

SHELTERED HOUSING STAIRLIFTS REPORT

1. PURPOSE OF REPORT

Following an instruction from the City Growth and Resources Committee on 7 February 2019 to undertake a high level costing for the installation of stairlifts into sheltered housing properties this report provides details on initial finding and seeks the Councils instruction on this.

2. BACKGROUND

2.1 At the City Growth and Resources Committee on 7 February 2019 a motion was agreed on the following terms:

1. Notes with concern that the lift at one of our sheltered blocks broke down at the end of 2018 and took five days to repair meaning that some residents were unable to access or leave their homes over a five day period; and
2. Instructs the Chief Officer - Corporate Landlord to report to the council budget meeting on 5th March 2019 outlining a high-level estimated cost of procuring and fitting stair lifts to all Council owned sheltered housing which has upper floors in the interests of the dignity of residents, public safety and amenity.

2.2 Officers have carried out some investigations into the incident in order to provide some understanding of the circumstances. Officers advise that the initial contact for a failure in the lift was a night call out. Nothing could be done at that time to get the lift working and a visit was carried out the next day to do a fault-finding inspection. The fault couldn't be identified and the specialist contractor was contacted. The contractor was able to identify that the fault was with a part which wasn't held in stock by the council or was immediately available from the contractor. The part was ordered as a priority on the Friday and was delivered over the weekend. It was fitted on the Monday and the lift was operational again that day. It is possible for a stair lift to be fitted but this was at a cost of £5,000 and it would not have been possible to implement this until the Sunday. This wasn't instructed as the lift was due to be operational on the Monday.

2.3 The Housing Revenue Account (HRA) has two distinct type of sheltered housing properties. There are 20 sheltered multi-storey buildings ranging in

height from 9 to 18 floors (212 floors in total). The multi-storey buildings all have two lifts of varying age.

Multi Storey	Build Date	Sold Properties	Lifts No.	Lifts Rem Life	Date of last lift refurb
Ashgrove Court	28/03/1961	2	2	5	31/03/2001
Balmoral Court	30/09/1969	0	2	15	31/03/2011
Brimmond Court	22/05/1970	0	2	20	31/03/2015
Castleton Court	28/11/1969	0	2	6	31/03/2006
Clifton Court	21/09/1973	0	2	7	31/03/2007
Donview House	15/11/1974	0	2	12	31/03/2007
Fullerton Court	22/02/1977	0	2	10	31/03/2006
Gairn Court	31/12/1979	0	2	16	31/03/2012
Granitehill House	04/11/1977	0	2	15	31/03/2011
Hilton Court	31/12/1979	0	2	7	31/03/2005
Lord Hays Court	05/02/1971	0	2	15	31/03/2002
Meadow Court	19/11/1971	0	2	10	31/03/2011
Murray Court	21/06/1977	0	2	10	31/03/2006
Regensburg Court	31/01/1968	0	2	15	31/03/2005
Seaton House	06/05/1974	0	2	12	31/03/2011
Seaview House	31/10/1973	0	2	8	31/03/2007
St Clements Court	01/04/1968	0	2	15	31/03/2015
Stewart Park Court	30/05/1980	0	2	5	31/03/2005
Woodhill Court	20/03/1970	0	2	6	31/03/2006

- 2.4 Within the multi-storey buildings all works are planned so one lift always remains operational for residents.
- 2.5 No plans have been prepared for installing permanent stairlifts in multi-storeys previously. High level costs would suggest around £6,000 per floor before fees. Consideration would also have to be given to the logistics of fitting any system. It would have to come down the central core of the stairs so as not to interfere with doorways etc. and power and other supplies would have to be given further consideration. In all there are 212 floors.
- 2.6 Initial conversations have taken place with the Scottish Fire and Rescue Service (SFRS) and Building Standards both have adopted a similar approach in that it would represent material change in how the buildings work and that it would be difficult to provide a formal response without further detail and a warrant application being made.

2.7 It is a concern of the Corporate Landlord that any system could impact fire safety in the building and provide an impediment to anyone using the building in dark or difficult conditions.

2.8 The HRA has a further 22 low-rise sheltered housing blocks which vary in height between 2 and 3 storeys. Seventeen developments contain one lift and five have two.

		Build Date	Floors		Lifts No.	Lifts Rem Life	Date of last lift refurb
Berrymoss Court		30/08/1976	G,1		1	10	21/12/2007
Charlie Devine Court		11/05/1988	G,1		2	20	26/05/2015
Clashieknowe		16/04/1971	G,1		1	19	31/03/2014
Constitution Court		12/08/1982	G,1		1	20	31/03/2015
Coronation Court		11/06/2009	LG,1,2		1	10	New Build
Denmore Court		30/04/1997	G,1		1	20	31-Mar-15
Denseat Court		28/11/1984	LG,G,1		1	20	09/11/2015
Dominies Court		06/04/1984	LG,G,1		1	20	31/03/2015
Fairley Den		21/03/1977 & 08/04/1991	G,1		2	20	27/05/2015
Gray Court		31/12/1983	G,1		1	15	31/03/2011
Hamewith		26/11/1975	G,1		2	4	31/03/2003
Janesfield Manor		19/06/1992	LG,G,1		1	20	31/03/2015
Kingswood Court		31/03/2003	G,1		2	7	New Build
Lewis Court		24/02/1984	G,1		1	20	31/03/2015
Loch Court		09/07/1993	G,1,2		2	20	31/03/2015
Margaret Clyne Court		31/07/1996	LG,G,1		1	5	31/03/1996
Mark Bush Court		28/02/1989	LG,G,1		1	15	31/03/2011
Parkhill Court		07/11/1975	G,1		1	9	31/03/2004
Quarryhill Court		29/08/1989	G,1		1	4	31/03/1989
Rorie Court		13/11/2011	G,1		1	11	New Build
Stocket Grange		27/04/1990	G,1		1	1	31-Mar-15
Taransay Court		29/01/1982	G,1		1	20	31/03/2015

