



Case Study

CHARTIST GARDEN VILLAGE

Client: Pobl Group

Value:	£18.5M
Procurement:	JCT D&B 2016
Sector:	Social Residence
Role:	Employer's Agent

Description

Located on the site of a former civic building, this 124-unit mixed tenure scheme comprises 10 1 & 2 bed apartments, 14 Alms 1 & 2 bed houses, 43 x 2,3, 4 bed DQR houses for social and affordable rent and shared ownership and 81 2,3 & 4 bed houses for open market sale.

The scheme considers a number of early pilot options which include some timber frame and offsite manufacturing options due to the recent grant changes by Welsh Government. The scheme is due to be granted planning permission in the coming weeks. The new homes delivered will meet EPC A rating requirements.

Chartist Garden Village is an exciting collaboration between the council and the Pobl Group which will result in an attractive development on the former Pontllanfraith House council offices site comprising up to 125 homes – of these approx. 83 (two thirds of the development) will be affordable; including opportunities for low cost home ownership and social rent.

The development will follow the 'garden village' concept, with timeless arts and crafts style homes, designed to enhanced space standards, built around a landscape of street trees, grass verges and open green spaces.

Appointed as EA from Conception stage, RPA have played a lead role in undertaking an extensive Value Engineering exercise on the scheme for the past 8 months. The exercise has looked at varying options to reflect the recent changes in the availability of innovation grant streams from Welsh Government. Options have resulted in increased costs which can be offset by the increase in grant. The scheme was originally let on a traditional basis, however the VE exercise has prompted the change to enhance viability in relation to preferred energy efficient options.

Chartist Garden Village occupies an enviable position adjacent to Sir Harold Finch Memorial Park in the popular village of Pontllanfraith.

The 123 homes at Chartist Garden Village have been inspired by the original garden city movement and the architecture reflects and captures the character, quality and heritage of these principles resulting in a distinctive and special place to call home.



Due to the shortage of supplies and emerging price increases on materials following the COVID-19 Pandemic, RPA have supported the client in negotiating material cost increases with suppliers to minimise unforeseen costs during the life of the contract and to help future scheme budgeting.

