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Case Study

Fraser Avenue



Introduction

A reversal of fortunes over recent years saw the once thriving post war Fraser Avenue housing estate in Inverkeithing ranked in the top 15% of the most deprived areas of the country, according to the Scottish Index of Multiple Deprivation. However, as part of a long-term strategy for the area, the Fife estate's once strong community spirit is again re-emerging during the course of a major regeneration.

Kingdom Housing Association (Kingdom) working in partnership with Fife Council, Campion Homes, 7N Architects Bayne Stevenson Associates and Rankin Fraser aim to create a new neighbourhood of high quality affordable housing driving enhanced social cohesion from within through improved placemaking and innovative design.

Central to the approach of the project team is the active involvement of tenants and local residents in the design and decision-making process, in a meaningful community consultation that is informing all stages of the re-development from feasibility to establishing key design principles, right through to completion. In addressing the social side of regeneration, rather than simply building houses, the project is setting a benchmark as a truly sustainable model for new and emerging neighbourhoods.

Background

Built in 1956 to utilitarian Modernist principles, similar to many public housing estates across Scotland of this era, Fraser Avenue was essentially a long continuous street of 234 3-storey blocks of flats running north to south. Initially a thriving community, in recent decades a decline had led to the area being stigmatised by the wider community.

Designated as part of Fife Council's 'Estate Action Area', an independent architectural assessment of the Fraser Avenue estate was commissioned in 2011 and carried out by 7N Architects. Some shortcomings were identified, primarily:

- The continuous frontage over a long distance isolated the estate from the adjacent streets creating a 'canyon' like feeling, with only one main route in and out of the street, putting off passing visitors.
- The existing buildings are in poor condition with little definition between the front and back of the buildings, with a hard edge on to the street.
- Public space was also undefined with little understanding over whether it was public or private, leading to little sense of ownership or belonging.
- Many of the alleyways to the back yard areas are not overlooked and don't feel safe for the residents. Existing parking courtyards to the rear of the blocks of flats formed large expanses of hard, ill-defined space.

These physical issues facilitated anti-social behaviour and did little to encourage and cultivate positive social interaction.

Yet the reality is that the existing estate is home to many families, some of which have lived on the street for their whole lives. And in terms of location it benefits from being close to Inverkeithing town centre, with close links to the local primary and high school. It also has the advantage of being on a southern slope with beautiful views over the Firth of Forth and the Forth bridges.

*“Most people in Inverkeithing have
a connection with Fraser Avenue.
It’s amazing how many people have lived
there and have a memory of it,”*

Julie Watson, Capital Investment Manager, Kingdom Housing Association



Fraser Avenue, built in 1956 to utilitarian modernist principles

“To engage with as many people as possible we communicated using a range of methods i.e. newsletters, open days / events, dedicated webpage and social media platforms, a 3d model was produced to help people visualise our plans and we also carried out individual tenant visits.”

Julie Watson, Capital investment Manager, Kingdom Housing Association

Regeneration – mechanism for delivery

As a result of the assessment findings Fife Council confirmed in August 2011 that the only realistic option for the estate was full demolition and complete redevelopment. Following a tender process, Fife Council appointed 7N Architects as master planners for the regeneration project.

Kingdom Housing Association was appointed in March 2015 as the RSL delivery partner for the regeneration project following a competitive procurement process. Kingdom is responsible for the delivery of the new homes including securing grant funding, procurement compliance, delivery of community benefits, and liaising with a range of stakeholders and partners. Once built the new homes will be owned and managed by Kingdom.

Prior to the Fraser Avenue regeneration project, other developments in Fife Council's 2004 Estate Action Area included the adjacent Barr Crescent, a street that had seen a similar trajectory into deprivation in recent decades. Barr Crescent was transformed from a high-density street to a new neighbourhood of detached and semi-detached dwellings with a palpable degree of success with its residents. *"Barr Crescent was almost putting a kind of model in place to see if it worked, and it did,"* says Scott Kirkpatrick, Director of Development at Kingdom Housing Association.

