Committee(s): Barbican Residential – For Decision	**Dated:** 22/07/2026
Subject: Request for Delegated Authority - Barbican Estate - Tower Lifts Refurbishment (Project ID 594)	**Public**
This proposal: • **Requests Delegated Authority to Appoint a Lift Consultant on the Tower Lift Refurbishments**	The report includes information on the City Corporation's Tower Lift Refurbishments
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: William Roberts – Project Manager, Barbican Residential Estate – Department of Community and Children's Services	

Summary

This report seeks approval for a delegated authority request in relation to the ongoing tender exercise of the Lift Consultant for the Tower Lift Refurbishment at the Barbican Residential Estate.

The approval request is driven by the anticipated tender timeline not aligning with the timeline of this BRC meetings. The next available Committee cycle would otherwise delay consultant appointment and the start of design development. Given the condition of the lifts and the importance of maintaining vertical transport for residents, the report seeks authority to maintain project momentum.

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

Recommendations

The Committee is requested to:

- Note the BRC meeting held on 15/09/2025 approved the project to progress onwards to Gateway 3 (old project procedure), along with a budget of £438,000 to reach this gateway.
- Note the BEO has prepared an updated Gateway 2 approval form, covering costs up to detailed design.
- Note any such appointments complete under delegated authority would not exceed the new Gateway 2 recommended budget.
- Note a member of the Tower Lift Group (a resident within one of the tower blocks) is part of the tender review and moderation panel.

- Approve a delegated authority for the Barbican Estate Office (BEO) to appoint a Lift Consultant upon conclusion of the tender process, subject to fees remaining within the approved budget.

Main Report

Background

A 'For Information' report was brought to the April RCC and May BRC to provide an update on the progress of the lift consultant procurement for the Barbican Tower Lift Project, with a subsequent 'For Information' report brough to June RCC to provide further progress updates.

Within the June RCC report, it was expected the BEO would bring a report recommending appointment of a lift consultant to the July BRC for approval. The BEO are not yet able to provide a full recommendation report for consultant appointment; therefore, noting the next BRC meeting is scheduled for November 2026, the BEO are seeking approval for delegated authority to appoint the lift consultant once the tender exercise is concluded.

Current Position

A summary of the current position of the tender process is as follows:

- Following receipt of the Stage Two Tender Responses from the five Stage 2 consultants, the assessment panel (three offices from the Barbican Estate Office and one resident member of the Tower Lift Group) completed interviews with all consultants.

- A moderation meeting was held on Thursday 25th June to agree the scoring of the technical portion of the tender returns. The assessment panel were aligned in their scoring of the technical responses.

- Following the moderation meeting on Thursday 25th June, the financial submissions of the five consultants were released to the assessment panel for review.

- A round of post-tender clarifications on the financial bids were issued to the five consultants on Monday 29th June.

- Following responses, a second round of post-tender clarifications were issued to a portion of the consultants on Tuesday 7th July.

Responses to the second round of post-tender clarifications are due by Friday 10th July. Following these responses, the Barbican Estate Office are hopeful there will be no further rounds of post-tender clarifications, and a successful tenderer will be identified.

Proposal

With the summer Barbican Residential Committee being held on 22nd July, papers for the appointment of the Lift Consultant would not be available for the paper deadline for this committee, whilst the next meeting is not until November 2026.

Noting the above and given the urgent nature of these works, the BEO are therefore looking to seek delegated authority from the BRC to appoint the Lift Consultant on conclusion of the full two stage tender process. The BEO have noted that such appointments would only be made under delegated authority if the consultant fees for development up to detailed design fall within the suggested Gateway 2 budgets.

For reference, based on the pre-market engagement, the mean high-level cost estimate for the consultant role was £240,000 (this was a cost estimate for the whole project life cycle, not just design). The most common responses ranged from £230,000 - £280,000 in fees for the whole project. We would therefore look to only appoint a consultant under delegated authority if their fee fell below the maximum common response range of £280,000.

Budget

The budget requested for approval in the Gateway 2 Report also going to this committee in July 2026 is below.

Item	Reason	Funds/ Source of Funding	Cost (£)
Consultancy Fees	Complete designs up to and including options appraisals for lift refurbishments at Lauderdale Tower, Shakespeare Tower, and Cromwell Tower.	Long Lessee contributions/ Barbican Res. Local Risk budget *	£223,962.50
Staff Costs	Project Management, Legal, Procurement up to Gateway 3	Long Lessee contributions/ Barbican Res. Local Risk budget *	£49,000
Risk Contingency	Cover unforeseens	Long Lessee contributions/ Barbican Res. Local Risk budget *	£44,500
Total			**£317,512.50**

*Funding Breakdown	Long Lessee contributions (95%) Barbican Res. Local Risk Budgets		

Conclusion

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

Approval would be on the basis that any such appointment would remain within the requested Gateway 2 budget for the design of the lifts.