

Committee(s):	Date(s):
Planning and Transportation	10 June 2014
Subject: Annual Breakdown Report of Public Lifts and Escalators April 2013 to March 2014	Public
Report of: City Surveyor	For Information CS 218/14
<h1>NOT FOR PUBLICATION</h1> <p>By virtue of paragraph(s) 3 of Part I of Schedule 12A of the Local Government Act 1972.</p>	
<h2>Summary</h2> <p>This report is to provide members with an annual performance report of the Public Lifts and Escalators. It details the level of operations for each Public Lift and Escalator from the 1st April 2013 to the 31st March 2014.</p>	
<h3>Recommendation</h3> <p>It is recommended that:</p> <ul style="list-style-type: none"> • Members note the contents of this report. 	

Main Report

Background

1. The City Surveyor manages 210 lifts and 7 escalators for the City, not including the Housing Estates. This portfolio includes 15 public Lifts/Escalators which are the responsibility of your committee.
2. Due to the interest in the performance of the public lifts and escalators it was agreed to demonstrate the continued performance of them by producing an annual report.
3. Appendix A is a map of the location of those 15 lifts and escalators.

Current Position

4. Appendix B illustrates the performance for each lift and escalator over the twelve month period.

5. The public lifts and escalators have been separated into three areas for ease of representation on the graph, the three areas are:
 - a) – Barbican Estate Lifts
 - b) – Escalators
 - c) – Non Barbican Estate Lifts including the Millennium Inclinor
6. Each lift or escalator is represented by a different coloured line per graph.
7. The data has been obtained from the City Surveyor’s service desk reports for each month. The dips on the graph highlight a period when a particular lift or escalator was out of service for a percentage time for that month.
8. The graphs illustrate that the main recurring and ongoing problem is with the Moorgate Escalator where, due to its age and the difficulty with sourcing parts it will continue to have dips in service until it is replaced by Crossrail in late 2015. The exact date is still to be confirmed. The remainder of the lifts and escalators have occasional breakdowns which are all attributed to different issues, these include faulty doors, misuse by the public, cleaning stoppages and faulty lift gear.
9. During the whole year, the worst breakdown situation occurred on the Moorgate Escalator during January 2014 where it was out of service for 9% or 2.79 days of the month.
10. To demonstrate progress over the year, the monthly operational figures have been averaged across all lifts and escalators to give a monthly average figure which is detailed below:

Month	Average % Lift or Escalator in Operation
April 2013	99.5
May 2013	99.0
June 2013	98.9
July 2013	98.9
August 2013	99.6
September 2013	99.1
October 2013	98.8
November 2013	99.2
December 2013	99.5

January 2014	98.7
February 2014	99.3
March 2014	99.4

11. To enable continual improvement, the following actions are being taken:

- Provision of a roaming APEX callout technician dedicated to the contract.
- Combined audits/checks carried out between APEX and the City Surveyor's lift engineer.
- APEX to continue to increase the range of critical spares held where required.
- A Forward Maintenance Plan for each lift is in place to ensure an effective maintenance plan is in place over the longer period to produce a pro-active approach rather than reactive.

Corporate & Strategic Implications

12. The Apex Lift contract commenced operation in July 2012. One of the major benefits of this contract is the completion of a single and comprehensive lift/escalator Asset Register which will record the existing condition of equipment as well as monitor their condition and provide a central storage repository for all information to be held. The centralised monitoring of lifts over time will enable decisions to be made as to either action a repair or recommend replacement should the equipment be beyond economical repair. The replacement of this equipment will be funded through allocated budgets controlled by the committee.

Financial Implications

13. When the various lift contracts were consolidated through PP2P, £1.2million of savings were made over 5 years of the contract through rationalisation to give us one corporate wide contractor that is responsible for the ongoing maintenance and breakdown service for all public lifts/escalators. The above figures demonstrate that there has not been a reduction in the service provided after these changes came into place. Budgets remain sufficient to maintain the lifts and escalators at the present time, but this will be kept under review by the City Surveyors Department.
14. The report in this list support the theme "Protects, promotes and enhances our environment" within the City Together Strategy.

Conclusion

15. The attached graph illustrates the public lift and escalator performance for the previous 12 month period.
16. It highlights that the majority of public lifts and escalators are performing to a high standard, with one specific exception of Moorgate Escalator which is an already identified problem which will be resolved in late 2015 with the introduction of new escalators as part of the Crossrail project.
17. Officers will continue to manage the lift/escalator performance with the support of Apex with the objective of providing a fully operational service throughout the year.

Appendices

- Appendix A – Geographic locations of the Lifts and Escalators
- Appendix B – Annual Breakdown Report for Public Lifts and Escalators

A Hurley
Assistant Director – Corporate Property Facilities Management
020 73321069
Alison.Hurley@cityoflondon.gov.uk