



Case Study

Goodsheds

Client: Loft Co & Newydd Housing Association

Value:	£9M
Procurement:	Amended JCTD&B
Sector:	Retail Residential
Role:	Employer's Agent Quantity Surveyor Fund Monitor - DBW

Description

RPA were appointed as Employers Agent & Quantity Surveyor to the project for Newydd Housing Association. The project to convert the Old Railway, Goodsheds building and adjoining land into a mixed-use scheme. The scheme will incorporate a shipping container village and apartment complex, 42 affordable homes and 23 rented units.

RPA were involved from the regional inception of this scheme, working with both Newydd HA and Loft Co. in order to develop a viable scheme achieving both clients' ambitions was the key to delivering this scheme.

One of the main obstacles to overcome was Loft Co's ability to deliver a £5m apartment block Loft Co. To this end both parties agreed that a 'construction' partner was required. RPA then undertook a mini tender to appoint a local contractor to work up the residential element in a negotiated manner.

This scheme is an all-inclusive 24/7 scheme that allows the community of Barry and the Vale of Glamorgan, a space where they can genuinely live work and play in a sustainable existence.

Loft Co Are the proud developer of the Pumphouse opposite. This is a natural extension of an innovative quarter of Barry which will provide for superb restaurants, tech hubs, outdoor gym, cinema screens, a shipping container village, farmers markets and more.

Newydd delivered the 24 social rented and 18 private rented one and two bedroom apartments offering a perfect place for residents to live and work or try a new venture.

Paul Roberts, Chief Executive of Newydd said, "Good quality and affordable housing is an essential ingredient of any successful regeneration project and the former Goods Shed will provide a mixed tenure development where private rented homes sit side by side with affordable homes and commercial space. This scheme offers residents access to high quality new homes and work space within a sustainable community in the heart of Barry."



During the construction process community engagement events were carried out on-site, to include and inform the local community and encourage interest in working within the construction sector.

Innovative construction methods were also utilised by the design team using a low carbon strategy throughout.

