

SCRUTINY REVIEW INITIATION DOCUMENT (SID)

Review: Scaffolding and work platforms

Scrutiny Review Committee: Housing

Director leading the review: Simon Kwong

Lead Officers: Ryan Collymore and Damian Dempsey

Overall aim:

To review the current use of scaffolding and other work platforms by Housing Property Services, considering the costs, issues and pros and cons of different forms of provision.

Objectives of the review:

Report the current scaffolding arrangements for capital and responsive repairs.

Discuss health and safety requirements.

Consider the pros and cons of insourcing scaffolding for responsive repairs.

How is the review to be carried out:

The review will take place in three stages, first a presentation to ensure all parties have an understanding of the current arrangements and possible options to be considered and provision of all documentation supporting the presentation. In a second stage the committee will be invited to attend a tour of a number of sites looking at a range of scaffolding arrangements and other forms of access. Thirdly the Committee will have the chance to interview a series of staff working on scaffolding from different perspectives and two comparable landlords to consider how they manage scaffolding.

Scope of the Review

The review will consider the application, methodology, cost and practice of using scaffolding for repairs and capital investment works on Islington's housing stock. The presentation will not cover scaffolding for other non-housing services provided by the council.

Types of evidence that will be assessed by the review:

1. Documentary submissions:

Copy of Presentation

HSE Guidance

Schedule of Rates Preambles and prices for Roofing and Scaffolding

Contract Documents with Breyer Group and Mears Ltd.
 Procedure Documents
 Example of the roofing register and relevant related paperwork
 Copy of H&S audits for roofing

2. It is proposed that witness evidence be taken from:

- i) Health and Safety Team - to provide further info on the safety of scaffolding
- ii) Direct Works Group Leader – to provide information regarding repairs process
- iii) Capital Works Contractors – to discuss their delivery and issues
- iv) Repairs Contractor – to discuss their delivery and issues
- v) Camden Repairs Manager (TBC) – for comparison with another LA
- vi) Circle Anglia Repairs Manager (TBC) – for comparison with an RSL
- vii) Capital Quantity Surveying Group Leader – to discuss cost control, provision of access equipment and terms of contract.
- viii) Customer Services Group Leader – to discuss complaints regarding scaffold.

3. Visits

- Visit to a live capital site with scaffold (location to be agreed)
- Visit to a live repairs site with scaffold (location to be agreed)
- Visit to a range of properties to explain the different issues and methods of access

Additional Information:

Programme

Key output:	To be submitted to Committee on:
1. Scrutiny Initiation Document	2 December 2014
2. Timetable	
3. Interim Report	16 April 2015
4. Final Report	8 June 2015