

Committee(s): Planning and transportation committee – For Information	Dated: 14 December 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 3 November 2022 to 14 December 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 **93.99%** of time. The aggregated 12-month availability across all publicly accessible lifts/escalators is **88.69%**.

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
SC6458967	Little Britain	100.00%	95.94%	↑
SC6458964	London Wall East	99.98%	96.67%	↓
SC6458969	Pilgrim Street Lift	99.96%	87.79%	↓
SC6458962	Tower Place Public Lift	99.95%	97.37%	↑
SC6458968	Moor House	99.71%	98.37%	↑
SC6458963	Tower Place Scenic Lift	99.70%	96.80%	↑
CL24	Duchess Walk Public Lift	99.57%	93.39%	↑
SC6459146	Speed House Glass/Public Lift	99.40%	95.83%	↑
SC6459244	Glass South Tower	99.40%	89.60%	↑
SC6462771	Blackfriars Bridge	95.45%	90.22%	↑
SC6458965	London Wall West	92.73%	45.34%	↑
SC6458959	London Wall Up Escalator	92.71%	87.59%	↑
SC6458966	Atlantic House	89.34%	93.03%	↓
SC6462850	33 King William Street	84.50%	87.83%	↓
SC6458958	London Wall Down Escalator	83.38%	69.17%	↑
SC6458970	Wood Street Public Lift	68.07%	94.10%	↓
		93.99%	88.69%	↓

2. Table 2.0 identifies the worst performing lifts/escalators (based on 12 month availability) 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	45.34%	↑	Intermittent fault resulting in lift being turned off for health and safety. Manufacturer attendance to diagnose fault completed.	Issue rectified 9/11/22. Trending positively since rectification.	n/a
London Wall Down Escalator	66.29%	↑	Modernisation required. Some work already completed. Funding obtained.	Tender responses received 12/12/22. Instruct for completion.	31/3/23

Glass South Tower	89.60%	↑	No action required. Previous issue rectified. Availability trending positively.	n/a	n/a
London Wall Up Escalator	87.59%	↑	Modernisation required. Funding obtained.	Tender responses received 12/12/22. Instruct for completion.	31/3/23
33 King William Street	87.83%	↓	No action required. 1 x Outage caused by misuse from homeless person. 1 X outage caused following detailed investigation following entrapment (no issue found)	n/a	n/a
Pilgrim Street Lift	87.79%	↓	Overhaul required. Works tendered and instructed.	Works to commence on site 12/12/22	24/12/22
Atlantic House	93.03%	↓	Overhaul required. Works tendered and instructed.	Works to commence on site 9/1/23	30/1/23

3. Table 3.0 categorises the causes of faults/outages in this reporting period.

Table 3.0

Category	No of call outs
External/Environmental factors	3
Equipment faults/failure	7
Planned Insurance Inspections	2
Planned Repairs	2
Resets following emergency button press or safety sensor activation	1
Damage/misuse/vandalism	2
Autodialler faults	1
Total	18

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	14
Equipment faults/failure	77
Planned Insurance Inspections	15
Planned Repairs	24
Resets following emergency button press or safety stop equipment activation	48
Damage/misuse/vandalism	12
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.
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	30/1/23

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.

9. London Wall Place. Following a review of the headlease's the Corporation's property divisions chief solicitor has confirmed that the public accessible lift at London Wall Place is the responsibility of the tenant and that there are suitable enforcement provisions within the agreements to ensure availability, both in our role as landlord and local authority.
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.