

Brixham Town Council

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Report Type:	Public		
Title:	Town Hall Lift		
To:	Town Hall Committee	Date:	13.12.19
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Purpose of Report

At the last Town Hall Committee meeting, Members (who are also representatives from the Theatre), reported that the lift was overstepping the top floor on a regular basis. Whilst, not all of these incidents had not been reported to the Town Council offices, it was agreed that further research should be taken on what can be done to alleviate the problem.

Current Contractor: Jackson Lifts

The current contractor carried out an inspection during their regular checks and advised that the problem would be one of two.

Option	Description	Cost	Last replaced
One	Supply and fit new proximity switches	£572.00	June 2015
Two	Supply and fit new tacho	£3,874.00	July 2016
	Total	£4,446.00	

Both items above have been replaced in the last 4 years, the lifetime of these should be longer. They were replaced because users were experiencing the same problems we are experiencing today.

Neither option would guarantee the longevity of the existing lift. As shown above, this option would defer the eventual need to replace the lift.

Kone Lifts

Further research was carried out and it was found that Kone, who are the lift manufacturers, install refurbished lifts. After a visit the following quote was submitted to the Town Council.

The quote will upgrade the existing lift to a more modern version and factors such as mental wellbeing was considered within the design brief.

Option 1 (Electrification & Signalisation Upgrade & Car Deco Upgrade)

The quotation is for the lift control system upgrade, lift signalisation and lift car interior upgrade. Within the quotation the car interior specification is as follows:

1. New ceiling CL88 with LED downlights



2. HR64 Handrail



3. Mirror to one side (as existing position)
4. Almond oak laminate sides



5. Smoke grey rubber flooring



The cost for the new control system, lift signalisation and car interior upgrade is £25,885.00.

It should be noted that the works for this option will take up to 2 weeks to complete.

Option 2 (Electrification & Signalisation Upgrade)

For the lift control system and lift signalisation upgrade only, the cost is £21,835.00.

Please note that whilst there is an option to just upgrade the electrical and signalisation (option 2), if the Town Council decide to upgrade the lift interior upgrade at a later date, it will cost more if done as a separate job.

All prices quoted in this report are exclusive of vat.

Kone have advised that the lift doors do not need replacing.

Benefits of an upgrade

- Optimised energy efficiency
- Improve performance and reliability
- The average life span of a lift is about 20 years. (The Town Hall lift is just over 20 years old.)
- The upgrade packages are designed to meet the latest industry standards.

Alternative Quotes

Two other lift manufacturers have been contacted and have declined to quote. The reason being that it would be difficult to upgrade to their equipment.

Jackson Lifts, our current contractors, have advised that they are interested. However, to date they have not arranged a visit to discuss our requirements.

Matters to take into consideration

The Town Council is about to start a consultation on the Town Hall Regeneration. Therefore, members should consider the wider regeneration project within their decision making. However, it is not considered at this stage that the Theatre will be relocated. Nor would it be practical to consider changing the size or moving the existing lift shaft.

At the meeting held on 1st November, Cllr Vitzgerald offered to carry out some research into funding a new lift. A wide area of research was carried out but unfortunately there are no available grants available. She did however, put forward a suggestion of a stair lift as a short term solution until the longer term regeneration project had been agreed.

Stair Lift

The only place to install a stair lift would be the main staircase of the Town Hall. There are three main concerns with this option:

1. The width of the area will be decreased and therefore may have an impact on the number of seats in the theatre with the possible need to reduce
2. The stair lift equipment may cause additional obstacles to avoid during an emergency evacuation
3. Listed Building Consent may be required

It is therefore believed that this option would not be viable.

Recommendation

That the Town Hall Committee recommend to Full Council that the lift is upgraded with the electrification, signalisation and car deco. The cost of which can be met from the Town Hall Contingency fund within the earmarked reserves.