

Report of: Parking Manager

Report to: Director of Communities and Environment

Date: 10th April 2017

Subject: Refurbishment of lifts at Woodhouse Lane Car Park

Capital Scheme Number: 32734 000 000 3 01 1

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): City and Hunslet	Yes
Are there implications for equality and diversity and cohesion and integration?	No
Is the decision eligible for Call-In?	No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	No

Summary of main issues

1. Two new lifts were installed in Woodhouse Lane Carpark as part of a refurbishment programme in advance of the opening of the Leeds Arena. The footfall and patterns of use of the carpark are now well established and understood following several years use by patrons of the Arena. Over that time, there have been occasions where two of the five lifts in the carpark have not functioned well at times of high footfall and require upgrading as a result.
2. A review of the lifts has been carried out by the Council's Leeds Building Services (LBS) which recommends refurbishment and upgrade at a cost of £238,000.
3. As an interim measure, the two lifts have been temporarily closed on certain nights when high footfall is expected connected to particular events at the Arena. During these periods, the remaining three lifts have remained available for use throughout.
4. The proposed work will be carried out internally via the Council's Leeds Building Services using suppliers under existing contracts. Therefore there are no procurement issues arising from this decision.
5. The expenditure for this project is to be funded through the capital programme.

Recommendation

1. The Director of Communities and Environment is recommended to give Authority to Spend £238,000 to upgrade lifts 4 and 5 at Woodhouse Lane Car Park via Leeds Building Services, through funding from the capital programme.

1. Purpose of the Report

- 1.1. To recommend the upgrade of two lifts at Woodhouse Lane Car Park at a cost of £238,000.
- 1.2. To confirm that the project will be funded via Leeds City Council's capital programme.

2. Background Information

- 2.1 In 2012/13, the car park was renovated in readiness for the opening of the Leeds Arena. These works included the construction of a new lift tower and the addition of two new lifts, bringing a total provision of five lifts on site.
- 2.2 Experience of the heavy use of the lifts over short periods in connection with Arena events has identified performance issues with the two new lifts. As a result, the warranty was extended upon request for continued attention by the company having carried out the lift installation.
- 2.3 Despite various attempts to improve the functioning of the lifts, problems have continued at times of heaviest use. There have been 41 reported incidents in the period October 2015 – January 2017 including 18 where the lift doors failed to open properly. The continued problems led to a full review in February 2017.
- 2.4 The review has confirmed that the original specification for the new lifts has proved inadequate for this setting and for the heavy traffic experienced over short periods. Whilst the warranty period expired some time ago, officers are exploring liability and cost recovery regardless. This is likely to be a protracted process however and an earlier resolution is desired which goes beyond the current arrangement of keeping two of the five lifts out of use for Arena events.
- 2.5 The LBS report is at appendix 1. It offers two options. Full replacement of the lifts would cost £450,000 and would give a life span of 25 years. The replacement of certain lift components with upgraded equipment would cost £238,000 and would give a life span of 20 years.
- 2.6 Clearly the refurbishment option represents better value with an annual cost of £11,900 as opposed to £18,000 for full replacement.

3. Corporate Considerations

3.1 Consultation and Engagement

- 3.1.1 The Executive Member for Regeneration, Transport and Planning is aware of the report and is supportive of the proposals.

3.2 Equality and Diversity/Cohesion and Integration

- 3.2.1 There are no significant implications arising from this proposal. The provision of the full set of lifts to the carpark clearly maximises its use for people unable to manage the carpark stairs.

3.3 Council Policies and City Priorities

- 3.3.1 This scheme should contribute to promoting sustainable and inclusive economic growth by providing a good transport infrastructure and maximising the impact of our cultural infrastructure by supporting attendance at Arena events.

3.4 Resources and Value for Money

- 3.4.1 This work will be funded through the Council's capital programme.

3.4.2 Capital Funding and Cash Flow

Expenditure required on this scheme	TOTAL £000's	FORECAST				
		2016/17	2017/18	2018/19	2019/20	2020 on
		£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0	0.0	0.0	0.0	0.0	0.0
CONSTRUCTION (3)	238.0	0.0	238.0	0.0	0.0	0.0
VEHICLE	0.0	0.0	0.0	0.0	0.0	0.0
DESIGN FEES (6)	0.0	0.0	0.0	0.0	0.0	0.0
OTHER COSTS (7)	0.00	0.0	0.0	0.0	0.0	0.0
TOTALS	238.0	0.0	238.0	0.0	0.0	0.0

Total overall Funding Available	TOTAL £000's	FORECAST				
		2016/7	2017/18	2018/19	2019/20	2020 on
		£000's	£000's	£000's	£000's	£000's
Leeds City Council	238.0	0	238.0	0	0	0
Total Funding	238.0	0.0	238.0	0.0	0.0	0
Balance	0.0	0.0	0.0	0.0	0.0	0.0

3.5 Legal Implications, Access to Information and Call In

- 3.5.1 The decision to undertake this project is a Significant Operational Decision and not subject to call in.

3.6 Risk Management

- 3.6.1 The specification has been prepared by an experienced lift engineer and the project will be overseen by LBS who have a great deal of experience in this area.

4. Conclusions

- 4.1 The refurbishment of the two lifts at Woodhouse Lane Car Park will provide a reliable solution in the southern lift tower for the next 20 years and will allow the car park to operate fully during Arena events.

5. Recommendation

- 5.1 The Director of Communities and Environment is recommended to give Authority to spend £238,00 to upgrade lifts 4 and 5 at Woodhouse Lane Car Park via Leeds Building Services through funding from the capital programme.