

## **Wimbledon Park Co-operative**

### **Installation of double Glazing windows**

**Blocks included in the project:** 20-51 Wimbledon Park Court, 1-56 Fernwood, 1-56 Allenswood, 1-57 Ambleside, 1-19 Briardale, 1-21 Verebank, 1-21 Lindale.

**Block not included in this project:** 1-19 Wimbledon Park Court [*Double Glazing has already been installed in this block*]

Wimbledon Park Co-operative recognised the resident's request of double glazing through various queries voiced to the office and at the resident meetings. Majority of the queries were relating to heat loss, windows not closing and gaps occurring in the metal crittall windows. The board then worked tirelessly along with Wandsworth Council to follow the correct procedure to carry out the C1 referral application (Major Work Application Process).

As part of the C1 referral application, in December 2008 Wimbledon Park Co-operative carried out a resident survey to demonstrate to the Wandsworth Council what the resident's view were on the state of the windows in Wimbledon Park Estate. The survey represented over 70% of the residents in favour of double glazing.

Again as part of the C1 referral application, a 'cost of use' analysis to determine whether it would be financially worth changing the windows to double glazing or simply carrying out repair to the existing window. A surveyor was appointed to carry out various surveys to various properties of differing locations and bedroom numbers. The 'cost in use' analysis result highlighted that it was infact beneficial to change the windows in terms of costing.

Wimbledon Park Co-operative completed the C1 referral application with the supporting document (resident survey and the 'cost in use' analysis) and forwarded this to Wandsworth Council.

Wandsworth Council responded that the C1 referral application had been successfully accepted and had been budgeted for the work to commence in the financial year of 2015/2016 (April-March).

Wimbledon Park Co-operative tried to negotiate a date which was earlier then 2015/2016 and also looked into at various other options in order to initiate the project quicker.

Unfortunately, due to funding issues the hope of the work happening earlier then the proposed date was not possible as the project would have to be initially funded by Wandsworth Council.

**So where does this leave us?** It leaves us in a position that we know that the Wimbledon Park Estate is in the plans to get new double glazing windows in the financial year of 2015/2016 through the hard work of Wimbledon Park Co-operative. Despite looking into other options, it also leaves us with the knowledge that the possibility of getting the work done earlier is not possible.

## **Frequently Asked Question**

### **1. Why can't the work happen quicker than 2015/2016?**

This is the date that this window project has been pencilled into the Wandsworth Council major work plans as they will have to initially fund the work.

Wimbledon Park Co-operative does not have the finance nor the resources to fund a project of this magnitude.

### **2. Who would pay for the double glazed windows?**

The leaseholder would pay for the cost of the double glazing installation depending on their block cost percentage. Wandsworth Borough Council would pay for tenanted properties.

### **3. How much would this cost me?**

There are no detailed costs for the project yet. The project cost to leaseholder will only be available tendering process has been carried out by the council. This tendering process would be as part of the S20 leasehold consultation.

### **4. How would leaseholders pay for it?**

Wandsworth Council will explain the various payback options open to leaseholders closure to the date as part of the S20 consultation. There would be several leasehold consultation meetings to discuss the project as well as payment methods prior to the commencement of this project.

### **5. What if I decide or already have double glazing windows installed myself; will I still have to pay when the rest of the estate is fitted?**

Unfortunately yes, when Wandsworth Council carry out the work then the cost will still apply to you regardless if you have installed double glazing or not. This is in accordance to the leasehold agreement.

If you still have further enquires; please do not hesitate to contact the office and we will try to find out the answer either via email ([office@wimbledonpark.org](mailto:office@wimbledonpark.org)) or phone (020 8780 9980).

### **6. What are the obvious advantages of double glazing?**

- Add value to property
- Heat Retention so warmer
- Better Sound Insulation
- Potential savings in energy bills
- Aids in Condensation issues (ventilation is still required even with double glazing)

### **7. What do I need to start doing?**

As a Leaseholder, you should bear in mind the cost and if necessary try to start saving some money away for this window project.

### **8. Latest Position ?**

19-03-2014: As stated by Wandsworth Council: The window renewal for this estate was an approved addition to the capital programme as part of the annual additions in January 2014, and approved by Wandsworth Council housing committee at that time. Briefing documents will be prepared over the coming months and appointment of consultants (following competitive tender) will take place during the summer.

The council expects therefore that the first stage of consultation with residents (notice of intention) will be during 2015. Tenders will be invited after that stage has satisfactorily completed and S20 consultation will likely take place in the autumn of 2015. If that completes successfully I would expect a start on site to be achieved early in 2016.