



Report to Asset, Development and Investment Committee

26 February 2014

Title: Window Replacement Programme 2014/15

Report of Director of Customers and Communities

Purpose of Report

1. To provide the committee with a summary of the proposed third year of the single glazed timber window replacement programme.

Background

2. Following discussion and consultation, Gateshead Council's Cabinet approved the 2014/15 Housing Capital programme on the 21 January 2014. As part of the programme of works, Cabinet approved a £500,000 increase in the window budget, taking the overall budget to £1million.
3. With the increased funding, proposed changes to the window specification and other efficiency's it is now anticipated that over 700 properties a year will benefit from full house window replacement during 2014/15.
4. The programme for window replacement is based on a 'worst first' approach. It is defined as...

"Priority within the programme of replacement works will be given to estates where the window condition is deemed to be poorest. This rational will be based on existing repairs and maintenance trends, age and condition information and individual surveyor experience. Properties where decommissioning has been approved, or specialist improvement work is required will initially be excluded from the programme."
5. Window replacement work will now be undertaken by Anglian Windows. Under the management of Gateshead Councils Local Environmental Services (LES), Anglian will supply and fit windows for initially the next two years, but subject to performance potentially a further three years.
6. The 2013/14 window programme is currently on site and will deliver new windows to over 240 homes across three estates.
7. 721 properties have been provisionally identified for inclusion in the 2014/15 window replacement programme. These properties are spread across eighteen

estates, where possible phased works that cross financial years will run concurrently. The full programme is attached in the Appendix to this report.

Links to Values

8. This proposal links to the following Company values:

- Being a listening and learning organisation
- Being honest, accountable and transparent
- Being customer focused, innovative and professional

Impact on tenants

9. The work to replace windows will positively impact upon tenants. Customers aspire to having double glazed windows and they form part of the perception of a modern home.
10. While double glazed windows offer better thermal qualities than single glazed they do reduce the amount of passive ventilation in the home. If customers do not use the built in trickle vents and suitably ventilate their homes there is an increased risk of condensation.

Risk Management

11. The risk of not having a window replacement programme in place is that as the current timber windows reach the end of their expected life they will pose a threat to the repairs budget through increased repairs and replacement.
12. Properties that do not have double glazed windows may appear less desirable to customers and experience lower demand.

Health Implications

13. Window replacement work will reduce the opportunities for draughts and offer some thermal improvements to homes. This will help reduce the risk of customers suffering heart, stroke, respiratory and cold-related illnesses.

Financial Implications

14. The window replacement programme will be funded through the Housing Capital Programme approved on 21 January 2014.

Equality and Diversity Implications

15. There are no equality and diversity implications arising from this report.

Value for Money Implications

16. Adopting a worst first ethos will offer an 'invest to save' approach. Replacing the windows in the worst condition first will reduce the impact on the repairs and maintenance budget.

Environmental Implications

17. The installation of double glazing will offer better insulation and contribute to a reduction in carbon emissions.

Consultation

18. No consultation was required for this report.

Recommendation

19. The views of the committee are sought on third year of the single glazed timber window replacement programme.

Proposed Window Programme 2014/15

Estate	Ward(s)	
Year 3 2014/15		
HALLGARTH_EST Ph3B	BLAYDON, WINLATON & HIGH SPEN	120
ELISABETHVILLE	LAMESLEY	4
CENTURION_WAY_EST	HIGH FELL	59
COACH_ROAD_EST	LOBLEY HILL & BENSAM	18
ST_JAMES_VILLAGE Ph1	BRIDGES, FELLING	59
ST_JAMES_VILLAGE Ph 2	BRIDGES, FELLING	90
BARLEY_MOW_OLD	BIRTLEY	10
RICKGARTH_EST	WINDY NOOK & WHITEHILLS	14
SWALWELL	WHICKHAM NORTH	2
REDEMARSH_EST	WINDY NOOK & WHITEHILLS	50
HIGH_CRAWCROOK	CRAWCROOK & GREENSIDE	18
CROOKHILL	RYTON	9
BEACON_LOUGH_EAST	HIGH FELL	9
SUNDERLAND_ROAD_EST	FELLING	52
SOUTH_SHERBURN_EST	CHOPWELL & ROWLANDS GILL	82
HARLOW_GREEN	CHOWDENE, LAMESLEY	10
COATSWORTH	BRIDGES	80
STONEYGATE Ph 1	FELLING	30
FALLA_PARK	FELLING	5

Originally planned

Accelerated schemes

*Accelerated schemes will be subject to survey

**Where possible phased works that cross financial years will run concurrently.