

Committee(s): Barbican Estate Residents Consultation Committee – For Information Barbican Residential Committee – For Decision	Dated: 2 September 2024 16 September 2024
Subject: Barbican Lift Consultancy	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	£21,604
What is the source of Funding?	Service Charge
Has this Funding Source been agreed with the Chamberlain’s Department?	Yes
Report of: Judith Finlay, Executive Director of Community and Children’s Services	For Decision
Report author: Daniel Sanders – Assistant Director – Barbican	

Summary

The Barbican Estate currently has issues with reliability of lifts across the Estate. Largely this is due to the age of the lifts, difficulty in replacing components that at times can often be obsolete and a lack of capital planning.

The Barbican has had a longstanding lift consultant, Butler and Young. Following several discussions around the operational and Commercial relationship, we received their resignation from the Barbican Estate on the 5th July 2024 and this was formally accepted by the Assistant Director on 8th July 2024.

In the interim period, the BEO have established a positive and direct relationship with the incumbent lift contractor Guideline. This paper outlines our proposal to engage with ILECS, an industry leading lift consultant who we believe and provide improved value for money in both contract management and capital project management.

Recommendations

Members are asked to:

- Approve the proposal.

Main Report

Benefits of having a lift consultant

Engaging ILECS as a lift consultant can provide numerous benefits:

1. Expertise

ILECS bring specialist knowledge and experience in all aspects of lift systems, including design, installation, maintenance, and modernisation. Their expertise will support us in ensuring our lift systems are safe, reliable, and compliant.

2. Regulatory Compliance:

ILECS will ensure all future lift installations and upgrades comply with current standards, and safety regulations.

3. Cost Savings:

By providing accurate specifications and overseeing the tender process, ILECS can help secure competitive bids from contractors, ensuring cost-effective solutions without compromising on quality. They also identify opportunities for energy efficiency, reducing long-term operational costs and hold the incumbent contractor to account under contract ensuring automatically we are not billed for things under contract.

4. Project Management and Oversight:

ILECS can manage entire lift projects, from initial planning through to completion. This includes overseeing installation, ensuring timelines are met, and that work is completed to the highest standards.

5. Maintenance and Modernisation:

ILECS can develop tailored maintenance plans to extend the life of lift systems, ensuring they operate efficiently and safely. They can also advise on modernisation projects, helping to upgrade older lifts to meet current standards and improve performance. They will target specific requirements such as electrical components and map out timelines for other upgrades such as mechanical plant, ropes and carts ensuring we do not waste money.

6. Risk Mitigation:

ILECS will identify potential risks and implement strategies to mitigate them, reducing the likelihood of accidents, breakdowns, or other operational issues. This proactive approach enhances the safety and reliability of the lift system.

7. Impartial Advice:

ILECS provide unbiased advice that isn't influenced by manufacturers or contractors. This ensures that decisions are made in the best interest of leaseholders and Freeholder.

8. Futureproofing:

ILECS will consider the long-term needs of our buildings, recommending solutions that can adapt to future requirements, such as technological advancements, thereby protecting leaseholder investment in the long term.

In summary, a lift consultant adds significant value by ensuring that lift systems are designed, installed, and maintained to the highest standards, ultimately leading to safer, more efficient, and cost-effective vertical transportation within the Barbican Estate.

Financials

ILECS can provide a more cost-effective contract management package for us than Butler and Young previously as per below:

Consultant	Per Annum Cost
Butler & Young	£35,441 + VAT
ILECS	£30,740 + VAT

ILECS contract management is slightly less expensive per annum, and we are confident we will receive enhanced service and increased value for money. For this we will receive:

1. Review and manage current Maintenance Contract/Service Agreements
2. Review any correspondence from the lift maintenance contractor, received from client or direct from the lift maintenance contractor
3. Process, manage and store all LOLER thorough examination 6 monthly reports received from client or direct from insurance company
4. Ensure all timed defects are managed correctly and effectively actioned by the lift maintenance contractor in accordance with the competent person requirements
5. Address all lifts not available for insurance inspection (INA) to make sure they are available for the inspection to take place
6. Ensure that all supplementary tests required by the competent person are undertaken and certificates correctly completed and sent to the client for their records and stored on OneVision
7. Assist and offer independent advice to the client on all lift correspondence or queries
8. Review lift maintenance contractor's invoices and quotations received direct from the client, for breakdowns and repairs
9. Address all issues direct with the lift maintenance contractor on behalf of the client, resolving issues as required
10. Secure storage online of all documentation with remote access on our OneVision database system

We are also recommending that we instruct an initial asset overview with ILECS which will cost a further £26,275 as a one-off but will provide us the following:

1. General lift details including lift type, manufacturer, ID, load, number of floors, speed, age etc.
2. Design data including information on door type, controller, drive, machine etc.
3. Review of lift installation condition with RAG (Red, Amber, Green) status for each element.
4. Identification of any areas of non-compliance with current lift standards.
5. Commentary on the quality of maintenance and housekeeping.
6. Identification of any immediate defects requiring urgent attention.
7. Recommendations for actions identified.
8. Budget costs for any recommendations.
9. Estimated life cycle expectancy remaining (years).
10. Budget costs for replacement/refurbishment for planning purposes.
11. Summary table of key information for all assets.

Finally, we further propose that we engage ILECS as our principal design and project management partner for the upcoming lift replacement programme that is going to be critical to the longer-term success of the Barbican Estate. The cost for this will be 10% of projects under £125,000 and 9% of projects over £125,000. For this we will get the following, these fees will be subject to approval per project, we are just seeking an endorsement of approach from committee at this time.

1. Carry out final site surveys
2. Produce technical specification for works
3. Prepare contractual documentation for tender purposes
4. Liaison and discussion with interested parties
5. Make any necessary alterations to the specification before finalising for tender purposes
6. Prepare pre-construction information for issue with the tender documentation
7. Recommend contractors for inclusion on the tender list
8. Tender to agreed selected contractors
9. Undertake full tender analysis, including price, technical and contractual assessment with recommendations
10. Hold a post tender meeting with recommended lift contractors (maximum of one meeting included)
11. Place order on contractor, on behalf of the client, after receiving instructions from you
12. Hold meetings with contractor at stages during ordering and manufacturing process (maximum of two meetings included)
13. Comment on drawings produced by contractor
14. Overview project until completion (maximum of one visit to site per fortnight of on site programme)
15. Witness test of the lifts including snagging (maximum of one visit included)
16. Comment on documents for inclusion in Maintenance Manual and Health & Safety File

Summary

It is the recommendation of the Assistant Director that the Barbican Estate partners with ILECS to deliver lift consultancy services, contract & project management.

This partnership will be visible, enable us to provide regular and tangible reports to RCC/BRC on status of contract and project management and give comfort that we are supported by the industry leading consultants in this arena.

Appendix 1 – One Vision Flow Chart

Appendix 2 – One Vision Info Sheet for Residents

Appendix 3 – One Vision Cost Saving

Appendix 4 – Sample Asset Overview

Appendix 5 – Summary Asset Replacement Plan

Report of Daniel Sanders

Daniel Sanders

Assistant Director – Barbican Estate

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