

Subject:	RIDGWAY: Windows Sub-Committee Meeting
Date / Venue:	Wednesday 3 March 2021, 7.30pm: Virtual / Zoom
Committee Members	Attendees: David Robson (chair), Rob Lilley, Ffion Green, Roy Elliot, Kathy Cruddas, Tracey Fletcher, Peter Rowell, John Simister

1	Background	
	Over the last few years, concerns have been raised about the longevity of the UVPC windows in the block. As they are now 31 years old, it is timely to consider whether replacement is necessary now or at some time soon. David Robson had implemented a windows survey to gain feedback from flat owners on the condition of the windows in each flat. Owners who said they would like to participate had been invited to join the Committee. Two owners - Edward Fitzpatrick and Jonathan Campbell-Jones - were unable to participate this evening and send their apologies.	Info
2	Meeting	
	David summarised the results of the survey to which 23 out of 24 flats had responded. The full results can be seen in the appendix to these minutes, but in summary: • two flats had no issues; • 21 flats had issues with either condensation on the front (bedroom) side or with closing problems or with both; • out of these 21 flats, five flats reported severe issues which should be addressed as soon as practicably possible. David also noted that owners reported issues with rubber seals around windows, ineffective window vents and problems with temperature control. He said he had looked to see whether replacement window fittings may be available if necessary- they are - and if replacement double glazed units might reduce issues - they might. David said that comments in the questionnaires showed a preference to repair rather than replace the windows if at all possible. The Committee should still consider when replacement might be necessary though to enable owners to plan their future finances.	Info
3	Bridging	
	Kathy raised the subject of mold being present in the recess above the lounge windows. Roy said this is caused by 'cold bridging' and can be eliminated by: • using Calsitherm Climate Board and anti-mould paint (long-term fix); and • anti-mould paint (several years fix)	Info
4	Window Unit Replacement	

	Roy said that new double-glazed units would improve insulation and that he had considered replacing all the double-glazed units in his flat. He had not do so though given the possibility that the windows might be replaced. David said that new double-glazed units can have several additional features and benefits compared with the existing units to improve insulation and manage temperature: coated glass which reflects heat back into rooms, film which absorbs UV light to reduce the sun's heat, argon gas instead of air and plastic instead of metal seals to improve insulation.	Info
5 Window Closing		
	John suggested that specialist window companies be approached to examine a number of windows. He suggested that they be asked to adjust windows if possible before looking to replace their hinges or locks. John suggested that they be asked to examine the communal windows and Ffion and Kathy suggested they also examine the windows in their flats to ensure all issues noted in the questionnaire responses were considered.	
6 Next Steps		
	After discussion it was agreed that John should contact two window companies: Richmond Windows and Hamilton Glass in Surbiton to investigate (both recommended as a result of prior experience). They would be asked to investigate the communal windows and the windows in Ffion and Kathy's flats regarding: • repairing closing issues, including the ventilation vents; • the cost and benefits of replacing double-glazing units; • the possible life-expectancy of the windows, once repaired. The aim of these investigations would be to draw up a list of specific recommendations and costs from which owners could select those needed for their own flat and compare with the possible cost of full replacement. It was agreed that the Management Company should cover the cost of this investigation.	JS FG KC
7 Date of Next Meeting		
	It was agreed to arrange the next meeting once these investigations had taken place. It was recognised that due to lock-down however, this might unfortunately take longer than would otherwise be the case. The meeting adjourned at 8:25pm.	DR