



**Service Delivery
Committee**

**Tuesday, 17 January
2017**

Matter for Decision

Title: Proposed Works at Elizabeth Court, Wigston

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1. Introduction

- 1.1 Elizabeth Court is a Council owned block of flats in Wigston town centre which has suffered from dampness and condensation problems over a prolonged period of time.
- 1.2 An inspection survey was recently carried out to identify the problems and recommend remedial solutions. A copy of the report is attached at Appendix 1.

2. Recommendations

- 2.1 It is recommended that the remedial solutions as outlined in Option 2 of the report be approved subject to carrying out a more detailed and in depth technical survey.
- 2.2 In addition it is also recommended that the existing windows be replaced which would be financed by bringing forward expenditure from future provision contained in the 30 year business plan.
- 2.3 That the cost of the works to be partly or wholly funded through the under spend on the External Wall Contract and the works to be procured by a variation to the existing EWI contract.

3. Information

- 3.1 Elizabeth Court is a general needs block of flats, constructed circa 1970 consisting of 80 units built over 2 and 3 storeys.
- 3.2 The building is a mixture of masonry cavity walls, with hung tile solid walls to window panels and solid wall decorative end elevation infill's.
- 3.3 Over 30 % of the flats have experienced issues with dampness, mould growth and condensation and we recently had to move one of the tenant's out due to health issues aggravated by the problems.
- 3.4 A sample survey was carried out in 5 flats which have been suffering with dampness issues together with an invasive investigation into the structure of the building.
- 3.5 The inspection report revealed that there are a number of failed fabric elements and poor ventilation issues which are having a significant impact on the thermal performance of the building. In order to fully address all of the issues it is proposed to carry out a full building survey to ascertain a comprehensive assessment of the all defects and to finalise the remedial solutions.
- 3.6 In summary the defects comprise of the following:
 - Faulty Cavity Wall Insulation
 - Cold bridging and mould growth

- Heat loss due to missing and poorly laid loft insulation
- Lack of adequate ventilation
- Poor condition of double glazing
- Heat loss due to partial solid wall construction
- High energy bills leading to fuel poverty
- Health risks due to excessive airborne moisture content.

- 3.7 A range of measures are recommended to address the issues listed above which include the following:
- Extraction of the failed cavity wall insulation and refilling with high performance thermal beads
 - Removal of debris and obstructions in the cavities
 - Partial External Wall insulation to solid wall areas
 - Improved ventilation
 - New loft insulation
 - New replacement double glazing
- 3.8 It is estimated that the cost of the works as shown in option 2 of the report will cost in the region of £290,000 plus professional fees of 2.5% which can be wholly or partly funded from savings in the current external wall contract. ECO (Energy Companies Obligation) funding of around £20,000 is likely to be available which will be used to offset the costs.
- 3.9 The existing windows are the older style double glazing which were installed some 12-15 years ago. They suffer from poor or failing seals with cracked frames and a lack of trickle vents to assist with ventilation. It would be advisable to replace the windows at the same time as the other recommended actions as it would reduce site set up costs, scaffolding etc. It is also felt that by not replacing the windows at the same time as the other work may prejudice the effectiveness of the other remedial solutions. It is estimated that the cost of replacing the windows is around £270,000 plus overhead and profit which would be separately tendered in order to achieve the best price and value for money.

Background Documents:-

See Appendix 1

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Implications	
Financial (CR)	CR1 Decreasing Financial Resources - Taking action now it will prolong the life expectancy of the building.
Legal (AC)	CR5 Effective utilisation of assets/buildings - There are 5 leaseholders who would be expected to contribute to the cost of the works and it will be necessary to serve Section 20 Notices in order that the Council can recover their share of the costs.
Risk (SG)	CR4 Reputational Damage - Failing to address the issues could lead to legal action by residents who are affected by the dampness and mould growth and also damage the Council's reputation.
Equalities (SG)	No significant implications.
	Equality Assessment:- <input type="checkbox"/> Initial Screening <input type="checkbox"/> Full Assessment <input checked="" type="checkbox"/> Not Applicable