"Kingdom has taken forward a number of regeneration projects over the years. As part of our continuous improvement approach we carry out post completion reviews that include design team site visits and a detailed analysis of stakeholder feedback. Lessons learned from this review process are then rolled out across our mainstream development programme.

Part of our approach at Fraser Avenue was based on what we do as standard and what we've learned from previous projects however we knew that for Fraser Avenue to be a success and to remove the stigma associated with the street that we needed to take the local community on the journey with us and not just the returning tenants. It was important for us to deliver a project that the community

would be proud of and which would give returning tenants a sense of ownership and a fresh start". Julie Watson, Capital Investment Manager at Kingdom Housing Association.

Community Consultation

A key objective of the project is to promote the involvement of tenants and residents.

"We carried out extensive community consultation, from feasibility of the project to establish key design principles through to completion. A bus tour was arranged for community representatives and returning tenants to see first hand some of Kingdom's other newbuild developments. The main purpose of this was to help them decide what design features they liked / didn't like and what they would like to see incorporated into the Fraser Avenue design.

We signed up to a school partnership initiative with the local primary school and Campion Homes to involve the children in the area – this included school visits, site visits, regeneration logo competition and selecting preferred play equipment for the new pocket parks and play area." Julie Watson, Capital Investment Manager, Kingdom Housing Association.

Community Consultation - the Outcome

A series of workshops and consultation events were held with the local community regarding the re-development of Fraser Avenue, beginning in December 2014. The findings of these workshops were distilled into the presentation of three options:

- Option 1 retained the original layout of Fraser Avenue with a mixture of new houses and flats;
- Option 2 retained the route of Fraser Avenue to form a main street but with new, shorter terraced streets;
- Option 3 realigned the street and formed a central square with two new streets branching off, creating a local heart for the area and providing a fresh start for Fraser Avenue.

“At allocation we provided tenants with heating demonstrations and user-friendly guides and handbooks, we continue to build relations post allocation through the delivery of the housing services we provide. I love being able to work through the development and having tenants stop to speak to me, sometimes just to say hello.”

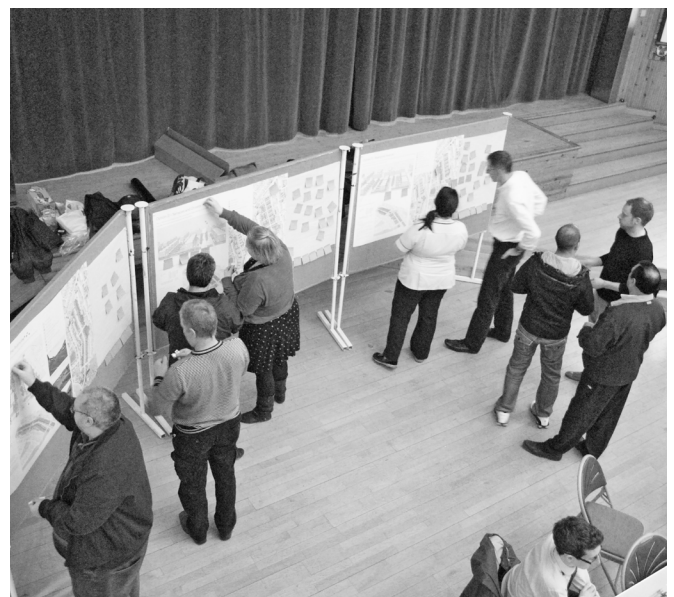
Julie Watson, Capital Investment Manager, Kingdom Housing Association

This third option was the one preferred by the community residents chiming with the preferred design of the architects. Following this consultation period a series of key principles emerged for Fraser Avenue. These were:

- The desire for shorter, more intimate streets and cul-de-sacs where everyone would have their own front door and private garden.
- A mix of house types to cater for a range of people with warm, dry, secure, energy efficient homes.
- Safe walkways, roads and cycle paths and well cared for public space where kids could play.
- The retention and relocation of the existing local shops to work better within the wider community.

