



**Employer:** Candleston Homes

**Employer's Agent:**

**Location:** Abergavenny, Wales

**Project Value** £6.8m

**Programme:** 72 weeks

**Form of Contract:** JCT D&B 2016

## COED GLAS (CLOS Y PINWYDD)

### ABERGAVENNY

#### Scheme Overview:

Coed Glas is the first development of Candleston Limited, a subsidiary of Melin Homes.

Traditional Construction of 45 Houses and Flats of mixed sales tenure, 2, 3 & 4 Bedroom Houses for sale, low cost housing and social rent, together with site preparation works, drainage, external works and including any required mains service connections, offsite drainage, and highways work and adoptions required to provide a fully completed development.

#### Construction Challenges:

The main constraints to the development were;

- Restricted access
- Existing services
- Limited parking
- Close residential properties to the development
- Main railway line

- Ecology
- Progress to masonry and rendering hampered due to the stormy weather in the period. Groundworks also struggled with the inclement weather, but steady progress was maintained as far as possible.

#### Successes:

- Ensuring all the section agreements were in place at the start of the project to allow road and infrastructure to be completed prior to works to the house
- Show home deadline date achieved

#### Value Engineering:

- Earth retaining wall substituted concrete retaining wall
- Re-design of plots to change house mix to allow scheme to go ahead
- Adjusted slab levels to reduce cart off

### Risks & Management:

Weather: Traditional build large bricklaying workforce maintained on site when the weather was fine. Forward planning and collaboration to keep the Programme on track.

Sequence of Build: Limited Space access meant a strict sequence of construction had to be followed to allow both programme delivery and Handover of properties.

### Client & Supply Chain Collaboration:

- Design team meetings with client and M&E sub-contractors to agree designs and specification including bathroom, and kitchen suppliers.
- Wall tile supplier met with client to agree specification.
- Meeting with window and door suppliers to choose specification and design.
- Sales Co-ordination.

- Weekly Meetings with Sales Team
- Arranged site visits for purchasers to view houses
- Working with Sales Team to accommodate customer requests/extras.
- Assistance in demonstrating appliances working of the new home.
- Weekly updates of target CML dates.
- Visits made after 7 days of moving in to see how the purchaser had settled in.

### Health & Safety Successes:

- Traffic management with a road only 4.8m wide and footpath one side of the road just 1m wide with no front to the houses.
- Birdcage scaffolding to all joist lifts and trussed roof lifts.

