

# BRIEFING NOTE

**TO: HEALTH, SOCIAL CARE & INCLUSION SCRUTINY & PERFORMANCE  
PANEL**

**DATE: 19 JANUARY 2009**

**RE: ACCORD HOUSING – OLD VICARAGE CLOSE UPDATE**

## **Purpose**

To receive an update following the independent review of the lift at Old Vicarage Close, Pelsall, and at other Accord Housing properties.

## **Background**

Following concerns raised by the Councillor Clive Ault, Vice-Chairman of the Health, Social Care and Inclusion Scrutiny and Performance Panel, Accord Housing were invited to a meeting of the Panel on 1 December 2008 to answer questions from Members about a lift breakdown at the Old Vicarage Close Extra Care scheme. At this meeting representatives from Accord Housing were invited back to the next meeting of the Panel to report on the outcome of an independent review of lifts that Accord Housing had commissioned.

## **Report**

**This report was provided by Calfordseaden construction and property consultants  
12/01/09**

### **1. Condition Overview – Old Vicarage**

The lift was installed in 1986. The lift was modernised in November 2008. The control equipment together with associated well switchgear and hydraulic valve block were replaced. The equipment installed was of a reasonable quality manufactured by third party suppliers, which can be maintained by any reputable lift company without the use of specialised tools. This reduces the probability of issues re-occurring as the equipment would be able to be maintained by the lift maintenance contractors. The installation standard was satisfactory.

The original equipment is 22 years old and the recent modernisation would resolve the reliability issues.

### **2. Next Steps**

Further work needs to be carried out to complete the full modernisation of the lift however it is acknowledged that this work was not required at the point of the modernisation carried out in November 2008.

It is recommended that the door equipment and other originally installed equipment be replaced as the final stage of modernisation. This should be planned to be completed by 2011/12 and money should be set aside within the Maintenance programme.

At this stage it would also be anticipated that the lift would require a complete rewire in accordance with the electrical testing programme and this would be need to be factored into the costs and included within the Maintenance programme.

### **Recommendations**

**That, subject to any comments Members may wish to make, the report be noted.**

### **Author**

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