

Officers from the City Surveyors Department have provided some of the following updates:

30. Crossrail

Enabling works will take place during 2010 and it is anticipated that tunnelling works will commence in 2011 with services starting during 2017. A City of London Residents Forum has been set up. The current plans for the western end of Liverpool Street Crossrail station to be located at Moorfields were discussed. Under the current plans it is anticipated that a link to the highwalk will be retained. No further update was available for this committee from City Surveyors Officers.

Fringe Re-developments

31. Frobisher Crescent

Handover of the building has been delayed until mid June. **No further update was available for this committee from City Surveyors Officers.**

32. Milton Court Redevelopment

Advanced Groundworks – are continuing and though there has been some delay it is now anticipated that the works will be completed by end of June. Following a question it has been confirmed that the entrance to the Garchey tunnel to Willoughby House from Milton Court has been closed off and secured with timber hoarding since the demolition started in this area.

Construction works – the main piling operations are currently planned to commence in July 2010. The planned construction periods for the School and tower are now 137 weeks for each.

Officers from the Barbican Estate Office and resident representatives meet with Heron and their contractors on a monthly basis for briefings on progress and to discuss any issues that have arisen

Permanent EDF Substation (to be located in Barbican Estate car park, level 03 at corner of Moore Lane). A presentation to resident representatives took place on 19 May regarding the methodology and preparatory structural work associated with construction of the EDF substation chambers. The works will commence on 1 June and are estimated to take 16 weeks. Following this, EDF will require a period of 20

weeks before the substations are energised. The work zone will be fully hoarded and sealed with access for the contractor facilitated via the main site.

External Improvements. A preliminary meeting has been held with the City of London's Planning & Transportation Department to discuss the programming of external improvement works to Moor Lane, Milton Street and Silk Street. The City's aim remains to implement the external improvement works in the surrounding area to coincide with the completion of the Milton Court project. This timetable will be dependent on their approval processes and funding being available for all the streets at the same time.

33. **Moorgate Telephone Exchange**

No further update was available for this committee from City Surveyors Officers.

34. **St Alphage House**

Developer's Hammerson with architects Make and communication consultants FD are continuing to consult with residents and Members together with CABE, City Planners, English Heritage and GLA. A newsletter will be sent to all residents shortly and resident workshops are being set up for 16-18 June. The developers are aiming to submit a planning application by the end of the year.

.

35. **Roman House**

A presentation for Barbican residents on a proposed planning application for this building took place on Thursday 25 February. The developers intend to apply for permission to refurbish the existing building into a Premier Inn with 143 bedrooms. **No further update was available for this committee from City Surveyors Officers**

36. **Public Lifts Serving the Barbican Estate**

A copy of a report presented to the Planning Committee on 18 May regarding Public Lifts is attached as 3a to this report. **No further update was available for this committee from City Surveyors Officers.**

37. **Turret**

Although in your last report the City Surveyor confirmed that he is obtaining an up

to date valuation for the premises and undertook to submit a report in March 2010
No further update was available for this report.

38. Willoughby Ramp Storage

Heron on behalf of the GSMD have submitted a planning application for 64 bicycle spaces under the ramp at Moor Lane, planning permission has been given. At this moment in time there has been no further progress on this issue but committee will be kept informed of any progress. **No further update was available for this committee from City Surveyors Officers.**

39. YMCA

The Housing Services Commercial Manager will be working in liaison with the City Surveyors Corporate Property Group in negotiations regarding any future potential lease. **No further update was available for this committee from City Surveyors Officers.**

Committee(s):	Date(s):	Item no.
Planning and Transportation	18 May 2010	
Subject: Management of Public Lifts	Public	
Report of: City Surveyor	For Information	
<div><p><u>Summary</u></p><p>This report is to advise your Committee of the proposals being put in place to improve the performance and monitoring of the public lifts.</p><p>Recommendations</p><ul style="list-style-type: none">• I recommend that your Committee receives this report and endorse the actions undertaken.</div>		

Main Report

Background

1. On behalf of the City of London Corporation I have under my care some 250 lifts, escalators and cradles in operational and investment properties. These include the management and maintenance of the 14 public lifts and escalators which fall within the remit of your Committee (see list at end of this report).
2. These installations vary in type, quality and manufacturer. Each is subject to a maintenance contract with either the original supplier or an appropriate contractor. They are each subject to regular service and insurance inspections and any necessary works identified are carried out.
3. The maintenance contracts will generally cover all necessary reactive repairs resulting from faults and breakdowns. Cyclical works of upgrading or improvement are planned in advance to suit the needs of the installation. The means of reporting faults and entrapments and the resulting inspections and repair varies between lifts.

