Committee(s): Residents Consultation – For Information Barbican Residential – For Decision	**Dated:** 29/06/2026 22/07/2026
Subject: Request for Delegated Authority - Barbican Estate – Lift Electrical Repair Framework	**Public**
This proposal: **Requests Delegated Authority to Appoint a Lift Consultant and Contractor for the Lift Electrical Repair Framework**	The report includes information on the Electrical Repair Framework
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services	**For Decision**
Report author: Daniel Castle – Contract Manager, Barbican Residential Estate – Department of Community and Children's Services	

Summary

This report seeks approval for a delegated authority request in relation the proposed Lift Electrical Repair Framework at the Barbican Residential Estate.

The approval request is driven by the anticipated tender timeline not aligning with the timeline of RCC & BRC meetings. Owing to the urgency of the project, a request is therefore being made for delegated authority to appoint the Consultant and Contractor on completion of the tender process.

A decision is requested to approve delegated authority for this appointment.

Recommendations

The Committee is requested to:

- Note the report to the Major Works Project Board held on 11/02/2026 providing a detailed background and current position of lift performance across the estate.
- Approve a delegated authority for the Barbican Estate Office (BEO) to appoint a lift consultant and contractor, upon conclusion of the tender process.
- Note an update report will be issued at the next RCC & BRC meetings.
- In the interim, reports will be made to the MWPB.

Main Report

Background

Lift reliability across the estate is a well-established problem. While the Towers are currently being modernised, with the intention that the terrace blocks would follow, recent developments require a step change. The electrical components of these lifts are beyond their original design life and are now obsolete. Where parts exist, lead times are extended and unpredictable. Replacement parts are also unreliable and, in some cases, newly installed components have failed immediately. There is no longer a pattern of isolated faults, but a systemic failure of ageing electrical systems. Without intervention, lift performance will continue to decline.

Whilst a major modernisation, similar to the Towers, is still the long-term goal, it is not achievable within the timeframes required to address the immediate issue with the electrical components. A major modernisation programme would take several years to design and develop. There is a need for an interim solution, removing the most failure prone legacy electrical components from the Terrace block lifts. This framework is intended to stabilise lift reliability in the short to medium term, while the major modernisation programme is developed and progressed.

Current Position

Across the estate, several lifts have experienced extended outages, with some remaining out of service for months at a time, despite constant repairs and intervention. These prolonged failures have had a material impact on residents and have highlighted the increasing challenges in maintaining these aging lift systems using reactive repairs alone.

Examples within the last 12 months include Bunyan Court L59, Seddon House L13 and L14b, Ben Jonson House L62, John Trundle Court L58, Defoe House L6, L3, and L10, as well as Andrewes L38 . In each case, outages have been due to an electrical component failure, prolonged by obsolescence and delays in sourcing parts. Bunyan Court L59 was beyond repair, and required the control panel to be replaced. Outages of this nature are likely to become more common.

Options Considered

The following options were considered:

- Continuing with reactive repairs and existing lifts – no programme of repairs
- Proceeding to full modernisation after the conclusion of the Tower modernisation project
- Bringing the Terrace modernisation forward to run parallel with the Tower modernisation project.
- Targeted electrical repair framework.

Continuing with reactive repairs and retaining the existing lifts without intervention was immediately discounted. This approach does not address the failure of ageing and

obsolete electrical equipment and exposes residents to escalating risk of prolonged disruption. This is not a sustainable or credible option.

Extending the Tower modernisation project to include the Terrace blocks remains the long-term solution and is necessary to fully renew these assets. However, a major modernisation would take several years to design and deliver and cannot respond quickly enough to the immediate reliability challenges now being experienced. Under this option, lift replacement would not begin until at least 2030.

Bringing the Terrace modernisation forward to run in parallel with the Tower programme was also considered. This option was discounted as delivering a parallel programme would require additional dedicated project management, followed by consultant appointment and full design development. This option would mean lift replacement would begin Summer 2028.

The final option, a targeted electrical repair framework was therefore identified as the most viable option in the current context. This approach removes the most failure-prone legacy electrical components to stabilise lift performance in the short to medium term. While it does not eliminate all risks or replace all legacy systems, the remaining mechanical elements are based on readily available, open-sourced components and are generally supportable. It also gives us the necessary breathing room to progress the full modernisation programme in line with the Tower modernisation.

Proposed Approach

The proposed approach is to establish an electrical repair framework for the Terrace block lifts. This framework allows lift performance to be stabilised in the short to medium term while a full modernisation programme is developed and programmed separately in line with the tower modernisation project.

The scope would be limited to electrical repairs only and would not constitute lift replacement, refurbishment, or modernisation for the purposes of CDM regulations or the Building Safety Act 2022. Works would involve near like-for-like removal and reinstatement of faulty electrical components, with mechanical systems remaining in service where they are supportable.

Where components can be salvaged as part of the repair works, these will be retained where practicable for potential use as interim spares. This will give us resilience but is not intended to create a long-term stock as the age and condition of these parts means their reliability cannot be assured.

Scope of Works (pre – design stage)

Subject to detailed design and survey, the proposed repair scope may include, but is not limited to, the removal and near like-for-like reinstatement of defective or obsolete electrical components.

Lift safety and monitoring systems are excluded from the scope, having been addressed under a separate project and are to be retained.

Mechanical systems will remain in service where practicable as most are open sourced and remain readily available. The scope expressly excludes mechanical systems and components

Detailed scope definition, sequencing, and methodology will be developed through the subsequent design stage.

Budget
Based off early market engagement with our current lift consultants and contractors, we have received some indicative costs.

Item	**Reason**	**Funds/ Source of Funding**	**Cost (£)**
Consultancy Fees	Drafting specifications, project management, witness testing, and final handover	Long Lessee contributions/ Barbican Res. Local Risk budget *	£461,500 (£6,500 x 71 lifts)
Works Costs	Replacement of the lift controller and associated electrical components and associated wiring and ancillaries.	Long Lessee contributions/ Barbican Res. Local Risk budget *	£1,956,760 (£27,560 x 71 lifts)
Contingency	20% contingency to allow for any additional unforeseen costs.	Long Lessee contributions/ Barbican Res. Local Risk budget*	£483,652
Total			**£2,901,912**
*Funding Breakdown	Long Lessee contributions (95%) Barbican Res. Local Risk Budgets (5%)		

Conclusion

This report seeks approval for delegated authority to appoint a Lift Consultant on completion of a two-stage tender exercise.

The consultant and contractor appointments will be presented to RCC and BRC once the associated costs have been provided and reviewed.

Recommendation

Members are asked to approve the delegated authority request to proceed with tendering for a consultant.

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