

Committee(s): Planning and transportation committee – For Information	Dated: 14 October 2022
Subject: Public Lift & Escalator Monthly Report	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	Shape outstanding Environments – Our spaces are secure, resilient, and well-maintained
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain’s Department?	
Report of: City Surveyor	For Information
Report author: Matt Baker – Head of Facilities Management	

Summary

This report outlines the availability and performance of publicly accessible lifts and escalators monitored and maintained by City Surveyor’s, in the reporting period 25 September 2022 to 14 October 2022. The reporting period is driven by the committee meeting cycle and the associated reporting deadlines.

The report also references publicly accessible lifts and escalators on property where the freehold is owned by the City of London Corporation, which are not monitored or maintained by City Surveyor’s. This report does not provide information on availability of these assets.

In this reporting period, publicly accessible lifts and escalators were available for **88.13%** of time. The aggregated 12-month availability across all publicly accessible lifts/escalators is **89.65%**.

A detailed summary of individual lifts/escalators performance is provided within this report along with the associated actions being undertaken to improve availability.

Main Report

1. There are 16 public lifts/escalators in the City of London portfolio, which are monitored and maintained by City Surveyor’s. Table 1.0 provides a breakdown of availability during the reporting period and the availability over the previous 12 months.

Table 1.0

Asset Reference	Name	Availability in last reporting period	12 Month Availability	Trend
SC6462771	Blackfriars Bridge	100.00%	89.77%	↑
CL24	Duchess Walk Public Lift	100.00%	93.39%	↑
SC6459146	Speed House Glass/Public Lift	100.00%	95.22%	↑
SC6458967	Little Britain	100.00%	95.93%	↑
SC6458963	Tower Place Scenic Lift	100.00%	96.80%	↑
SC6458962	Tower Place Public Lift	100.00%	97.45%	↑
SC6458968	Moor House	100.00%	98.34%	↑
SC6458959	London Wall Up Escalator	99.15%	87.57%	↑
SC6458964	London Wall East	95.42%	98.14%	↓
SC6462850	33 King William Street	95.10%	89.84%	↑
SC6459244	Glass South Tower	94.18%	88.55%	↑
SC6458958	London Wall Down Escalator	92.85%	66.46%	↑
SC6458970	Wood Street Public Lift	90.10%	99.46%	↓
SC6458966	Atlantic House	79.68%	94.63%	↓
SC6458969	Pilgrim Street Lift	63.59%	89.11%	↓
SC6458965	London Wall West	0.00%	53.69%	↓
	Average	88.13%	89.65%	↓

2. Table 2.0 identifies the worst performing lifts/escalators and the associated actions being undertaken and expected completion dates, to improve availability.

Table 2.0

Name	12 Month Availability	Trend	Current Issues	Action Required	Expected Completion Date
London Wall West Lift	53.69%	↓	Intermittent fault resulting in lift being turned off for health and safety. Manufacturer attendance to diagnose fault completed.	Quote received to rectify following diagnosis. Instructed for completion. 2 Week lead time on part.	31/10/22
London Wall Down Escalator	66.46%	↑	Modernisation required. Some work already completed. Funding obtained.	Finalise specification, tender and instruct	31/3/23
Glass South Tower	85.55%	↑	No action required.	n/a	n/a

			Previous issue rectified. Availability trending positively.		
London Wall Up Escalator	87.57%	↑	Modernisation required. Funding obtained.	Finalise specification, tender and instruct	31/3/23
33 King William Street	89.84%	↑	No action required. Out of service due to planned insurance inspection.	n/a	n/a
Blackfriars Bridge	89.77%	↑	Vandalism to doors. Doors replaced with a stainless-steel door to prevent future vandalism. Currently in service	Remaining doors to have stainless steel solution installed to prevent any future outage	31/5/23
Pilgrim Street Lift	89.11%	↓	Overhaul required. Works tendered and instructed.	Works to commence on site.	24/12/22
Atlantic House	94.63%	↓	Overhaul required. Works tendered and instructed.	Works to commence on site.	24/12/22

3. Table 3.0 categorises the causes of faults/outages in this reporting period. Please note this does not include London Wall West Lift which has been unavailable for the entire reporting period and turned off for health & safety concerns.

Table 3.0

Category	No of call outs
External/Environmental factors	1
Equipment faults/failure	2
Planned Insurance Inspections	1
Planned Repairs	3
Resets following emergency button press or safety sensor activation	5
Damage/misuse/vandalism	0
Autodialler faults	1
Total	13

4. Table 4.0 categorises the causes of faults/outages over the last 12 months

Table 4.0

Category	No of call outs
External/Environmental factors	9
Equipment faults/failure	72
Planned Insurance Inspections	13
Planned Repairs	22
Resets following emergency button press or safety stop equipment activation	42
Damage/misuse/vandalism	10
Autodialler faults	6

5. The lift/escalator monitoring system is currently undergoing an upgrade to a digital system and is due for completion in January 2023. The project is currently 75% complete and equipment already installed is operational.

6. Projects. Table 5.0 summarises planned projects with approved funding that will support the ongoing improvement in lift & escalator availability.

Table 5.0

Lift/Escalator	Project	Status	Expected Completion
London Wall Up Escalator	Modernisation Project	Specification being finalised for tender and completion	31/3/23
London Wall Down Escalator	Modernisation Project	Specification being finalised for tender and completion	31/3/23
Pilgrim Street Lift	Modernisation Project	Contract Awarded.	24/12/22
Little Britain Lift	Modernisation Project	Work to commence on site Jan 2023	31/3/23
Atlantic House Lift	Modernisation Project	Contract Awarded	24/12/22

7. There are 4 properties leased by the Corporation with publicly accessible lifts or escalators either within their demise or in close proximity, across walkways adjacent to the property.

- 200 Aldersgate
- 1 London Wall
- London Wall Place
- 125 London Wall (Alban Gate)

The Corporation have retained responsibility of maintenance of lifts/escalators at 200 Aldersgate and 1 London Wall. The availability of these lifts/escalators is reported above.

8. 125 London Wall (Alban Gate). The head lease and planning permission for 125 London Wall does not include any conditions relating to the maintenance of the escalators and following

extensive searches by colleagues in Enforcement, Legal and Land Charges, there is no legal agreement associated with this permission. As such there are no planning controls in respect of the ongoing maintenance of these escalators. The latest update provided by JLL on 12 October 2022 is that the only escalator currently out of service is number 4. This is currently out of service due to a fault within the control panel circuitry, which is obsolete and the parts are no longer available. Their service provider has been unable to get the existing controller operational. They are working to deliver a solution. City Surveyor's will continue to request updates on progress with this repair.

9. London Wall Place. The London Wall Place headleases were created out of a single headlease. These are complex and are currently being reviewed by the property divisions chief solicitor to confirm responsibility for the maintenance of the lift accessing the public walkway and any enforcement rights at the Corporations disposal for any non-availability.
10. The Corporation's planning department have confirmed that when currently dealing with such development schemes, we do secure details of the ongoing use and maintenance of lifts/escalators through a S106 legal agreement.