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**TOWN HALL LIFTS**

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**Responsible Cabinet Member - Councillor Don Bristow, Resource Management Portfolio**

**Responsible Director - Paul Wildsmith, Director of Corporate Services**

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**Purpose of Report**

1. To request funding to replace two of the lifts in the Town Hall and to repair a third.

**Information and Analysis**

2. The lifts in the Town Hall have been in operation since their installation more than 35 years ago. Over the last eighteen months all lifts have experienced more breakdowns and for longer periods as parts for the lifts are becoming obsolete. Whilst the lifts are covered under a maintenance agreement with OTIS, the design life of the lifts under the maintenance contract is 25 years.
3. OTIS will therefore not replace any obsolete parts under the maintenance contract the Council has with them (cost of the maintenance contract is approximately £20k per annum). Currently one lift at the South side of the Town Hall Building has been out of commission for a number of months. The quote from OTIS to repair this Lift is approximately £13,000.

**Inspections**

4. Both the Council's insurers and OTIS inspect the lifts regularly. Each makes recommendations to the Council to ensure compliance with current regulations and health and safety. Following the last inspections and the number of recommendations, Community Services Department was asked to arrange for quotations for the refurbishment or replacement of the lifts.

**Tenders**

5. Seven Companies were approached to tender for both their refurbishment and replacement. Following evaluation of the tenders received, Community Services Department has recommended the refurbishment of the lifts by OTIS at a cost of approximately £60,000 per lift.

## **Financial and Operational Considerations**

6. The total cost of replacing all four lifts would be £240,000. Given competing pressures on the capital programme it would be prudent only to refurbish two of the lifts at a cost of £120,000 and defer consideration of the other lifts until we review the overall capital programme as part of the 2007/08 budget cycle.
7. Consideration has been given to refurbishing one lift at each end of the building but this would incur substantial additional costs compared with the refurbishment of the two lifts at the same side of the building. It is therefore recommended that the north side of the Town Hall (Reception end of the Building) be refurbished. In the interim it is suggested that the lift that is currently out of service is repaired at a cost of approximately £13,000 and the two lifts at the south end of the building continue in use for as long as possible under the current maintenance contract.
8. There are no guarantees however as to how long the lifts will be able to remain in service because of obsolete parts. Keeping these two lifts running as long as possible will assist with deliveries to the Town Hall, particularly deliveries to the Print Room, hopefully until the outcome of the Darlington/ Stockton Partnership and the location of Printing Services is known. It will also assist the cleaning staff removing the Town Hall refuse to the Garage each evening.

## **Financial Implications**

9. There are no monies available within the Revenue or capital MTFP's for the Town Hall to cover the cost of either the refurbishment and replacement of two lifts at the north side of the building or the repair to the lift and the south side of the building. Cabinet are therefore requested to release corporate capital resources to cover these costs of £133,000.

## **Outcome of Consultation**

10. No consultation was undertaken on the compilation of this report.

## **Legal Implications**

11. This report has been considered by the Legal Services Manager for legal implications in accordance with the Council's approved procedures. There are no issues which the Legal Services Manager considers need to be brought to the specific attention of Members, other than those highlighted in the report.

## **Section 17 of the Crime and Disorder Act 1998**

12. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is not considered that the contents of this report have any such effect.

## **Council Policy Framework**

13. The issues contained within this report do not represent change to Council policy or the Council's policy framework.

## **Decision Deadline**

14. For the purpose of the 'call-in' procedure this does not represent an urgent matter.

## **Recommendation**

15. It is recommended that Cabinet release corporate capital measures of £133,000 to cover the refurbishment of the two lifts at the north side of the Town Hall Building and the repair of one of the lifts at the South side of the Building.

## **Reasons**

16. The recommendations are supported to ensure that lifts are operational in the Town Hall to meet DDA requirements.

**Paul Wildsmith**  
**Director of Corporate Services**

## **Background Papers**

- (i) Inspection Reports from Zurich dated 27th February, 2006
- (ii) OTIS Inspection Reports on individual lifts
- (iii) E-mails from OTIS dated 17th, 26th and 31st May, 2006
- (iv) Letter from Community Services Department dated 2nd June, 2006
- (v) E-mails from Community Services Department dated 4th, 5th and 16th June, 2006

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