

Meeting of:	Cabinet
Date of Meeting:	Monday, 22 November 2021
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Buttrills Estate Environmental Improvement Scheme 2021-22
Purpose of Report:	To advise Cabinet of the tender process for a contract to undertake a range of environmental improvement works on the Buttrills Estate in Barry.
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter – Director of Environment and Housing
Elected Member and Officer Consultation:	Local Elected Members consulted - Cllr V. Bailey & Cllr L. Rowlands Officers consulted - Rachel Williams - Housing Accountant Mike Ingram - Head of Housing and Building Services Andrew Treweek - Operational Manager
Policy Framework:	This report is within the policy framework and budget.
Executive Summary:	<ul style="list-style-type: none"> • This report seeks to advise Cabinet of the tender process for a range of environmental improvement works on the Buttrills Estate, including improvements to the gardens of houses, bungalows and flats, encompassing the provision of both private and open communal garden areas, new drying spaces and external storage. • Cabinet will be requested to accept the most advantageous tender bid and to authorise execution of the contract for delivery of the Buttrills Estate Environmental Improvement Scheme 2021-22, via a Part II report later on this agenda.

Recommendations

1. That Cabinet notes the contents of the report, with a view to taking decisions on the award of the contract detailed within the Part II report later on this agenda.

Reasons for Recommendations

1. To advise of the current position with this particular neighbourhood / environmental improvement contract.

1. Background

- 1.1 Between 2012 and 2018, the Council delivered a Major Improvement Programme to bring its housing stock condition and local environments up to the requirements of the WHQS.
- 1.2 Following confirmation of the Council achieving the WHQS in 2018, the Authority has now moved into the maintenance phase of WHQS. As a result, there are a number of components and environments that will continue to deteriorate and age and will need replacing or refurbishment to maintain the Welsh Housing Quality Standard, some of which had been identified for replacement / refurbishment during 2020/21 and due to the Covid-19 pandemic and lockdown are now being delivered in 2021/22.
- 1.3 There are a range of WHQS environmental refurbishment / remodelling works which have been identified within our housing stock environments and this includes the remodelling of estates to improve the local communities where our residents live and work.

2. Key Issues for Consideration

- 2.1 The Housing Development and Investment Team has identified a package of works at the Buttrills Estate, which consists of the environmental improvement to the gardens of houses, bungalows and flats, which encompasses the provision of both private and open communal garden areas, new drying spaces and external storage. Please refer to Appendix 1 for an artist's impression of the work proposed.
- 2.2 The Housing Development & Investment Team tendered the work through Sell2Wales seeking to appoint the contractor offering best value for money. The 'Invitation to Tender' (ITT) sought a single principal contractor to deliver the scheme. The successful contractor will be appointed following a two-stage assessment, with stage one being a Pre-Qualification Questionnaire (PQQ) and the second stage being awarded on 'Value for Money' (Price and Quality).

- 2.3 An invitation to tender was published on Sell2Wales on 24th June 2021 with a closing date of 10th August 2021. There were twelve expressions of interest with one tender received.
- 2.4 Details of the tender outcomes are set out in the Part II report later on this agenda.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 **Looking to the long term** - As a result of the estate remodelling, it will ensure compliance with the Welsh Housing Quality Standard along with the life and quality of our properties being maintained, as well as providing energy efficient streetlighting for our residents for future years.

The estate remodelling contributes to the council's climate emergency by introducing low carbon LED streetlighting along with protecting the local wildlife with tree planting and bird boxes being erected in the area as part of the scheme.

- 3.2 **Taking an integrated approach** – The development and procurement of the Buttrills Estate Environmental Improvement Scheme 2021-22 was undertaken via consultation with the Buttrills Estate residents and our Tenants Quality Design Forum.
- 3.3 **Involving the population in decisions** - During the procurement of the Buttrills Estate Environmental Improvement Scheme 2021-22 a representative of the Housing Quality Design Forum was kept abreast of the tender process and at interview stage was able to question the potential winning contractors about issues that are important to tenants when contractors work within or outside their homes.
- 3.4 **Working in a collaborative way** - The appointed contractor will work closely with both building maintenance technical staff and housing officer to ensure that the best outcomes are obtained for our tenants.
- 3.5 **Understanding the root causes of issues and preventing them** - As a result of contracting a competent principal contractor and sub-contractors to remodel the Buttrills Estate, the risk of poor workmanship and latent defects should be minimised, and ensure the estate is improved for the community.
- 3.6 **This proposal will meet:**
 - Objective 1: TO WORK WITH AND FOR OUR COMMUNITIES**
 - Corporate Plan Commitment: 2. Work innovatively, using technology, resources and our assets to transform our services so they are sustainable for the future.**

4. Resources and Legal Considerations

Financial

- 4.1 Full financial details will be provided in the Part II Report included on the Agenda.

Employment

- 4.2 There are no other resource issues to report.

Legal (Including Equalities)

- 4.3 There are no legal issues to consider. All works will be carried out in accordance with Building Regulations, and the Construction Design and Management Regulation 2015.
- 4.4 In terms of equalities, there will be limited training opportunities offered as part of the Buttrills Estate Environmental Improvement Scheme 2021-22.

5. Background Papers

None.