“Tenants were involved in the design process and given the opportunity to choose their ground floor layout along with internal/external fixtures and fittings. This helped give them a sense of ownership / involvement and individuality to their new homes. To keep tenants engaged and to give us an opportunity to get to know them better I arranged an informal open day for returning tenants during the construction period. The purpose of the day was to allow returning tenants a chance to view one of the new homes being built to get an idea of the quality and finishes. It also gave them an opportunity to meet key Kingdom staff and ask any questions they may have about permissions, allocations, energy use, rents and Kingdom in general. The day was a great success with over 80 people attending.”

Julie Watson, Capital Investment Manager,
Kingdom Housing Association.



Community engagement events

“Regeneration takes time, commitment and patience therefore it’s important to make sure that timelines are regularly updated and shared and that tenant / community expectations are managed as part of the process.”

Julie Watson, Capital Investment Manager, Kingdom Housing Association



Fraser Avenue, post phase 1 demolition



Visualisation of proposed masterplan

Resident Gail Lark, who lives with her husband and daughter in a two bedroom wheelchair unit explains:

"(During the design stage) Kingdom and their architects were in my house. They put the plans out on the floor and said 'right what can we do to help you, because we can't knock walls down when they're up, but we can put walls where you would like them if we can'. So, basically that's what happened. I explained that we'd like a bigger family area in the kitchen, and a bigger room for our daughter Mirren to accommodate her wheelchair and equipment. A large door was also included in my daughter Mirren's bedroom that is wide enough to accommodate her hospital size bed in the event of evacuating the house.

I also chose the wet wall, the floors in the two bathrooms, the kitchen and we had the choice of sliding or opening doors on the fitted wardrobes. So we had a lot of input."

Street naming

In October 2016 Kingdom carried out the first stage of street naming consultation. Based on the feedback received a shortlist of street themes was pulled together for the community to consider, including retaining Fraser Avenue. In the event a clear majority of the community was in favour of changing the name with the choice of street names based on the Islands in the Forth, visible from Inverkeithing's coastal location.

It was felt during community consultations and events that the legacy of Fraser Avenue should nevertheless be remembered. As former resident Nicole Tillier describes: *"There are so many memories (of Fraser Avenue). My first year of my life was in that street, and my mum and dad grew up in that street. Everybody knows everybody, everybody's got each other's back and it's always been like that. It was just the (dark, damp) flat that I didn't like."*

This drive by the community to remember Fraser Avenue led to the Memory Project which features collated stories from the community and Fraser Avenue, residents past

and present. Lisa Hemphill of Fife Council is responsible for community events and initiatives in the wider community and for this specific project. *"The Memory Book which is on display in Inverkeithing Library and features pictures and photographs, bits of materials, just different things that people have gathered to reflect their stories about Fraser Avenue. The project is still running, the group still meets and records material around Inverkeithing."*

Community Initiatives

A number of other community initiatives are also still ongoing.

"It's important that the project addressed the social side of regeneration and not just the provision of new housing. We adopted a cross-organisational delivery vehicle by setting up a Project Implementation Board (PIB) which comprises of senior reps from Kingdom and Fife Council as well as the Local Elected Members. The project board not only enabled good communication, problem solving and partnership working between members but ensured that the project objectives were being met." Julie Watson, Capital Investment Manager at Kingdom Housing Association.

Key projects include:

- Employment and Training Opportunities – Phase 1 of the regeneration delivered two construction academies, 13 work placements, 10 new jobs and six apprenticeships. Two candidates from the area secured full time jobs with Campion Homes who was the main contractor for the new housing. One of the academy candidates who gained employment was also a returning tenant he said *"this was a great opportunity to move into construction. It was great being part of the team building my new home"*.
- Enhanced Community Parking – additional parking has been provided for the neighbouring residents by using and adapting unused communal areas within the local area.

“Careful consideration has been paid to the public realm to address the poorly defined spaces that have contributed to the decline of the area in recent years. The designs aim to create a safe, comfortable and enjoyable place to live, with materials that are robust, easy to maintain and responsive to the context.”

