

LONDON BOROUGH OF WANDSWORTH HOUSING DEPARTMENT

MEMORANDUM

From: Nigel Reimmer
Consultation Officer

Date: 11th January 2016

Re: Wimbledon Park Estate
Window Renewal including External Repairs & Decorations S20 EXP

The consultation meeting was attended by 34 residents, 28 of which were leaseholders.

The scheme was generally well received by all residents and various comments were made with regards to the expected timescales of the scheme in addition to the works involved. Comments were received relating to the individual costs to leaseholders, including how the charges were calculated. I have listed below some of the more specific comments and observations received during the consultation period.

- A resident stated that the mesh panels to their private balcony currently presents a health and safety issue as the 'squares' are of such a size that a child can fit their feet into and climb up the panel. ***The panels are only listed for redecorations at present. Safety issue passed to Co-op Management Team for action.***
- A number of residents commented on the window guarantees that would be given as part of the works in accordance with the performance spec. ***The window performance specification confirms that a comprehensive certificate of indemnity is provided against defects arising in the replacement of all windows, screens and balcony doors within a 10 year period following practical completion.***
- A resident commented on the profile size of the proposed installation and stated that they could be made to have slimmer profiles. ***The window design profiles have not yet been confirmed as the contractor and window sub contractor have not been officially appointed.***
- A resident enquired on what type/spec of windows would be installed as part of the scheme. Several residents also requested to see samples of the windows due to be installed. ***The windows will be replaced with a Upvc double glazed product. The council was unable to provide samples of the windows to be installed as the contractor has not yet been officially appointed and therefore no windows have yet been manufactured at this stage. The contractor will undertake works to a pilot flat, whereby residents will have an opportunity to view the installation.***
- A resident enquired whether the removed windows would have any resale value or could be recycled with the money paid back into the contract. ***The scheme of works was subject to competitive tendering, with seven contractors returning tenders to complete the works. Ultimately it is down to the individual contractor to submit their price for the works in the hope that their tender is competitive enough to win the contract. The contractor when pricing their tender in line with the specification of works, will take into account matters such as the disposal/scrap value of any building materials and submit their price accordingly.***
- Several residents enquired as to whether the front door glazed surrounds would be replaced as part of the works as these appear to be a source of draught into the property. ***The Project Controller has advised that this will not form part of the works, however any associated decoration to the frames will be carried out in accordance with the specification.***