

PROACTIVE GUTTER CLEANING BY IN-HOUSE STAFF

Report of the Head of Repairs

1. SUMMARY

- 1.1 For a number of years works carried out to clean gutters have been done by subcontractors on a reactive basis or by in-house staff in the scaffolding team.
- 1.2 This report considers the benefits and cost savings of bringing this service in-house and making this work more proactive.

2. RECOMMENDATION

- 2.1 To approve the purchase of a gutter cleaning system that has built in cameras to view possible obstructions and repairs.
- 2.2 To approve the changes in using mainly subcontractors and some Derby Homes staff to a bespoke two man workforce employed by Derby Homes.
- 2.3 To approve the hire of a van and other equipment to carry out gutter cleaning work.

3. REASON(S) FOR RECOMMENDATION

- 3.1 By bringing the service in house it will be possible to have a more pro-active service by cleaning out guttering on a more cyclical basis, concentrating on properties that are more prone to having blocked gutters.
- 3.2 There will be potential cost savings as using the new machine will enable us to clean guttering without having to erect scaffolding. This will also benefit us from a health and safety perspective.

4. MATTERS FOR CONSIDERATION

- 4.1 For a number of years Derby Homes has carried out gutter cleaning work very much on a reactive basis, often when tenants report blockages and gutters overflowing. This can be due to a variety of reasons such as leaves or dirt building up in the guttering and down pipes.
- 4.2 The works are normally collated until we have a reasonable number of jobs and then a subcontractor with specialist equipment is engaged to clean out the guttering. If the work is more urgent our own trades people can be used once scaffolding has been erected. This has its own time constraints and costs particularly when needing to erect scaffolding.

- 4.3 The cost of the current service is approximately £75,000 per year. To purchase a new machine, hire a van, employ an agency worker for 6 months and to utilise an existing tradesperson for the same period would cost around £40,000.
- 4.4 This service will run for a 6 month cycle carrying out repairs but also proactive cleaning on problematic areas. During the 6 month down-time period reported repairs will be carried out by the roofing teams so the machine will be available for use throughout the year.
- 4.5 The new machine also gives some added benefits such as built in cameras which will enable us to spot necessary repairs which are much more difficult to spot from ground level.

Erecting scaffolding so we are able to carry out a close inspection adds considerably to both the time and cost. From a health and safety perspective working from ground level is safer than working at height.

5. OTHER OPTIONS CONSIDERED

- 5.1 None

IMPLICATIONS

6. HEALTH AND SAFETY IMPLICATIONS

- 6.1 There will be real health and safety benefits from being able to carry out work at ground level rather than having to work at heights either from ladders and scaffolding.

7. FINANCIAL AND BUSINESS PLAN

- 7.1 As mentioned in 4.3 above we are expecting to be able to fund this new service from savings in existing budgets. It is expected this service will start early 2019/20

The areas listed below have no implications directly arising from this report

Council
Environmental
Risk
Policy Review

If Senior Management Team or others would like to discuss this report ahead of the meeting please contact:

Steve Bayliss / Head of Repairs / 01332 888391 / Steve.bayliss@derbyhomes.org

Background Information: None
Supporting Information: None

This report has been approved by the following officers where there are financial or legal implications:

Head of Service Group Accountant	Shaun Bennett Michael Kirk	23/11/18
---	-------------------------------	----------