

Cabinet

24 January 2018



Title	Contract for refurbishment of Elmsleigh Centre Lifts		
Purpose of the report	To make a Key Decision		
Report Author	Heather Morgan – Group Head Regeneration and Growth		
Cabinet Member	Councillor Colin Barnard	Confidential	No
Corporate Priority	Financial Sustainability		
Recommendations	Cabinet to: Authorise the Group Head Regeneration and Growth to determine the contractor to be appointed for refurbishment of the Elmsleigh Centre lifts (in consultation with the Cabinet Member for Planning and Economic Development and the Chief Finance Officer) Authorise the Head of Corporate Governance to enter into the legal documentation in order to appoint the contractor		
Reason for Recommendation	The Council is in the process of running a tender to appoint a contractor to refurbish three lifts at the Elmsleigh shopping centre Due to the expected duration of the project, Cabinet is being asked to delegate the final decision to the Group Head Regeneration and Growth, Cabinet Member for Planning and Economic Development and the Chief Finance Officer so to ensure that the appointment allows time for the refurbishment works to be completed in advance of the Christmas 2018 trading period		

1. Key issues

- 1.1 In 2016 the Council and the Elmsleigh Shopping Centre management commissioned condition surveys to review the general condition of the five passenger lifts in the centre and prepare recommendations and budget costs for planned expenditure, replacement or refurbishment.
- 1.2 Separate reports were carried out in respect of the lifts 1, 2 and 3 located in the south wing car park and the lesser used lifts 4 and 5 that previously provided direct access to and from the former BHS store in the west wing of the centre.
- 1.3 The consultant's advice was that refurbishment of the lifts would provide another fifteen years or more life expectancy and result in an equivalent improvement in appearance. Replacement of the lifts would offer no long term

advantage over comprehensive refurbishment, while adding between £90,000 and £150,000 to the cost.

- 1.4 Furthermore, it was concluded that lifts 4 and 5 should be excluded from the project. Refurbishment was considered uneconomic, as refit adaptations for Primark (the new occupier of the former BHS unit) have altered the access arrangements to the lifts and will further reduce their use. Instead, the life expectancy of these lifts will be extended by salvaging key spare components from lifts 1 to 3 during the refurbishment works.
- 1.5 The Council is now in the process of running a tender to appoint a contractor to refurbish lifts 1 to 3.
- 1.6 Due to the expected duration of the project, Cabinet is being asked to delegate the final decision to the Group Head Regeneration and Growth, Cabinet Member for Planning and Economic Development and the Chief Finance Officer so to ensure that the appointment allows time for the refurbishment works to be completed in advance of the Christmas 2018 trading period.

2. Options analysis and proposal

Recommended option

- 2.1 That Cabinet agree:
 - (a) Authorise the Group Head Regeneration and Growth to appoint a contractor (alongside the Chief Finance Officer and the Cabinet Member for Planning and Economic development) to refurbish the three lifts serving the south wing car park.
 - (b) Authorise the Head of Corporate Governance to enter into the legal documentation.

Do nothing (not recommended)

- 2.2 The lifts were originally installed in 1978 and, the report concluded that, although correctly maintained and at present generally reliable, as the lifts age further, the components will wear and failures will become more common and it will become more difficult to source compatible replacement parts and system components. Doing nothing is therefore not a prudent option.

Report to a future Cabinet with a recommendation to appoint a contractor (not recommended)

- 2.3 By the time Cabinet consider this report, we will be part way through the tender process. Officers may be in a position to finalise a recommendation in time to meet the February Cabinet reporting deadlines. However, this would delay the implementation of the project and result in the works continuing into the Christmas trading period.
- 2.4 If the report were delayed to the March Cabinet, it would not be possible to complete the works during 2018 and, for practical and cost issues connected with pausing the project part way through, might delay commencement of the project for a further year.

3. Financial implications

- 3.1 The budget for the refurbishment works has been estimated at £420,000 plus VAT and a revenue budget allocated.

3.2 Consultancy and project management costs of circa £20,000 plus associated works to replace floor tiling in the lift lobby area will be funded from a separate revenue budget allocation.

4. Other considerations

4.1 The Group Head for Neighbourhood Services has suggested that we consider relocating the disabled spaces in the longer term in light of the likely reduced usage of lifts 4 and 5 in the future.

5. Timetable for implementation

5.1 The tender pack went out in mid-December with returns due in early February. There will be a two week period to assess the returns and select the contractor and then to confirm the appointment. The aim is for the new contract to be in place by early March.

Background papers: None

Appendices: None