

Coastal Lifts Petition and Current Position

Cabinet	31 August 2021
Report Author	Luke Glover (Deputy Technical Services Manager)
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

Summary:

The Council received a petition containing 2180 valid signatures requesting that the seaside lifts at Viking Bay and Ramsgate be reopened. This petition was presented at the full Council meeting on 3 June 2021. A Cabinet report is being produced to cover all the aspects around both lifts, to inform the decision regarding their future, in the meantime this report provides an update and further information about the lifts.

Viking Bay Lift

Following 17.5k investment to bring this lift back into service it was opened to the public on the 19th July.

This work included many major service wear items such as ropes, guides, sensors etc, the refurbishment of the butcher tank which holds the hydraulic oil, replacement ground floor doors and a new electrical circuit board. All of these items are bespoke and have been manufactured by local companies.

The lift is now in serviceable order, however there are ongoing issues with the control room which houses the new electrical board and hydraulics is in disrepair with the main issue being water ingress which will shorten the service life of new and refurbished components.

Ramsgate Edwardian lift

£25k has been spent repairing water damaged components following the theft of the lead roof at the start of 2021 however following a full survey and report from a lift engineer, a further £35k is required to replace the whole 1st floor entrance, control equipment, systems, operating panel, electrical circuit board wiring and more.

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

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 to the Viking bay lift has benefited 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 an improved management structure.

This report is an update for the report dated 17 June 2021 and outlines the current position regarding both lifts.

2.0 The Current Situation

2.1 Viking bay lift

Following 17.5k investment to bring this lift back into service it was opened to the public on the 19th July.

This work included many major service wear items such as ropes, guides, sensors etc, the refurbishment of the butcher tank which holds the hydraulic oil, replacement ground floor doors and a new electrical circuit board. All of these items are bespoke and have been manufactured by local companies.

The lift is now in serviceable order, however the control room which houses the new electrical board and hydraulics is in disrepair with the main issue being water ingress which will shorten the service life of new and refurbished components.

This is also an indication of the condition of the Viking bay chalet block generally.

This is a summary of the most important defects that need attending to, this information has been taken from the building survey report by Geoff Oliver & Associates.

- The vertical concrete PRC column is badly damaged to the centre section exposing the steel reinforcement. The upper section has been repaired but is loose and will require further attention.
- spalling of back wall and extensive damp penetration. The PRC frame requires complete replacement. The walls require either extensive making good or complete new inner block walls to form a cavity. The latter will require all equipment to be removed and repositioned. The concrete floor requires making good and redecoration.
- Adjoined too and an open passage to the control room is the store room, has similar issues to the control room itself.
- There is a steel framed bridge and balustrade with timber decking and handrails. The balustrading is galvanised. The paintwork to the balustrading is delaminating and will require complete redecoration. The decking is showing signs of rot to several areas and is slippery underfoot.

2.2 Ramsgate Edwardian lift

£25k has been spent repairing water damaged components following the theft of the lead roof at the start of 2021 however following a full survey and report from a lift engineer, a further £35k is required to replace the whole 1st floor entrance, control equipment, systems, operating panel, electrical circuit board wiring and much more.

In addition to these mechanical electrical defects, further investment is required to the lift structure, balustrades and finished surfaces. These defects do not affect the operation of the lift however some do present trip/slip hazards.

This is a summary of the most important defects that need attending to, this information has been taken from the building survey report by Geoff Oliver & Associates.

- The first floor entrance has wrought iron balustrading and gates on a concrete coping with a rendered upstand. The ironwork is badly rusted with several areas delaminated beyond repair. The rendered upstands are badly cracked/crazed.
- A number of the tiles to the 1st floor landing and entrance are broken with several being hollow underfoot and therefore lost adhesive to the substrate. The cover to the right hand side proprietary channel gutter is broken.
- There is a diagonal crack internally running from the top left hand corner of the structure. This could not be seen externally as a result of the plaque. There is a small junction between the right hand side face of the lift shaft and the adjoining chimney stack which appears to be causing internal dampness. There is also an open section of render to the side return.
- The entrance corridor and control room requires complete redecoration as it is not a welcoming environment for anyone visiting Ramsgate. The walls are damp however this is expected since the theft of the roof covering, this should subside over time.

2.3 Access, opening and cleaning

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

Your Leisure and beach concession have agreed 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 is now responsible for both lifts, to manage operational arrangements, budget, contracts and safety.

Training has been completed for all those involved in the management/supervision of the lifts.

A rescue plan has been developed to release lift users as soon as possible using available resources; any person who is in distress is 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. Although the present arrangement do ensure attendance within an hour

2.5 Current Expectation on Closing

Viking

It is expected that the lift will close at the end of September when all summer resources are stood down

Ramsgate

Due to the cost of repairs this lift will remain closed for the foreseeable future

3.0 Next Steps

A Cabinet report is being produced to cover all the aspects around both lifts, to inform the decision regarding their future.

Corporate Consultation

Finance: *Chris Blundell, Director of Finance*

Legal: *Estelle Culligan, Director Law and Democracy*