

Window & door replacement for housing providers and main contractors

Survey, supply and installation of uPVC and aluminium windows, doors and communal glazing in occupied homes across London, Essex and Kent.

400 occupied homes in our live Lewisham programme	1 day typical install time per occupied home	45140 FENSA registration, every home self-certified	1 signed sign-off pack with photos per address
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WHO WE ARE

A focused glazing sub-contractor

Ketos Glazing Ltd works for main contractors, housing associations and local authorities on planned window and door replacement, mainly in occupied homes. We are deliberately focused on glazing, so one accountable team runs every package from survey to the last FENSA certificate.

We are currently delivering a window replacement programme in the London Borough of Lewisham for a tier-one main contractor on behalf of a major London housing association.

COMPANY

Key details

Registered name	Ketos Glazing Ltd
Company no.	17274011 (England & Wales)
Registered office	81 Chase Cross Road, Romford RM5 3PL
SIC	43342 Glazing
Coverage	London, Essex & Kent
Director	Tommy Ayres

SECTORS & SCOPE

What we deliver

Social housing Planned replacement across estates and street properties, coordinated with your resident liaison team.	Local authorities Capital programmes and voids, including planning information for flats where required.	Blocks & communal Communal entrance doors, stairwell glazing and aluminium screens.
Healthcare & education Occupied-building works planned around clinics, wards and term times.	Main contractor packages Programme, RAMS and handover documents included as standard.	Systems Rehau uPVC (incl. TOTAL70), Comar commercial aluminium, Smart residential aluminium, Comp Door composite.

TENDERS & SUPPLY CHAIN

Send drawings, a schedule of works or a PQQ to enquiries@ketosglazing.co.uk ("Tender" in the subject) or call **020 7324 4804**. We reply within two working days, and tell you honestly if a package isn't right for us.

Six steps, every address

- 1

Programme & resident information. Sequence agreed with the main contractor and RLO; resident letters explain the day.
- 2

Pre-start survey per address. Check sheet covering sizes, opening types, condition, access, restrictors, fire-escape windows and asbestos flags.
- 3

Vulnerable residents & access. Worked from the RLO register; missed access logged and rebooked.
- 4

Install day. Floors and furniture protected; most homes completed in one day; never left insecure overnight.
- 5

Clean, check & sign off. Every opening tested with the resident; signed sign-off sheet with before/after photos.
- 6

Certificate & aftercare. FENSA notification per address; snags logged and closed; one point of contact for defects.

HANDOVER

Information for your building record

- ✓ Product specifications and fabricator test evidence (performance & security)
- ✓ Photo records of each opening before, during and after installation
- ✓ Inspection & test plan records and snag close-outs
- ✓ FENSA certificates and an O&M manual
- ✓ Per-address register rolled up to a building-level view

Eight written procedures

- Signed, dated and reviewed annually; copies on request:
- ✓ Competency management
- ✓ Supervision, instruction & information
- ✓ Client duties awareness
- ✓ Subcontractor fire & structural competency
- ✓ Dutyholder cooperation
- ✓ Product quality & defect notification
- ✓ Planning, managing & monitoring building work
- ✓ Information sharing with dutyholders

CREDENTIALS

Registrations & documents

FENSA	Reg. 45140	LIVE
Guarantee	10-yr Installsure IBG	LIVE
Public liability	Certificate on request	LIVE
Constructionline	Gold Member, no. 1437856	LIVE
SSIP	Once For All, verified Oct 2026	LIVE

Sent with every tender return: signed H&S policy, RAMS, COSHH, Construction Phase Plan, training & competence matrix, drug & alcohol policy.

CASE STUDY

Social-housing window replacement, London Borough of Lewisham

Client	Major London housing association (via tier-one main contractor)
Our role	Window replacement sub-contractor
Programme	Around 400 occupied homes across the borough
QA	Per-address survey check sheet, signed completion sheet with photos, FENSA notification
Status	Live, 2026, references available on request