

Fife's Affordable Housing Programme

David Weir – Programme Manager

www.fifedirect.org.uk/newbuild

Fife - Scotland's third largest local authority

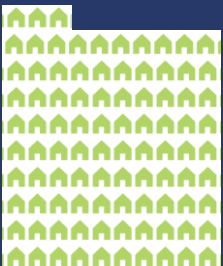
Population 365,000
Council Housing stock of 10,000





Pre 2012 local elections (now “Phase I”)

93 Council homes over 5 years



Housing Need & Demand Assessment
shortfall over 5 years of 2,700



2012 Manifesto



Election

2,700 homes by May 2017

2,700 homes : May 2017

As an objective:
Specific
Time Bound

Most thought it couldn't be achieved



2796

30 JUN 16

107 sites



Homes to be built



Homes completed or under construction

4 Workstreams

- 1 Fife Council – “In-House” Design & Construction (467 units)
- 2 Fife Council – purchases from private sector developers (853 units)





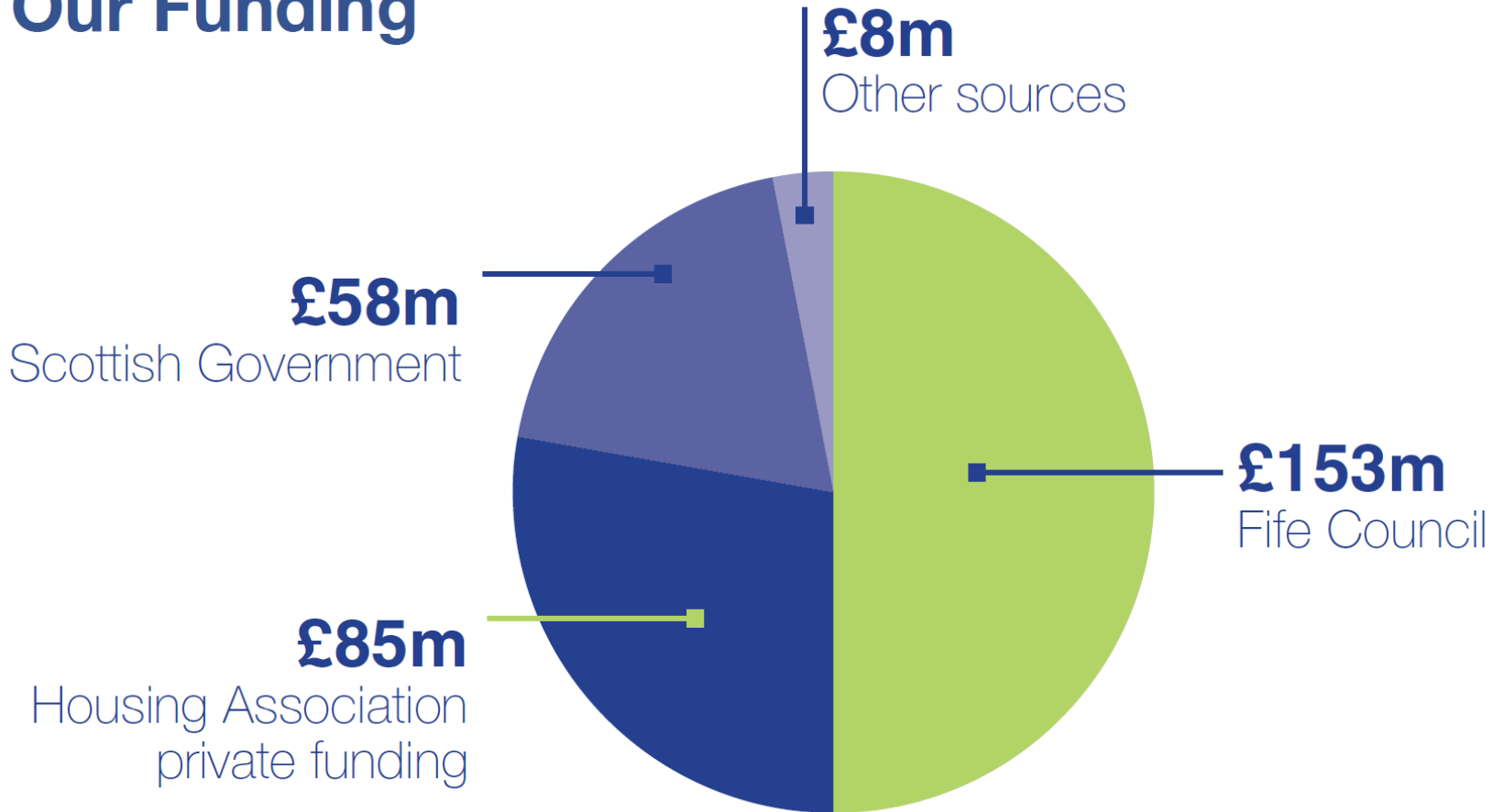
HOUSING for VARYING NEEDS

a design guide

Part 1: Houses and Flats



Our Funding



Delivery



Accountable (buck stops...)

Responsible (for actually doing work...)

Support (...to those Responsible)

Consulted (properly, by those Responsible)

Informed (of outcome of work process)

Fife Council Affordable Housing Programme
Responsibility and Accountability (RASCI) Diagram
Version 7

| | AV Project Team | Project Manager (Client Services) | Lead Officer (SHIP) (HNS) | Project Officers (HNS) | Lead Officer (Client Serv) (HNS) | Lead Officer (AH Programme) (HNS) | Housing Support Officer (HNS) | Project Manager / Assistant Project Managers (Design) | Design Teams (PS) | Technical Advisors / Project Managers (Private Sector) | Employer's Agent | Cost Consultant (PS) | Contract Team Manager (BS) | Contractor (BS) |
