

Report of Scrutiny Officer

Report to Tenant Scrutiny Board

Date: 22 June 2018

Subject: Lifts in Cottingley Towers

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1.0 SUMMARY OF MAIN ISSUES

- 1.1 The Chair brought a late item to the Board at April's meeting around the length of time one of the two lifts at Cottingley Towers has taken to be put back into service.
- 1.2 Given there is an ongoing programme of lift replacements across the City, it was resolved by the Board to seek a reply to this matter given its potential implications for other high rise tenants across the City.
- 1.3 As of the date of this report, the issue has been resolved and the lift is now back in service in Cottingley Towers.

2.0 BACKGROUND INFORMATION

- 2.1 It was noted one of the lifts in Cottingley Towers has been out of action for seven weeks (as of April 2018) as a part for it is having to be made. It was noted this is one of the highest tower blocks in Leeds and currently sprinkler works being carried out by contractors which means a large number of people having to rely on just one lift.
- 2.2 The Board therefore requests a response to the above and the following points:-
 1. What is the problem with the lift in Cottingley Towers which means it has been out of service for so long? What is special about this part that it's taking seven weeks and counting to be made/installed, and is it a part which could fail again with further delays such as these in future?
 2. There has been very little communication between the Council and tenants with updates. It seems unless a tenant rings up themselves this is the only way to get an update. It was noted that the notice board could have been

utilised to relay information but this has not been done.

3. Given these lifts are only a few years old at most and the Council are looking to install other blocks in the future with new lifts, the Board are ask what questions are the Council asking suppliers when procuring new lifts – especially around length of time to obtain parts?

3.0 RESPONSE FROM HOUSING LEEDS TO THE BOARD

3.1 The response received from Property and Contracts section of Housing Leeds is

1. The lifts at Cottingley were refurbished between 2013 and 2014 with a design incorporating a main motor and worm drive as per the original lift installations due to the height of these particular blocks and the lift speeds required. During routine maintenance the lifting machine diverter, wheel, associated ropes and sheaves which in essence lift and lower the lift were found to be deteriorating at rate not normally associated with this equipment to a point where traction was being lost resulting in the lift being isolated on safety grounds. The replacement equipment was ordered on 16th February 2018 however the sheaves have to go through a specialist production run to ensure they are fit for the purpose intended and this unfortunately takes time. This type of failure is most unusual as the life expectancy is usually around 20 years and when we replace the materials we will have them inspected for manufactured defects.

We have also ordered a spare hoisting sheave and diverter for any further occurrence for the lifts at Cottingley.

2. Housing Leeds apologises for the lack of communication and will in future utilise the notice board as suggested whilst utilising other forms of communications. In terms of this point communications can be things such as emailing, texting or flyers and we will endeavour to engage with local housing teams/officers for the block as well as cleaning services who are likely to be impacted.
3. When procuring lifts (new or refurbished) the specification for Leeds is one of the highest in country in terms of quality and longevity of equipment and the provision and keeping of spares is a pre requisite and we do specify timescales for “off the shelf parts”. However parts do become obsolete over time although this is certainly not the case here, and the failure is almost certainly down to a manufacturing fault that has manifested over time and unfortunately unforeseen.

4.0 RECOMMENDATIONS

- 4.1 Members are asked to note the response from Housing Leeds to the late item from the last Board meeting.

5.0 BACKGROUND DOCUMENTS ¹

- 5.1 None

¹ The background documents listed in this section are available to download from the Council’s website, unless they contain confidential or exempt information. The list of background documents does not include published works.