Ewan Anderson, 7N Architects

- Community Textile Project – textile artwork was commissioned by KHA and Fife Council with the finished pieces being placed on the temporary fencing to soften the look of the building site for those neighbours looking onto the area. *“This artwork was produced by the community and involved residents at Friary teaching other members of the community on how to knit and crochet - a great example of intergenerational community engagement and shared learning.”* Julie Watson, Capital Investment Manager at Kingdom Housing Association
- Financial Advice – to help prepare tenants for their move they were given advice and support to enable them to make an informed decision about their move, to manage their money and sustain a new tenancy.

Phased Demolition - and re-housing

A Working Group was established to identify the most efficient way to demolish the existing buildings and build the replacement housing. A Demolition Phase Plan was produced which identifies demolition in four phases spread out over five years.

Implementation of the overall regeneration strategy has involved complex work associated with the decanting of existing residents to facilitate the phased demolition and construction of the new Fraser Avenue development.

The decision was taken to cease allocating the existing flats in October 2014. Since then, residents living in the street have been given the option to either: take up alternative accommodation outwith Fraser Avenue or remain on the Avenue and become tenants of Kingdom with those wishing to remain facing the possibility of being decanted to facilitate the demolition programme.

“44 of the 53 homes have been allocated to returning tenants from the area. The transition was difficult for some of the tenants as they had always been Council tenants and had very little knowledge of Kingdom or indeed Housing

Associations in general. From the time we were selected by Fife Council as the developing partner for the project to build, own and manage the new homes we have worked hard to build relationships and trust with tenants and the community. This wasn't always easy as at times tenants were frustrated at having to continue to live in their old flats – this frustration wasn't directed at the construction time but in the timeline of the regeneration as a whole.

Regeneration takes time, commitment and patience therefore it's important to make sure that timelines are regularly updated and shared and that tenant / community expectations are managed as part of the process.” Julie Watson, Capital Investment Manager at Kingdom Housing Association.

Deborah Stevens at Fife Council was responsible for decanting returning tenants and worked closely with Kingdom's Housing team to re-house the returning tenants: *“It can take years from the decisions taken to the demolition and redevelopment. But I think having the tenant choice, consultation events and various community events as well, kept (residents) engaged. I think once residents actually saw the properties start to be built this was a bit of a game changer.”*

Design and Masterplanning

“In many respects the design was focused on breaking down the scale, making it more human in scale, which is an obvious thing to say but it's worth saying.” explains Ewan Anderson of 7N Architects

Placemaking

The Fraser Avenue regeneration is envisaged as a new garden suburb development of comfortable, lower density, secure new terraced homes with front and back gardens for existing residents. Emphasis is on well-planned open green space within easy walking distance and tree-lined public streets. The development follows similar principles of the Garden City Movement, as exemplified in the neighbouring Rosyth Garden Village of 1916.



The Fraser Avenue regeneration is envisaged as a new garden suburb development of comfortable, lower density, secure new terraced homes with front and back gardens

The terrace units range from two-bed ground and upper cottage flats, to two, three, four and even six bedroom houses, as well as various amenity units and wheelchair bungalows. The various dwelling types are also contained within one, two or three storey forms with various types actively distributed across the site ensuring no single terrace shares an identical architectural language. Generous gardens feature to the rear of the new terraces.

Terraces have been arranged between new street patterns linking into the existing road network surrounding the site. There is also an emphasis on more intimate shared street surfaces.

Public Realm and Landscape

"Careful consideration has been paid to the public realm to address the poorly defined spaces that have contributed to the decline of the area in recent years. The designs aim to create a safe, comfortable and enjoyable place to live, with materials that are robust, easy to maintain and responsive to the context." 7N Architects, who developed the public realm space in conjunction with Rankin Fraser Landscape Architecture.

Shared surfaces for safe passage of pedestrians and cyclists are key. The housing is arranged around these areas to create the feel of small-scale 'town squares'. New pocket parks are arranged along the eastern edge to reinvigorate existing open grass areas. These are being designed in collaboration with the local community to provide a network of more intimate spaces for play beyond the main 'village green' as the centerpiece of the newly invigorated neighbourhood.

