
LIFT ASSET OVERVIEW REPORT

Site: Barbican Estate
Lauderdale Tower
Lauderdale Place
Barbican
London EC2Y 8BY

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

Date of Survey: 18th October 2024

ILECS Ref: CM241179

Prepared by: Neil Merritt

Lift Details	
Lift ID	<i>Lift A</i>
Lift Serial Number	<i>78SH9280</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 1974 refurbished 1996</i>
Maintenance Provider	<i>Guideline Lift Services</i>
Grouping	<i>Triplex</i>

INTERNATIONAL LIFT & ESCALATOR CONSULTANTS

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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, P & 2 to 41	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	
Car Pushes	All pushes functioning correctly	
Car Signalisation	Audible and visual signalisation - LED dot matrix indicators - functioning correctly	
Compliance	Not compliant with disabled access standards due to arrangement of pushes being located in the front return	
Alarm and Auto Dialler	Compliant auto dialler with landline fitted - fully compliant and functioning correctly	
Car and Emergency Lighting	Fluorescent type car lighting - Emergency lighting inoperative	
Door Finishes and Condition	Some marks and light scratches but generally good	
Other Features	Amtico tiled floor in good condition	

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

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

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>Satisfactory</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 5 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>Replace the worn lower left roller which is cracking</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>Satisfactory</i>	
Safety & Security	<i>Satisfactory</i>	
Covers & Guards	<i>The door operator box lid should be refitted</i>	
Pit Condition	<i>The dirt and debris within the pit should be cleaned</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 1974 installation, these being the guides, counterweight, lift car and hoist motor, which remain in reusable condition. The lift underwent a partial modernisation in 1996 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>Reinstall the door operator control cover</i>	<i>As soon as possible</i>	<i>Maintenance item</i>
4.	<i>Reinstate the 5 inoperative well lights</i>	<i>As soon as possible</i>	<i>Maintenance item</i>
5.	<i>Clean dust from well equipment and pit floor</i>	<i>As soon as possible</i>	<i>Maintenance item</i>

6.	<i>Reinstate the engineers car top light</i>	<i>As soon as possible</i>	<i>Maintenance item</i>
7.	<i>Replace the worn lower left roller, which is starting to show signs of cracking</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>