



Project Information

KINGDOM
Housing Association



CGI

South Avenue, Blairhall

BACKGROUND

The site is located to the south of Blairhall, a rural settlement 6 miles west of Dunfermline.

The development provides 84 new homes for affordable Social Rent.

The main works started on site in Spring 2018, and was completed in December 2020.

The units are retained by Kingdom HA who are responsible for the management and maintenance of these.

The properties have been designed to meet Housing for Varying Needs, Secured by Design, KHA's Design Standards and the Building Control's Silver Sustainability Standard.

Landlord

Kingdom Housing Association

84 Social Rent Units

Total Bedspaces 365

Phase 1 (50 Units):

2 Bed, 4 Person Semi Detached and Terraced Houses	18
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3 Bed, 5 Person Semi Detached and Terraced Houses	11
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4 Bed, 7 Person Detached Houses	3
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2 Bed, 4 Person Amenity Bungalows	6
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2 Bed, 4 Person Cottage Flats	6
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2 Bed, 4 Person Amenity Cottage Flats	6
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Phase 2 (34 Units):

2 Bed, 4 Person Semi Detached and Terraced Houses	15
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3 Bed, 5 Person Semi Detached and Terraced Houses	9
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2 Bed, 4 Person Amenity Bungalows	4
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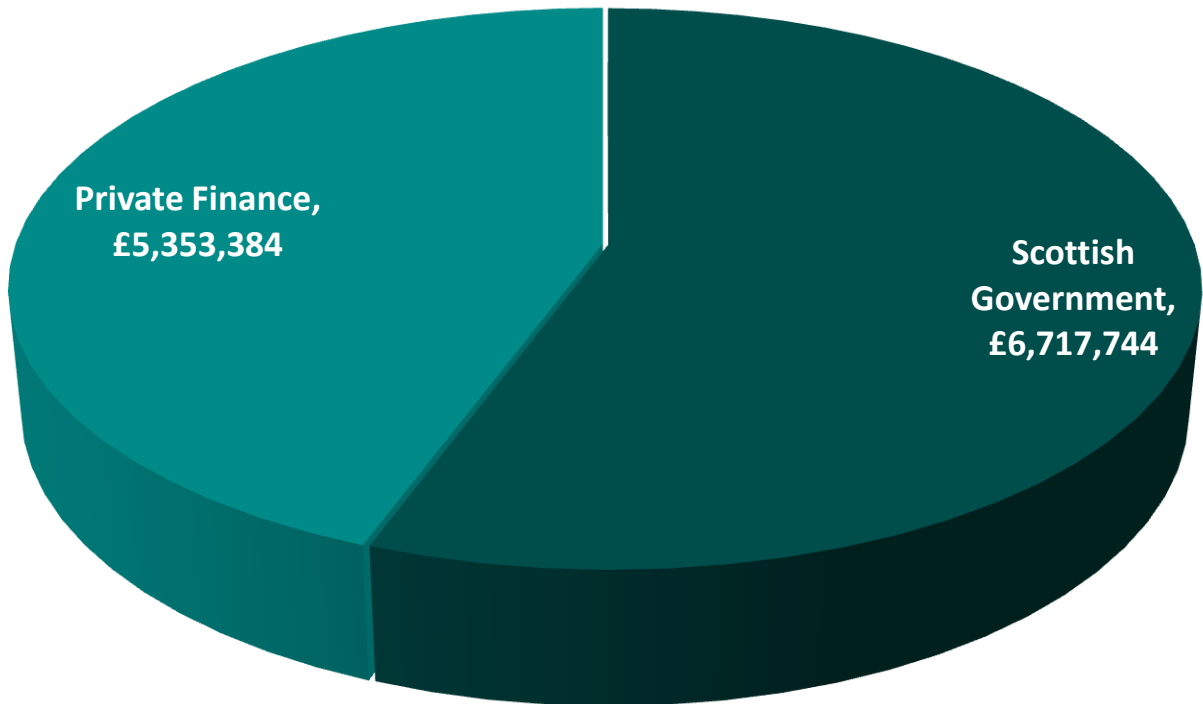
2 Bed, 4 Person Cottage Flats	3
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2 Bed, 4 Person Amenity Cottage Flats	3
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Funding & Costs

Total Funding £12,071,128



		Per Unit	Total
Phase 1 – Project Costs	SR	£139,968	£6,998,382
Phase 2 – Project Costs	SR	£149,198	£5,072,746
Phase 1 – Works Cost	SR	£113,645	£5,682,273
Phase 2 – Works Cost	SR	£123,574	£4,201,519
Phase 1 – Private Finance	SR	£59,616	£2,980,782
Phase 2 – Private Finance	SR	£69,782	£2,372,602
Rents based on 18/19 assumptions	SR	£384-£449 per calendar month	





Site Layout

Points to Note

- An Energy Rating of B (81-91) has been achieved.
- The development is home to KHA's first Electrical Vehicle charging point which is open to members of the public.
- As part of the works we installed a new recycling point for the village at the entrance to our new scheme.
- A newly formed woodland walkway and artwork have been incorporated into the development to contribute to improving the wider environment for our tenants to enjoy.

Construction Period	March 2018 – 2019/20 (Ph 1) & 2020/21 (Ph 2)
Contract Type	Negotiated Design & Build Contract
Contractor	Campion Homes Ltd
Architect	Oliver and Robb Architects LLP
Employers Agent	Hardies Property & Construction Consultants
Engineer	Bayne Stevenson
Principle Designer	Campion Homes Ltd