As part of an integrated approach to public artwork, the former line of the railway that ran on the site prior to construction of Fraser Avenue is to be traced across the new neighbourhood in the form of an imprinted concrete feature. Recessed into the new network of paths and streets as it tracks from north to south, this will form a physical reminder of the town's strategic importance in the history of the coal mining industry in West Fife.

Three new shops have been provided in a prominent area within the regeneration area. The subject of shops was much discussed during the community consultation stages with a petition with over 650 names submitted to Fife Council to support retention of the shops in the area.



Visualisation of the new retail shops



Visualisation of the new public realm creating safe, comfortable and enjoyable spaces

“There was quite a number of original Fraser Avenue tenants who had very specific needs in terms of the family size or disabled needs. A lot of the homes are bespoke to specific needs,”

Ewan Anderson, 7N Architects

Form and Materials

A limited palette of brick colours has been used to link in to the surrounding 1930's red brick and 1980's grey harling building fabric in Inverkeithing. The use of coloured pantile roofing echoes the use and character of many of the historic buildings in villages such as Culross to the west and the fishing communities of the East Neuk such as Crail and Pittenweem. The roof forms act as a device to address and celebrate the sloping topography of the site.

Interiors

'Comfort and wellbeing' is central to the approach of the interior design of the new homes, which adheres to the requirements of Housing for Varying Needs - the mainstream concept for affordable housing layouts.

Flexibility of layouts have been provided, with each tenant being able to choose between a more traditional plan of individual rooms or an open plan layout. The tenant choice also extends to details such as entrance door design and colours, through to kitchen units, worktops, handles, shower screens and wall colour. This approach encourages occupants from the outset to assume a sense of ownership, creating individuality to the interiors of each new home.

"There was quite a number of original Fraser Avenue tenants who had very specific needs in terms of the family size or disabled needs. A lot of the homes are bespoke to specific needs." explains Ewan Anderson of 7N Architects.

This idea, where there is no differentiation between the approach taken for private and affordable housing has been a particular success with tenants.



A limited palette of brick colours has been used to link in to the surrounding 1930's red brick and 1980's grey harling

“It’s the building performance study that’s important in this case. If the system is going to be more expensive to build and it has very limited benefits to the end user, I think people will think twice about it. But if there are significant benefits to the end user I think we’ve got to try to consider using it going forward.”

Dougie Herd, Campion Homes

Resident Nicole Tillier lives in a two bed terraced house, over two levels. Nicole chose the traditional room layout rather than open plan arrangement.

“I’m so happy with the move. The fact we’re south facing, we catch the sun most of the day. The hall in our Fraser Avenue flat had no lighting, so when you came in the front door it was just dark unless you had the light on. In our new house we have a wee roof light, and I absolutely love that because I don’t even need to put a light on a lot of the time. The heating system is brilliant too - it’s just so cosy, and so spacious.”

Building Fabric and Sustainability

The new terraced housing has been designed in compliance with the Silver Level for Section 7 - Sustainability relative to the Building (Scotland) Regulations 2015. This is an enhancement on the base level of the Regulations and offers substantial benefits in a range of sustainability aspects. The renewables strategy also includes integrated photovoltaic panels to roofs to achieve a power peak of 0.5kWp.

The construction approach for the new houses takes on the ‘fabric first’ principle, aiming to maximize air-tightness and the thermal efficiency of the building fabric. ‘Breathable wall’ build technology has been adopted as standard across Phase 1 of Fraser Avenue. This removes the use of plastic vapour barriers within the construction, which traps moisture inside the building interiors. The insulation products are non-toxic with the timber frame structure insulated both between the studs and externally to minimize the cold-bridging of the timber kit. The insulation used at Fraser Avenue Phase 1 is a flexible, vapour open, wood fibre insulation material by Pavatex.

The aim is that the buildings will be warmer for longer in cold weather and cooler in hot weather and will be dry and breathable, ensuring the long-term health of the building fabric, something that is normally completely overlooked by most conventional insulation systems. The houses will also be quieter in terms of acoustic performance. The result is a highly insulated envelope with a low embodied energy, achieving U-values of 0.11W/ m²K for roofs and 0.17W/m²K for walls.

