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Housing development opportunities in the Falkland Islands

The Falkland Islands is a vibrant, forward-looking and prosperous country with big plans for the future. Expansion across industry sectors including fishing, agriculture and tourism are driving economic growth and this commercial activity is attracting more people to live, work and visit the islands than ever before.

This means the need for high-quality residential and worker accommodation is increasing, and this document aims to provide developers and investors with an outline of the current combined housing development opportunities on offer as identified by the Falkland Islands Government (FIG) and the Ministry of Defence (MOD).

The document also sets out the further wider opportunities that exist for companies to provide a wider range of services including facilities management, estate maintenance, as well as large scale property refurbishments and upgrades.

Contact details

Companies interested in these opportunities and wishing to establish a more detailed dialogue are asked in the first instance to write to the Falkland Islands Government (by e-mail using the details below) to express their interest by 29 March 2019

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The Falkland Islands

The Falkland Islands are an archipelago in the South Atlantic Ocean, comprising East Falkland, West Falkland and 776 smaller islands. They islands are located approximately 400 miles from the South American mainland and 8,000 miles from the United Kingdom.



The majority of the local population (3,000 people) are based in the capital, Stanley, located on East Falkland. As a British Overseas Territory, the Falkland Islands have full internal self-governance, with the United Kingdom responsible for defence and foreign affairs.

The Government provides a full range of public services, including those typically managed by central government such as taxation, legislation and policy, as well as those usually delivered at a local level, such as town planning, health services and education.

Situated 40 miles west of Stanley is Mount Pleasant Complex, the MOD base and primary location of the British Forces presence on the islands. It is home to around 1200 military personnel and 800 civilians.

Both the Government and British Forces South Atlantic Islands (BFSAI) are committed to increasing joint working through enhanced collaboration, with the aim of creating areas of mutual benefit, developing capacity and capability within the local market, and attracting established companies to the islands. This includes identifying new housing opportunities in the short term and wider facilities management and estate maintenance requirements in the longer term for interested developers and investors.

The combination of the Government's ambitious capital works programme, an expanding economy and the realistic possibility that hydrocarbons will come on line in the future, will see growth in the housing market with demand driven by both the private and public sectors. Beyond the current requirement, it is anticipated that there will be an increasing demand for social housing in the future, as well as adaptable housing solutions that meet the needs of a changing demographic.

For more details on the Government's strategic approach to future growth, please read our Islands Plan 2018-2022: <http://www.fig.gov.fk/assembly/public-papers/literature/send/143-literature/2170-islands-plan-2018-2022>

The current business opportunity

There is an immediate demand for 70 houses to be delivered within the next three years; 40 of these will be Government houses and the remaining 30 will be for the MOD. The majority of Government houses will be based in Stanley, whilst the majority for the MOD will be built at Mount Pleasant Complex.

However, a small minority of properties required for either party could be built in an alternative location between both sites and these details will be refined during subsequent phases of dialogue and throughout contract negotiation.

The current housing requirement includes several different types of build, ranging from one bedroom to four bedroom homes. The design and performance specification, along with a breakdown of the housing requirement can be found at the end of this document. The specification should be used in the first instance; however we are receptive to architectural innovation and designs that promote environmental sustainability.



While traditional funding models exist, we are receptive to proposals on innovative funding options, possibly based on models such as “build, own, operate” or “build, operate, transfer”.

Future opportunities

- **Maintenance and facilities management**

While potential delivery models may include maintenance and facilities management of the new builds, an opportunity exists to provide aspects of maintenance and facilities management for 425 existing properties owned by the Government and the MOD.

- **Refurbishment of existing housing**

In addition to maintaining and managing the existing estate, there is also an opportunity to undertake a future programme of refurbishing accommodation, for example replacing kitchens, bathrooms etc.

- **Upgrading/rebuilding Mount Pleasant Complex ‘single living accommodation’**

This accommodation provides housing for approximately 1,780 unaccompanied service men, women, civil servants and contractors. It will require upgrade and rebuilding works in the coming years.

