



AHSP Application - Cowdenbeath, Natal Place - P44406

Project Reference Number	P44406
Status	Approved
Type	Tender
Grant Provider	Housing
AHSP Application	KHA Staff

Tender

Benchmark Code Type	City and Urban
Number Of Units	2
Number Of Contractor	Campion Homes Ltd
Wider Benefits	True
Wider Benefits Described	Local employment opportunities
Acquisition Costs (£)	150000.00
Works Costs Only (£)	292341.55
Fees Including Vat On Fees (£)	32500.00
Other Costs (£)	19660.45
Scottish Government Grant Required (£)	157220.00
I Confirm The Accuracy	True
Additional Information	n/a

Certification

Completed	True
Compatible With The Terms Of Scottish Governments Programme Agreement	Yes
Compatible With The Terms Of Scottish Governments Programme Agreement Explanatory Statement	n/a
Has Local Community Had Say In Planning	Yes
Has Local Community Had Say In Planning Explanatory Statement	As part of Fife Councils Planning process members of the local community had the opportunity to view and comment on plans for the development.
Housing Tender Return Is Included In The Application	n/a
Housing Tender Return Is Included In The Application Not Attached Reason	n/a



Has The Site Property Been Formally Acquired	Yes
Confirm Actual Date Site Acquired	07/08/1989 00:00:00
Has Confirmation Of Acquisition Settlement Screen Been Completed	No
Provide Details Of The Stage Reached In Negotiations	n/a
Estimated Settlement Date	07/08/1989 00:00:00
Has An A4 Project Location Plan Been Attached	Yes
Has An A4 Project Location Plan Been Attached Explanatory Statement	n/a
We Have Conducted An Appraisal	Yes
We Have Conducted An Appraisal Explanatory Statement	n/a
We Are Satisfied That The Site Can Be Developed Cost Effectively	Yes
We Are Satisfied That The Site Can Be Developed Cost Effectively Explanatory Statement	n/a
We Will Purchase The Project Site For A Price Not Exceeding Its Current Market Value	Yes
We Will Purchase The Project Site For A Price Not Exceeding Its Current Market Value Explanatory Statement	n/a
We Will Instruct Our Solicitors To Conclude The Purchase Of The Site	Yes
We Will Instruct Our Solicitors To Conclude The Purchase Of The Site Explanatory Statement	n/a
We Will Comply With All Relevant Guidance	Yes
We Will Comply With All Relevant Guidance Explanatory Statement	n/a
We Have Complied With All Relevant Guidance Published By The Scottish Government	Yes
We Have Complied With All Relevant Guidance Published By The Scottish Government Explanatory Statement	n/a
Contractor Has Achieved The Highest Combined Quality And Price Score	Yes



Contractor Has Achieved The Highest Combined Quality And Price Score Explanatory Statement	n/a
Contractor Has Submitted The Lowest Tender	n/a
Contractor Has Submitted The Lowest Tender Explanatory Statement	n/a
Procurement Route Complies With Current OJEU Rules	n/a
Procurement Route Complies With Current OJEU Rules Explanatory Statement	n/a
We Have Appointed An Employers Agent Or Quantity Surveyor	Yes
We Have Appointed An Employers Agent Or Quantity Surveyor Explanatory Statement	n/a
Project Will Promote Opportunities To Provide Local Community Benefit	Yes
Project Will Promote Opportunities To Provide Local Community Benefit Explanatory Statement	n/a
Please Provide Evidence Of Community Benefit Clauses	n/a
Please Provide Evidence Of Community Benefit Clauses Explanatory Statement	n/a
Statutory And Other Approvals Or Consents Have Been Obtained	Yes
Reasons Why Statutory And Other Approvals Or Consents Have Not Been Obtained	n/a
Is The Site Zoned For Housing In The Current Development Plan	n/a
Is The Site Zoned For Housing In The Current Development Plan Explanatory Statement	n/a
Does The Development Meet Current Building Regulations	Yes
Which Level Will Be Achieved	Full Bronze plus Aspect 1 of Silver Level
Does The Development Meet Current Building Regulations Explanatory Statement	n/a
Has The Project Received Any Previous Scottish Government Grant	No
Grant Type	n/a
Year Of Payment	n/a



Actual Amount Drawn	n/a
Has The Project Received Any Previous Scottish Government Grant Explanation	n/a
We Have Obtained Confirmation Of All Funding Required	Yes
We Have Obtained Confirmation Of All Funding Required Explanatory Statement	n/a
Confirmation That Resources Are Not Needed For Other Purposes	n/a
Confirmation That Resources Are Not Needed For Other Purposes Explanatory Statement	n/a
The Project Cannot Be Delivered For Less Subsidy Than Now Requested	Yes
The Project Cannot Be Delivered For Less Subsidy Than Now Requested Explanatory Statement	n/a
Development Design Reflects The Principles In The Scottish Governments Place Making Documents	Yes
Development Design Reflects The Principles In The Scottish Governments Place Making Documents Explanatory Statement	n/a
Units Will Be Designed To Meet All Current Applicable Building Regulations	Yes
Units Cannot Meet HfVN Reasons	Yes
Will Other Quality Standards Be Specified	Yes
Specify What Other Standards And Levels Will Apply	Kingdom Housing Association Design Guide Secured by Design
We Have Completed Purchase Of The Project Site	Yes
We Have Completed Purchase Of The Project Site Explanatory Statement	n/a
We Have Entered Into A Licence Agreement With Another Party	n/a
We Have Entered Into A Licence Agreement With Another Party Explanatory Statement	n/a
Does The Site Have Any Planning Obligations	No
Does The Site Have Any Planning Obligations Explanatory Statement	n/a



