



Project Information

KINGDOM
Group



Oakley Road, Saline

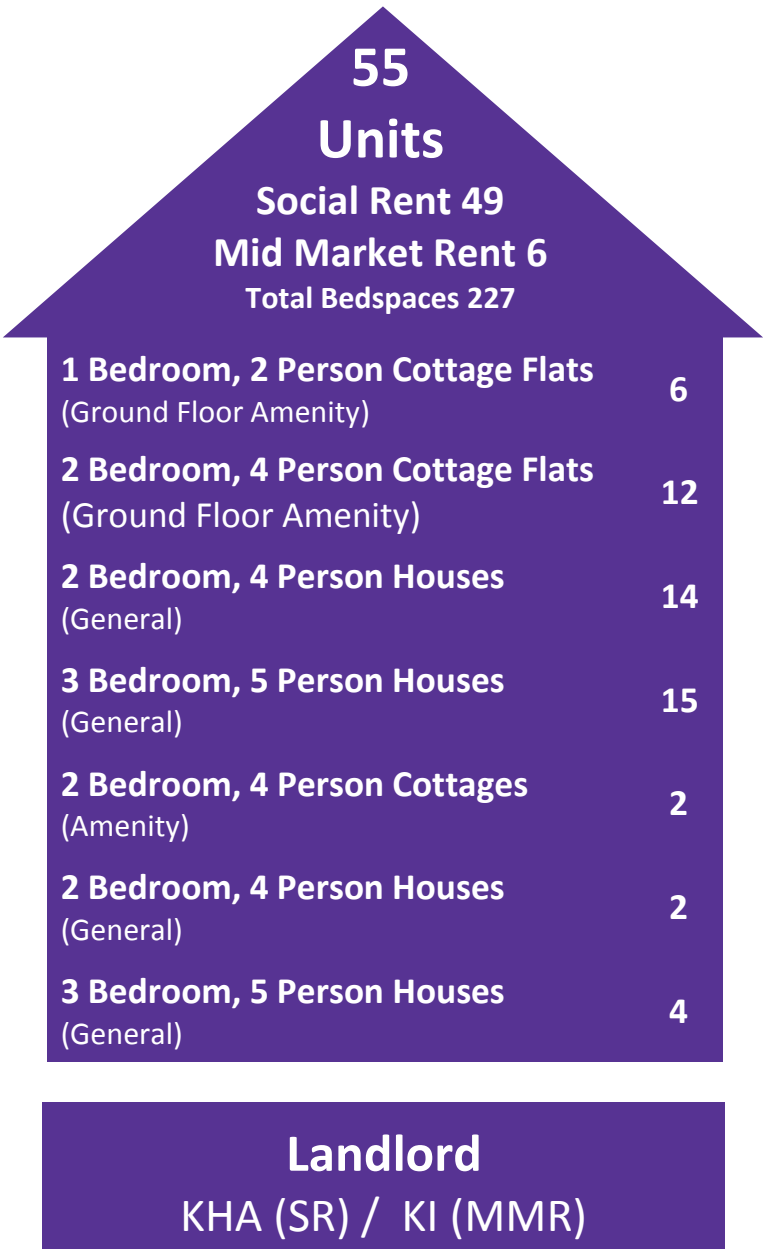
BACKGROUND – Oakley Road, Saline

Saline is approximately five miles to the north west of Dunfermline. This development is at the southern edge of the village and provided 49 new homes for affordable Social Rent and 6 new homes for Mid Market Rent.

