



CAERPHILLY HOMES TASK GROUP – 3RD JULY 2013

SUBJECT: REFURBISHMENT OF KITCHENS & BATHROOMS AT TRINANT, PENYRHEOL AND CHURCHILL PARK

REPORT BY: ACTING CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To provide information to CHTG on performance of Ian Williams in respect to the kitchen and bathroom contract in Trinant and Penyrheol/Churchill Park areas.

2. LINKS TO STRATEGY

- 2.1 The Welsh Housing Quality Standard is intended to ensure that all local authority and housing association homes are improved and maintained to achieve specified standards.
- 2.2 Relevant policy documents are the National Housing Strategy “Sustainable Homes” WAG, the Council’s Community Strategy; Corporate Improvement Plan; Safer Caerphilly Community Safety Plan; Regeneration Strategy; and Children and Young People’s Plan.
- 2.3 The Council’s Local Housing Strategy “People, Property, Places” has the following aim:

“To provide good quality, well maintained houses in communities where people want to live, and offer people housing choices which meet their needs and aspirations.”

3. THE REPORT

- 3.1 Introduction:

Ian Williams were appointed via a selective tender process to undertake the refurbishment of kitchen and bathrooms within a framework agreement. This agreement was extended into 2012/13 to refurbish a number of properties located within the east and south of the County Borough.

The South contract comprised the Penyrheol and Churchill Park areas in the main. The properties required bathrooms and kitchens to be installed.

A number of streets in Trinant formed a contract, which involved the refurbishment of kitchens and bathrooms. Many of the properties chosen required only bathrooms having already had a kitchen fitted previously under a similar contract.

3.2 The Works:

It was planned at Trinant that 174 properties in total with 59 kitchens and 152 bathrooms to be replaced under the scheme. This would complete as many as possible in Trinant in respect of Kitchens and Bathrooms.

In the South Area 137 properties in total were identified with 122 kitchens and 90 bathrooms to be replaced under the scheme.

3.3 Time Scale:

The Trinant project was split into 4 smaller contracts over a total period of 7 months from May 2012 to November 2012 inclusive.

In the South area the project were divided into 3 smaller contracts over a period of 5 months from December 2012 to April 2013.

The majority of works were completed within the time frame of three to four weeks per property, although there were some exceptions where additional work was involved.

The contractor also completed a community-based project, the refurbishment of the kitchen within the community hall located at the Trinant estate, providing the labour and all the materials free of cost.

The contact remains open due to additional properties that have been included and a small number of them remains to be completed.

3.4 Slippage:

The reason for the slippage was as a result of a number of elements which Included:

- The amount of unforeseen works to be completed on the properties, which were greater than first thought.
- Additional numbers of kitchen (59 to 60) and bathrooms (152 to 168) included.
- The number of tenants refusing the works either by refusing access or refusing altogether (over 30 properties) only then returning into the contract at a later date.
- Delivery / supply of materials to meet the increased number of properties. There is a 4 to 6 week delivery on kitchen cupboards etc.
- Dealing with void properties and tenant changes, which also required new surveys and re-ordering of materials.

3.5 Workmanship:

Regarding the workmanship there were some minor items reported to the office. These were dealt with via a visit by staff and addressed by the contractor. This procedure seemed to work well with most of the items being either resolved straight away or the following day. However, there were a few items that took a little longer to resolve, which inconvenienced the tenants involved.

There was a query concerning electrical works at Trinant when a tenant contacted a staff member over a redundant wire that had not been trimmed. Having received the query this item was passed onto the contractor and resolved.

Neither staff, nor the contractor working on the project is aware of any defective installations. As with any building works problems do occur from time to time and it is inevitable that the contractor will need to address defects. No formal complaints have been received relating to the contract works undertaken by Ian Williams in Trinant.

All electrical personnel on site are qualified and on completion all electrical works are tested and left in a safe condition.

3.6 Tenants Satisfaction Surveys:

As part of our procedure at the end of each contract tenant satisfaction survey forms are sent to each tenant. However, as the contract is not yet complete, the survey forms have not been issued. Ian Williams have achieved a high level of satisfaction of around 84% positive rating on previous contracts under this framework agreement.

4. EQUALITIES IMPLICATIONS

4.1 This report is for information purposes only, so the Councils EqIA process does not need to be applied.

5. FINANCIAL IMPLICATIONS

5.1 The original estimated cost of the work at Trinant was £499,000. Due to additional properties the contract sum has increased to £580,000.

5.2 The original estimated cost of the work in the South Area was £488,243.00. Due to variations on the contracts it is anticipated that the final costs will be in the region of £500k subject to final evaluation.

6. PERSONNEL IMPLICATIONS

6.1 This report does not have any direct personnel implications.

7. CONSULTATIONS

7.1 Comments received from consultees have been incorporated within this report.

8. RECOMMENDATIONS

8.1 This report is for information.

9. REASONS FOR THE RECOMMENDATIONS

9.1 To advise the Task Group on the Kitchen / bathroom contract at Trinant and Penyrheol / Churchill Park.

10. STATUTORY POWER

10.1 Housing Acts and Local Government Acts.

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Consultees: Councillor Gerald Jones, Deputy Leader & Cabinet Member for Housing
Nigel Barnett, Acting Chief Executive
P G Davy, Head of Programmes
Shaun Couzens, Chief Housing Officer
J A King, Principal Contracts Officer