

Glan-Yr-Afon Development *Information Pack*

Project Overview

Kingfisher Developments (Wales) Ltd, a Welsh SME building contractor with thirty years' experience, started construction on 14th April 2024.

The Glan Yr Afon development is set to complete in December 2025 and will deliver 14 much-needed quality, energy efficient affordable homes for social rent.

Location: Ebbw Vale

Start on Site: April 2024

Anticipated Completion date:
December 2025

Total Homes: 14

Contract Sum: £4,292,105

Social Housing Grant:
£3,082,935

Unit Mix:

Four person 2-bed home: **4 units**

Five person 3-bed home: **4 units**

Three person 2-bed bungalows: **2 units**

Two person 1-bed walk-up flats: **4 units**

Build Progress :



Design Standards

All homes are designed to comply with Welsh Development Quality Requirements (WDQR) 2021. This incorporates space requirements, accessibility through meeting Lifetime Homes Standards and making homes safe and secure through Secured By Design standard compliance. The new homes will also meet the Welsh Housing Quality Standard (WHQS) 2023.

Lifetime Homes

Lifetime Homes have design features such as minimum doorway/hallway widths and entrance level shower rooms that add to the comfort and convenience of the home, supporting the changing needs of individuals and families at different stages of life. They are designed to be flexible and adaptable, creating better living environments for everyone from raising small children to coping with illness, or dealing with reduced mobility later in life, making daily living easier to manage. The bungalows and ground floor flats will be fully wheelchair accessible.

Energy Efficiency

The development prioritises energy efficiency, with all homes designed to achieve EPC A and SAP 100 ratings. The fabric-first approach includes high insulation levels, Air Source Heat Pumps with underfloor heating, electric hot water systems, heat recovery ventilation, photovoltaic panels and energy storage batteries. This comprehensive strategy minimises carbon emissions, reduces energy consumption and, ultimately, lowers energy costs for residents over the lifespan of their homes.

Modern Method of Construction

The closed-panel timber frame system used in the development is manufactured in Nantyglo, Blaenau Gwent. Factory produced timber wall panels, floor sections and roof trusses are delivered to site and erected using a crane. MMC is a preferred delivery solution with strict quality control measures and enables faster construction times.

Quality Control

An independent Clerk of Works attends the site twice weekly to ensure a high standard of construction, while an independent Health & Safety Advisor conducts monthly site audits. These measures promptly identify and help address any issues, ensuring the project's smooth progression.

Social Value

Kingfisher provide apprenticeships and work placements, offering career opportunities in the construction industry.

Considerate Constructors Scheme

The Scheme helps to raise standards, with insights into construction projects' performance. These assist key challenges such as managing risk, improving relations with local communities and protecting the environment, by raising industry standards and building trust across communities impacted by construction activity.

Future Developments

We have a 5-year development programme, a substantial development pipeline involving land we own, and have identified further development opportunities beyond this. Work has started on our third site at Llangynidr Road, Garnlydan, comprising 7 new houses and flats. Planning permission for a further new build scheme of 18 units on the former Cwmrhydderch Court site in Cwm, Ebbw Vale, is expected in July, with an anticipated start in November this year.

We are actively working on further new schemes to bring forward for planning and have a pipeline of sites with good development potential. We are also exploring other potential options such as package deals, acquisitions and joint ventures.