

CHARTIST GARDEN VILLAGE CASE STUDY



CLIENT

Pobl Group

VALUE

£18.5m

PROCUREMENT

JCT D&B 2016

SECTOR

Social Residence

ROLE

Employers Agent

DESCRIPTION

Located on the former Pontllanfraith House civic site, the scheme comprised 124 mixed-tenure homes: 10 one- and two-bed apartments, 14 almshouses, 43 DQR-compliant houses for social rent, affordable rent and shared ownership, and 81 open-market two-, three- and four-bed houses. Early pilot studies explored timber frame and off-site manufacturing in response to Welsh Government grant changes, and all homes were designed to achieve EPC A ratings, with planning permission expected shortly.

Chartist Garden Village represented a major partnership between the Council and the Pobl Group, envisaging up to 124 homes in total, around two-thirds of which were intended to be affordable. The design followed the garden-village ethos, with Arts and Crafts-style architecture, generous space standards, street trees, grass verges and accessible green spaces to create an attractive, cohesive neighbourhood.

RPA, appointed as Employer's Agent from project inception, led an extensive eight-month value-engineering process prompted by shifts in Welsh Government innovation grant streams. This work assessed a range of construction and energy-efficiency approaches, some of which increased costs but were balanced by higher potential grant levels. Although initially procured traditionally, the scheme was revised to enhance viability, particularly regarding preferred low-carbon solutions.