



Ian Williams  
on behalf of  
Trivallis:  
**Summerdale  
Close**



  
**ian williams**  
Looking after Buildings

# Project: Summerdale Close



**Task:** External decorations and roofline repairs

## Products used:

- Crown:
  - Sandtex Trade 365 All Weather Masonry for Render Option 2B
  - Sadolin Superdec for Soffits and timber Doors
  - Sandtex Trade Metal Gloss X-Tra for Railings

**Client:** Trivallis

## Background

Trivallis is one of the largest housing associations in Wales, with stock made up of 10,049 rented homes, 637 leasehold properties and 1,709 garages. Ian Williams undertook external decoration of Summerdale Close, a sheltered housing complex located in Church Village, Pontypridd in the county borough of Rhondda Cynon Taf. This 10-week programme was completed to a high quality, on time.

## Project Details:

This was a pilot scheme for Trivallis as they had a large proportion of similar blocks with vulnerable, sensitive residents and wanted to ensure the colour selection, quality and works process was set in place before progressing any further works.

Initially we were asked to carry out full external decorations, however on starting at the site we also were asked to undertake roofline works which included fascias, soffits, gutters, downpipes as well as full external decorations. We accommodated the changes by applying additional resources and trades (e.g carpentry) as they wanted a consistent contractor on site.

We direct delivered all works with a locally based team using a team of four operatives on roofline works and three operatives for the painting and decorating.

On completion the residents held an unexpected tea party for all the Ian Williams site team to say thank you for their performance and the high-quality finish of the work.



## The Challenges...

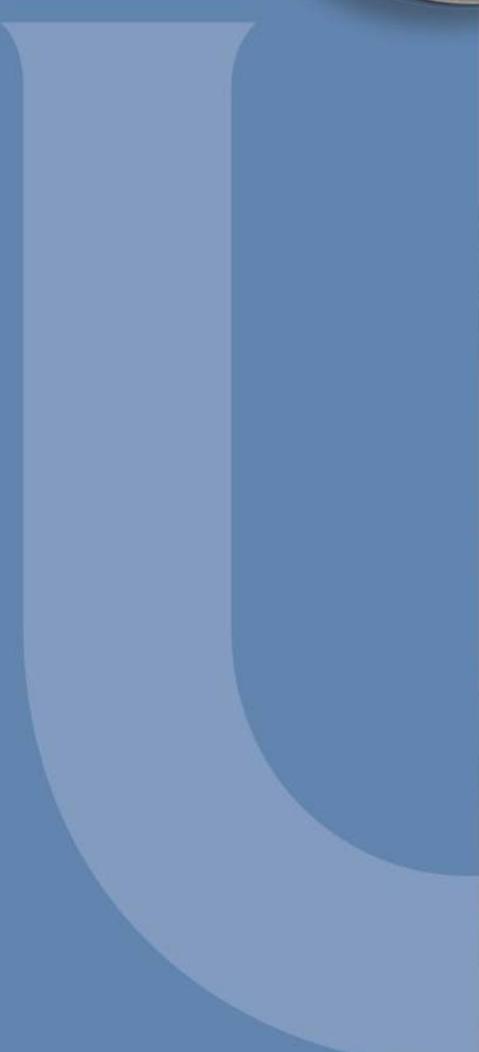
Key challenges in this project included:

- **Colour Scheme:** the residents of Summerdale close were older, vulnerable residents. We used different colours to split up each flat to make the overall scheme more aesthetically pleasing. In partnership with Crown, six different choices were initially offered for residents to select. The scheme has a significant visual impact on the local community and residents had wanted the project for many years, as they perceived the current colour and finish to look like an old fashioned 'home'. The finished result has now made residents proud and the colour scheme will now be rolled out across all the other schemes
- **Access:** we used a mixture of ladders and scaffold. On the front elevation we used edge protection on scaffold over a small overhanging roof. The rear elevation was fully scaffolded
- **Quality standard:** Trivallis' quality standards were exceptionally high which Ian Williams exceeded as a result of our quality control processes
- **Specific resident needs:** resident engagement was key on this contract: our directly employed workforce are fully trained to work with vulnerable customers especially those with extra care requirements.
- **Occupied site:** the scheme was surrounded by very well kept communal gardens with numerous plant pots and fish ponds. We offered residents assistance with moving any items and replaced all items once works were complete
- **Supervision:** our Supervisor was on site at all times to liaise with the Scheme Manager
- **Inclement Weather:** the contract was undertaken in prolonged periods of inclement weather, using water-based paint. In addition to our three permanent operatives on site we provided additional flexible resource during dry periods to complete on time and to programme



### Apprentices/ Trainees:

1 x painting and decorating apprentice  
Lucas Perrin and 1 x carpentry apprentice  
Liam Bower



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