

Coastal Lifts Current Position

Cabinet	17 June 2021
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Portfolio Holder	Cllr Bob Bayford, Cabinet Member for Environmental Services and Special Projects
Status	For Information
Classification:	Unrestricted
Key Decision	No
Reasons for Key	N/A
Ward:	Eastcliff Ramsgate and Viking Broadstairs

Executive Summary:

This is an update report on the two coastal lifts.

There are two seafront lifts in Thanet providing access to the lower promenades/beaches.

- The Edwardian lift in Ramsgate which gives access from Madeira walk to the lower prom and Ramsgate main sands.
- The Viking bay lift which provides access to Viking bay from the top prom.

The lifts must pass a 6 monthly Lifting Operations and Lifting Equipment Regulations (LOLER) inspection for our insurers to be satisfied they are safe to operate. Both lifts had remedial issues which were non urgent but advisory in September and Viking bay now has one urgent defect. In addition the electrical board must be replaced.

Following surveys and subsequent competitive procurement all defects to the Viking bay lift including a new bespoke electrical board are now being addressed.

The Ramsgate Edwardian lift is suffering age related issues, alongside having the lead stolen off the roof of the building, leading to water ingress and subsequent damage to electrical components. Following an insurance claim work has been undertaken to repair this damage however there are further issues with the 1st floor doors where at a minimum the whole entrance will need to be replaced in order for the lift to be opened

Recommendations

Cabinet is asked to note the following:

Viking Bay Lift

1. The procurement of necessary repairs to Viking bay lift is complete with component manufacture already underway. Works on site are due to be completed by 21st June but due to some integral working parts now requiring bespoke manufacture, this is likely to be completed at the beginning of July. To ensure ongoing reliability, a review of the revenue budget is also required and be sufficient for routine maintenance of the lift facility including cleaning, painting, building maintenance and component replacement not just for minimal servicing as is currently budgeted for. In the long term, consideration should be given to upgrading the lift to A3 compliant specification (explained below), including many items that will improve safety and reliability bringing the lift up to modern standards.

Ramsgate Edwardian Lift

2. It is unlikely that the Ramsgate lift will be able to be opened in 2021. Insurance work valued at £48k has been undertaken repairing damage following the theft of lead from the roof with a further estimated £20k required to replace and repair the first floor entrance. This work can be competitively tendered following budget allocation.

Corporate Implications

Financial and Value for Money

Quotations obtained 2020/21

Lift location	20/21/22 Minimum expenditure to open	A3 Compliance quotation	Servicing (existing budgets)
Viking Bay	£17.4k	£45k	£1.7k
Ramsgate	£68k	Not quoted for due to affordability	£1.7k

Currently the total annual revenue budget for both coastal lifts is £7,320, of which £5,415 is already committed to service and inspection leaving a remaining revenue budget of £1,905.

Viking bay repairs of £17.4k have been allocated from TDC's Brexit Readiness allocation, and will ensure that this lift is operational in the remainder of the summer season. A procurement exercise for the works to Viking bay lift was carried out through a competitive quotation exercise, while consulting with TDC procurement on the best strategy, in compliance with CSO rules.

Ramsgate repairs of £48k have been funded through an insurance claim, however following the structural survey and further investigation an additional £20k is estimated as the required sum to replace the 1st floor entrance. This work will be competitively tendered in compliance with CSO rules.

The costs associated with achieving A3 compliance for modern lift standards, include replacement of major components. This work is not currently being undertaken, but may be considered as a long term option.

Legal

There are no legal implications

Corporate

The reputational risk of an unreliable lift service is high with intermittent closures causing inconvenience and disappointment for the public. This has been mitigated through careful examination of the lifts and subsequent full design and specification of remedial work.

The risk of poorly inspected and maintained lifts has a medium likelihood of a high consequence risk of serious injury. This risk has been mitigated through routine service and regular LOLER inspections by our insurance provider.

Equality Act 2010 & Public Sector Equality Duty

Both lifts have been provided to access our two main beaches and are only open for the summer season. They are not the designated disabled access to the beach, however, when open they do provide another access route suitable for the needs of all and are used by a diverse section of the wider community. An equality impact assessment has been carried out.

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.

Protected characteristics: age, sex, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.

This report relates to the following aim of the equality duty: -

- To advance equality of opportunity between people who share a protected characteristic and people who do not share it

The public sector equality duty requires the Council and its services, and those providing public functions, to have due regard to the need to eliminate discrimination and to promote equality of opportunity and good relations, including to promote disability equality. The completed works will benefit all users of this property, particularly those who use the lifts for access to the beach.

CORPORATE PRIORITIES

This report relates to the following corporate priorities: -

- Communities

1.0 Introduction and Background

- 1.1 TDC as the owners have a responsibility to keep up to date with any changes in legislation, standards and codes of practice that might affect our lifts. Both lifts are in need of significant investment, both for repairs and maintenance, refurbishment and to implement proper management structure.

This report outlines the current position regarding the recommissioning of the lifts which is currently underway.

2.0 The Current Situation

2.1 Viking bay lift

Following the decision to work towards opening Viking bay lift in April three quotations have been obtained to undertake the necessary repairs to the lift. The procurement of necessary repairs to Viking bay lift is complete with component manufacture already underway. Works on site are due to be completed by 21st June but due to some integral working parts now requiring bespoke manufacture this is likely to be completed at the beginning of July.

We have been able to avoid a future closure shortly after opening by negotiating a shorter lead time with the manufacturer of the electrical board, this has added 10 days on to the works being undertaken now but will avoid a 3 week closure later as other works can be completed concurrently.

A LOLER insurance inspection was carried by the council's insurance provider, Zurich, on the 6th May which informed/confirmed the specification for required works to achieve certification for insurance purposes.

Viking bay repairs of £17.4k have been allocated from TDC's Brexit Readiness allocation, and will only ensure that this lift is operational for the remainder of the summer season.

2.1 Ramsgate Edwardian lift

Following the theft of lead from the roof of the building that houses the lift, works are currently ongoing to repair the damage caused by water ingress.

Prior to the start of work the lift engineers advised that following these works that the lift would meet the minimum requirement to be opened, they have since discovered further issues during the dismantling of components. There is currently uncertainty around the door architrave and the building itself where the upper door and architrave are fixed.

The lift engineers have estimated a cost of £20k to replace the 1st floor entrance including architrave and doors however further refurbishment work will be required to the building.

2.2 Building Condition

A building survey has been carried out on both lifts on the 25th May 2021. This is required for both lifts however, there is no concern with the Viking bay lift building which was constructed in 2000.

As alluded to above, there is some concern with the structural integrity of the Edwardian lift in Ramsgate which was built in 1912. There are signs that the building is possibly moving causing problems with the operation of the lift doors and architrave. A full report from the building surveyor is expected imminently.

2.3 Access, opening and cleaning

Arrangements are being put in place for TDC cleansing staff to open, clean and switch the lifts on/off every morning/evening.

Discussions are ongoing with Your Leisure and beach concession to agree that they will check the lift operation throughout the course of the day and be available to assist with any lift failure until the lift engineer arrives.

2.4 Emergency Response & Attendance

A manager will now be responsible for both lifts, who will manage operational arrangements, budget, contracts and safety.

Training to be arranged for all those involved in the management/supervision of the lifts.

Communications systems will be tested and restored by the lift engineers undertaking repairs. This number presently goes to Mears and then on to Liftec which have a maximum of two hour response.

A rescue plan is presently being developed to release lift users as soon as possible using available resources; any person who is in distress would be instructed to call the emergency services.

We are also reviewing the present call out arrangements with the possibility of using a local supplier who can attend to lift immediately.

2.5 Current Expectation on opening.

Viking

It is expected that following the work on the Viking Bay lift this will be fully operational by the beginning of July and for the summer season and new procedures to support the lift opening will be in place by the end of June.

Ramsgate

There is less confidence with the Ramsgate lift due to the situation with the doors which are getting stuck because they are being squeezed against the steel supporting

structure. We have an estimate from a lift engineering company of £20k to replace the entrance however this would need to be tendered and is the minimum required.

The building has cracks and other refurbishment work should be undertaken to the building. This would be a large capital project that would need to be programmed following a successful capital bid.

3.0 Next Steps

- 3.1 Viking bay: A report update will be provided following completion of the work currently ongoing to Viking bay at the end of June.
- 3.2 Ramsgate: A report update will be provided following completion of a full investigation into what is required to repair the first floor entrance and further discussion with senior management.

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