AFFORDABLE HOUSING DEVELOPMENT – DUNDEE

114 Energy-Efficient Affordable Homes

Project: Dundee Affordable Housing Development

Location: Dundee, Scotland

Company: Glidevale Protect, InverTay Homes

Sector: Affordable Housing

Technology: Timber Frame

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A new affordable housing development in Dundee is being delivered by STA member InverTay Homes, providing 114 family homes designed to achieve strong energy performance and lower running costs for residents. The homes are being constructed using offsite-manufactured timber frame systems produced by Timber Engineering UK, InverTay Homes' dedicated timber frame manufacturing division.

The development uses Timber Engineering UK's Ultrakit timber frame system, designed to support efficient offsite construction and high levels of thermal performance. Structural timber panels are manufactured in factory conditions before being delivered to site for installation, helping to improve construction efficiency and build consistency across the project.

To support the thermal and moisture performance of the timber frame walls and roof structures, construction membranes supplied by STA member Glidevale Protect were incorporated within the building envelope. Protect TF200 Thermo external wall membranes were installed to the timber frame panels during factory manufacture, helping the wall system achieve a U-value of 0.16 W/m²K. Protect A1 roofing underlay was also installed to provide a durable and vapour-impermeable secondary weather barrier for the roof construction.

The project demonstrates how timber frame construction, combined with high-performance construction membranes, can support the delivery of energy-efficient affordable housing at scale. By combining offsite timber frame manufacturing with a fabric-first approach to thermal performance, developments such as this help deliver homes that are efficient to build, durable in operation and designed to reduce long-term energy demand.

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