|--|-----------------|-----------------------------------|---------------------------|------------------------|----------------------------------|-----------------------------------|-------------------------------|---|-------------------|--|------------------|----------------------|----------------------------|-----------------|
| Local Housing Strategy | I | I | I | I | I | I | I | | | | | | | |
| Area Analysis / SHIP | | A | R | S | I | | S | I | | I | | | | |
| Site Identification | A | I | I | S | S | I | | I | | R | | | | |
| Site URN; Programme Stream tracking | A | I | | I | I | R | | I | | I | | | | |
| Housing Mix | | I | I | R | A | S/I | S | C | | C | | | | |
| RIBA Stage 1 Preparation & Feasibility | | | I | C | C | | | A | R | S | | R | S | |
| Proceed / reject: decision | A | R | I | S | S | I | | R | S | R | | | | |
| RIBA Stage 2 Concept Design | | I | | C | I | | | A | R | | | | | |
| RIBA Stage 3 Developed Design | | I | | C | I | I | | A | R | | | | | |
| RIBA Stage 4 Technical Design | | I | | C | I | I | | A | R | | | R | S | S |
| VFM / Value Engineering | | I | | C | I | | | A | R | | | R | S | S |
| Negotiation of Terms | A | I | | C | I | | | | | A/R | S | | | |
| Proceed / reject: decision | A | R | I | S | S | I | | R | S | R | | | | |
| RIBA Stage 5 Construction | | | | C | I | I | | A | S | | | | S | R |
| Contract Administration | | | | | | | | A | R | | | | S | |
| Contract Administration | A | | | | | | | | S | I | R | | | |
| RIBA Stage 6 Closeout | | | I | S | S | I | | A | S | | | | S | R |
| Handover to HNS + Occupation | | I | I | R | A | | | S | | | | | | S |
| RIBA Stage 7 In Use | | A | | S | R | I | | | S | | | | | S |





