

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE– 6 MARCH 2001

CAPITAL PROGRAMME: REPORT ON THE PILOT CONTRACT TO UPGRADE EXISTING PVCu SINGLE GLAZED WINDOWS TO DOUBLE GLAZED WINDOWS

Report by The Director Of Homes And Technical Services

1 PURPOSE OF REPORT

- 1.1 To provide members with an update on the results of the Pilot Scheme and provide information which will assist in formulation of future Housing Capital Programmes.

2. BACKGROUND

- 2.1 At the Housing Capital Sub-Committee of 16th May, 2000, approval was given to proceed with a Pilot Scheme to upgrade existing Single Glazed PVCu windows to double glazed windows. An interim report on 13th September, 2000 examined options, costs and payback periods, pending this further report on the Pilot Scheme outcome. That report also made it clear that replacement of satisfactory single glazed windows could not be justified as value for money.

3. ASSESSMENT OF PILOT STUDY

- 3.1 The pilot included two manufacturers, Regency Windows and VEKA.

3.2 Regency Windows

- 3.2.1 The Regency windows were found at Doonbank Crescent, Patna and Sidlaw Place, Kilmarnock.

- 3.2.2 Although Regency Windows is no longer trading, the plant is in new ownership and beads and accessories for these windows were obtained for the conversion work.

- 3.2.3 The windows are an internally beaded tilt and turn type, and the existing glass was cleanly removed with no disturbance to decoration. The new 24mm double glazed unit was readily fitted.

3.3 Veka Windows

- 3.3.1 The addresses with VEKA Windows were found at Brodick Place, Kilmarnock.

These windows were originally fitted by Andrew Wright and suitable double glazing beads were readily available.

3.4 Tenant Response

3.4.1 In all locations the work was successfully carried out with no disturbance to decoration and the tenant response to the works was positive with comment made on reduction in the formation of condensation on glazing.

4.0 LEGAL/POLICY IMPLICATIONS

4.1 Replacement Of Single Glazed Units With Double Glazed Units

4.1.1 The Council has no policy at present within the Housing Capital Programme for upgrading single glazed units. The report will assist in formulation of policy in improving the housing stock. It should also be noted that a number of the window types previously installed may not have a suitable width of section to take a double glazed panel and bead and cannot therefore be converted.

5.0 FINANCIAL IMPLICATIONS

5.1 Budget unit costs have been prepared as an update to the costs reported to the Committee previously to allow inflationary increases for work being carried out during the 2000/2001 Financial Year, and are based upon carrying out the work under fairly sizeable Contracts. The result of the pilot project has been taken into account, with allowance made for the likely impact of remedying deficient ironmongery.

a)	Replacement glazing units	£ 910.00
b)	Replacement double glazed windows	£2,080.00

5.2 Implications For The Capital Programme

5.2.1 Based on a desktop assessment of existing records, it is believed that there are approximately 6,200 dwellings with single glazed PVCu windows, though not all of these may be suitable for upgrading.

5.2.2 It is not practical at this stage to establish the number of dwellings where conversion is feasible. It is assumed to be in the order of 5,200. On this basis the conversion of suitable windows requires an investment of £4.732 million.

5.2.3 The dwellings not suitable for conversion could only be upgraded by replacement windows, and this could not be currently justified, until the windows reach the end of their useful life.

6.0 CONCLUSION

- 6.1 It is clear that in many cases single glazed windows can be upgraded to double glazing, where the window type permits this, and where suitable glazing beads are available. This has beneficial effects on condensation and improves tenant satisfaction. It also marginally improves energy efficiency, although it must be stressed that the annual fuel saving is very modest, and that the pay back period is long. It is not therefore economic to install double glazing for energy efficiency reasons alone.
- 6.2 At the same time the costs of this exercise have increased, principally taking into account the requirement to upgrade hardware. While it remains technically possible to carry out this work and it is popular with tenants, at an average cost of £900 per house, the value for money of this work must be questioned. It must also be pointed out that there are a considerable number of other demands upon the Council's resources and it is very doubtful therefore if we can justify upgrading perfectly satisfactory windows simply to improve energy efficiency by a very modest amount, and even taking into account the tenants satisfaction results.
- 6.3 Accordingly it is proposed that no programme of re-glazing single glazed units with double glazed units should be undertaken. There may be from time to time occasions when this would be an appropriate response to a particular problem and in the light of that some modest provision has been made within the Energy Efficiency monies which are already contained within the programme. However no technical recommendation to proceed with this work could be justified

7.0 RECOMMENDATIONS

- 7.1 It is recommended that members agree that no programme of upgrading single glazed units to double glazed units should be identified within the capital programme.

James Lavery
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JL/CJ/AB

LIST OF BACKGROUND PAPERS

1. Good Practice Guide, DETR.
2. Report to Housing Capital Sub-Committee 16th May, 2000.
3. Report to Housing Committee - 13th September, 2000.

For further information please contact Campbell Johnston, Design Services Manager on 01563 555261.

AGENDA