

## Knowledge Sharing Report

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# South East Consortium

## Subject: External Doors

Information Requested by:

Kerry Elliman, Asset Manager, West Kent Housing Association

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### Information Required:

West Kent HA would like to put the following questions to other SEC members;

- *What external doors do you use? i.e. timber, GRP, UPVC*
- *What contractor do you use?*
- *What cost do you pay (inclusive of everything, VAT, Overheads etc)?*
- *What lifecycle do you expect of these doors?*
- *What actual lifecycle are they achieving?*
- *What are the reasons for this choice of door?*

### Information Provided

#### Ashford Council

David Green from Ashford Council responded as follows;

- ***What external doors do you use? i.e. timber, GRP, UPVC*** - We use Composite doors front and rear with PVCu outer frame. Typically to PAS 23 & 24/SBD standard.
- ***What contractor do you use?*** - We use a number of contractors to install depending on circumstances. If it is a fire door we would use accredited installers for example. As for suppliers, I like the Door-Stop units and their promises/warranty for delivery.
- ***What cost do you pay (inclusive of everything, VAT, Overheads etc)?*** - Varies re front and rear door and specification. I believe a typical front door from Door-Stop would cost the contractor about £600 + VAT
- ***What lifecycle do you expect of these doors?*** - We would expect 15 years lifecycle

- **What actual lifecycle are they achieving?** - Too early to tell what we're going to achieve – only recently started fitting them
- **What are the reasons for this choice of door?** - We prefer GRP composite over PVCu because we expect them to be more secure for residents, we expect them to need less maintenance (adjustment/recking), they are more attractive in my view. They lend themselves to adaptations such as electric locks with remote release (and maintain security/weathering) far more than PVCu doors do.

### **Wealden District Council (WDC)**

Chris Ward from Wealden District Council responded with these answers;

- **What external doors do you use? i.e. timber, GRP, UPVC** – WDC install GRP composite doors to the front, and Upvc to the rear of our General Needs properties. Block of Flats Main Doors, we install Aluminium Doors
- **What contractor do you use?** – WDC's Incumbent Contractor – Booker & Best
- **What cost do you pay (inclusive of everything, VAT, Overheads etc)?** – Average cost for a 3 bedroom house with 9 windows, Composite front door with a sidelights, Upvc rear door £4,800.00 + VAT @ 20%. But it does depend on the size of the windows for the individual property.
- **What lifecycle do you expect of these doors?** – 30-40 years
- **What actual lifecycle are they achieving?** – WDC only started installing Composite doors some 10 years ago within some of our properties. But previous Upvc doors and Homesafe doors that were installed between the 2003-2008 Door programmes are coming to the end of their lifecycle.
- **What are the reasons for this choice of door?** – Security, durability, stainability, local manufacture, so it would be easy to communicate if there were any issues, and local contractor. The benefit of using a good window and door product is to look long term, so that WDC will be reducing cost and maintenance repairs which will benefit all.

## Optivo

Katie Williams from Optivo responded with these answers;

- **What external doors do you use? i.e. timber, GRP, UPVC** – Broadly we install uPVC rear doors and GRP front doors
- **What contractor do you use?** – Optivo have different companies working across our regions. Some examples of current and recent suppliers for planned reinvestment would be; Waller Associates, Pro-Fit, Nationcare, Nationwide, Cosyseal
- **What cost do you pay (inclusive of everything, VAT, overheads etc)?** – I'm unable to provide this as it's commercial sensitive to our Contractors.
- **What lifecycle do you expect of these doors?** – 30 years
- **What actual lifecycle are the achieving?** – Optivo doesn't have data on this, but are developing one
- **What are the reasons for this choice of door?** It is a performance based specification developed by our internal team of surveyors.

The following Members responded to the request for information:					
	Member	Contact	Job Title	Email	Telephone
1	Ashford Borough Council	David Green	Assistant Planned Maintenance Manager	[REDACTED]	[REDACTED]
2	Wealden District Council	Chris Ward	Voids Surveyor	[REDACTED]	[REDACTED]
3	Optivo	Katie Williams	Business Partner – Procurement	[REDACTED]	[REDACTED]