

Leicester House RTM – SW4 + SW5 Lifts – Executive Summary – August 2020

Introduction

As members will know, both lifts at Leicester House have suffered from reliability problems, although a switch of maintenance engineers earlier this year has seen a noticeable decrease in failures. As a result of the problems, the directors commissioned a lift survey report from specialist engineers in June. A copy of that report is available on the Leicester House pages of the NRM portal. Leicester House RTM Directors met on 3 August 2020 via Zoom to discuss the Lift Condition Survey Report (July 2020) and this document sets out our conclusions (For your information, the lifts are described as SW4 and SW5- SW4 is the lift serving the flats which are accessed by the entrance next to Alexandra House. SW5 serves the flats accessed by the entrance closest to the car park main entrance).

Regulatory Compliance

In the UK, lifts are the subject of detailed health and safety legislation which is constantly evolving. Changes to those requirements generally fall into two categories; those which should be implemented whenever a new lift is installed or a major refurbishment is undertaken, or (more rarely) those which must be implemented as soon as practicable. The lift consultants have made several health and safety improvement recommendations, each of which fall into the former category. Moreover, they all relate to the working environment for those servicing the lifts, as opposed to the health and safety of lift users. Genesis, the lift engineers who maintain the lifts on behalf of NRM, have not asked NRM to undertake the additional works and we have therefore concluded that all that work can be deferred until a major lift refurbishment is undertaken, to which we return below.

None of the health and safety recommended works impact on the reliability of the lifts, although a number of issues which might were highlighted. We set these out in the table below. As can be seen, we have asked NRM to ensure that the two urgent issues in SW5 are dealt with as a priority whilst the others are investigated. We will report on this further at the next members' meeting, which will be held on 23 September- details of this will be circulated shortly.

We turn now to the long term plans for lift refurbishment. Lifts of the type in Leicester House generally have a life of 20-25 years before requiring major refurbishment. By the time a lift reaches that age, parts will have become obsolete in any event and therefore replacements are hard to source. When a major refurbishment takes place, most major parts are replaced and upgraded to comply with the latest regulations. As far as the user is concerned, the lift will look brand new once the refurbishment is complete.

The Leicester House lifts date back to 2007 and so will require complete refurbishment in or around 2030. As can be seen from the report, at today's prices the cost of this is estimated at [£55,000 plus VAT per lift]. Allowing for inflation, this is likely to mean a total cost of around [£166,000] at that time. We are considering how best we might prepare for these sorts of charges and will discuss this at the members' meeting on 23 September. This will, of course, only impact on those members who are responsible for contributing to the costs of the lift. These are those members with apartments on the first floor or above. Those who have separate entrances to their apartments or are on the ground floor do not do so.

Lift Condition Survey Report (July 2020) – Next Steps

	Condition Report Finding / Recommendation	Health & Safety Directly impacted?	Reliability Directly impacted?	Priority (at-this-time)	Next Step
4.5 Lift Wells					
4.5.3 Car and counterweight oil pots	Should be replenished at next service	No	No	Regular-Service-Item	Monitor
4.5.6 Scraping noise when the SW5 lift pulls into the 4 th floor	Reason should be investigated and rectified	No	Yes	Priority 1 (within 30 days)	Remediate
4.8 Lift Cars and Entrance Doors – Construction, Appearance and Functionality					
4.8.2 Car door operators - SW5 lift closing door operator	Closing door operator switch for SW5 lift should be replaced as the doors slam shut and will cause premature damage if left.	No	Yes	Priority 1 (within 30 days)	Remediate
Lift Car & Emergency Lighting	Poorly illuminated; Recommendation to improve	No	No	More-Information-Required	Cost Estimate NRM to obtain cost estimate. Directors to review cost estimate.
Emergency Intercom	Windcrest Satisfactory	Nick reports that the loudspeaker volume is low and hard-to-hear.	No	More-Information-Required	Investigate NRM/Genesis to review and update.
Ropes (condition)	The condition of the lift ropes was not explicitly mentioned in the Condition Report.	No	No	More-Information-Required	Investigate NRM/Genesis to review and update.