

Item

## **Structural repairs and associated works at Bermuda Terrace flats – 2025**

**To:**

Executive Councillor for Housing  
Housing Scrutiny Committee 11/3/25

**Report by:**

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**Wards affected:**

All

Key Decision

### **1. Executive Summary**

The Council owns six blocks of flats at Bermuda Terrace, Histon Road. A programme of structural repairs and associated works is required to ensure the buildings are maintained in a good state of repair.

As the value of the proposed work is more than £1,000,000, the award of a contract is a key decision.

### **2. Recommendations**

The Executive Councillor is recommended to:

1. Approve the award of a contract to Chas Berger Limited, subject to the completion of the required consultation with leaseholders. Chas Berger Ltd achieved the highest score following the tender evaluation process.

### **3. Background**

City Services have been surveying Council-owned blocks of flats built in the 1950s, 1960s, and 1970s to identify where repair work is required.

A programme of work has now been developed at the six blocks of flats at Bermuda Terrace Estate, off Histon Road (Burgess House, Cooper House, Daniels House, Gibbons House, St Davids Houses, Spencer House).

The Bermuda Terrace Estate comprises four, three-storey blocks and two four-storey blocks which were built in the early 1970s. The blocks contain a total of 73 residential units and a community room, with garages under Gibbons House and Daniels House, and a detached block of garages linked to Spencer House.

The Council has engaged design and project management consultants Ridge and Partners LLP to carry out detailed structural surveys and produce a specification for the works.

Repair and upgrade of the landlord electrical installation is also required at Bermuda Terrace. A separate electrical consultant has carried surveys of the electrical installation. It planned to procure a separate electrical contractor to carry out electrical works. This work will start on site after the structural works are finished.

### **4. Details of the proposed structural works**

Site surveys have been undertaken across the Bermuda Terrace estate to understand the condition of the buildings. The surveys identified structural and building fabric defects which need repairs. These include:

- Drainage repairs
- Underpinning work to some areas around the garage blocks
- Movement joints are required to brickworks walls to prevent more cracking
- Localised masonry and concrete repairs are required to all blocks
- Balcony surfaces need recovering to prevent water ingress
- Localised repairs to walkway coverings and steps are needed
- The metal glazing frames over communal walkways have some corrosion and need repairs and re-painting
- All previously painted surfaces need redecoration

- Insulation upgrades to cavity walls, lofts, and where balconies meet external walls will be carried out where required.
- Tree works are needed in the car parking areas, with repairs to surfaces.

Subject to award of the building contract, and the completion of the leaseholder consultation, it is planned that work will commence on site in April 2025. Work is expected to take around six months to complete.

The estimated cost of the building work is around £1.3m including building contractor works, contingencies and professional fees.

## **5. Implications**

### **a) Financial Implications**

A budget for this work is included in the Housing Revenue Account capital plan.

It is expected that leaseholders will be recharged for their share of the cost, subject to the completion of a consultation process.

It is possible that additional work will be identified while carrying out refurbishment works and a contingency is allowed for this.

### **b) Staffing Implications**

City Services Asset Management team will manage the project.

Ridge and Partners LLP consultants have been engaged to provide a range of professional services, act as the Contract Administrator, and oversee contract delivery on site.

City Homes staff will be responsible for arranging S20 consultation documentation to leaseholders.

### **c) Equality and Poverty Implications**

An Equality Impact Assessment is not required – this project is repairing work only.

#### **d) Environmental Implications**

The Council's climate change rating tool has been completed to assess the environmental implications of this proposal.

The assessment is that there is low positive overall impact.

There are a number of ash trees located around the parking areas for the flats. An arboricultural survey has recommended that a number of these trees should be removed and replaced with more appropriate species.

A further consultation with residents will take place before any tree works take place.

#### **e) Procurement Implications**

The building contractor has already been procured via the Council's procurement portal.

Six tenders were received. The evaluation of tenders was based on a combination of quality and price, with the emphasis on quality of work.

The Contractor with the highest score at the end of the tender evaluation process is Chas Berger Ltd.

#### **f) Community Safety Implications**

There are no procurement-specific community safety implications. This is a contract to ensure existing buildings and services are maintained in good condition.

### **6. Consultation and communication considerations**

Residents at Bermuda Terrace flats have been informed of these proposals.

There have been a number of project newsletters and two well-attended residents' meetings to inform tenants and leaseholders about the proposed work.

There are twenty-four leaseholders who, under the terms of their lease, will be liable to pay towards the cost of this maintenance work.

A formal leaseholder consultation process will take place to ensure the Council complies with all legal requirements and will be able to recover cost of works from leaseholders.

There will be a dedicated meeting with leaseholders during the consultation process.

Residents will have the opportunity to meet with the building contractor before work starts, and the contractor will have a dedicated resident liaison officer to engage with residents affected by the work.

**7. Background papers**

None

**8. Appendices**

None

**9. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact Will Barfield, Asset Manager

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