

Winner of SPA Most Innovative Project Award

Location: Cumnock, East Ayrshire

Hearth Place

To East Ayrshire Council



Overview of the project

Hearth Place was a project undertaken by CCG in Cumnock, East Ayrshire, on behalf of East Ayrshire Council comprising the conversion and upgrade of 7 Uni-Seco Mark III type properties in the form of two-bedroom flat-roofed bungalows constructed of a resin-bonded plywood timber framing clad in flat asbestos cement sheeting with a wood-wool core.

These properties were part of the UK government-led Temporary Housing Programme to meet housing need stemming from the aftermath of World War 2 bombing that required for large numbers of houses in a rapid timeframe leading to widespread use of pre-fabrication.

However, the properties were not designed to last more than 15 years and as such required to be demolished or upgraded. After speaking with the residents, it was felt they could not be displaced after such a long time in the community therefore CCG innovatively retained the existing outer-leaf of the building whilst removing the inner-leaf of the external walls, internal partitions, ground-floor, ceilings and fittings & fixtures by utilising off-site manufacturing techniques to create new wall panels for insertion within the existing shell.

The project has transformed these once “temporary” dwellings providing modern, comfortable homes – and extending their lifespan for another 30 years.

Project benefits

Significant energy savings are also afforded to residents to help reduce fuel poverty. Each property can expect a reduction in energy costs of 75% equating to a £2,635 saving p/a for. The residents now have improved healthier living environments with warmer and drier homes along with an enhanced and improved external appearance. Overall, the new specification offers much-reduced maintenance than that experienced in their previous state.

East Ayrshire Council's primary focus was to deliver a solution that considered the needs of the community, one that did not displace the vulnerable whilst offering an upgraded living environment. Due to the standard of construction, East Ayrshire Council are afforded with the comfort that council tenants will always have access to modern, sustainable housing solutions that responds to their needs.

Award winner

In October 2018, SPA held their first ever awards ceremony to celebrate and highlight the fantastic projects being delivered through their frameworks throughout the country. The Hearth Place project won their category and was awarded the Best Housing Project Award.



This project clearly represented a significant technical challenge. It is commendable that the project achieved HFVN and delivered fuel poverty measures also. An impressive response to a challenging brief.”

Nile Istephan

Chief Executive of Eildon Housing Association
and SPA Expert Judge

About CCG (Scotland) Ltd

CCG (Scotland) Ltd is an industry leader for innovation in construction and is one of the largest privately owned construction and manufacturing companies in Scotland.

A key focus for CCG is in the delivery of affordable housing, a reflection of housing supply and demand across Scotland. As such, CCG has established itself as a specialist in this area with the ability to deliver small residential developments to large-scale, urban regeneration schemes that offer industry-leading quality and environmental performance.

SPA's NH1 Framework has been successfully renewed as NH2 Offsite Construction of New Homes Framework, which is OJEU compliant and valid until April 2023