- **Future development**

Projections suggest further growth in the population of the Falkland Islands over the next few years due to increased migration to meet the demands of further economic growth and activity. This will result in a need for additional housing, for both the Government and the private sector market.

Infrastructure, logistics and planning

- **Infrastructure**

The successful developer will need to supply all materials and equipment which require shipment to the Falkland Islands; port facilities exist at both Stanley and Mount Pleasant and there are two shipping services that make regular deliveries here. Haulage can be contracted through local private businesses and use of Government or MOD assets can be offered on a recharge basis and subject to availability.

- **Logistics**

Basic worker accommodation can be provided at both main development locations. The developer will be responsible for disposing of all waste generated, this will be subject to UK regulatory standards and environmentally sustainable practices are encouraged.

- **Planning**

Details of the mandated planning and regulatory frameworks are available on request. Further details on can be found on the Government website: <http://www.fig.gov.fk/epd/>



Design and performance specification

1. Housing demand to be delivered within first three years

Type and number of houses	FIG	MOD
1 bedroom house with family bathroom	10	0
2 bedroom house with family bathroom	20	4
3 bedroom house with family bathroom	6	8
4 bedroom house with family bathroom	4	18
Total: 70 houses	40	30

2. Standards for construction: basic configuration

Size	4 bedroom	3 bedroom	2 bedroom	1 bedroom
Gross Internal Area 1	121 m ²	107 m ²	79 m ²	60 m ²
Gross Internal Area 2	126 m ²	110 m ²	81 m ²	61.5 m ²
Internal storage	5 m ²	3 m ²	2 m ²	1.5 m ²
External storage	3 m ²	3 m ²	2 m ²	2 m ²
Configuration	6 person: 2 double, 2 single	5 person: 2 double, 1 single	4 person: 2 double	2 person: 1 double
Oil tank size	2000L	2000L	1500L	1500L

Note: Gross Internal Area 1 is the floor area measured to the internal face of the perimeter walls at each floor level. This includes circulation, halls and staircases, risers, structure and internal walls. Gross Internal Area 2 will permit a range of between +5% to -5% to allow the detailed design to be optimised to the method of construction and materials used.

3. Standards for construction: functional space

Room/area	4 bedroom	3 bedroom	2 bedroom	1 bedroom
Sitting room and dining room	33.5 m ²	31.5 m ²	22.0 m ²	21.0 m ²
Kitchen	11.5 m ²	10.5 m ²	9.0 m ²	8.0 m ²
Utility	5.0 m ²	5.0 m ²	5.0 m ²	5.0 m ²
Bed 1	15.5 m ²	15.0 m ²	12.0 m ²	14.0 m ²
En-suite	5.8 m ²	4.8 m ²	N/A	N/A
Bed 2	14.5 m ²	13.5 m ²	10.5 m ²	N/A
Bed 3	8.5 m ²	8.5 m ²	N/A	N/A
Bed 4	7.5 m ²	N/A	N/A	N/A
Airing Cupboard	0.6 m ²	0.6 m ²	0.6 m ²	0.6 m ²
Bathroom/WC	7 m ²	7 m ²	6 m ²	6 m ²



Note. The areas are indicative and should be optimised to reduce the costs of construction. Circulation and access space should be provided as required within the overall allowance.

4. Functional requirements

(a) Properties should be designed to maximise the functional spaces (living/dining/kitchen/bedroom) and storage spaces, and minimise the supporting spaces.

(b) All spaces must be designed to be appropriate to their function. Solutions should demonstrate the detailed requirements.

(c) Fixtures and fitting will be provided. Details will be made available on request.

5. Sitting rooms, dining rooms and bedrooms

(a) All relevant furniture can be appropriately located within the rooms (use the latest National Affordable Homes Agency Housing Quality Indicators (HQI) Form as a guide).

(b) Circulation space around the furniture must be adequate and door swings must not impinge upon the layout of furniture.

(c) It should be possible to access the sitting and dining areas from the front door without having to pass through the kitchen and utility areas.

(d) Twin bedrooms must be capable of accommodating two single beds (rather than being designed to accommodate a bunk or double bed).