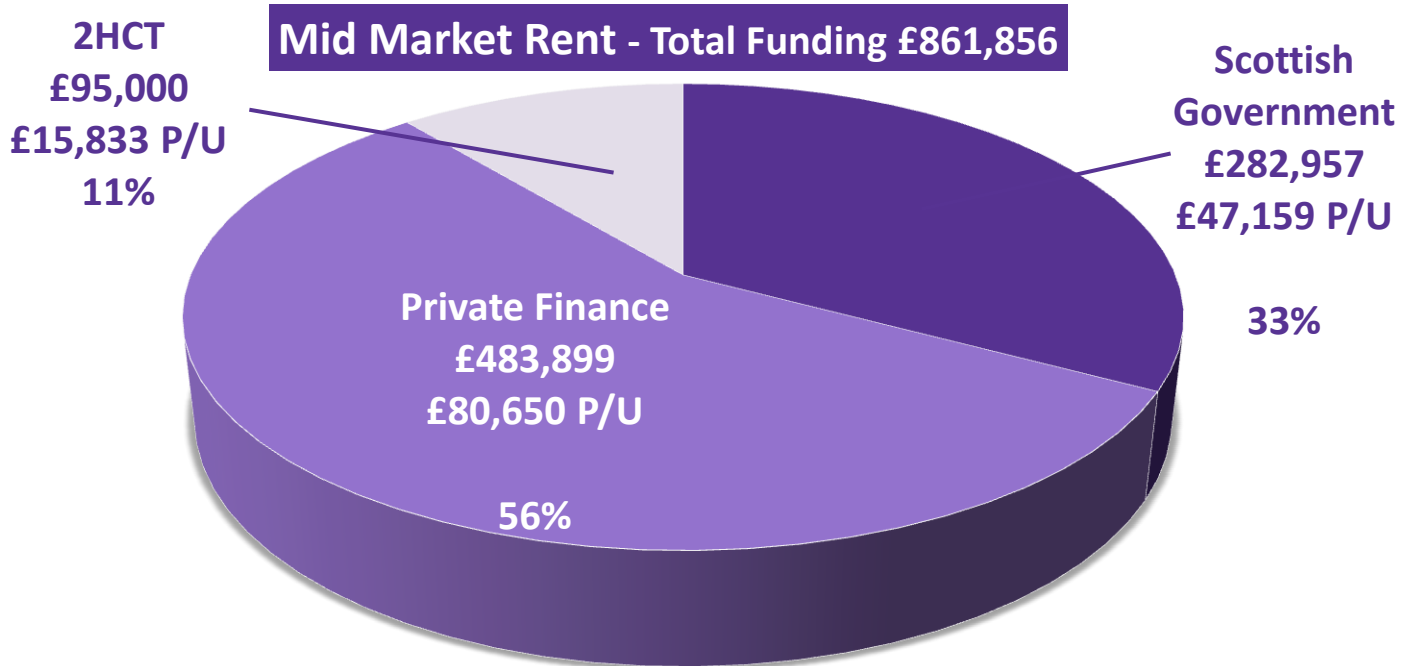
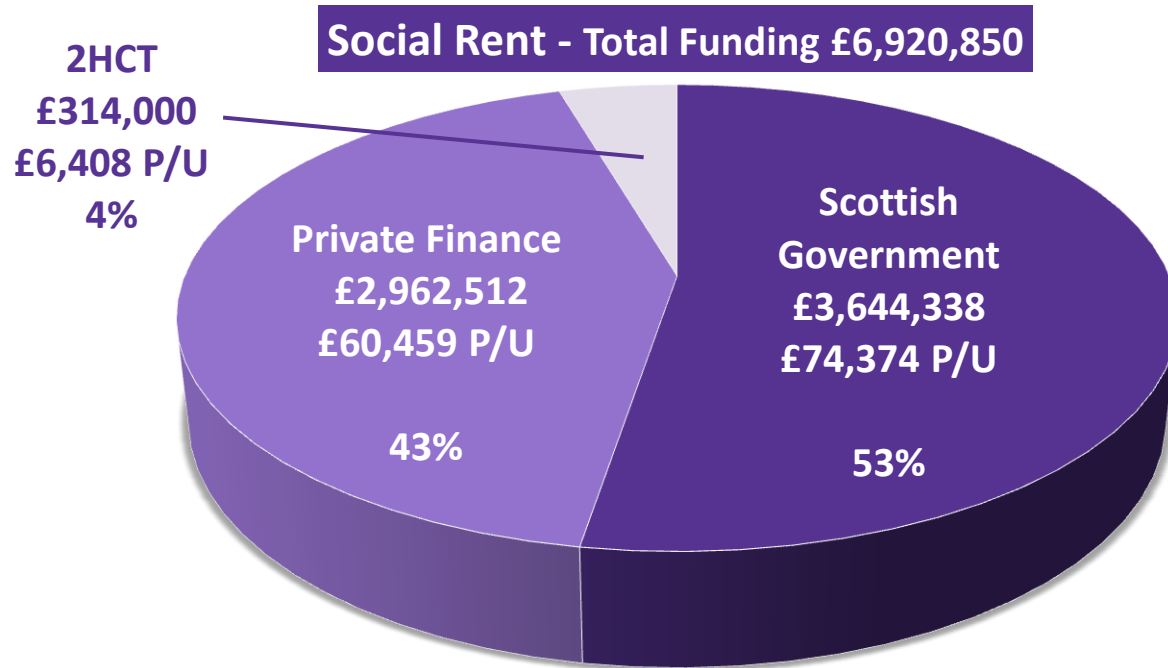
The social rent units were retained by Kingdom HA who are responsible for future management and maintenance, the mid market rent units are owned by Kingdom HA and leased to our RSL Subsidiary, Kingdom Initiatives, who let the properties.

The specification for the mid market rent units included: floor coverings, blinds and oven & hob.

The units were designed to meet Housing for Varying Needs, Secured by Design, KHA’s Design Standards and the Scottish Governments Silver Standards Specification (Bronze Active level achieved).



Funding & Costs



49 Units Social Rent 6 Units MMR	Per Unit	Total
Project Costs	£141,241 £143,643	£6,920,850 £861,856
Works Cost	£114,514 £119,1889	£5,611,193 £715,135
Rents at First Allocation	£324 – 416 pcm. £440 – 506 pcm.	



Points to Note:

Shared Infrastructure Works - Allan Water Developments are building on the land adjacent to the KHA development at Oakley Road, Saline. We reached agreement with AWD to share certain common infrastructure works which allowed us to achieve savings on the project and also allowed us to maximise unit numbers on our development. The impact to the existing local community was reduced due to undertaking these works together, eliminating extensive periods of roadworks.

Construction Period	August 2016 – June 2019 (phased handover from Feb 2019)
Contract Type	Negotiated Design & Build Contract
Contractor (Main Works)	Campion Homes
Contractor (Main Works)	Allan Water Developments
Architect	City Architecture
Employers Agent	Hardies
Engineer	Scott Bennett Associates
Principal Designer	Hardies