

Resident Questions for Housing Area Panel

Department	Housing
Date question raised	28-03-2022
Date of Area Panel	17-03-2022
Area in city	East
Star rating applied by residents	3
Deadline for officer response	22-04-2022, 12pm
Name of officer responding	Grant Ritchie
Department / team	Head of Repairs and Maintenance

Title of question: Scaffolding

Issue raised by residents:

Scaffolding is being left up for long periods of time after work is completed, while other work is delayed due to a lack of scaffolding.

Background:

Residents have previously been advised that scaffolding will be removed from tenants' homes as soon as work is completed and inspected. However, a house in Langley Crescent, Woodingdean recently had the scaffolding left up for 6 weeks after the work was completed.

Another tenant in Woodingdean had a leak to their roof and had to wait 6 months for it to be repaired, because there wasn't any scaffolding available. It was then done because a councillor chased it up.

Action requested by residents:

It was agreed to raise this at all Area Panels.

What is being done to ensure:

- There is enough scaffolding available for all the work that requires it
- Scaffolding is not left up for any longer than necessary

Officer Response:

Thank you for your question.

I have investigated some cases, and I do agree that in some instances scaffolds are left in place for longer periods than would appear necessary. There are some occasions where scaffold is kept up as a larger repair than anticipated has been found or materials have proved difficult to source. There are also cases where we have asked for scaffold to be removed and this has been overlooked by the

scaffold contractor which has resulted in a delay in removal. Our roofing team is aware of the inconvenience unnecessary scaffold can cause and we are looking to improve our performance in this area.

I have also looked at the total scaffolds currently on site and this should not cause a delay in works being undertaken. We currently have a single scaffold contractor who has adequate materials to meet our requirements however there are occasions when they already have works booked which are cancelled if more urgent works require attention.

Looking forward we will soon have a second scaffold contractor available to use which will increase our resource in this area and should improve the service.

Officer contact details:

Grant Ritchie, Head of Repairs and Maintenance,
Grant.Ritchie@brighton-hove.gov.uk

Specific Action:

Appoint an additional scaffold contractor to increase resources and improve service.

Timeline:

Start date: *April 2022*

End date: *July/August 2022*