

Metal window information sheet

All windows in Port Sunlight's listed homes are protected features. This includes windows at the front, sides and rear of the property and roof lights. Windows contribute to the heritage value of the listed homes and the character of the conservation area.

If properly maintained, metal windows can last for 100 years or longer. On-going maintenance and minor repairs are far more economical than like-for-like replacement of a metal window. PSVT would always recommend maintenance and repair over replacement of an original or appropriate window. Replacement requires Listed Building Consent from Wirral Council and permission from PSVT.

Although not beyond the skills of a competent DIY-minded homeowner, repair, restoration and thermal improvements to metal windows are more challenging than for timber windows.

The first thing to understand is the type of metal used for your windows. Most traditional metal windows in the village will be either iron or steel. If they are original, they will not have a galvanized coating.

What to look for?

Windows should be inspected annually. Check for

- Deterioration of interior paint finishes and mould on interior surfaces
- Cracked, flaking or loss of exterior paint or finishes
- Rust in the frame or sash
- Open joints between the window frame and the wall
- Rotten or cracked wood cills
- Cracked, loose or missing glazing putty
- Draughts
- Difficulty opening or closing the window

There are several possible reasons why a metal window is difficult to open and close, including a thick build-up of paint, rust in the frame or sash and broken hinges or other functional ironmongery.

Maintenance or repairs

- Remove built-up paint that interferes with opening and closing windows.
- Replace broken glass.
- Replace missing or damaged putty.
- Clean ironmongery.
- Remove rust.

- Prepare and repaint windows every 5-8 years. If your windows are iron or steel and not galvanized, you should use a zinc-rich primer before painting.*
- Windows should be painted according to the approved colour scheme. For a description and paint code for your house, please refer to the **Paint Colour Schedule**.

*It is essential to know the type of metal used for your windows before selecting the materials and methods to do this work.

More advanced repairs should be undertaken by an experienced metal windows specialist.

Strategies to improve thermal performance of metal windows

- Refurbish windows to open and close properly
- Renew the putty and replace cracked glass
- Install draught-proofing on the sash and frame
- Install heavy drapes or curtains
- Install secondary glazing. Please note that secondary glazing requires consent from Wirral Council. Consent is typically granted through an informal process. Contact PSVT's Asset Manager (Conservation) for more information.

Lead paint advisory

Paints found in older buildings may contain lead. Lead can be harmful to health, particularly for children. Sometimes lead paint has been covered by later, modern paints. If you are unsure if the paint used in your house (including windows, doors, walls, trim and other surfaces) contains lead, it should be assumed to be present and precautions should be taken when stripping, sanding or otherwise preparing painted surfaces.

For more information see:

- **Leaded light window information sheet**
- **Timber window information sheet**