2.9 When refurbishment and upgrade works are undertaken to lifts within the sheltered housing units, temporary stairlifts are installed to ensure the majority of residents have access from and to the upper floors. The cost of these temporary installations is about £5,000 per works contract. Parts and equipment are available to do this on unforeseen circumstances, but this has a lead-in time and cost implications.

- 2.10 An initial costs estimate has been considered (this is at a very high level for indicative purposes) and suggest there may be a cost of the region of £6,000 per floor for the construction element with fees and costs in addition to this.
- 2.11 It is technically feasible to undertake works and temporary installations have been used in the past. The same issues would have to be considered in relation to building warrant, retaining an appropriate stair width and allowing SFRS to fully appraise any proposal and their implications. If a decision to proceed with any work was made this could only be in principle at this stage and a full technical appraisal and feasibility study would be required.
- 2.12 Consideration should be given to whether and investment of a figure in the region of £2 Million would represent the best use of HRA resource, when other options may be available.

3. FINANCIAL IMPLICATIONS

- 3.1 The capital implications based on high level costs assumptions are:-

Multi Storey Sheltered (estimated)

212 Floors @ £6,000	£1,272,000
Fees etc	£200,000
Total	£1,500,000

Low rise sheltered (estimated)

53 floors @ £6,000	£318,000
Fees etc.	£100,000
Total	£450,000

This would result in an estimated total cost to the Housing Capital budget of £1.95 million.

- 3.2 In addition to the initial capital costs there would also require to be consideration of the costs to inspect, test, maintain, repair and renew the systems. Consideration would also have to be given to additional costs that may be incurred through vandalism and mis-use. No detailed work has been undertaken in this regard. At a high level an annual cost of £2,500 per system is considered conservative. With over 40 potential system installations, this would equate to additional revenue costs to the HRA of in excess of £100,000 per annum.
- 3.3 No consideration has been given to the costs required for any training or other costs in operating the systems (e.g. increased utilities etc.)
- 3.4 If the council were of a mind to consider this initiative, a full business case would be required, and an allowance would have to be made in future Housing Capital and Revenue budgets.

4. LEGAL IMPLICATIONS

- 4.1 There are no significant legal issues identified at this stage One property has two owners. Their consent would be required if any works were undertaken.
- 4.2 As noted in the main report building warrant would be required for any works.
- 4.3 the council has duties under the equalities act 2010 to take reasonable steps to meet the needs of people who share a protected characteristic. It is considered that current measure meet reasonable steps.

5. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Cost estimation around capital and revenue assumptions	H	A full technical feasibility and business case would be required.
Legal	obligations under the Equalities Act 2010 are not met.	M	Measures are in place for any planned works. Other measures for temporary solutions require to be considered.
Employee	Fire safety and impact on any systems to fire escapes and general building movements	H	If money is allocated a full feasibility exercise will have to address this.
Customer	An improvement to the current situation would improve the experience of customers where lifts fail in unforeseen circumstances.	H	Further work around interim or short-term solutions is required.
Environment	N/A		
Technology	N/A		
Reputational	Council is perceived to not be considering the impact on vulnerable groups of asset failings.	M	Further work around interim solutions is required.

6. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous People	<i>The report addresses issues around sustaining people in their homes as best we can. The GHRA are required to weigh up benefits and risks in doing this.</i>
Prosperous Place	<i>Access to building for all residents is important for their quality of life safety and dignity.</i>
Enabling Technology	<i>Ongoing consideration should be given to how new technologies can address some of the problems highlighted in this report.</i>

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	The report highlights issues which could be addressed with resident groups.
Process Design	The report highlights a gap in process when repairs are required and parts are not available. Further works can be considered around temporary systems.
Technology	There may be technological advances in systems such as stair climbers which could be held centrally for emergency events
Partnerships and Alliances	The issues raised is one which could be discussed with partners to identify good solutions.

7. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>EHRIA required</i>
Privacy Impact Assessment	<i>A PIA is not required based on the recommendation.</i>
Duty of Due Regard / Fairer Scotland Duty	<i>The Duty of Due Regard/Fairer Scotland Duty is Applicable.</i>

8. BACKGROUND PAPERS

None

9. APPENDICES

None

10. REPORT AUTHOR CONTACT DETAILS

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