

Project Information



Mansfield, St Monans

BACKGROUND - Mansfield, St Monans

This project is located on the eastern outskirts of St Monans, a coastal village in North East Fife, a few miles west of Anstruther and 12 miles south of St Andrews. The village has a fishing heritage and is popular with tourists. It has a harbour and numerous historical buildings.

The units are the affordable housing element of a larger private development being taken forward by Lochay Homes. The development has provided 40 new homes for social rent. There is a diverse housing mix consisting of larger family homes, cottage flats and amenity & wheelchair bungalows. The project started on site in February 2021. The project was completed in August 2023

The new homes have provided residents with energy efficient homes which will meet Housing for Varying Needs, the Association's own design standards and will achieve Building Controls Full Bronze with Silver Levels 1 & 2 standard of sustainability.

The properties are owned and managed by Kingdom Housing Association.

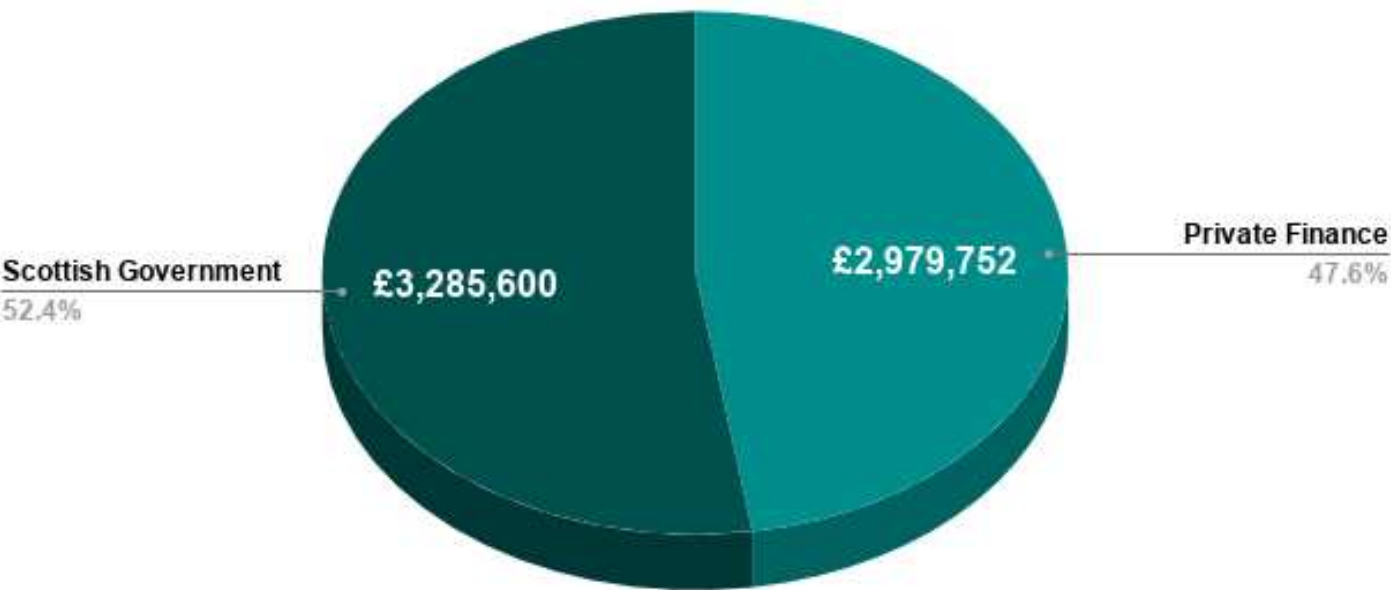
40 Social Rent Units	
172 Bedspaces	
4 Bedroom, 6 Person Houses (General Needs)	4
3 Bedroom, 5 Person Houses (General Needs)	12
2 Bedroom, 4 Person Houses (General Needs)	10
2 Bedroom, 4 Person Bungalows (Amenity)	4
2 Bedroom, 4 Person Wheelchair Bungalows	2
2 Bedroom, 3 Person Cottage Flat (Amenity (GF) & General Needs)	8

