
LIFT ASSET OVERVIEW REPORT

Site: Barbican Estate
Cromwell Tower
Cromwell Place
Barbican
London EC2Y 8NB

Client: Barbican Estate
Barbican Estates Office
3 Lauderdale Place
Barbican
London EC2Y 8EN

Date of Survey: 2nd October 2024

ILECS Ref: CM241178

Prepared by: Neil Merritt

Lift Details	
Lift ID	<i>Lift A</i>
Lift Serial Number	<i>78SH9257</i>
Type of Lift	<i>Traction passenger lift</i>
Manufacturer / Installer	<i>Otis</i>
Rated Load	<i>630kg / 10 person</i>
Year of Installation	<i>Installation 1973 refurbished 2000</i>
Maintenance Provider	<i>Guideline Lift Services</i>
Grouping	<i>Triplex</i>

INTERNATIONAL LIFT & ESCALATOR CONSULTANTS

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Company Number: 04137088

General Lift Information			
Rated Speed	2.5m/s	Car Entrance Type	Automatic 2 panel side opening
Drive Type	DC static inverter	Landing Entrance Type	Automatic 2 panel side opening
Number of Stops / Openings	44/03, 02, 01, M, P & 1 to 39	Number of Car Entrances	Single side opening
Call Control	Full collective	Entrance Dimensions	w:900mm x h:2100mm
Car Dimensions	w:1360mm x d:1200mm x h:2650mm	Fire / Evac Control	Not applicable

Lift Car	Comment	RAG Status
General Condition	Some marks and light scratches but generally good	Green
Car Pushes	All pushes functioning correctly	Green
Car Signalisation	Audible and visual signalisation - LED dot matrix indicators - functioning correctly	Green
Compliance	Not compliant with disabled access standards due to arrangement of pushes being located in the front return	Yellow
Alarm and Auto Dialler	Compliant auto dialler with landline fitted - fully compliant and functioning correctly	Green
Car and Emergency Lighting	Fluorescent type car lighting - emergency lighting inoperative	Red
Door Finishes and Condition	Some marks and light scratches but generally good	Green
Other Features	Amtico tiled floor in good condition	Green

Landings	Comment	RAG Status
Landing Pushes	All pushes functioning correctly	Green
Landing Signalisation	Audible and visual signalisation - LED dot matrix indicators - functioning correctly	Green
Compliance	Pushes and signalisation compliant with all current relevant standards	Green
Landing Door Operation	Satisfactory	Green
Emergency Unlocking	Euro type lock releases on all floors - operating correctly	Green
Door Finishes and Condition	Some marks and light scratches but generally good	Green
Fire / Evac Control Station	Not applicable	

Lift Operations	Comment	RAG Status
Ride Quality	Satisfactory	Green
Floor Levelling	Floor levels are satisfactory	Green
Door Operation	Satisfactory	Green

Door Protection	<i>Full height edge protection - functioning correctly</i>	
Firefighting / Evac Operation	<i>Not applicable</i>	

Machinery Spaces	Comment	RAG Status
Location	<i>Machine room above lift well</i>	
Signage	<i>Satisfactory</i>	
Access	<i>Via top floor</i>	
Lighting	<i>Fluorescent & LED type; satisfactory / emergency lighting fitted and functioning</i>	
Cleanliness	<i>Some surface dust over controller and components</i>	
General Safety & Security	<i>The machine room is locked</i>	
Machine	<i>DC gearless machine - worn but serviceable</i>	
Gearbox Oil Levels	<i>Not applicable; gearless machine with no oil</i>	
Brake	<i>Drum brake - worn but serviceable</i>	
Sheaves	<i>Worn but serviceable</i>	
Guarding	<i>Satisfactory</i>	
Component Lubrication	<i>Satisfactory</i>	
Motor Generator / Static Inverter	<i>Satisfactory</i>	
Suspension Number/Size	<i>6 x steel ropes - 13mm</i>	
Suspension Condition	<i>Worn but serviceable</i>	
Overspeed Governor	<i>Centrifugal type - worn but serviceable</i>	
Controller	<i>Microprocessor based design - worn but remains serviceable</i>	
Ancillary Electrics	<i>Satisfactory</i>	
UPS and Batteries	<i>Hand winding back up battery is not functioning</i>	
Drawings and Diagrams	<i>A full set of encapsulated drawings are present on site</i>	
Release and Lowering Tools	<i>A full set of tools are available on site</i>	
Records and Certificates	<i>The maintenance log features a comprehensive history of site visits and incidents</i>	
Additional Features / Comments	<i>None</i>	

