

PROJECT SUMMARY

FIFE HOUSING FAIR AND SUSTAINABILITY EXHIBITION

1. Partnership

The project is being Promoted as a Partnership between Fife Council and The Fife Alliance. The project is also supported by Fife Construction Forum and Green Business Fife.

The development of the housing project will be managed and procured by Kingdom HA, as the lead developer for the Fife Alliance.

Preferred developer partners have been selected to develop one of the plots on the site to showcase MMC house systems.

Community Benefits and Wider Role will be facilitated and implemented through Kingdom's Fife Works Project.

2. Project Aim

The overall aim of the project is to showcase innovation in affordable housing, through the following:-

- The design and construction of different methods of innovative housing.
- Arrange to host a housing exhibition of sustainable products and services.

3. Objectives

The main objectives of the project are to:-

- Develop a range of MMC house types to meet a range of affordable housing needs.
- Demonstrate the House Systems used have the capability to be mainstreamed across a wider affordable housing programme.
- Trial and promote sustainable housing products and services.
- Deliver Community Benefits into the project.
- Promote Affordable housing in Fife

A partnership project between



4. **The Site**

Kingdom Housing Association own the site and have developed a Masterplan for 120 (No) affordable housing units. Initial infrastructure works will be carried out by Kingdom to service the site and an area of the site has been identified for 27 properties on 10 plots.

The site is on Dunlin Drive, within the Dunfermline Eastern Expansion area of Duloch Park and is close to the site for a new school. The area has close links to the motorway and is 5 minutes drive from the Forth Road Bridge.

Detailed planning consent has already been obtained for the units within the innovation phase; however amendments may be required to recognise the particular system being developed on the individual plots.

Individual serviced plots will be developed by the various System Suppliers/ Developers through a contract with Kingdom.

The site infrastructure will be developed by Kingdom's framework contractor (Campion Homes) and the site will be designed to detailed planning stage by framework consultants. (Architects; Oliver & Robb and Structural Engineers; Scott Bennett Associates).

Kingdom will develop the site to provide serviced plots and will procure the contracts, for development of the selected house types, with the selected preferred System Suppliers/Developers.

It was an essential requirement that any house developed as part of the project, meets the identified housing needs and demonstrates the potential to be mainstreamed into future affordable housing projects. This project is part of a larger site therefore the house types had to demonstrate integration and mainstreaming capabilities.

Whilst innovation in MMC is a primary objective it is also essential that integration is recognised and the external appearance of the housing should be compatible with the design concept for the larger site.

The remainder of the site will be developed by Kingdom to provide a range of affordable housing. The programme for development of the site will be dependant on funding proposals/agreement.

5. **Tenure**

Kingdom will procure all the units on the site through a contract with the various developers and will develop the projects to provide affordable social rented housing.

6. **Renewables**

The project also provides the opportunity to incorporate renewable technologies into the design and developers would be expected to identify proposals as part of their bid to participate in the project, particularly where this will better current building regulations.

7. **Costs**

Each developer will contract with Kingdom for the development of the specific plots and the total plot costs will be appraised to recognise a share of the land costs, common design costs and infrastructure costs.

The total costs for all plots will only be progressed where it can be demonstrated the costs represent VFM and are within Indicative Cost Assessment Criteria.

8. **Supply Chain Integration**

After the preferred developers and systems have been selected a project partnering group will be established. The group will identify potential common product suppliers who could potentially be used by all developers to standardise certain elements, such as the following:-

- Windows and doors
- Kitchen units
- Bathroom fittings and sanitary ware
- Ironmongery
- Roof tiles
- External Cladding Systems
- Lighting and electrical fittings
- Boilers
- Renewables

The above list is illustrative and the final list will be agreed by the project group, it is however recognised that it may not be possible to standardise some specification elements, depending on the house system being provided.

Standardisation will however offer potential economies of scale and will assist in demonstrating integration of the house type as part of a larger project and will be essential when trying to achieve coherence in respect of the external appearance.

9. **Housing Exhibition**

There will be various potential products and services that will not be used as part of the housing element of the project; however there will be an opportunity to showcase other products through the exhibition.

The aim of the exhibition would be to promote products and services, preferably to demonstrate a sustainability theme.

The exhibition will be open for 2 weeks and would be an integral part of the Housing Fair.

Exhibition space will be sold to suppliers, manufacturers, consultants and other organisations.

10. **Community Benefits**

A wider role programme, for example, based on community art and employment and training opportunities could be incorporated into the project.