“The breathable wall system is more expensive than a traditional system however we felt that given the potential health benefits on offer for occupants the regeneration project provided a great opportunity to trial the system”
Julie Watson, Capital Investment Manager at Kingdom Housing Association.

Construction

Campion Homes is the main contractor responsible for the construction of the new housing as well as liaising with Fife Council on the demolitions and assisting with the delivery of community benefits.

“It’s new technology, particularly I think to the affordable housing sector. It’s not hugely difficult (to build) but is quite labour intensive. The system is really an inside out timber frame. The insulation’s on the outside and there’s a fibre insulation applied to the external façade of the timber frame. The finished article is as you would see in every other development.” Dougie Herd, Campion Homes

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The sense of community engagement towards the new development has already had a palpable impact on one aspect of the construction.

“We’ve had no problems with security and there’s been no vandalism. The community as a whole has bought into the project, which is brilliant for us all. If it was a greenfield site in an isolated area we would have security arrangements in place (at great additional expense to the contract).”

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Dougie Herd, Campion Homes



The new terraced housing has been designed in compliance with the Silver Level for Section 7

The regeneration of Fraser Avenue can be seen as a tangible model for the delivery of new and replacement affordable housing, breaking from the stigma of the past to create a place populated by people who want to rebuild and feel invested in the community in which they live.

Post Occupancy

"Based on responses received to-date resident overall satisfaction is 100% however we are continuing to chase feedback from those who haven't yet responded. Tenants love having their own gardens, front doors and extra space. Many tenants have also commented on how warm their new homes are. One of our tenants said 'I love my new home it has made our lives so much easier. It's homely, cosy and the kitchen is more spacious than in our previous home which means we can enjoy family meals together'.

Some things people don't like about their new homes include the design of the canopies, some of the living room sizes and not all terraced houses having their own back garden gates. These issues were also picked up as part of the post completion review carried out by Kingdom, Campion Homes and the design team and are being addressed for Phase 2. We have also commenced with our two year building performance study of a sample of the new homes (8 no) in Phase 1, this study is being carried out in partnership with Glasgow School of Art and will not only establish as built performance against design predictions but will monitor air quality within the new homes, promote continuous improvement and inform future design." Julie Watson, Capital Investment Manager at Kingdom Housing Association

Summary

The regeneration of Fraser Avenue can be seen as a tangible model for the delivery of new and replacement affordable housing, breaking from the stigma of the past to create a place populated by people who want to rebuild and feel invested in the community in which they live.

"I think the new Fraser Avenue development has energised the community. I think it's excited everyone," explains, Julie Watson, "Completion of the first phase of new housing is a milestone for the regeneration of the area and, as a result of this and the range of softer activities carried out, we believe that we have helped create a new neighbourhood with a

distinctive new identity for the community to break-free from its image as an isolated stigmatised street."

"Community and tenant buy in is key to the project's success. A range of activities need to be carried out in addition to construction to address the social side of regeneration; new homes on their own won't change the area longer term or create a strong sense of community."

"On reflection it's become clear that a key success factor in community engagement is to get the level of communication and timing right. Although project delivery is a priority for the project team and funders you need to be aware that at times the community / tenants have other more important things going on in their lives therefore it's vital to know when you're wanted and when you're not!"

Conclusion

"I believe that the success of Fraser Avenue is testament to the hard work and professionalism of everyone involved and their ability to identify effective ways to address the challenges faced. The project has reinforced the need to work collaboratively therefore my advice to anyone taking forward a project similar to this is take time to get to know key stakeholders and the community in which you're working in. The project will benefit greatly if you can invest time in building relationships and trust," concludes Julie Watson.

"Take time to listen and engage with the community to deliver proposals that will create their vision of a place that they want to live in and be proud of. The complexities of regeneration require a cross-organisational approach to promote good communication throughout the lifetime of the project and to ensure that project objectives are achieved and expectations are managed."

