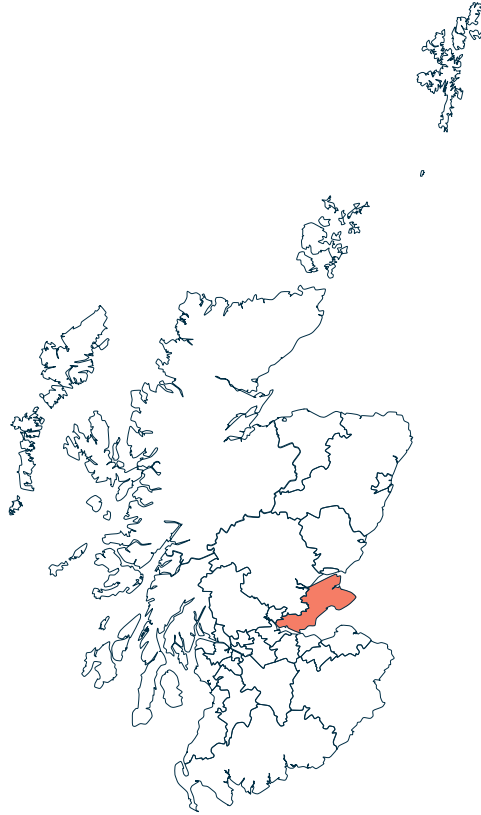


From new learning spaces to new homes: the Dunfermline story



LOCATION: Fife

DATE: August 2026

OUTCOME:

- Strategy
- Management
- Place
- Investment
- Delivery



The story of Fife College's move to the new £150 million Dunfermline Learning Campus (DLC) is about so much more than creating a state-of-the-art learning environment. It is also a powerful example of what can be achieved when infrastructure expertise is connected across the whole asset lifecycle.

Developed through an innovative partnership between Fife Council and Fife College, the 46,000sqm campus – roughly the size of seven professional football pitches – brings together two secondary schools and

the adjacent college. Today, it is home to around 4,500 students and staff, with the schools opening in 2024 and the college facilities following in 2025.

Designing for the future

The scale and ambition of the project provided an opportunity to put sustainability at its heart. The DLC became a Pathfinder project for the [Net Zero Public Sector Building Standard](#), while the school was designed to the Passivhaus Classic standard.





SFT's Learning Estate, Net Zero Buildings, Real Estate and Asset Strategy teams have each played a role, demonstrating how different areas of expertise can come together to support better infrastructure outcomes.

Unlocking value from the old

The benefits of the investment extend beyond the new campus.

For several years, SFT's Real Estate team has worked with Fife College on the future of its former 25-acre Halbeath campus. Following a competitive marketing exercise, Persimmon Homes was selected as preferred bidder and a contract for sale, subject to planning, has now been signed.

The redevelopment is expected to deliver 265 new homes, including 66 affordable homes, while generating a capital receipt that can be reinvested in the college sector.

This forms part of a wider programme of asset disposals following investment in new college facilities – helping ensure that surplus public assets continue to deliver value.

Building a stronger strategic approach

The work does not stop there. SFT's Asset Strategy team is working with the Scottish Funding Council through the College Infrastructure Strategy Delivery Plan to develop sector-specific guidance for infrastructure strategies. This follows a review of existing infrastructure strategies across all 24 Scottish colleges.

Connecting the whole lifecycle

From planning and delivering new learning environments, through embedding net zero design, to unlocking value from surplus land and strengthening long-term infrastructure planning, the Dunfermline Learning Campus demonstrates the benefits of joining up strategy, investment, delivery and management.

It is a story that shows how infrastructure can deliver more when we look beyond individual projects – connecting decisions across the asset lifecycle to create better outcomes for learners, communities and the public sector.

The Halbeath campus has been at the heart of technical skills education in Dunfermline for half a century, providing vital support to education, the economy, and the community. Following the College's move to the Dunfermline Learning Campus, we are pleased that the site will now enter a new chapter with Persimmon bringing forward plans for housing, which will see the continued development of the local area and create opportunities for future generations of Dunfermline residents.

SFT's Real Estate Team has provided invaluable expertise and assurance to the College and Scottish Funding Council prior to and during the sale process, including issues associated with site assembly, procurement of advisors, marketing, stakeholder engagement and legal documentation, drawing on its experience of wider public sector site disposals.

JIM METCALFE, PRINCIPAL OF FIFE COLLEGE