We Will Ensure Adequate Supervision Of The Works	Yes
We Will Ensure Adequate Supervision Of The Works Explanatory Statement	n/a
Proposed New Units Will Be Managed Under SST	Yes
Proposed New Units Will Be Managed Under SST Explanatory Statement	n/a
Rent Levels Are In Line With Our Own Rental Policy	Yes
Rent Levels Are In Line With Our Own Rental Policy Explanatory Statement	n/a
Is The Current Applicable 3P Social Rent Benchmark Exceeded By More Than 5 Percent	No
Please Provide Justification Confirming Why The Proposed Rent Is Considered Affordable	Rents are in line with Kingdom Housing Association rent policy
Rent Levels Are Affordable For Households	n/a
Rent Levels Are Affordable For Households Explanatory Statement	n/a
Will The Housing Be Affordable Given Local Market Conditions	n/a
Will The Housing Be Affordable Given Local Market Conditions Explanatory Statement	n/a
Does The Project Include Work To Existing Buildings	Yes
Do The Proposals Take Account Of The Needs Of Tenants	n/a
Do The Proposals Take Account Of The Needs Of Tenants Explanatory Statement	KHA fully own the building with no existing tenants
Are Decant Properties Required	No
Have Sufficient Decant Properties Been Made Available	n/a
Are Decant Properties Required Explanatory Statement	n/a



Normative Standard	
Dwellings In General All Basic Requirements Met	1
Dwellings In General All Basic Requirements Not Met	0
Dwellings For Older Ambulant Disabled All Basic Requirements Met	1
Dwellings For Older Ambulant Disabled All Basic Requirements Not Met	0
Dwellings For Wheelchair Users All Basic Requirement Met	0
Dwellings For Wheelchair Users All Basic Requirement Not Met	0
Shared Housing In General All Basic Requirements Met	0
Shared Housing In General All Basic Requirements Not Met	0
Shared Housing For Older Disabled People All Basic Requirements Met	0
Shared Housing For Older Disabled People All Basic Requirements Not Met	0
Group Home All Basic Requirements Met	0
Group Home All Basic Requirements Not Met	0
Net Internal Floor Area Mainstream	107.00
Net Internal Floor Area Particular Needs	98.00
Gross Internal Floor Area Mainstream	112.00
Gross Internal Floor Area Particular Needs	102.00
Does The Client Have A Sustainability Policy In Place	Yes
Does This Project Comply With That Policy	Yes
State The Average SAP1 Rating For All Dwellings New Build	0
State The Average SAP1 Rating For All Dwellings Rehab	78
Does The Project Building Standards Meet Section 7	No
State Average Space And Water Heating Costs For All Dwellings New Build	0.00



State Average Space And Water Heating Costs For All Dwellings Rehab	141.00
State Average CO2 Emissions For All Dwellings new Build	0
State Average CO2 Emissions For All Dwellings Rehab	1.0
Is The Project Intended To Be Accredited As Secured By Design By The Police Authority	Yes
Project Not Intended To Be Accredited As Secured By Design By The Police Authority Reason	n/a
State The Number Of New Build Units That Are Being Developed On Brownfield Land Flats	2
State The Number Of New Build Units That Are Being Developed On Brownfield Land Houses	0
State The Number Of New Build Units That Are Being Developed On Greenfield Land Flats	0
State The Number Of New Build Units That Are Being Developed On Greenfield Land Houses	0

Unit Details Table

Client Type	Build Form	Property Type	Property Sub Type	Provision	Unit Type	Tenure Type	Intended Outcome	No. of Units	No. of Apartments	No. of Bedspaces	Annual Rent	Sales Value	Percentage Tranche Sold
General	Conversion	Flat	Flat	General Provision	Rent	Housing Association Rent	Rent	1	4	5	4454.00		
General	Conversion	Flat	Flat	Amenity	Rent	Housing Association Rent	Rent	1	3	4	4110.00		



Cost Breakdown Table

Tenure Type	Provision	Client Type	Special Needs	Amount (£)	Type
Housing Association Rent	General Provision	General	False	75000.00	Acquisition
Housing Association Rent	General Provision	General	False	146171.05	Works Only Cost
Housing Association Rent	General Provision	General	False	16250.00	Fees (including VAT)
Housing Association Rent	General Provision	General	False	9830.45	Other
Housing Association Rent	Amenity	General	True	75000.00	Acquisition
Housing Association Rent	Amenity	General	True	146170.50	Works Only Cost
Housing Association Rent	Amenity	General	True	16250.00	Fees (including VAT)
Housing Association Rent	Amenity	General	True	9830.00	Other

Funding Breakdown Table

Tenure Type	Provision	Client Type	Special Needs	Amount (£)
Housing Association Rent	General Provision	General	False	78610.00
Housing Association Rent	Amenity	General	True	78610.00



Monthly Profile Table

Financial Year	Month	Amount (£)	Total Month Spend (£)
2020/21	February	0.00	4390.17
2020/21	September	0.00	23939.25
2020/21	October	52406.00	0.00
2020/21	November	52406.00	77343.16
2020/21	December	52408.00	51547.42

Detailed Breakdown Table

Amount (£)	Type
n/a	n/a

HTR Table

Total Works Cost	Gross Internal Floor Area
n/a	n/a

HTR Unit Details Table

Tender HTR	Property Type	Provision	Total Number Of Units	Total Number Of Bedspaces
n/a	n/a	n/a	n/a	n/a