ROBERTSON

6

CE

Governance ● ★★★★★

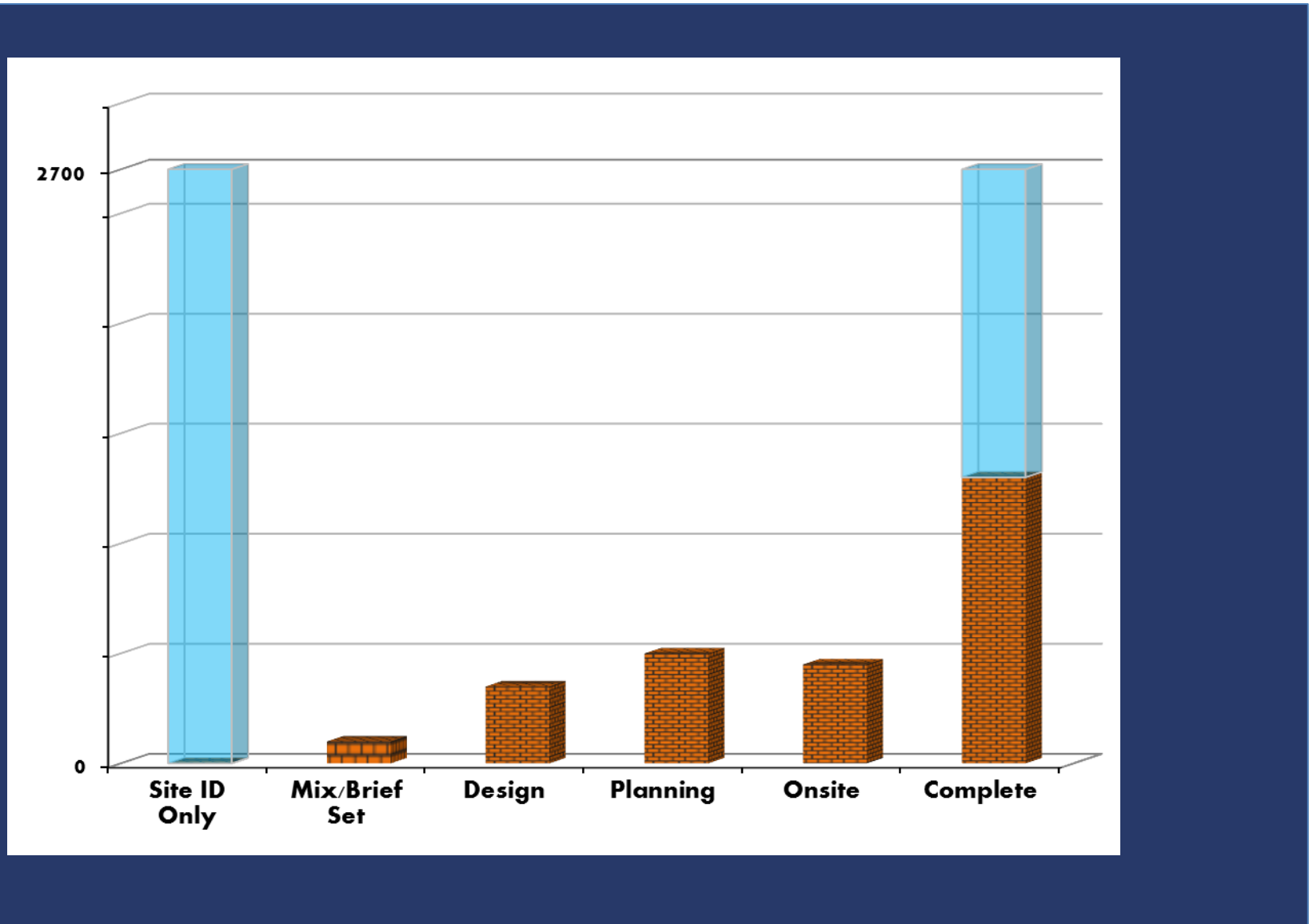
Design  

Programme ●

Co-location ●

Comms - internal (4w) ●

Comms - external (L) ●



Time (5:4) ● ●

Planning ●

Education ● 

Information (14k) ●

Tenure - MMR ●

Grant Finance (£14k) ●

LBTT ●

Procurement ●

Cold fusion ●

Refurbishment ● 

Community engagement (site) ●

Our own House types (17) ●

Fuel Poverty ●

Phase II MVHR ●

? Phase III - Photovoltaics

Benefits Realisation

Becomes easier to get an affordable home

- **Primary:** increasing the direct supply of housing (BY AREA)
- **Secondary:** meeting need through indirect re-allocation “chains”

Satisfied with quality of new home

Cheaper to run – lower fuel cost / tackling fuel poverty

Benefit to local economy - through increased construction spend; construction employment; construction training; town regeneration.

Phase III

2017-2019

£40m (HRA capacity)

**Potential 'Council build'
emphasis**