

Leicester
City Council

WARDS AFFECTED:
All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:
Housing Scrutiny Committee
Cabinet

21st August, 2003
22nd September 2003

WINDOW REPLACEMENT - PRIORITISATION

Report of the Service Director of Housing

1. Purpose of Report

The Cabinet Link Member for Housing has requested that the Committee indicate its preferred option for the prioritisation of future window replacement programmes.

2. Summary

This report presents options for the future prioritisation of the Window Replacement Programme. Present priority is based on a worst first and the report advises on options for greater priority to be given to bungalows or properties tenanted by senior citizens.

3. Recommendations

The Cabinet is requested to endorse the recommendations put forward by the Housing Scrutiny Committee on 21st August, 2003, which are listed as follows:

- i) priority be given to the remaining bungalows listed in Programme One, subject to finance;
- ii) priority be given to the remaining bungalows listed in Programme Two, subject to finance; and
- iii) the investment strategy previously approved by the Council, in Programme Three, be maintained.

4. Financial and Legal Implications

There are no direct financial implications within this report as the programmes are formulated each year within approved budgets. (Ian Marlow)

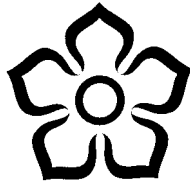
There are no direct legal Implications. (Ian Marlow)

5. Report Author/Officer to Contact

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DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)



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SUPPORTING INFORMATION

1. REPORT

BACKGROUND

1.1 Programme One

- 1.1.1 The Council embarked on a Window Replacement Programme in 1998. The initial programme was for the replacement of all wooden and steel window frames with high quality, high security, double glazed P.V.C.u windows.
- 1.1.2 This involved the replacement of around 160,000 windows across the city and was programmed for completion during 2012/13.
- 1.1.3 Since this programme started, due to extra investment, the completion date has been brought forward to 2005/06.

The Estimated Properties that will be outstanding as at 31/3/04 are:

Bungalows	473
Houses	2393
Flats	2003
Maisonettes	872

TOTALS 5741

1.2 Programme Two

- 1.2.1 In addition to the original programme, the council also decided to replace the single glazed Timberplast type windows (plastic on wood) and the single glazed aluminium windows with double glazed PVCu windows after the completion of the original programme.

1.2.2 This is due to commence in 2006/07 and be completed in 2007/08.

The Estimated Properties that will be outstanding as at 31/3/04 are:

Bungalows	459
Flats	116
	48
Houses	58
	2670
TOTALS	3351

1.3 Programme Three

1.3.1 Running in parallel to the above programmes is the overcladding and replacement of windows of the M.H.C. (Midland Housing Consortium) bungalows and houses and on the B.I.S.F. (British Iron & Steel Federation) houses in New Parks. This is anticipated for completion in 2007.

The Estimated Properties that will be outstanding as at 31/3/04 are:

BISF	105
MHC	408

2. PRIORITISATION

2.1 The current method of prioritisation of the window replacement programme is the use of the "worst first" policy.

2.2. The worst first properties are identified by the external property condition survey which is carried out every three years and is sampled annually. Once the worst properties are identified the replacement programmes are formulated against the available resources each year.

2.3 This method of identifying properties has been in place since 1988 and is used for the prioritisation of all repair programmes on all external elements of a property.

3. OPTIONS FOR CHANGE

The original window programme is now well established, however, there is the opportunity to change the way in which window replacement is prioritised.

3.1 Programme One

a) As at 31 March 2004 it is anticipated that there will be 473 bungalows to complete the programme. If priority was to be given to the remaining bungalows then, subject to finance, all the bungalows will be completed by October 2004.

- b) Give priority to all properties with tenants that are classed as senior citizens (over 60's). This would involve around 1,756 properties. A note of caution, however, is that if this was introduced then it would involve not only pepper potting in streets but also within low rise flats. As a result it may cause frustration with other Council tenants who may live next door and wouldn't be getting windows until a year later or even longer. If this policy was adopted then all properties with senior citizens as tenants would be completed by April 2005. This approach may also increase costs.
- c) Continue with the existing worst first policy as previously outlined.

3.2 Programme Two

3.2.1 The second programme for the replacement of Timberplast and aluminium type windows is due to commence during 2006/07.

- a) Included within the programme are an estimated 475 bungalows. If priority was given to these properties then the windows will be installed by April 2006.
- b) Give priority to all tenants classed as senior citizens (over 60's). This would involve around 955 properties. Again, a note of caution needs to be applied as not only will it involve "pepper potting" in streets but also within low rise flats. As a result it may cause frustration with other Council tenants who live next door who wouldn't be getting windows until sometime later. If this policy was adopted then all properties with senior citizens as tenants would be completed by November 2007. Again this may increase costs.
- c) Continue with the worst first policy as previously outlined.

3.3 Programme Three

3.3.1 BISF As at 31 March 2004 it is estimated that there will be 105 properties to complete the cladding and window replacement programme. The completion of this programme is anticipated for 2007/08.

3.3.2 It is recommended due to the small number of properties and the technical nature of the overcladding that this programme continues using the existing proposed programme.

3.3.3 MHC - This programme is due for completion during 2006/07. There are 408 left to complete this programme of which 138 are bungalows. Due to the nature of the work involved in the overcladding and window replacement, there are only two options for change.

- a) Carry out the work to bungalows first.
- b) Continue with the worst first replacement as previously outlined.

3.3.4 All the dates above rely on the investment strategy previously approved by the Council, being maintained.

3.3.5 Members are recommended to choose one option for each of the programmes identified above .

4. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

OTHER IMPLICATIONS	YES/NO	Paragraph Within Supporting Information	References
Equal Opportunities	No		
Policy	Yes	2	
Sustainable and Environmental	No		
Crime and Disorder	No		
Human Rights Act	No		
Elderly/People on Low Income	Yes	3.1 (b) 3.2 (b)	

5. Background Papers – Local Government Act 1972

Housing Department files.

6. Consultations

There have been no consultations outside the Housing Department.

7. Aims and Objectives

The aim of the Council is “a decent home within the reach of every citizen of Leicester”.

This report contributes to that aim through objective numbers 1.4: Use available resources to improve and maintain Council housing stock on a worst first basis.

8. Report Author

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