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<b>REPORT TO:</b>	<b>HOUSING AND COMMUNITY SERVICES COMMITTEE</b>	<b>AGENDA ITEM:</b> 16
<b>DATE OF MEETING:</b>	<b>13 MARCH 2003</b>	<b>CATEGORY:</b> <b>DELEGATED</b>
<b>REPORT FROM:</b>	<b>HEAD OF COMMUNITY SERVICES</b>	<b>OPEN PARAGRAPH NO. N/A</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>PAUL JOHNSON (EXT 5763)</b>	<b>DOC:</b> s:\Hsg-Lais\Admin\WPMyfiles\Maintenance Office\Committee Reports\Proposed Policy Change – external doors
<b>SUBJECT:</b>	<b>PROPOSED POLICY CHANGE – EXTERNAL DOORS</b>	<b>REF: PGJ/LS</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: CS01</b>

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### **1.0 Recommendations**

- 1.1 To approve a change in policy that external doors are renewed with PVC composite doors and frames with low level access thresholds when they require replacing.
- 1.2 To install PVC composite doors and frames on an ad-hoc basis on both the Responsive and Planned Maintenance contracts, until funding becomes available to undertake door replacement programme.

### **2.0 Purpose of Report**

- 2.1 To obtain approval to the proposed policy change for installing new PVC composite doors and frames from 1 April 2003.

### **3.0 Detail**

- 3.1 At the Housing and Community Services Committee on 6 February 2003, Members requested that Officers review the Council's policy on replacing external doors.
- 3.2 External doors are currently replaced on an ad-hoc basis as part of the Planned or Responsive Maintenance contracts, with timber doors, at an average cost of £200.00 per door.
- 3.3 The quality of these doors is poor due to the low grade timber specification causing them to shrink and bow. This results in a poor fitting door with an average life span of 5 years. This can be extended by a further 5 to 10 years by carrying out various repairs and painting, at an estimated cost of £240.00 per door.
- 3.4 It is therefore proposed to install new PVC composite doors and frames complete with low level access thresholds at an average cost of £400.00 per door. These doors have an average life span of 15 years, and will therefore pay for themselves over a 5 to 10 year period (see Annexe A).

3.5 Other advantages of installing PVC composite doors and frames include:

- a good fitting, wind and watertight door
- improved security, with high resistance to impact
- low maintenance, no painting
- improved thermal comfort
- will meet with tenants' aspirations

3.6 In 1997, as part of the Planned Maintenance Programme, PVC composite doors were installed to 20 bungalows in Castle Road and Princess Street, Castle Gresley. To date there have been no responsive repairs undertaken and it is anticipated that it will not be necessary to carry out any repair works to them as part of the 2003/04 Planned Maintenance contracts.

#### **4.0 Financial Implications**

4.1 Increased cost in the initial installation of the PVC composite doors and frames on an ad-hoc basis are to be absorbed within the current HRA budget.

4.2 It is proposed to implement door replacement programmes as funding becomes available once current MRA improvement programmes are complete.

#### **5.0 Conclusions**

5.1 Although there is an initial increase in cost to install PVC composite door and frames, the doors pay for themselves over 5 to 10 years as well as providing a good quality, low maintenance door that meets with tenants' aspirations.