

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 12 December, 2016**

### **Report of the Cabinet Member for Housing, Social Care and Health**

### **Gibbonsdown External Wall Insulation and Decoration**

#### **Purpose of the Report**

1. To seek Cabinet approval to proceed with external wall insulation to properties in the Ramsey Road area of Gibbonsdown and to decorate external walls to all Council owned property on the eastern side of the Gibbonsdown area.

#### **Recommendations**

1. That Cabinet approves the installation of external wall insulation to properties in the Western side (St Catherine's Court, Dale Court and Ramsey Road areas) of Gibbonsdown at an estimated value of £800k.
2. That Cabinet approves the external painting to all Council owned dwellings to the eastern side of Gibbonsdown at an estimated value of £500k.
3. In pursuance of recommendations 1 and 2, the report be referred to Full Council for final approval of the revised budget.
4. That delegated authority is given to the Director of Environment & Housing Services, in consultation with the Head of Finance and Cabinet Member for Housing and Social Care & Health to accept the appropriate tenders for the work referred to in recommendations 1 and 2 above.
5. That the Head of Legal Services be given authority to execute the relevant contracts in pursuance of recommendation 4.

#### **Reasons for the Recommendations**

1. To continue the energy efficiency work already delivered to property in the area previously delivered through the Welsh Government's Warm Home (Arbed) scheme.
2. To protect the existing building fabric and cavity injected insulation and deliver similar community benefits to those experienced in the Ramsey Road area of Gibbonsdown.

3. To comply with the Council's Standing Orders and Financial Regulations.
4. To expedite the award of the tender to the successful contractors and enable the work to commence on site at the earliest opportunity.
5. To expedite the signing of contracts to the successful contractors and enable the work to commence on site at the earliest opportunity.

## **Background**

2. Members will be aware of the Council's success in securing a £2 million grant fund to install external wall insulation to both public and private sector homes in the Ramsey Road and Pendine Close area of Gibbonsdown. In addition to the Welsh Government grant funding the scheme was also supported by £250,000 HRA contribution for Council homes and further funding from the Energy Company Obligation (ECO) which is a duty placed on energy providers by OFGEM.
3. The £2 million grant was part of the Welsh Government Warm Home (Arbed) grant, which targeted both public and private sector homes in the area. In total 157 Council homes and 66 privately owned homes were improved through the scheme.
4. The scheme was predominantly aimed at improving the energy efficiency of the properties and reducing fuel bills. However, there have been other tangible benefits resulting from this investment which include; a greater sense of pride in the estate, reduced littering of the area and an overall improvement in the appearance of the properties.
5. To continue the success already delivered through the Arbed fund; Council officers submitted a further bid to continue the work in the remaining properties of similar archetype in the St Catherine's Court, Dale Court and Ramsey Road area of the estate. However, reduced budget availability in Welsh Government saw more stringent conditions being applied to the grant and the Council was unsuccessful in the current round of bids. The main reason cited by Welsh Government for the lack of success was the small number of private properties being addressed through this current bid (7 out of 87 properties).
6. Following the success of the first scheme, a large number of tenants in the area have enquired when the scheme will be extended to their home. Given the lack of grant funding now available to continue this scheme, alternative funding proposals have been considered and it is possible to directly fund the improvement works to Council owned property in the target area, through existing budgets.
7. The coloured finish applied to the external wall insulation has provided significant aesthetic benefits to the area and consideration is requested to decorate the external self-finish walls, which exist in other areas of the estate from Ogmor Place to Pendoylan Close (Eastern Gibbonsdown).
8. It is thought the aesthetic and social benefits already experienced on the western side of the estate may be replicated on the eastern side, through the application of a coloured finish to the Council's property.
9. The current capital programme is able to support a programme of external wall insulation to the remaining 80 Council owned properties on the western side of

the estate and could commence in February/March of the New Year. This project is estimated to cost £800,000 and will take approximately 4 months to deliver on site with much of the cost being incurred in the new financial year.

10. The external decoration works to the eastern side of the estate could be funded from current provision within the HRA revenue funding where £500,000 has been allocated to external painting (£300k) and planned maintenance (£200k).
11. Work on the delivery of the external decoration could commence in February/March of the New Year and will take approximately 6 months to complete with much of the cost being incurred in the new financial year.

### **Resource Implications (Financial and Employment)**

12. £1.3m of funding is currently available within the existing WHQS budgets identified for both schemes as set out in the report above.
13. Delivery of the two programmes will be through competitive tenders from contractors specialising in the work.

### **Sustainability and Climate Change Implications**

14. The installation of external wall insulation will improve the fuel performance of properties included in the scheme.
15. The application of a painted coloured finish will assist in the protection of existing cavity fill and reduce the need to install further materials on these properties.

### **Legal Implications (to Include Human Rights Implications)**

16. Party wall agreements will be sought from owner occupiers affected by the neighbouring work.
17. Contracts will need to be entered into with the successful contractors following the tender process.

### **Crime and Disorder Implications**

18. No implications

### **Equal Opportunities Implications (to include Welsh Language issues)**

19. No implications.

### **Corporate/Service Objectives**

20. **Wellbeing outcome 1:** An inclusive and Safe Vale  
**Objective 2:** Providing decent homes and safe communities  
**Action:** Complete the delivery of the Council House Improvement Programme.

### **Policy Framework and Budget**

21. This is a matter for Executive decision.

## **Consultation (including Ward Member Consultation)**

22. The local ward members have been consulted and are supportive of these proposals.

## **Relevant Scrutiny Committee**

23. Homes and Safe Communities.

## **Background Papers**

No papers provided.

## **Contact Officer**

Andrew Treweek, Operational Manager - Building Services

## **Officers Consulted**

Operational Manager - Legal Services  
Accountant - Housing and Building Services

## **Responsible Officer:**

Miles Punter - Director of Environment and Housing Services