

# Project Information



**Tullis Russell, Glenrothes**

# BACKGROUND - Tullis Russell, Glenrothes

This exciting development was located on the former Tullis Russell paper mill site in Glenrothes, and provided 85 new affordable homes for Social Rent.

These properties formed part of a larger residential mixed use development expected to include a total of 850 homes as well as retail, business and industrial units. The Riverside Park will also be extended, opening up a connection from the development to Glenrothes Town Centre.

The development caters for the needs of the local community through incorporating a varying housing mix, including the provision of larger family homes, amenity housing and wheelchair friendly properties.

Kingdom's new homes have been designed with the current and future needs of the residents in mind, therefore offering a property which can adapt as the needs of the residents change.

<b>85</b> <b>Social Rent</b> <b>Units</b> <b>404 Bedspaces</b>	
<b>2 Bed, 4 Person Cottage Flats</b> <b>(Ground Floor Amenity)</b>	<b>12</b>
<b>2 Bed, 4 Person Terraced Houses</b> <b>(General)</b>	<b>28</b>
<b>2 Bed, 4 Person Bungalows</b> <b>(4 x Amenity, 2 x Wheelchair)</b>	<b>6</b>
<b>3 Bed, 5 Person Houses</b> <b>(General)</b>	<b>15</b>
<b>3 Bed, 5 Person Bungalows</b> <b>(4 x Amenity, 2 x Wheelchair)</b>	<b>6</b>
<b>4 Bed, 6 Person Houses</b> <b>(General)</b>	<b>11</b>
<b>4 Bed, 7 Person Houses</b> <b>(General)</b>	<b>2</b>
<b>5 Bed, 7 Person Houses</b> <b>(General)</b>	<b>5</b>
<b>Landlord</b> <b>Kingdom Housing Association</b>	



# SUSTAINABILITY - Tullis Russell, Glenrothes

The new homes benefit from **Low Carbon Heating** supplied by the Glenrothes Heat Network which takes steam generated as a by-product from the local Markinch CHP biomass plant which uses recycled timber to generate power.

Vital Energi, who were responsible for the design and install of the district heating system, have been appointed on a 30 year agreement to provide all Operations, Maintenance, Metering & Billing services.

This use of low carbon heating will result in an average Co2 emissions rate of 0.49 tonnes per new home compared to an average Co2 emissions rate of 1.18 tonnes per new home using gas.

The project has been selected to participate in a post occupancy heat study which will be used to inform the Scottish Government's Low Carbon and Renewable Heat Policy which is to be implemented in 2024.

Building Control's **Silver Standard** (Aspects 1 & 2) of Sustainability has been achieved.

**Solar Photovoltaic Panels** have been installed.

**Public Electric Vehicle Charging Points** have been provided.

**Energy Rating B88** has been achieved, generating an average estimated space and water heating cost of £163.52 per annum per new home.



## GLENROTHES ENERGY NETWORK

[www.glenrothesenergynetwork.co.uk](http://www.glenrothesenergynetwork.co.uk)

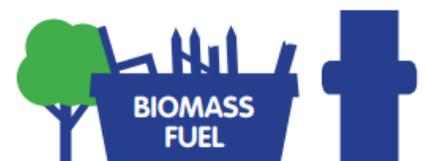
Working in partnership Fife Council and RWE have created a network providing energy from RWE Markinch Biomass CHP plant to businesses and houses in Glenrothes town centre, lowering energy bills and helping to prevent climate change.

Target to reduce carbon emissions in Fife by  
**42% by 2020 • 80% by 2050**



Reducing Fuel Poverty

Reducing Commercial Energy Costs



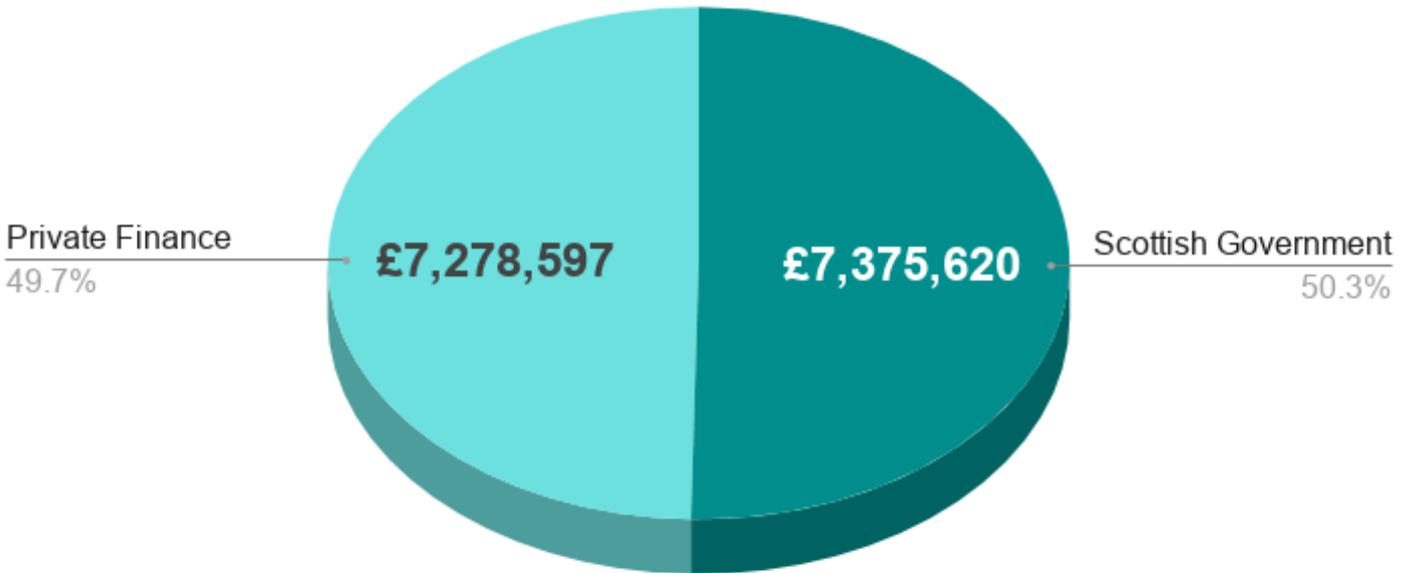
90% recovered wood  
10% sustainably sourced wood

