



d+b facades
OVERCLADDING SPECIALISTS

West Whitlawburn, Glasgow



before



after

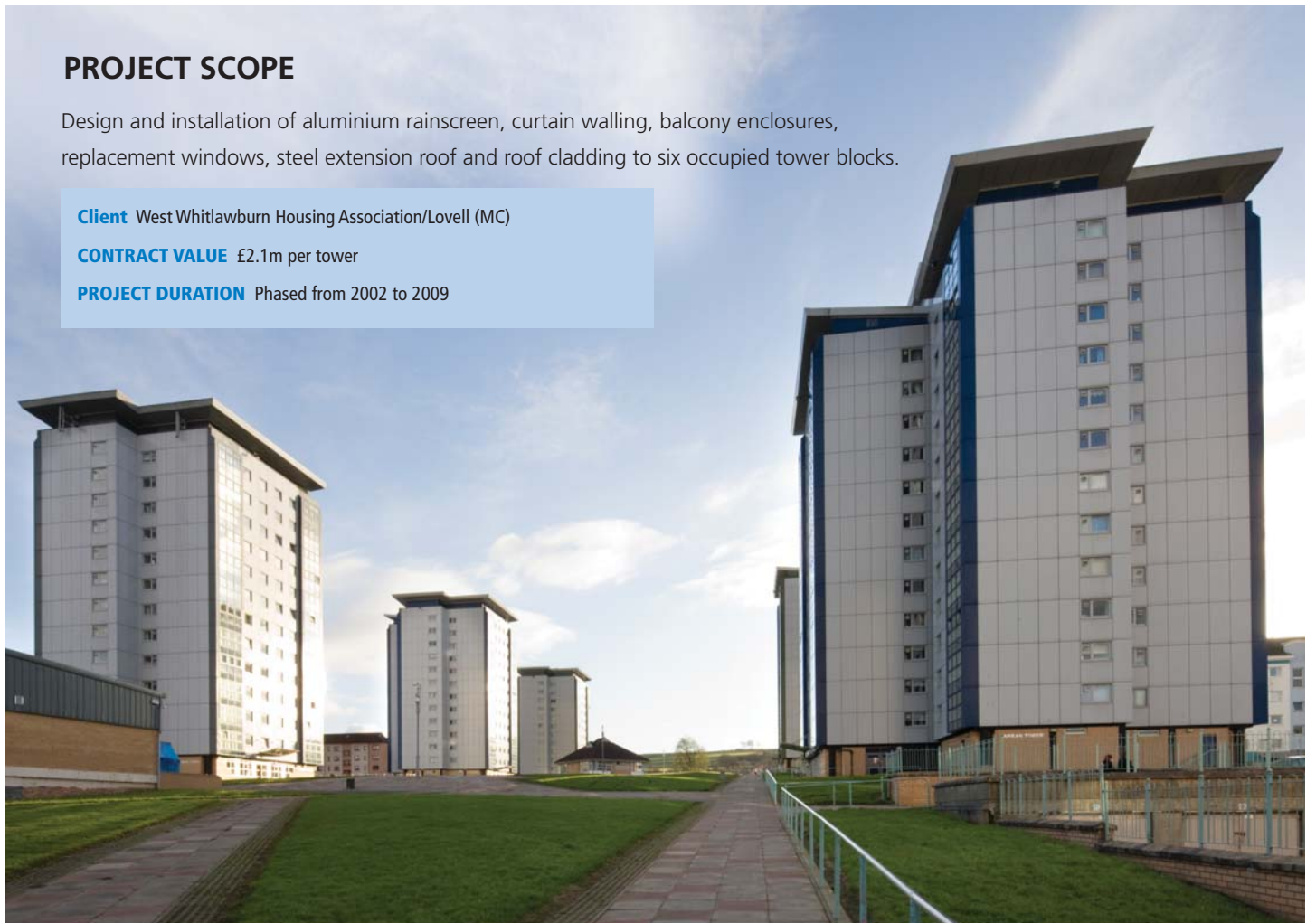
PROJECT SCOPE

Design and installation of aluminium rainscreen, curtain walling, balcony enclosures, replacement windows, steel extension roof and roof cladding to six occupied tower blocks.

Client West Whitlawburn Housing Association/Lovell (MC)

CONTRACT VALUE £2.1m per tower

PROJECT DURATION Phased from 2002 to 2009



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The Business Case for High-Quality Refurbishment



West Whitlawburn Housing Co-operative Limited

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MB /20110322

22nd March 2011

To Whom it May Concern:

West Whitlawburn Housing Co-operative is a tenant owned and controlled organisation based in Cambuslang, South Lanarkshire which was formed in 1989 through large-scale voluntary transfer arrangements. Prior to the Co-operative's inception, the estate suffered from fabric decay and a lack of capital and revenue funding, increasing social problems and poor environmental conditions, no demand, no local control and a lack of community spirit, coupled with a strong community urge for change and improvement.

The Co-operative now has 644 properties in management, 432 of which are multi storey flats, 112 low-rise tenemental flats and 100 new build two-storey houses. All of the flatted properties are late 1960's systems build design.

The final phase of our development programme has recently been completed with the refurbishment of the cluster of 6 high-rise residential blocks. Since its formation in 1989, the Co-operative had long appreciated the requirement to upgrade these properties as they continued to age and decay.

Tenants were suffering from problems of continual water ingress through the roof, wall panel joints, failing windows and decaying balconies. In turn, this was impacting on people's health, educational attainment and other issues associated with deteriorating living conditions. Maintenance costs for the blocks were increasing with temporary works having very little overall effect towards resolving the problems. Strategic investment decisions need to be taken on proven demand indicators for any type of stock within an area. It was therefore important to recognise and prove to funding bodies that the demand for the multi storey properties in West Whitlawburn was still high despite all of the issues above. As part of the overall development strategy of the organisation, it was determined that major works were required in order to improve tenant's lives and extend the life of the building. Without refurbishment, these blocks would have continued to deteriorate and their life expectancy to decrease which would have a huge impact on demand and living conditions of the residents. Of the different options considered, high-quality refurbishment was chosen as it economically delivered maximum benefits to both tenants and the Housing Co-operative.

Since the refurbishment programme was completed, these high-rise blocks have become highly desirable and sought-after accommodation with very high occupancy levels. There is low tenant-turnover and when flats occasionally are vacated, they are easily filled.

The .../

Belmont House, 57 Belmont Road, Cambuslang, G72 8PG
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Registered with The Scottish Housing Regulator No. C3841 Registered Charity No. SCO38737

The works taken forward have extended the life expectancy of the blocks considerably and have reduced maintenance and management costs also. This allows the Co-operative to move forward with confidence that their main aim is being met i.e. To provide good quality affordable housing for people in need.

Yours faithfully,

Mags Brownlie
Assistant Director (Operations)

Balconies were enclosed creating additional internal living space





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