

Report to Cabinet



Date of Meeting	31 August 2021
Portfolio	Adult Care
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Public/Private Document	Public

Stairlift, vertical lift and step lift service, maintenance and inspection compliance policy

Executive Summary

- 1.1 Adult Care owns a number of stairlifts, vertical lifts and step lifts, which have been installed in the homes of service users through a disabled facilities grant (DFG) to meet an assessed disability need.
- 1.2 Adult Care also manages the same types of equipment on behalf of Rochdale Boroughwide Housing (RBH), which have been provided for their tenants with an assessed disability need, but as they have been funded by RBH, they own the lifts.
- 1.3 As RBC and RBH own assets of this type, there is a requirement to comply with Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) and the Health and Safety at Work Act 1974 (HSWA) section 3 (to provide safe equipment and maintain it, so far as is reasonably practicable).
- 1.4 This report details the Rochdale Borough Council policy on stairlift, vertical lift and step lift service, maintenance and compliance.

Recommendation

- 2.1 That the Stairlift, vertical lift and step lift service, maintenance and inspection compliance policy is considered and approved.

Reason for Recommendation

- 3.1 The legislation and associated guidance, along with custom and practice has determined how we have made decisions and delivered our obligations and responsibilities for lift compliance in recent years.

- 3.2 Following a recent review of lift compliance, it has been determined that a formal approved policy is required to set out how we will meet our responsibilities within the legislation governing this area.
- 3.3 The attached policy, has been developed to incorporate all aspects of compliance for lifts, taking account of all related legislation, guidance, policies, best practice and existing custom and practice.

Key Points for Consideration

- 4.1 LOLER and the HSWA requires all stairlifts, vertical lifts and steplifts to be serviced and maintained in line with manufacturer’s recommendations and a thorough examination must be undertaken at the appropriate intervals for the particular equipment type, as detailed in the policy and summarised in the following table:

Number of Service /inspections required

Lift type	Number of Service visits per annum	Number of thorough examination inspections required per annum	Total number of visits per asset per annum
Stairlift	1	1	2
Vertical Lift	2 (6 monthly intervals)	2 (6 monthly intervals)	4
Step Lift	2 (6 monthly intervals)	2 (6 monthly intervals)	4

Alternatives Considered

- 4.2 The alternative is to continue to have informal arrangements in place, which wouldn’t be acceptable if we were subject to any investigation by the Health and Safety Executive (HSE).

Costs and Budget Summary

- 5.1 Stairlifts, step lifts and vertical lifts are funded through the Disabled Facilities grant programme, which is a capital grant from central government.
- 5.2 An established budget is in place for the annual costs of service and maintenance.

Risk and Policy Implications

- 6.1 The policy sets out how we will meet our legal obligations in terms of ownership of these types of asset. The risks to not having a formally approved policy in place are significant, should there ever be an incident which involves the Health and Safety Executive (HSE).

6.2 An equality impact assessment screening has been undertaken on the policy, as the majority of users are elderly or disabled, therefore, are more likely to be affected by the policy. There are positive impacts for these protected groups in that RBC provides ongoing maintenance and inspection of their lifts and ensures all legislation is complied with. The only negative impacts on these groups is in relation to having to facilitate access to their homes multiple times each year for the service and inspection of their lift, but this is a legal requirement to protect them.

Consultation

7.1 Consultation has been undertaken with staff from across Adult Care, Children’s Social Care and Rochdale Boroughwide Housing. Their comments and suggestions have been incorporated into the policy. The feedback has been extremely positive in respect of having a formal policy in place. The policy has also been reviewed by Legal Services and Finance and any comments incorporated.

7.2 Whilst the policy as a whole document hasn’t been consulted on with service users, some of the key elements, such as stairlift warranties have been part of a number of wider public consultations previously. We also seek the views of service users as detailed in the policy under section 15 – service standards and customer satisfaction.

7.3 The policy has been written to formalise how we operate within the legal framework governing these assets, which fundamentally must be in place to meet the duty of RBC and RBH and ensure service users remain safe, therefore, consultation is only relevant to the overall satisfaction of how the various providers undertake the service, maintenance and inspection visits, which is gathered on an ongoing basis and used as part of the contract monitoring process.

7.4 There will be an annual review of the policy and customer feedback will be used to inform and consider any appropriate or necessary changes.

Background Papers	Place of Inspection
8. There are no background papers, all relevant information is embedded in the attached proposed policy document.	Not applicable

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