

Resident Questions for Housing Area Panel

Department	Housing
Date question raised	24-03-2022
Date of Area Panel	18-03-2022
Area in city	West
Star rating applied by residents	2
Deadline for officer response	22-04-2022, 12pm
Name of officer responding	Grant Ritchie
Job title	Head of Housing Repairs & Maintenance

Title of question: Property maintenance standards

Issue raised by residents:

There are concerns about the condition of the housing stock in Ingram Crescent and the presence of asbestos.

Background:

Empty properties in Benson Court have required several months of intensive refurbishment before they are in a condition to be re-let. This has included removing asbestos. If empty flats need this work, it implies that occupied flats may also be in urgent need of refurbishment and may contain asbestos.

Action requested by residents:

West residents would like a report at the May Area Panel, detailing what information the Council has about the state of the housing stock at Benson Court and the whole Ingram Crescent estate, particularly as regards asbestos. If up to date information isn't available, a stock survey is requested, to establish the condition of the flats and what work is needed.

Officer Response: Thank you for your question.

The time taken for an empty home repair does differ significantly from property to property. I have spoken to the team who manage this and they did not feel that Benson Court presented any particular challenge outside of the normal and therefore the repair time was not significantly longer than average.

With regard to asbestos, it is very likely that properties built before 1999 will contain asbestos materials. I have looked at survey results for typical homes at Benson Court and they only contain low and very low risk material. The current guidance is that such materials are safer left in place provided they are in adequate condition. There may be occasions where we need to remove materials containing asbestos as they will be impacted by work, we propose when a specialist contractor would be required. Based on the surveys I have seen I do not think wider scale removal would be necessary as the materials in the flats are either of a low or very low risk.

Officer contact details:

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Specific Action:

No Specific Action

Timeline:

Start date:

End date: