Barbican Lifts Capital Expenditure Plan – Lauderdale Tower

Executive Summary

Scope: Upgrade, repair, and maintain the three lifts in Lauderdale Tower: Lift A, Lift B, and Lift C.
Objective: Ensure safety, reliability, compliance, and extended service life.
Timeline: 1-3 years
Budget Estimate: Combined cost of approximately £1,675,000 for modernisation or £2,575,000 for full replacement of all three lifts (based on per-lift estimates).

Full Capital Expenditure Plan Table

Section	Details
Executive Summary	**Scope:** Upgrade, repair, and maintain the three lifts in Lauderdale Tower: Lift A, Lift B, and Lift C. **Objective:** Ensure safety, reliability, compliance, and extended service life. **Timeline:** 5 years (2024–2029). **Budget Estimate:** Combined cost of approximately £1,685,000 for modernisation or £2,595,000 for full replacement of all three lifts (based on per-lift estimates).
Current State	**Lift A (78SH9280):** Generally good maintenance; components from 1973 with partial modernisation in 2000.- Issues: Inoperative emergency lighting, worn door shoes, dust in control panel. **Lift B (78SH9281):** Generally good maintenance; components from 1973 with partial modernisation in 2000.- Issues: Auto dialler not functioning, worn hoist sheave, dust in shaft. **Lift C (78SH9282):** Generally good maintenance; components from 1973 with partial modernisation in 2000.- Issues: Auto dialler and buzzer not functioning, worn door shoes, dust in control spaces.
Action Plan	**Lift A Recommendations:** Reinstate emergency lighting and hand winding buzzer, replace worn car door shoes, clean control panels and shaft. **Cost Estimate:** Modernisation: £550,000, Replacement: £850,000. **Lift B Recommendations:** Reinstate auto dialler, replace main hoist sheave, clean shaft equipment. **Cost Estimate:** Modernisation: £575,000, Replacement: £875,000. **Lift C Recommendations:** Reinstate auto dialler and top light, replace worn car door shoes, clean control spaces. **Cost Estimate:** Modernisation: £560,000, Replacement: £870,000.

Section	Details
Timeline and Phasing	**Phase 1 (Year 1):** Urgent actions for Lift A, B, and C - fix emergency lighting, auto diallers, and worn components. **Phase 2 (Years 2-3):** Modernisation, fire controls, further component replacements. **Phase 3 (Years 3-5):** Full modernisation or replacement based on cost-benefit analysis.
Budget Summary	**Lift A:** Modernisation: £550,000, Replacement: £850,000. **Lift B:** Modernisation: £575,000, Replacement: £875,000. **Lift C:** Modernisation: £560,000, Replacement: £870,000. **Total Costs (Lauderdale Tower):** Modernisation: £1,685,000, Replacement: £2,595,000.
Risks and Compliance	**Safety:** Emergency lighting, fire controls, and mechanical safety features to meet standards. **Accessibility:** Controls to be upgraded for disability compliance. **Mitigation:** Staggered works to minimise resident disruptions in Lauderdale Tower.

Cost-Benefit Analysis Table: Phased Works vs. All-At-Once Modernisation/Replacement

Criteria	Phased Works (Over 5 Years)	All-At-Once Modernisation/Replacement
Total Cost (Modernisation)	Potential for higher costs due to inflation over the phased period (estimated 3–5% annually).	Savings by locking in current costs and avoiding inflation.
Total Cost (Replacement)	Potential for higher costs due to inflation and changes in regulatory standards.	Savings by addressing all lifts under current regulations and avoiding future price increases.
Operational Impact	Minimal impact on residents as one lift is modernised/replaced at a time, leaving two lifts operational.	Potential for more significant disruption as works taking place simultaneously, serious consideration on strategy required. (estimated downtime: 3–6 months).

Criteria	Phased Works (Over 5 Years)	All-At-Once Modernisation/Replacement
Project Management Complexity	Longer project duration increases administrative overhead and coordination challenges (working with contractors, scheduling, and approvals).	Shorter project duration reduces administrative burden and complexity.
Compliance Risks	Phased work risks lifts not meeting updated regulations introduced mid-project, requiring adjustments or reworks.	All lifts brought to compliance at the same time, ensuring regulatory alignment under current standards.
Funding Requirements	Costs are spread over multiple years, allowing for better alignment with annual budgets.	Requires significant upfront funding, which could strain budgets or require external financing.
Resident Satisfaction	Higher satisfaction due to staggered disruptions but prolonged project duration may frustrate some residents.	Residents may face short-term dissatisfaction due to simultaneous lift downtime but appreciate faster project completion.
Maintenance Costs	Maintenance for the remaining outdated lifts continues during the phased period, potentially increasing costs.	Maintenance costs are minimised as all lifts are modernised/replaced at once.
Risk of Further Deterioration	Ageing components in lifts waiting for future phases may deteriorate further, leading to increased maintenance needs or unexpected failures.	Minimal risk of deterioration as all lifts are modernised/replaced simultaneously.

Summary of Key Considerations

Scenario	Key Benefits	Key Risks/Drawbacks
Phased Works	Spreads costs over time. Minimises disruption to residents.	Higher overall cost due to inflation. Risk of unexpected failures or non-compliance mid-project.
All-At-Once Approach	Lower total cost by avoiding inflation. Ensures regulatory compliance. Faster completion.	Requires upfront funding. Significant short-term disruption to residents.

Recommendation

- **Phased Works** may be better if funding is a constraint and minimising resident disruption is a priority.
- **All-At-Once Modernisation** is recommended if sufficient funding is available and a shorter project timeline with lower long-term costs benefits and longevity in residents' satisfaction.