“We were in a top flat that was riddled with mould and mould beasts. My son was weeks old when he started displaying very concerning breathing problems and was rushed in and out of hospital from weeks old. Right until the day we left that property we were in and out of the Doctor’s surgery with chest issues and headaches. On one occasion my son was taken to hospital and had to be given oxygen. The doctors at the hospital, my GP and health visitor all confirmed this was due to our living conditions.

We spoke with a lady who advised us about Fraser Avenue in Inverkeithing and everything changed.

When I got my keys I was like a girl who had been given the world. I felt the weight and burden had lifted. Since moving, my son hasn’t had a single illness, my daughter doesn’t need any inhalers and my husband isn’t taking extreme daily seizures. Health wise, my kids are kids. They’re not limited with illness or GP visits or hospital admissions. My middle daughter is a child now. That might sound daft, but in our old house she was coughing, had headaches and wouldn’t go out. Now she’s never in! They love their home and often they’re off playing in their rooms.

It’s about being a perfect wee happy healthy family and to you all I am truly grateful that I’m in the property. Plus it’s my dream home with my own garden, nice community, shops and a park planned in the next phase. It’s so exciting to see the development and know it’s focused on family living.

Thank you.”

Michelle McGilvary, Kingdom tenant



The McGilvary family move in to Fraser Avenue

Project Details

Project name: Fraser Avenue Regeneration, Inverkeithing

Client: Fife Council (Demolition) and Kingdom Housing Association (New Housing)

Main contractor: Campion Homes

Architect and Masterplanners: 7N Architects

Landscape Architect: Rankin Fraser Landscape Architecture

Engineer: Bayne Steven Associates

Participants to this document

Architecture and Design Scotland would like to thank the following participants for their time and candour.

Julie Watson - Capital Investment Manager,
Kingdom Housing Association

Scott Kirkpatrick – Director of Development,
Kingdom Housing Association

June McCormack – Kingdom Housing Association

Ewan Anderson - Managing Partner, 7N Architects

Nicholas Taggart - Architect, 7N Architects

Dougie Herd – Campion Homes

Deborah Stevens – Fife Council

Lisa Hemphill – Fife Council

Gail Lark - New resident

Nicole Tillier - New resident

Project Implementation Group

The overarching group is the Project Implementation Board that includes senior representatives of Fife Council, Kingdom Housing Association and Local Elected Members. The Project Implementation Board is supported by sub-groups which all have a clear remit. Sub-groups comprise of staff and community representatives all with different skills/experience.

Timeline

2004: Fraser Avenue was part of the area designated an 'Estate Action Area' by Fife Council.

2011: An independent architectural assessment by 7N Architects was undertaken.

2014: 7N Architects were appointed as masterplanners following an invited tender by Fife Council in 2014 to move the regeneration forward.

Dec 2014-2015: Extensive Community Consultations and events held.

2015: Fife Council appointed Kingdom Housing Association be the RSL Delivery Partner for the new housing.

April 2016: Planning Permission in principle approval for the regeneration masterplan.

Housing Development

The regeneration project is expected to provide 189 high quality new homes on a phased demolition and newbuild basis.

Phase 1: 53 New Homes for Social Rent
Demolition: 2016 to March 2017
New Build: March 2017 to March 2019

Phase 2: 61 New Homes for Social Rent
Demolition: April 2019 to October 2019
New Build: October 2019 to Summer 2021 (est)

Retail Provision: Three New Shops completed in August 2019

The housing mix, tenure and timing for future phases will be subject to housing needs at the time of design and the availability of grant funding. At this stage the new housing is expected to be delivered in four phases with final completion expected by 2024.

Tenures

The project proposals will provide mixed tenure affordable housing including social and mid market rent.

Funding

The principle sources of funding are Fife Council funding, Scottish Government Affordable Housing Supply Programme grant and Kingdom Housing Association private finance. The affordable housing has been assigned funding through Fife's Strategic Housing Investment Plan (SHIP) and associated Strategic Local Programme Agreement process.

Images courtesy of:
7N Architects
Kingdom Housing Association

Architecture &
Design Scotland

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