4. By nature of their location and use the public lifts and escalators are subject to a more arduous environment than the general lift stock, e.g. extremes of weather, graffiti, abuse, etc. The isolation of these lifts from the Guildhall has historically made them difficult to manage and monitor. Faults are generally reported via a dedicated telephone line within the lift car to the Command Centre at Guildhall or directly to the maintenance contractor.
5. The Building Services Engineering team within my Property Services Division contains two dedicated Lift Engineers who are responsible for overseeing the maintenance and contract servicing of the entire stock of lifts, escalators and cradles. They also undertake the improvement and replacement of this stock as required.
6. Previously consideration had been given to the monitoring of the lifts (not escalators) serving the Barbican High Walk as the Barbican Estate Office operate a monitoring system for the lifts throughout the Barbican Estate. Having jointly reviewed this issue it was considered that a practical solution would be to utilise their system to improve the management of these public lifts by monitoring them from the Barbican Estate Office. This includes the provision of a response to “out of hours” breakdown calls.
7. The lifts in question are those at 1 London Wall (Eastern Pavilion), 1 London Wall (Western Pavilion), Little Britain, Wood Street (Royex House), Moor Lane (Speed House/Milton Court) and Moor House.

Current Position

8. Of the lifts serving the Barbican High Walk Moor Lane, Wood Street and Little Britain are now being monitored by the Barbican Estate Office. Further software alterations are required to enable more sophisticated information be provided and it is anticipated that this will be completed by early summer along with the connection of the other three lifts.
9. At each of your meetings I report on the performance of the public lifts and escalators. Some, such as the Millennium Bridge Inclinor, when inherited were discovered to have been of a non standard poor design and constructed with unreliable equipment. With the inclinor in particular a lot of time and expense has gone into replacing parts with more standard equipment in order to increase reliability and decrease repair time, as for instance when it suffered from vandalism last month.
10. With this in mind the specialist consultant, Butler & Young Lift Consultants Ltd have been engaged and are assisting in the production of a standard specification for use in future developments that include public lifts and escalators. A draft of the specification has been circulated for consultation

with interested parties and it is anticipated that it will be available for general use immanently.

11. When the various public lifts and escalators were handed over they were subject to differing maintenance contracts. In order to improve the level of care these are being rationalised so that all contractors will be engaged on a standard form of contract.
12. A recurring theme in the performance reports on the public lifts and escalators has been the delay in notification when any faults occur. It is for this reason that an improved system of monitoring their performance and fault reporting has been considered.

Proposals

13. After review a contract has been entered with LiftStore Ltd to use their web based monitoring system to enhance the maintenance service by providing:-
 - notification of lift status
 - identification of intermittent faults
 - immediate notification of lift breakdowns and lift trappings
 - records of service visits
 - visibility of all lift breakdowns that are time and date stamped
 - maintenance reports detailing lift availability
14. The information will be accessible by secure passwords from any computer but any event will immediately provide a “pop up” alert to the City Surveyor’s manned Response Desk. With the exception of the above six lifts which are being (to be) monitored by the Barbican Estate Office “out of hours” breakdown calls from the other public lifts will continue to go to the Guildhall Command Centre or directly to the maintenance contractor.
15. Of the 14 public lifts and escalators it will be possible to amend the present telephone dialling system to the four lifts not serving the Barbican High Walk. As the four escalators do not contain a direct telephone line a wireless system will be required.
16. It is expected that the new system will be in place for the following public lifts and escalators during this summer.
 - Atlantic House

- Millennium Bridge Inclinorator
 - Pilgrim Street
 - Tower Hill
 - London Wall Escalators (2 No)
 - Moorgate Escalators (2 No)
17. In addition consideration is being given to producing clearer notices inside and outside of the lift cars. Also a simple map/diagram adjacent to each lift serving the Barbican High walk so that potential users can see alternatives should they come across one out of action.

Financial Implications

18. It is anticipated that the lift monitoring system set up and annual license fee cost of £4,400 plus £198 per lift can be contained within the existing local risk budgets. Should this not prove to be the case, I will report back to your Committee accordingly at a later date.

Community Strategy Implications

19. The proposals contained within this report relate to the Community Strategy in the following ways:
- Good Transport for a Thriving City – *to improve the “pedestrian experience”*
 - An Inclusive and Outward Looking City - *enhancing accessibility.*

Consultees

20. The Department of Planning and Transportation, the Head of Access and the Chamberlain have been consulted in the preparation of this report.

Conclusion

21. The proposals contained within this report, once implemented, should improve the performance monitoring and fault rectification for the public lifts and escalators.
22. In the future it is intended that any new lifts or escalators provided for public amenity meets the performance criteria of an agreed standard specification so that the quality is gradually raised.

Background Papers:

September 2008 - Management of Public Lifts Adjoining Barbican Estate

Contact:

Steve Daley

020 7332 1509

Steve.Daley@cityoflondon.gov.uk

Location	Age	Lift Company
Atlantic House	2001	Kone
Little Britain	Modernised 2007	Guideline Lift Services
London Wall (No. 1) Lifts Western & Eastern Pavilions (2 No)	2003	Mitsubishi
London Wall (No. 1) Western Pavilion Escalators (2 No)	2003	Kone
Millennium Bridge Inclinators	2000	Thyssenkrupp Elevator UK Ltd
Moor House	2005	Kone
Moor Lane (Speed House/Milton Court)	2007	Guideline
Moorgate Escalators (2 No)	1973	
Pilgrim Street	1992	Thyssenkrupp Elevator UK Ltd
Tower Hill	2002	Otis
Wood Street Public Lift (Royex House)	2008	Mitsubishi