

ABERDEEN CITY COUNCIL

COMMITTEE	Housing and Environment	DATE 10 December 2009
CORPORATE DIRECTOR	Pete Leonard	
TITLE OF REPORT	Lift Refurbishment Contract	
REPORT NUMBER	H&E / 09 / 059	

1. PURPOSE OF REPORT

This report provides details of the current approach to Lift Refurbishment contracts in Aberdeen City Council multi stories / Extra Care Housing complexes in the city. The report was requested by Elected Members as a result of concerns about the delivery of Lift Refurbishment works (within Denburn Court)

2. RECOMMENDATION(S)

It is recommended that the Committee note the progress being made with the revised approach to lift refurbishment contracts for housing complexes.

3. FINANCIAL IMPLICATIONS

The Housing Capital Programme provides for £1,000,000 in respect of lift replacement for the current financial year 2009/2010.

4. SERVICE & COMMUNITY IMPACT

The City Council will operate within overall financial constraints taking into account recommended accounting practice and policies.

The housing capital programme aims to treat every tenant equally on the basis that replacement programmes are determined by the life cycle costing and prioritising on the basis of stock condition and sustainability of the estates. This applies to the Lift Refurbishment programme.

Specifically within the Single Outcome Agreement there is a need to enhance the quality of housing and environment for individuals and the community. Furthermore within the Council's Vibrant Dynamic and Forward Looking policy document there is a commitment to increase the speed of the modernisation programme and adherence to the Scottish Housing Quality Standard.

5. OTHER IMPLICATIONS

The Housing Capital Programme provides the catalyst to deliver many of the objectives in the Housing Business Plan. Failure to adequately maintain and improve the Council's housing stock may lead to the Council breaching Health & Safety regulations, poorer housing conditions in Aberdeen, and resulting in lower demand. Failure to deliver an effective programme will lead to tenant dissatisfaction.

The Council's Scottish Housing Quality Standard (SHQS) Standard Delivery Plan was approved by the former Communities Scotland in August 2006. This outlines our strategy for meeting SHQS by 2015. If the Council cannot achieve the targets set within the Delivery Plan and with in reasonable rent increases this could lead to direct intervention by the Scottish Housing Regulator.

6. REPORT

It is recognised that there has been difficulties with lift replacement contracts. This included problems with workmanship, adherence to programme and responding on time to defects. Lifts generally have a life expectancy of 25 years. Generally there are two lifts at each complex and they are serviced and maintained on a regular basis.

For this financial year lifts at Balmoral Court and Meadow Court have recently been completed. In addition Mark Bush Court and Gray Court are now out to tender.

With regard to Balmoral Court and Meadow Court; the contractors have completed the work on time. The contractors have benefited from fortnightly progress meeting with the contractor, tenant representatives and Elected Members. The Principal Engineer has reported no complaints on other installations.

To date there has only been one breakdown (at Balmoral Court) a failing circuit board, since both lifts went into operation 4 months ago. The standard of workmanship, contract management and communication with stakeholders including tenants and Elected Members, has been good.

In summary, there has been considerable improvement to the Lift Refurbishment programme and the objective is for this level of service to continually improve as the programme continues.

7. REPORT AUTHOR DETAILS

Allan Whyte, Head of Service Housing Asset Management,
alwhyte@aberdeencity.gov.uk (52) 3379