Landlord
Kingdom Housing Association



Funding & Costs

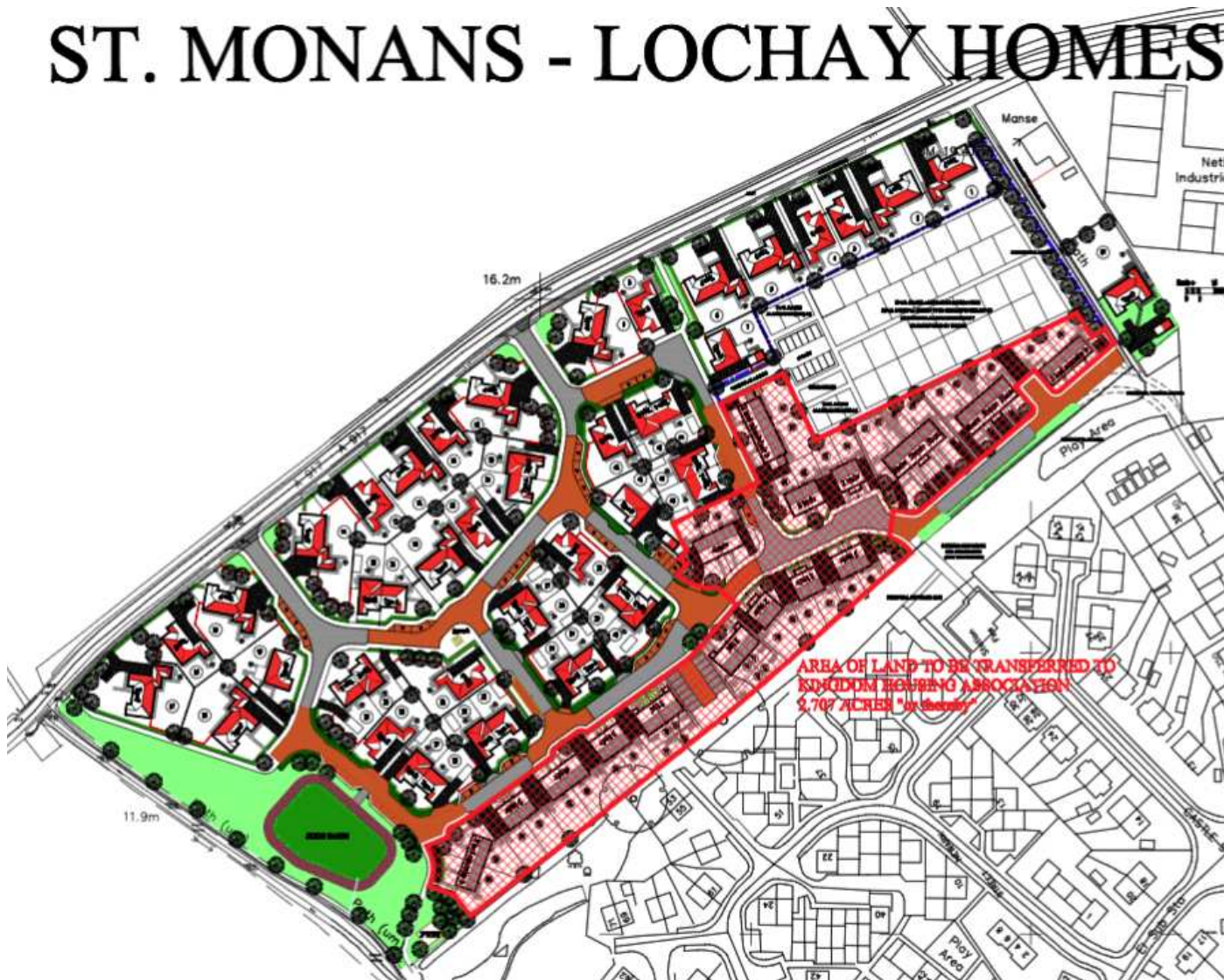
SR Total Project Funding £5,919,126



Units: 40 Social Rent	Per Unit	Total
Scottish Government Funding	£82,140	£3,285,600
Private Finance	£74,494	£2,979,752
Project Costs	£147,978	£5,919,126
Works Costs	£133,683	£5,347,308
Rents at First Allocation	£352 - £454 pcm. (est.)	

Construction Period	February 2021 - August 2023
Contract Type	Design & Build Contract
Contractor	Lochay Homes
Architect	Contractor Appointed
Employers Agent	David Adamson & Partners
Principal Designer	David Adamson & Partners
Engineer	Contractor Appointed

ST. MONANS - LOCHAY HOMES



Points to Note:

- **Secured by Design** have been achieved.
- **Sustainability** - Building Regulations Full Bronze with Silver Levels 1 & 2 standard of sustainability have been achieved with an Energy Rating of B (81-91).
- Solar **Photovoltaic Panels** have been installed.
- Employment & training opportunities have been provided as part of the **Community Benefits** for the project. To date this has included:
 - 8 x local full time jobs created
 - 8 x local apprenticeships created
- **Electrical car charging points** have been provided.
- Postal address are **Railway Terrace**, St Monans, KY10 2FD and **Burn Drive**, St



Drone footage is subject to Data Protection Regulation and should not be downloaded or shared without consent