

Committee:	Dated:
Community and Children's Services	22 September 2022
Subject: Housing Specific Winter Measures	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Andrew Carter, Director of Community and Children's Services	For Decision
Report author: Paul Murtagh Assistant Director Housing & Barbican	

Summary

The purpose of this report is to seek Members views on, and approval (if appropriate) to a suite of housing specific thermal winter measures to homes on its social housing estates where, residents will have to go through at least one more winter with poorly performing single-glazed windows.

Recommendations

The Committee is asked to:

1. Consider and give its views on the suite of housing specific thermal winter measures proposed for homes on the City of London Corporation's (the Corporation) social housing estates where, residents will have to go through at least one more winter with poorly performing single-glazed windows.
2. Agree which of the housing specific thermal winter measures, if any, set out in this report should be pursued.
3. Agree whether the housing specific thermal winter measures that Members wish to pursue, should also be offered to leaseholders on the social housing estates in question and, if so, whether such measures should be rechargeable.

Main Report

Background

1. Blocks of flats on the Grade II Listed Golden Lane Estate still have original single-glazed windows and, the replacement/refurbishment of the windows is long overdue. Whilst there is a project in place to improve the thermal performance of the structure of the blocks of flats, including replacing/refurbishing the windows, it

is subject to a complicated and lengthy Listed Building Application, that requires extensive consultation with several stakeholders including Historic England and The Twentieth Century Society.

2. Although recently, an accelerated programme has been put in place to attempt to reduce the time it will take to replace/refurbish the windows on blocks of flats on the Golden Lane Estate, residents will still have to go through at least one more winter with poorly performing single-glazed windows.
3. Since May this year, officers have been meeting regularly with Golden Lane/Cripplegate Members to review progress and issues with the Window Replacement/Refurbishment Programme on the Golden Lane Estate, specifically with regard to Crescent House where, the windows are in the poorest condition.
4. In the knowledge that residents in Crescent House and across the whole of the Golden Lane Estate, will have to go through at least one more winter with poorly performing single-glazed windows, Members asked officers to consider and report back on possible housing specific thermal winter measures that could be undertaken in the interim period to reduce residents' energy bills and increase the thermal performance of their homes.

Considerations

5. In addition to the Golden Lane Estate, George Elliston House and Eric Wilkins House on the Avondale Square Estate are the only two estates that currently either, do not have replacement double-glazed windows or, do not have firm plans and dates for the installation of new windows.
6. Members will recall that plans for George Elliston House and Eric Wilkins House, that would have seen the redevelopment of the site of the two blocks to provide additional new homes as well as, providing for the extensive refurbishment of the blocks, were rejected due to the cost of the project and the inherent risks involved. These two blocks will undergo major refurbishment works in the future, including replacement windows and other thermal improvement works however, this will not be done before the onset of winter. The rest of the blocks on the Avondale Square Estate have had replacement double-glazed windows installed and, a project was completed last year to refurbish and repair the windows.
7. The Corporation's social housing estates at William Blake, Holloway, Southwark, Sumner Buildings, Windsor House, and Sydenham Hill are all scheduled to have replacement windows installed over the next 12 months. Unfortunately, several of these advanced projects are currently 'on-hold', pending the completion of the Corporation's Capital Projects Review.
8. Members will be aware that the windows to all homes and communal areas to the Corporation's Dron House Estate have recently been successfully replaced with full double-glazing throughout.

Residents Affected

9. Of the two estates left with single-glazed windows where, there are currently no firm plans and dates for the installation of new windows, Golden Lane has 293 tenants and 273 leaseholders. George Elliston House and Eric Wilkins House have 46 tenants and 15 leaseholders.

Measures Available

10. There are some relatively smaller measures that can be undertaken in the interim period to reduce residents' energy bills and increase the thermal performance of their homes. These are set out below:

	Measure	Cost
1.	Installation/replacement of hot water cylinder jacket.	£40 each
2.	Replacement or installation of electronic heating thermostat.	£50 each
3.	Installation of foil backing to radiators.	£15 per radiator
4.	Installation of thermal curtains.	£90 per window
5.	Draught-proofing to windows and doors.	£2 per metre

11. With associated labour, approximate costs for the installation of the above measures would be in the region of £600 per property. This equates to approximately £205,000 for our tenanted homes and, £173,000 for leaseholders, assuming a full take up by all tenants and leaseholders.
12. A recent similar 'grant-funded' proposal to support 32 eligible homes in Cullum Welch House on the Golden Lane Estate, resulted in only four households taking up the offer (an acceptance rate of 12.5%). If this is representative of residents across the Golden Lane Estate and George Elliston House and Eric Wilkins House, the costs will be considerably less than those contained in Paragraph 11 above. It should also be noted that if any, or all the above measures are carried out, thermal performance would only be improved by a relatively small amount.
13. If Members do agree to proceed with the installation of the interim measures to the Corporation's tenanted properties, the cost can be met from the current budget provision for the respective window replacement/refurbishment programmes provided for within the Housing Revenue Account (HRA). However, if Members agree that the same measures should be offered to leaseholders on our social housing estates, alternative funding will need to be found.
14. Consideration has also been given to offering affected tenants a 'one-off' winter rent credit to assist with their heating bills, equivalent to the per property cost of the interim measures set out above (approximately £600).
15. If Members are minded to explore this option, officers will need to take further legal advice and complete an Equalities Impact Assessment.
16. This option has potential advantages in terms of administration, guaranteed levels of take up and, potentially, a more immediate impact on suppressing the additional heating costs arising from the window specific issues set out in this report.

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