Markinch CHP biomass plant generates electricity for National Grid

Excess steam will supply the energy centre providing low carbon heat to the centre of Glenrothes

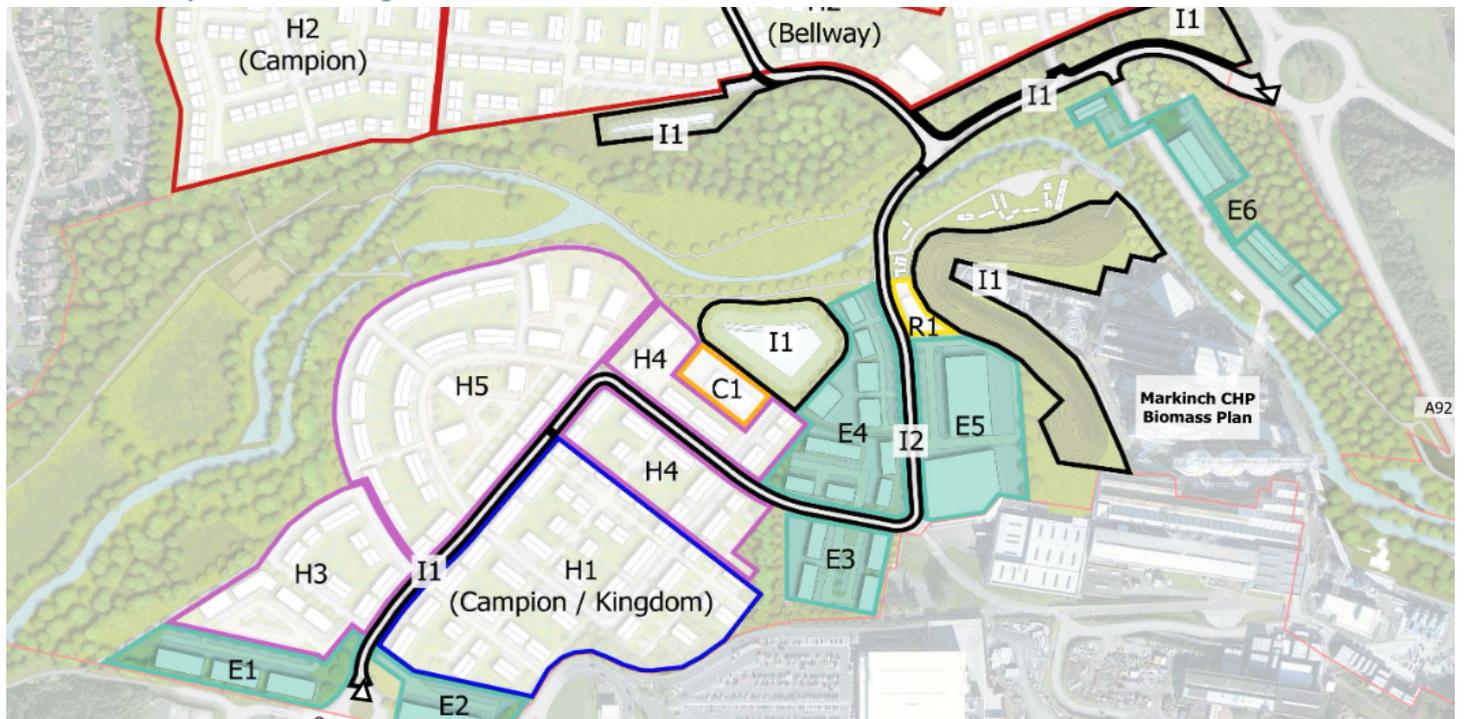
# Funding & Costs

Total Funding £14,654,217



Units: 85 Social Rent	Per Unit	Total
Scottish Government Funding	£86,772	£7,375,620
Private Finance	£85,630	£7,278,597
Project Costs	£172,402	£14,654,217
Works Costs	£136,468	£11,599,827
Rents at First Allocation	£391 - £503 pcm.	

Site Masterplan- showing KHA site in H1



## Points to Note:

- **Secured by Design (Gold)** has been achieved.
- Employment and training opportunities have been progressed as part of the **Community Benefits** for the project (1 Work Placement, 10 Jobs, 2 Apprenticeships, 12 Sustained Apprenticeships & 2 Labourers).
- The project started onsite in December 2020 and completed in April 2023.

## Site Plan



<b>Construction Period</b>	<b>December 2020 - April 2023</b>
<b>Contract Type</b>	<b>Design &amp; Build</b>
<b>Contractor</b>	<b>Campion Homes Ltd</b>
<b>Employers Agent</b>	<b>Brownriggs</b>
<b>Principal Designer</b>	<b>Brownriggs</b>
<b>Architect</b>	<b>Oliver &amp; Robb Architects (Contractor Appointed)</b>
<b>Engineer</b>	<b>Bayne Stevenson Associates Ltd (Contractor Appointed)</b>

