
LIFT ASSET OVERVIEW REPORT

Site: Site Name
Address 1
Address 2
Town/City
Post Code

Client: Client Name
Address 1
Address 2
Town/City
Post Code

Date of Survey: January 2024

ILECS Ref: CM123456

Prepared by: ILECS Consultant

| Lift Details | |
|---------------------------------|-------------------------------|
| Lift ID | <i>Block B passenger lift</i> |
| Lift Serial Number | <i>42223150</i> |
| Type of Lift | <i>Passenger lift</i> |
| Manufacturer / Installer | <i>KONE / KONE</i> |
| Rated Load | <i>630kg / 8 person</i> |
| Year of Installation | <i>2015</i> |
| Maintenance Provider | <i>Maintenance Contractor</i> |
| Grouping | <i>Simplex</i> |

INTERNATIONAL LIFT & ESCALATOR CONSULTANTS

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Registered in England and Wales. Registered Address: ILECS Limited, The Old Mistley Clinic, New Road, Mistley, Manningtree, Essex CO11 1ER
Company Number: 04137088

| General Lift Information | | | |
|----------------------------|--------------------------------|-------------------------|--------------------------------|
| Rated Speed | 1.0m/s | Car Entrance Type | Automatic 2 panel side opening |
| Drive Type | VVVF AC gearless | Landing Entrance Type | Automatic 2 panel side opening |
| Number of Stops / Openings | 6/6 | Number of Car Entrances | Single side opening |
| Call Control | Full collective | Entrance Dimensions | w:900mm x h:2000mm |
| Car Dimensions | w:1100mm x d:1400mm x h:2100mm | Fire / Evac Control | Not applicable |

| Lift Car | Comment | RAG Status |
|-----------------------------|---|------------|
| General Condition | New | |
| Car Pushes | All pushes functioning correctly | |
| Car Signalisation | Audible and visual signalisation - LCD indicators - functioning correctly | |
| Compliance | Satisfactory | |
| Alarm and Auto Dialler | Compliant auto dialler with landline fitted - fitted device fully compliant and functioning correctly | |
| Car and Emergency Lighting | LED type downlighters - satisfactory | |
| Door Finishes and Condition | New | |
| Other Features | Not applicable | |

| Landings | Comment | RAG Status |
|-----------------------------|---|------------|
| Landing Pushes | All pushes functioning correctly | |
| Landing Signalisation | Audible and visual signalisation - LCD indicators - functioning correctly | |
| Compliance | Satisfactory | |
| Landing Door Operation | Satisfactory | |
| Emergency Unlocking | Euro type lock releases on all floors - operating correctly | |
| Door Finishes and Condition | New | |
| Fire / Evac Control Station | Not applicable | |

| Lift Operations | Comment | RAG Status |
|-------------------------------|--|------------|
| Ride Quality | There is roll-back evident upon commencement of travel; this should be addressed | |
| Floor Levelling | Floor levels are satisfactory | |
| Door Operation | Satisfactory | |
| Door Protection | Full height edge protection - functioning correctly | |
| Firefighting / Evac Operation | Not applicable | |

| Machinery Spaces | Comment | RAG Status |
|-----------------------------------|---|------------|
| Location | <i>Machine room less (MRL) with landing-sited maintenance control panel</i> | Green |
| Signage | <i>Warning signage fitted to controller</i> | Green |
| Access | <i>Via top floor</i> | Green |
| Lighting | <i>Led downlighter on landing / emergency lighting fitted but could not be tested</i> | Green |
| Cleanliness | <i>Satisfactory</i> | Green |
| General Safety & Security | <i>Satisfactory</i> | Green |
| Machine | <i>AC gearless machine - satisfactory</i> | Green |
| Gearbox Oil Levels | <i>Not applicable</i> | Green |
| Brake | <i>Drum brake - satisfactory</i> | Green |
| Sheaves | <i>Satisfactory</i> | Green |
| Guarding | <i>Satisfactory</i> | Green |
| Component Lubrication | <i>Satisfactory</i> | Green |
| Motor Generator / Static Inverter | <i>Not applicable</i> | White |
| Suspension Number/Size | <i>4 steel ropes - 10mm</i> | Green |
| Suspension Condition | <i>Satisfactory</i> | Green |
| Overspeed Governor | <i>Centrifugal type - satisfactory</i> | Green |
| Controller | <i>Microprocessor with VVVF drive - satisfactory</i> | Green |
| Ancillary Electrics | <i>Satisfactory</i> | Green |
| UPS and Batteries | <i>Satisfactory</i> | Green |
| Drawings and Diagrams | <i>Paper copies of the controller drawings are present on site</i> | Green |
| Release and Lowering Tools | <i>A full set of tools are available on site</i> | Green |
| Records and Certificates | <i>The number of log card entries suggests that maintenance visits are being missed</i> | Red |
| Additional Features/ Comments | - | White |

