

# Bristol City Council

## PROJECT PROFILE

Bristol is the 8<sup>th</sup> largest city in UK.  
 Situated in the Southwest it has a population of 403,000.  
 Tenants have voted for the council to retain ownership and maintenance responsibility for 29,500 homes.  
 BCC spend approximately £20million on responsive repairs and £30 million on major repairs and improvements to their housing stock each year.

### AIREY REPAIRABLE PRC'S

Advertised in the OJEU in December 2003 - recladding of 100 Airey homes forming part of the city's repairable stock.

A partnering approach to the procurement and management of the recladding project was proposed which allowed contractors to tender their own design solutions utilising their skills and experience to the best advantage of the project.

The partnering approach was new to the officers involved and to minimise risk the project was subdivided into two 50 property phases of approx £1million each. Bagnalls were awarded the second phase based on evidenced performance of improved value to the client and tenants.

- Selection of the contractor was based on a process involving;
- Site inspection of ongoing works
  - Response to a qualitative and quantitative priced questionnaire
  - Interview

With each section being weighting scored 60% Quality 40% Cost. Bagnalls of Bristol were selected and commence Phase 1 in February 2005 and follow on to Phase 2 in January 2006.

Cost savings in Phase 1 = 6% cashable and a further 1.75% in non-cashable terms. Phase 2 is likely to better the savings identified in Phase 1.

Impartlinks were commissioned as Partnering Advisor and Cost Manager to work closely with the client team and tenant representatives in developing a robust partnering process for the project.



### Partnering advisor

- Develop project strategy
- Facilitate Hearts and Minds workshop to inform selection questionnaire and raise awareness of the partnering process
- Develop KPIs and KPI management process
- Develop risk management tools
- Assist in the contractor selection process
- Facilitate reviews and value improvement workshops

### Open Book Cost Manager

- Develop budget management process based on open book principles
- Develop the NEC contract documents (Option C Target Contract and activity schedule)
- Manage and validate monthly valuations process
- Process and recommend final account for both phases
- Validate Gershon savings

### The project is considered to be successful by having;

- Saved money
- Improved value
- Reduced the programme period
- Improved customer satisfaction (98%)
- Reduced energy consumption for each property
- Improved safety - reduced risk of panels becoming loose



### BCC Repairable PRC's Partnering Charter

The signatories to this charter are fully committed to achieving these goals.

Yew Tree Ltd

MBE

Impartlinks  
Creativity In Construction



ALMURA

BAGNALLS  
BUILDING RESTORATION  
1<sup>st</sup> February 2007