Lift Well and Equipment	Comment	RAG Status
Well Lighting & Emergency Lighting	<i>Fluorescent type - levels lower than required under current standards as 8 units are inoperative/no emergency lighting fitted</i>	
General Condition	<i>Some light dust over equipment and components</i>	
Guides	<i>Satisfactory</i>	
Car Guide Shoes	<i>Roller type shoes - satisfactory</i>	
Counterweight Condition	<i>Satisfactory</i>	
C/W Guide Shoes	<i>Roller type shoes - satisfactory</i>	

Safety Gear	<i>Progressive type – satisfactory</i>	
Car Engineer’s Controls	<i>Satisfactory - functioning and fully compliant with current standards</i>	
Well / Car Electrification	<i>Satisfactory</i>	
Lubrication	<i>Satisfactory</i>	
Door Operator Condition	<i>Worn but serviceable</i>	
Door Locks	<i>Satisfactory</i>	
Door Hangers / Rollers	<i>Worn but serviceable</i>	
Door Closing Mechanism	<i>Spring type - satisfactory</i>	
Door Shoes	<i>Worn and in need of replacement on car doors</i>	
Safety & Security	<i>Satisfactory</i>	
Covers & Guards	<i>The door safety edge box lid should be replaced</i>	
Pit Condition	<i>Satisfactory</i>	
Drip Trays	<i>N/A</i>	
Sheaves	<i>Satisfactory</i>	
Buffers	<i>Hydraulic type - worn but serviceable</i>	
Pit Electrification	<i>Satisfactory</i>	
Additional Features/ Comments	<i>None</i>	

Additional Comments and Notes
<p><i>The lift retains many of the main steel components from the 1973 installation, these being the guides, counterweight, lift car and hoist motor, which remain in reusable condition. The lift underwent a partial modernisation in 2000 consisting of a new control panel with static DC drives. The landing entrances were replaced in full, with fire rated doors. All new car and landing call stations and signalization were installed.</i></p> <p><i>Generally the lift is operating within its original design criteria with acceptable ride and door operation still being experienced. The standard of the preventative maintenance received is good. Although improvements are required around keeping down dust levels, which could improve and prevent component overheating of the control panel drives, with filters and fans entries being kept clear.</i></p>

Recommended Actions and Budgets (from RAG)			
	Item	When	Budget Cost
1.	<i>Reinstate the lift car emergency lighting</i>	<i>Urgently</i>	<i>Maintenance item</i>
2.	<i>Clean the control panel fan filters and drive fans</i>	<i>As soon as possible</i>	<i>Maintenance item</i>
3.	<i>Reinstate the hand winding buzzer and replace battery</i>	<i>Urgently</i>	<i>Maintenance item</i>
4.	<i>Reinstate the 8 inoperative well lights</i>	<i>As soon as possible</i>	<i>Maintenance item</i>
5.	<i>Clean dust from shaft equipment</i>	<i>As soon as possible</i>	<i>Maintenance item</i>

6.	<i>Replace the worn car door shoes</i>	<i>As soon as possible</i>	<i>Maintenance item</i>
7.	<i>Reinstall the door detector edges control panel cover</i>	<i>As soon as possible</i>	<i>Maintenance item</i>

Summary	
Overall standard of maintenance	<i>Generally good but housekeeping requires attention</i>
Overall general condition	<i>Obsolete and requiring attention</i>
Overall compliance with current standards	<i>Complies with general but not disabled access standards</i>
Estimated remaining service life before replacement / modernisation should be considered	<i>Consider now</i>
Budget costs for modernisation (at today's prices)	<i>£550,000.00</i>
Budget costs for full replacement (at today's prices)	<i>£850,000.00</i>