

Committee(s): Housing Committee	Date: 12 December 2022
Subject: Lift and Lifting Equipment Policy	Wards Affected: All
Report of: Julian Higson, Interim Director of Housing	Public
Report Author/s: Name: Johanna Batchelor-Lamey, Compliance Manager Telephone: 01277 312 500 E-mail: johanna.batchelor-lamey@brentwood.gov.uk	For Decision

Summary

This report sets out the proposals for a new Lift and Lifting Equipment Policy to be implemented within the Housing Department. The Policy provides the council with the ability to effectively manage Lift and Lifting Equipment within all its residential blocks and individual properties where lifting equipment is present. The Policy also meets the Council's statutory requirement to have a Lift and Lifting Equipment Policy.

Recommendation(s)

Members are asked to:

R1. Approve the Lift and Lifting Equipment Policy.

Main Report

Introduction and Background

1. This is a new policy which outlines our approach to managing the risks involved in using lift and lifting equipment, ensuring the health, safety and wellbeing of people living in our properties and their visitors where these appliances are installed. It also sets out the approach to monitoring and carrying out servicing visits to ensure compliance with all relevant legislation.
2. It is a statutory requirement for the Council to have a Lift and Lifting Equipment Policy. Failure to have one will leave the Council in a vulnerable position should an incident occur.
3. The Policy outlines the frequency of the Council's Insurance company LOLER (Lifting Operations and Lifting Equipment Regulations) inspections on any lift and lifting equipment and will ensure the Council is compliant in storing and acting upon the findings.
4. The Policy sets out the roles and responsibilities and clearly states what each job role is required to undertake.

Issue, Options and Analysis of Options

5. As it is a Legal requirement for the Council to have a Lift and Lifting Equipment Policy, failure to have one does not exclude anyone from the responsibilities of their employed position.

Reasons for Recommendation

6. To ensure that the Housing Department has documentation to support the delivery of their Lift and Lifting Equipment responsibilities, processes, and procedures.
7. To ensure the Council complies with their legal obligations under LOLER and PUWER (Provision and Use of Work Equipment Regulations 1998).

Consultation

8. Consultations have taken place with the Tenant Liaison Group (Tenant Talkback). All feedback has been incorporated into the policy.

References to Corporate Plan

9. Drive continuous improvement of our housing services

10. Delivering an efficient and effective council.

Implications

Financial Implications

Name/Title: Phoebe Barnes, Director of Assets and Investments

Tel/Email: 01277 312500/phoebe.barnes@brentwood.gov.uk

11. There are no direct financial implications arising from this report.

Legal Implications

Name & Title: Steve Summers, Strategic Director and Monitoring Officer

Tel & Email: 01277 312500 / steve.summers@brentwood.gov.uk

12. The Council is meeting its statutory requirement to have a Lift and Lifting Equipment Policy, minimising its risk as a Landlord should an incident occur.

Economic Implications

Name/Title: Phil Drane, Director of Place

Tel/Email: 01277 312500/philip.drane@brentwood.gov.uk

13. There are no direct economic implications.