

Committee(s): Residents Consultation Barbican Residential	Dated: 28 April 2025 12 May 2025
Subject: Tower Lifts	Public
This proposal:	To provide approval for the competitive tendering and procurement of lift consultants to write and tender a specification for lift replacement across the 3 towers. Approve the ToR for the resident engagement group.
If so, how much?	Up to £75,000
Has this Funding Source been agreed with the Chamberlain's Department?	Service Charge Contributions Lauderdale Towers £25k Shakespeare Tower £25k Cromwell Tower £25k
Report of: The Executive Director of Community & Children's Services	For Information
Report author: Daniel Sanders – Assistant Director – Barbican Estate	

Summary

The lifts in the Barbican Estate have reached an obsolete state with many components dating back to 1973, despite partial modernisations in 2000.

Detailed assessments commissioned by the committee highlight significant deficiencies, including non-compliance with modern standards, deteriorating components, and increasing maintenance costs. An exercise was carried out to understand whether full capital replacement or major modernisation is the optimal solution to address these issues holistically.

This paper seeks approval to proceed with the specification and tendering of major modernisation for the tower lifts, retaining the guides, counterweight, and frame. The previous recommendation for full replacement was based on a miscommunication with the BEO and consultant, as it was assumed that the warranty position would be impacted by retaining these components, which it is not.

During the last RCC meeting, a request was made to consider the introduction of a resident steering group to oversee the modernisation project. The resident steering

group has since been created and held its inaugural meeting. The group consists of representatives from the resident towers, ensuring that their interests and concerns are adequately addressed throughout the project.

Main Report

The proposal is to move ahead to the tendering and specification phase of major modernisation for the tower lifts, retaining the guides, counterweight, and frame. This approach will ensure that the lifts are brought up to modern standards while maintaining the structural integrity of the existing components. The modernisation will include:

- Upgrading the lift machinery and control systems.
- Enhancing safety features.
- Improving energy efficiency.
- Ensuring compliance with current regulations.

The decision to retain the guides, counterweight, and frame is based on the following considerations:

1. **Warranty Position:** Retaining these components does not impact the warranty position, contrary to the previous assumption.
2. **Cost Efficiency:** This approach is more cost-effective than full replacement, as it reduces the need for extensive structural modifications.
3. **Minimal Disruption:** Retaining the existing components will minimise disruption to residents during the modernisation process.

The resident steering group has been established to provide oversight and input throughout the project. The group has already held its inaugural meeting and will continue to meet regularly to ensure that resident concerns are addressed and that the project progresses smoothly.

The group met with the consultant who explained, in detail, the benefits of major modernisation and explained previous projects with Southend Borough Council that had the same spec lifts and went ahead with major modernisation with success.

Open Protocol Systems

Major modernisation will include tendering exclusively for open protocol systems, avoiding reliance on proprietary technology. This prevents monopolistic pricing for future maintenance and repair contracts, giving the Towers greater flexibility in contractor selection over time.

Financial Overview

Tower	Modernisation Cost (£)
Cromwell	1,675,000
Lauderdale	1,685,000
Shakespeare	1,685,000
Total	5,045,000

Timeline:

Year 1:

- Create the specification of works.
- Tender agreed specification throughout Summer 2025.
- Evaluate tenders in late 2025/early 2026 and make budget provisions for 2026/27 and 2027/28

Once the tenders have been evaluated and reviewed, we will come back to committee with a recommendation for project implementation.

Recommendations:

It is recommended that the committee approve the proposal to proceed to the specification and tendering phase of the major modernisation for the tower lifts, retaining the guides, counterweight, and frame. The committee will receive a full report for consideration and approval prior to any further project instructions.

Appendix 1 – Barbican Tower – Lifts – Resident Steering Group ToR

Appendix 2 – Barbican Tower – Lifts – Resident Steering Group Minutes

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Assistant Director – Barbican Estate