

What to Know Before a Velux Window Installation in Bearsden

Adding natural light to a home is one of the most satisfying improvements you can make, and a Velux window installation is often the best way to do it. Whether you are finishing a modern loft conversion or simply want to brighten a dark bathroom, the process involves more than just cutting a hole in the roof. I have worked on dozens of these projects across Glasgow and the surrounding areas, and the details matter more than most people realise.

Understanding the Scope of the Work

A Velux window installation is not a one-size-fits-all job. The first thing to consider is your roof type. Most homes in Bearsden have tile and slate roofs, but some newer builds or extensions use a flat roof window instead. The approach changes significantly depending on which you have. For a pitched roof, you need to integrate the window into the existing structure without compromising the waterproofing. For a flat roof, the flashing kit and drainage requirements are completely different.

Another common scenario is a hip to gable loft conversion. In these projects, the roof line changes, and a roof window can be positioned to make the most of the new space. I have seen homeowners assume that any window can go anywhere, but the position affects both the structural integrity and the amount of light you get. A dormer window might give you headroom, but a [Velux window installation](#) can often provide better light distribution for the same cost.

What the Installation Kit Actually Includes

When you buy a Velux window, it comes with an installation kit that includes the frame, the flashing kit, and sometimes the insulation board. But that kit is not a complete solution. You still need to source roofing felt, battens, and the correct fixings for your roof type. The flashing kit is probably the most critical part. If it is not matched to your roof covering, you will end up with leaks. For a tile and slate roof, the flashing kit must sit under the tiles above and over the tiles below. For a flat roof window, the flashing needs to be sealed differently because there is no overlap with surrounding tiles.



I always tell people to check whether the installation kit includes a vapour barrier. Many do, but some cheaper ones skip it. Without a proper vapour barrier, condensation can form inside the insulation board and cause damp problems years later. That is a hard lesson to learn, and it usually shows up as staining on the ceiling around the window.

Tools You Will Need

If you are doing the work yourself, you need more than a drill and a screwdriver. A spirit level is essential for getting the window straight, and a tape measure is needed to mark the opening precisely. But the real skill is in cutting the roof. You need to remove tiles or slates carefully, cut the rafters to size, and then fit the window so that it sits flush with the surrounding roof. One mistake I see often is not allowing enough clearance for the flashing kit to sit properly. That leads to a gap that water will find eventually.

For a modern loft conversion, the window is often set higher up the roof to bring light deeper into the room. That means working at height, which adds risk. Even with the right tools, a Velux window installation on a steep pitch is not a beginner job. I have seen experienced roofers take two days to do a single window properly, especially when the roof structure needs reinforcing.

Building Regulations and Certifications

Building regulations in Scotland require that any new window in a roof meets certain standards for thermal performance, safety, and structural loading. A Velux window installation must comply with these regulations, and the local authority may want to inspect the work. In Bearsden, the building control department is thorough. They will check that the window is double-glazed, that the frame is insulated correctly, and that the opening mechanism does not create a fall hazard.

Using a certified installer is not just about peace of mind. Most manufacturers, including Velux, require professional installation to keep the warranty valid. If you fit it yourself and something goes wrong, the warranty is void. I have spoken to homeowners who tried to save money by doing it themselves, only to pay more later to fix leaks and replace damaged roofing felt. The cost of a certified installer is often less than the cost of fixing a bad installation.



Choosing Between Velux and Other Options

Velux is the brand most people recognise, but there are other manufacturers of roof windows. The advantage of Velux is the availability of parts and the wide range of flashing kits. If you have a tile and slate roof, you can get a flashing kit that matches exactly. For a flat roof window, Velux offers a low-profile option that sits almost flush with the roof surface. Other brands can work, but the installation process may be less straightforward because the flashing kits are not as customised.

I have fitted both, and the difference is in the detail. Velux windows tend to have better seals around the opening sash, which reduces draughts. The insulation board that comes with the installation kit is also pre-cut to fit the frame, so you do not have to trim it yourself. That saves time and reduces the risk of gaps in the insulation.

Practical Tips for a Successful Installation

If you are planning a Velux window installation, here are a few things I have learned from doing this work in Glasgow and Bearsden:

- Check the roof structure before you order anything. The rafters need to be the right spacing, and you may need to add noggins to support the window frame.
- Order the flashing kit at the same time as the window. Do not wait until the roof is open to buy it. Different roof coverings need different flashings, and some are not stocked locally.
- Allow for the weight of the window. A large roof window can be heavy, and you need two people to lift it into place safely. Trying to do it alone can damage the frame or the glass.
- Think about the room below. If the window is for a bathroom, you need a window that opens. For a bedroom, a fixed skylight might be better for security. Velux makes both types.
- Plan for the internal finish. The insulation board and plasterboard need to be cut and fitted neatly around the window. A poor finish inside can ruin the look of the whole room.

Common Mistakes to Avoid

The most common mistake I see is not using a spirit level during the installation. Even a slight tilt in the frame will make the window hard to open and close. Over time, it can also cause the sash to warp. Another mistake is cutting the opening too small. You need to measure the window frame, not just the glass, and add clearance for the flashing. A tape measure is your best friend here, but you also need to check the manufacturer's specifications because the exact dimensions vary between models.



I once worked on a house in Bearsden where the homeowner had cut the opening to match the window size exactly. When we tried to fit the flashing kit, there was no room to slide it under the tiles above. We had to remove tiles and cut the roof opening larger, which added a full day to the job. That is the kind of mistake that a certified installer avoids by reading the instructions and measuring twice.

Final Thoughts

A Velux window installation can transform a room, but it is not a weekend project for most people. The combination of structural work, weatherproofing, and finishing takes skill and experience. If you live in Bearsden or Glasgow, the local roofers on the directory understand the building styles and the weather conditions here. They know how to handle a tile and slate roof, and they carry the right flashing kits for the job. Taking the time to choose the right installer is as important as choosing the window itself.