

**COMMITTEE:** NORTH AREA COMMITTEE

**DATE:** 14<sup>th</sup> JULY 2010

**SUBJECT:** PETITION FROM RESIDENTS – QUANTOCK COURT – CONDENSATION ON WINDOWS

**REPORT BY:** HEAD OF HOUSING SERVICES (LANDLORD)

**CONTACT OFFICER:** ABDUL KAHIR – 01582 546208

**IMPLICATIONS:**

<b>LEGAL</b>	<b>COMMUNITY SAFETY</b>	
<b>EQUALITIES</b>	<b>ENVIRONMENT</b>	✓
<b>FINANCIAL</b>	<b>CONSULTATIONS</b>	
<b>STAFFING</b>	<b>OTHER</b>	

**WARDS AFFECTED:**

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**PURPOSE**

1. To consider a petition from residents of Quantock Court regarding condensation and the provision of new replacement windows.

**RECOMMENDATION**

2. **The Committee is recommended to note receipt of the petition.**

**BACKGROUND**

3. Quantock Court is a sheltered scheme block which was built in 1989/90
4. The scheme contains 8 satellite bungalows and 18 maisonettes/flats, which are located nearby, which are part of the same development built at the same time as the main block.
5. The windows are as built, and are of PVC construction with single glazed units.
6. As part of the stock retention strategy, an investment plan was agreed that described the works required to maintain the housing stock.

7. Work programmes are developed on a 5 yearly basis, including the window replacement Scheme.

## **REPORT**

8. Condensation is related to living lifestyle. A balance of heating and ventilation is needed to reduce condensation.
9. Where condensation issues were reported, jobs have been raised to carry out remedial works to alleviate condensation and advice given to residents on reducing the risk of reoccurrence in the future.
10. Condensation occurs when warm water vapor carried in the air comes into contact with a cold surface, this then turns into water droplets. To prevent this, rooms should be adequately ventilated and heated. Within this development there is adequate ventilation and heating systems installed in these properties.
11. The Council has a programme for window replacement in properties that have PVC windows with single glazed units.
12. The windows in Quantock Court/Close is scheduled to be replaced in 2015, this is based on replacing windows that were installed earliest, i.e. oldest windows will be replaced first.
13. The standard lifecycle of a PVCu window under Decent Homes guidelines is 30 years for blocks of flats. The windows in Quantock Close are now approaching 20 years old. They are in sound condition, and therefore there is no justification for replacing the windows ahead of the stipulated programme year.
14. Replacing the existing windows, would not necessarily secure the benefit of eliminating the risk of condensation.

## **PROPOSAL/OPTION**

15. The Committee are advised that windows in Quantock Close are scheduled for replacement in 2015.
16. The Council will look at the alternative options to support a reduction in the appearance of condensation, this may include education, advice and if necessary additional ventilation options in the kitchen. This will help reduce moisture at source.
17. In the meantime the residents will be assisted where possible in treating mould growth when reported.
18. Replacing the windows in Quantock Close ahead of schedule would mean that other work that is due to other properties in more need would have to be deferred.

## **ENVIRONMENTAL IMPLICATIONS**

19. The replacement of the windows is an essential component of the Council's Investment Plan to maintain the value of the assets and to ensure healthy living for the residents in the scheme.

## **LEGAL IMPLICATIONS**

20. There are no legal implications in this report. This has been agreed by John Secker in Legal Services on 25 June 2010.

## **APPENDIX**

Appendix A – Copy of the petition received from Quantock Court  
Appendix B – Record of repairs raised on Council's repair system.  
Appendix C – 5 year Window Replacement Programme.