Forstal Lane

Delivering Employer's Agent, Principal Designer and Clerk of Works services, Martin Arnold helped to deliver 210 high-quality mixed-tenure homes in Kent on behalf of Joint Venture [JV] Southern Housing's Lamborn Estates and Chartway Group. Due to its sensitive, semi-rural location, almost 40% of the site is preserved as green open space, incorporating an orchard of new trees.

Key to our success on this project was aligning the needs and goals of all stakeholders throughout the project to ensure a collaborative spirit was upheld, especially during the challenges of the covid-19 pandemic.

At the outset, our team helped to oversee the design co-ordination during the early phases of the project, adopting a pragmatic approach that addressed all essential client requirements as part of the scheme design.

Client
Southern Housing

Contractor
Chartway Group

Contract Value
£29m

Duration
5 years

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The site was purchased with Outline Consent, which meant the JV was able to drive the design development to maximise sales values and incorporate robust and maintainable external areas and estate services, all whilst delivering sustainable community facilities such as nature areas and play parks.

During the construction phase, Martin Arnold led on the administration of the build contract and acted in an advisory role in relation to matters and variations to the Framework Agreement with a goal of creating a harmonious, ongoing commercial relationship between the JV partners.

One of the real benefits of the JV was that partners were able to share knowledge and skills, and divide up roles and responsibilities to benefit the JV and the development itself. A great example of this was the on-site marketing suite and show homes that were delivered and operated over the course of the development, managed by Chartway as part of the JV Framework Agreement.

Southern were able to benefit from the local sales knowledge and strong brand of Chartway's private sales arm, Westerhill Homes. Westerhill Homes managed on-site sales and marketing activities for both parties in the JV. All private open market units were sold using the same specification.

With Westerhill Homes managing the private sale portion of the development, this enabled Southern to concentrate on the delivery of the affordable elements of the project, including rent and Shared Ownership products. Westerhill Homes also concentrated on ensuring that the estate was developed in such a way that it delivered best value and facilities for the residents in the future. The result is a scheme that carefully balances quality with value for money.

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Employer's Agent
- Joint Venture Consultants
- Quantity Surveying