

Report of Adam Crampton, Mechanical & Electrical Service Manager, Housing Leeds

Report to Director of Environments & Housing

Date: 25th January 2016

Subject: Approval to procure 13 passenger lifts [Lift Replacement Programme 2016/17]

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Burmantofts and Richmond Hill, Kirkstall, Armley, Gipton & Harehills, Hunslet, Adel & Wharfedale, Rothwell		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. Housing Leeds manages the Lift Replacement programme for Leeds City Council's high and medium-low rise housing stock. In line with the delivery of the 2016/17 lift replacement programme approval is sought to raise purchase orders for 13 passenger lifts for 5 individual high-rise blocks [2 x passenger lifts per block] and 3 low-rise, sheltered sites as listed below:-

Site	Type	No of Lifts	Value
Moor Grange Court	High Rise	2	£ 420,414.70
Pembroke Grange	High Rise	2	£ 468,091.41
Clyde Court	High Rise	2	£ 532,384.45
Clyde Grange	High Rise	2	£ 532,294.75
Ferriby Towers	High Rise	2	£ 420,414.70
Arthington Court	Low Rise	1	£ 62,269.05
Wharfedale Court	Low Rise	1	£ 59,850.60
Royds Court	Low Rise	1	£ 59,706.85
TOTAL			£ 2,555,426.51

2. Procurement of the passenger lifts is administered via the internal service provider – Leeds Building Services, who manages the lift contract framework.
3. The bespoke passenger lifts take approximately 5 months to manufacture and delivery on site is anticipated in June 2016. This programme is in line with the lift replacement programme and budget.

Recommendations

4. Director of Environments & Housing to approve the procurement of 13 passenger lifts in line with the 2016/17 Lift Replacement programme for 5 separate domestic high-rise housing blocks, namely Moor Grange Court, Pembroke Grange, Clyde Court, Clyde Grange and Ferriby Towers and 3 low-rise, sheltered sites at Arthington Court, Wharfedale Court and Royds Court. The overall total cost is £2.555m.

1 Purpose of this report

- 1.1 This report seeks approval to procure 13 passenger lifts, in line with the Lift Replacement programme, to replace the existing obsolete passenger lift stock at 8 separate sites.

2 Background information

- 2.2 Housing Leeds currently manages a total of 116 high-rise blocks containing 232 lifts and 20 low / medium rise lifts located in sheltered accommodation. The majority of the passenger/goods lift stock is beyond its cyclical lifespan and have parts which are now obsolete resulting in lift downtimes, potentially leaving tenants isolated in their homes.
- 2.3 In line with the delivery of the 2016/17 lift replacement programme, approval is sought to raise purchase orders for a total of 13 passenger lifts for 5 individual domestic high-rise blocks [2 x fully automatic passenger lifts per block] - Moor Grange Court, Pembroke Grange, Clyde Court, Clyde Grange and Ferriby Towers and 3 low-rise, sheltered sites at Arthington Court, Wharfedale Court and Royds Court. The overall total cost is £2,555m.
- 2.4 It takes approximately 5 months to manufacture the bespoke passenger lifts, with delivery on site proposed for June 2016, in line with the lift replacement programme.
- 2.5 Approval to procure the passenger lifts at this time will allow the planned financial expenditure to be met in line with the lift replacement programme, and the lift installation work to commence in April 2016.
- 2.6 These values are in line with the budget allocation for passenger lift installations in the Housing Leeds 2016/17 Capital Programme.

3 Main issues

- 3.1 The age, condition and obsolescence of the existing passenger/goods lifts deems that approval is sought to enable purchase orders to be raised for 10 bespoke, fully automatic passenger lifts for 5 separate high-rise blocks and a further 3 passenger lifts at 3 separate sheltered sites.

All procurement routes and budget allocations for these works are currently in place.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 City-wide consultation with leaseholders has already been undertaken and plans are in place to hold further, site specific consultation events with tenants who will be affected by the lift replacement programme.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An Equality Impact Assessment is attached to this document.

4.3 Council policies and Best Council Plan

- 4.3.1 The installation of new passenger lifts will improve the environment and quality of lives to the tenants of all sites referenced in this report.
- 4.3.2 These installations link to the Vision for Leeds 2011 – 2030, specifically the 'Best city... to live' objectives which state that "Leeds will be a great place to live with good housing..." where "houses to rent and buy will meet the needs of people at different stages of their lives" and "local people benefit from regeneration investment".

4.4 Resources and value for money

- 4.4.3 Costs per block [2 passenger lifts per block] vary slightly depending on site specific variables, such as size of lift and number of floors serviced. Overall total costs incurred for the 8 sites is £2.555m. This resource has been identified within the 2016/17 Capital Programme budget and the contemporary, highly efficient lift replacements will prove cost effective over their proposed life expectancy of 25 years, reducing ongoing revenue maintenance costs and providing a more efficient, reliable service to tenants, leaseholders and visitors of the sites concerned.

4.5 Risk Management

- 4.5.1 The existing passenger lifts at these sites are beyond their cyclical lifespan, experience frequent lift failure and have parts that are now obsolete and difficult to procure. Replacing the passenger lifts will mitigate the high risk of service downtime to the end user.
- 4.5.2 Risk registers will be produced for each site and managed in line with council guidelines and expectations.

5 Conclusions

- 5.1 Director approval is sought to raise purchase orders for 13 bespoke fully automatic passenger lifts for 5 separate high-rise blocks and 3 low-rise, sheltered sites.

6 Recommendations

- 6.1 The Director of Environments and Housing to approve the raising of purchase orders for 13 bespoke fully automatic replacement passenger lifts to a total value of £2.555m