| Lift Well and Equipment | Comment | RAG Status |
|--------------------------------------|--|------------|
| Well Lighting and Emergency Lighting | <i>Fluorescent type - satisfactory / emergency lighting fitted but could not be tested</i> | Green |
| General Condition | <i>Some light dust over equipment and components</i> | Yellow |
| Guides | <i>Satisfactory</i> | Green |
| Car Guide Shoes | <i>Fixed sliding shoes - satisfactory</i> | Green |
| Counterweight Condition | <i>Satisfactory</i> | Green |
| C/W Guide Shoes | <i>Fixed sliding shoes - satisfactory</i> | Green |
| Safety Gear | <i>Instantaneous type - Satisfactory</i> | Green |

| | | |
|----------------------------------|---|--|
| Car Engineer's Controls | <i>Satisfactory - fully compliant with current standards</i> | |
| Well / Car Electrification | <i>Satisfactory</i> | |
| Lubrication | <i>Oil pots require attention</i> | |
| Door Operator Condition | <i>Satisfactory</i> | |
| Door Locks | <i>Satisfactory</i> | |
| Door Hangers / Rollers | <i>Satisfactory</i> | |
| Door Closing Mechanism | <i>Gravity type - satisfactory</i> | |
| Door Shoes | <i>Satisfactory</i> | |
| Safety and Security | <i>Satisfactory</i> | |
| Covers and Guards | <i>Satisfactory</i> | |
| Pit Condition | <i>The dirt and debris within the pit should be cleaned</i> | |
| Drip Trays | <i>Satisfactory</i> | |
| Sheaves | <i>Satisfactory</i> | |
| Buffers | <i>KONE fixed stools with polyurethane under car - satisfactory</i> | |
| Pit Electrification | <i>Satisfactory</i> | |
| Additional Features/ Comments | - | |

| Additional Comments and Notes |
|--|
| <p><i>The log card indicates there were no callouts in the last 12 months. The last site visit was completed 03/11/2022, with no record found with regards to planned maintenance visits being completed within the last 12 months.</i></p> <p><i>The general cleanliness of the car top, well and lift pit should be improved as part of the maintenance contract.</i></p> <p><i>The lift was noisy during travel, especially between levels 2-4.</i></p> |

| Recommended Actions and Budgets (from RAG) | | | |
|--|---|----------------------------|-------------------------|
| | Item | When | Budget Cost |
| 1. | <i>Improve the overall cleanliness of the lift car top, well and pit</i> | <i>As soon as possible</i> | <i>Maintenance item</i> |
| 2. | <i>Improve the frequency of planned maintenance visits</i> | <i>Urgently</i> | <i>Maintenance item</i> |
| 3. | <i>Replenish the oil pots on the lift car top and counterweight and investigate the noise during travel</i> | <i>As soon as possible</i> | <i>Maintenance item</i> |
| 4. | <i>Investigate and correct lift roll-back</i> | <i>As soon as possible</i> | <i>Maintenance item</i> |

| | | | |
|----|---------------------------------------|--------------------------|----------------|
| 5. | <i>Paint the counterweight yellow</i> | <i>When funds permit</i> | <i>£800.00</i> |
|----|---------------------------------------|--------------------------|----------------|

| Summary | |
|--|---|
| Overall standard of maintenance | <i>Poor</i> |
| Overall general condition | <i>Excellent</i> |
| Overall compliance with current standards | <i>Fully complies with all current relevant standards</i> |
| Estimated remaining service life before replacement / modernisation should be considered | <i>15-20 years</i> |
| Budget costs for modernisation (at today's prices) | <i>£80,000.00</i> |
| Budget costs for full replacement (at today's prices) | <i>£95,000.00</i> |

All costs exclude VAT and associated fees