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## **REPLACEMENT OF LIFT MILL HALL**

### **1 SUMMARY**

- 1.1 This report provides Members with an update on the problems that have been recently occurring with the Disabled lift at Mill Hall, and the need to replace the lift as part of the requirement to provide Disability Access to the Building.
- 1.2 The report is an interim as further research is being carried out to determine whether a new lift providing full disability access can be provided within the existing lift shaft or a new external lift requiring significant building works will be required.

### **2 INTRODUCTION**

- 2.1 The lift at Mill Hall was installed in 1984 to provide disabled access to the first floor bar.
- 2.2 The lift is in fact a Stannah designed for disabled access in private dwellings and does not comply with the current British Standard 5655 for use in public buildings.
- 2.3 The lift has been well maintained, and has been certified as satisfactory throughout its working life and until recently provided a reliable means of access.
- 2.4 By 2004 all public buildings will be required to have full disabled access. Mill Hall currently enjoys this status and the lift is an essential part of this provision.
- 2.5 Complaints, two in writing, have been received from a number of users of Mill Hall where use of the lift has now been restricted to those people in wheelchairs. This causes some difficulty with access to the first floor bar area for people with other mobility problems.

### **3 CURRENT SITUATION**

- 3.1 There have been eight breakdowns in this lift since October 2000, the majority, five, occurring in July and August 2001. This has resulted in a number of complaints from members of the public about the lack of disabled access and what is seen as poor service.
- 3.2 Based on the level of breakdowns and the information supplied by the lift maintenance company a full inspection was ordered on the overall condition of the lift to determine whether it was viable to keep maintaining the existing lift or whether to replace it.

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- 3.3 The report stated that the use of the lift exceeded its design usage of up to ten uses per day, and as a result of this use, the whole installation is now worn.
- 3.4 A price has been provided to replace some essential elements to keep the lift working, but it is anticipated that this level of repair will only provide perhaps another year of useful life.
- 3.5 The recommendation of the report is to replace the lift with an installation which is more suited to the work requirement of this building.
- 3.6 The exact requirements of the Disability Access Act are being investigated.
- 3.7 An alternative solution to disability access by fitting a stair lift is considered to be unsuitable at this stage, although this has yet to be confirmed.

#### **4 COST ESTIMATES**

- 4.1 To bring the lift to a minimum requirement for safety in the short term will require replacement of the brake unit at a cost of £1,800
- 4.2 To keep the unit working for up to one more year, the need is to replace the brake unit and gear unit at a cost of £2,700. This is likely to be needed at least while the long term solution is decided.
- 4.3 A straight replacement lift is a minimum of £40,000 depending on the work required to construct a new pit below the lift to accommodate the hydraulics, as the new lift would be powered by hydraulics.
- 4.4 Should the lift need to be provided externally or in another suitable location to the building this will involve significant building works at present uncoded.

#### **5 RESOURCE IMPLICATIONS**

- 5.1 The replacement of this lift has no specific budget for 2001/02.
- 5.2 Interim works to keep the existing lift in Service can be met from the Leisure Buildings Condition survey budget.
- 5.3 The major works new lift with or without major building work could be resourced either from the Disability Access budget of £250,000 provided in 2002/03, or through the Leisure Buildings Condition Survey budget.

**6 LEGAL IMPLICATIONS**

- 6.1 The Council will need to meet fully the requirements of the Disability Access Act by 2004. Disability access and egress from Mill Hall is essential at all times.

**7 RECOMMENDATION**

- 7.1 It is proposed that the Sub-Committee **RECOMMENDS**
- 1) That the interim works to keep the lift running for a further year be agreed at a cost of £2,700.
  - 2) That a further report be brought back to Members when the appropriate information is available to determine the long term solution. (CD(FES))

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**Background Papers:**

Report form Kone Lifts

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