

Committee:	Dated:
Community and Children's Services	14/09/2023
Subject: Housing Specific Winter Measures (Phase 2)	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: Judith Finlay, Executive Director of Community and Children's Services	For Decision
Report author: Paul Murtagh Assistant Director, Housing & Barbican	

Summary

This report seeks Members' views on, and approval for (if appropriate) an extension of a programme to provide a suite of housing specific thermal winter measures to homes on its social housing estates. It is on these estates that residents will have to go through at least one more winter with poorly performing single-glazed windows.

Recommendations

The Committee is asked to:

- Note the statistics provided on the take-up of the housing specific thermal winter measures offered last winter for homes on the City of London Corporation's (the Corporation's) social housing estates.
- Agree to an extension of the programme to provide a suite of housing-specific thermal winter measures to homes on its social housing estates.

Main Report

Background

1. Blocks of flats on the Grade II Listed Golden Lane Estate still have original single-glazed windows, and the replacement or refurbishment of the windows is long overdue. While there is an accelerated project in place to improve the thermal performance of the structure of the blocks of flats, including replacing/refurbishing the windows, it is likely that work will not start on the estate until at least the end of the current calendar year. It could take up to two years to complete the project.

2. In addition to those blocks of flats on the Golden Lane Estate, George Elliston House, and Eric Wilkins House on the Avondale Square Estate, also have single-glazed windows. Although a refurbishment project is planned for these two blocks of flats, it is also likely that residents will still have to go through one more winter with poorly performing single-glazed windows.
3. At its meeting on 22 September 2022, Members of the Community and Children's Services Committee approved a programme to provide a suite of housing specific thermal winter measures to homes on its social housing estates.

Key Data

4. As part of last year's Housing Specific Winter Measures Programme, we contacted all residents (tenants and leaseholders) on the Golden Lane Estate (except for Great Arthur House) and residents in George Elliston House, and Eric Wilkins House on the Avondale Square Estate, to see if they wished to participate in the programme.
5. The range and final specification of the specific winter measures offered to residents was set at:
 - draught proofing (doors and windows)
 - draught excluders
 - cylinder jackets
 - thermal door curtains
 - window curtains
 - electric blankets
 - radiator reflectors.
6. The statistics below set out the take-up, costs and preferences of those residents on both the Golden Lane Estate and the Avondale Square Estate who chose to take part in the scheme.

Golden Lane Estate

Number of tenants requesting survey:	34
Number of tenants who had works done:	33
Survey cost:	£85 per property
Total cost of works:	£44,978

7. In addition, eight leaseholders took up the offer of having works done directly with our approved contractor.
8. The most popular of the winter measures offered was the installation of the Radfleck radiator reflectors; the cylinder jacket was the least popular.

George Elliston House, and Eric Wilkins House

Number of tenants requesting survey:	15
Number of tenants who had works done:	13
Survey cost:	£85 per property
Total cost of works:	£17,130

9. The most popular of the winter measures offered were the thermal door curtains and window curtains.
10. Although the window replacement/refurbishment on the Golden Lane Estate and George Elliston House and Eric Wilkins House on the Avondale Square Estate are now underway, it is likely that most residents will still have to go through the coming winter with poorly performing single-glazed windows. Members are therefore asked to agree to an extension of the programme to provide a suite of housing specific thermal winter measures to homes on these two estates.

Residents Affected

11. Of the two estates where, if Members agree, we can extend the programme to provide housing specific thermal winter measures, the Golden Lane Estate has 293 tenants and 273 leaseholders. George Elliston House and Eric Wilkins House have 46 tenants and 15 leaseholders. However, several residents have already benefitted from these works, as set out in paragraphs 6 and 8 above.
12. If Members do agree to proceed with the extension of the programme 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).

Corporate & Strategic Implications

13. There are no strategic implications directly related to this report.

Appendices

None.

Paul Murtagh

Assistant Director, Housing & Barbican

T: 020 7332 3015

E: paul.murtagh@cityoflondon.gov.uk