(e) Fitted wardrobes (minimum depth 600mm and floor to ceiling in height, with cupboard space at the top level) must be located in the most efficient and practical position in the room. The colour of the fitted wardrobes shall be unobtrusive and blend with paint scheme.

6. Kitchen and utility areas

(a) The kitchen and utility areas must allow for the main functions of food preparation, laundry and associated storage.

(b) The kitchen and utility areas may be combined as one space, provided that the functional elements do not conflict, or provided as two separate spaces.

(c) The kitchen shall be fully fitted with durable built in units, worktops and wall cupboards. Storage space within the kitchen units should be as follows: 4 bed and 3 bed - 3.5m³, 2 bed – 3 m³, and 1 bed – 2.5 m³.

(d) Appliance points for electric cooker (halogen unit to be supplied), washing machine, tumble drier (with vent) and upright fridge freezer are to be provided.



(e) The layouts of the kitchen and utility areas must demonstrate that all modern equipment can be located appropriately, including a cooker and hood, fridge/freezer, microwave oven, dishwasher, washing machine and dryer. There must be an appropriate amount of worktop and preparation space. The space and location of the fridge freezer should be suitable for a tall free standing unit (minimum width 600mm). The tumble dryer space should preferably be located to allow for direct external ventilation.

(f) The kitchen shall be designed to include space for rubbish/recycling bins, either built into or external to the fitted kitchen units.

(g) Kitchen layouts shall demonstrate an ergonomic workflow: food preparation, cooking, serving, waste and washing up. The utility space should operate in conjunction, but not conflict with this workflow for washing and drying.

(h) The ability to place a small table and chairs/child's high chair in the kitchen would be beneficial where practical to do so.

7. Storage

(a) The provision of adequate and accessible general storage within the home is vital.

(b) Safe access and egress to a platform within the roof space for the storage of little used lightweight items, such as suitcases and storage boxes, must be provided.

(c) External lockable storage should be provided.

8. Electrical sockets, TV and phone points, cable/internet access, radiators, etc.

(a) Electrical socket outlets, TV points, phone/internet points and radiators must be appropriately positioned in relation to the most practical furniture layout, but allowing flexibility for alternative arrangements as far as possible.

(b) Radiators should be positioned under windows wherever possible.

(c) In the kitchen and utility areas socket outlets should be appropriately located above or below the worktops to suit the appliances.

9. Mechanical and electrical installations

(a) All radiators shall be fitted with thermostatic controls and sized to offset the heat losses as laid out by the Chartered Institution of Building Services Engineers.

(b) Details of the standards required for ventilation, domestic water services and drainage will be provided on request.



- (c) Meter boxes accessible from the outside must be provided for electricity and water meters. These should be discrete and not be a primary feature on the front of the property.
- (d) Details of the standards required for fixed internal and external lighting will be provided on request. Consideration shall be given to the use of low energy fittings where appropriate.
- (e) The electrical installation shall comply with the latest edition of BS 7671 IET Wiring Regulations.
- (f) Carbon monoxide detectors must be fitted where fossil fuel heating or cooking is provided.
- (g) A wall mounted external bulkhead light is to be provided to the rear doors leading onto any patio area. This shall be controlled via a light switch internally.
- (h) All installations, particularly the heating controls, shall be clear, intuitive and easy to use.
- (i) Fire safety measures must be compliant with UK statutory regulations and MOD Policy, which will be made available on request.

10. Access and fenestration

- (a) Dwellings shall be configured to enable easy access for furniture delivery and removals to all floor levels.
- (b) All opening lights at first floor level or above which are accessible to children, along with any ground floor window where conditions pose a risk of injury from a fall, are to be provided with a device to restrict the opening of the light to a maximum of 100mm. The restricting device must be able to be overridden by a competent person to allow the light to open to its fullest as and when required. Restricting devices may be incorporated into the opening light hinge mechanism or be an independent device fitted to the window frame.
- (c) Windows above ground floor should, wherever possible, be easily cleaned from the inside.

Thank you for your interest; we look forward to hearing from you.

