Ashmere

Martin Arnold is appointed as Joint Venture Supervisor for an LLP formed by Vistry and Latimer (Clarion Housing Association) to deliver a multi-phase new build development in Ebbsfleet, Kent.

Located in a former chalk quarry adjacent to the Bluewater Shopping Centre, Ashmere will deliver approximately 2,500 new homes as part of the wider development of the Ebbsfleet area. Design has been a key consideration for the project team and Ebbsfleet Development Corporation with an expectation that the finished homes will be high quality and attractive as befits their shared ambition. The properties are a combination of houses and flats with Affordable and Private Sale tenures that will be completed over a ten-year programme.

Martin Arnold's appointment has a focus on cost management with our team members reporting back to the LLP in terms of the financial performance of the Phases and other matters pertinent to the ongoing financial administration of the relationship. Martin Arnold's reporting relies on the Open Book Protocol that facilitates the free flow of cost information and sits at the core of the joint venture between the parties.

Client
Clarion Housing Group

Contractor
Vistry

Contract Value
£250m

Duration
4 years 5 months

Address
Eastern Quarry, Western Village, Dartford DA10 1FU

Contract Type
JV & Project and Construction Management Agreement

Ashmere

Challenges

Steep construction cost inflation in the period between the start of Phase 1 and the package tender period for Phase 2 added complexity to the identification of a construction cost limit. Martin Arnold worked hard with the commercial team at Vistry to assess the impact of inflation and agree a viable budget. In the uncertain and inflationary market conditions driven by a combination of material and skilled labour shortages, lump sum, fixed price tenders could not be relied upon which added cost risk for the construction phase. Martin Arnold were able to assess the proposed budget and ensure it offered value for money; this was achieved by considering the results of a soft procurement exercise carried out by Vistry, alongside benchmark data obtained from contemporaneous projects.

Services Provided

- Development Services
- Employer's Agent
- Joint Venture Consultants
- Quantity Surveying