

Sandwell Metropolitan Borough Council

Action Taken Under Delegated Powers

**Replacement of Lifts at Mountford House,
Kenrick Park Estate, West Bromwich**

1 Summary Statement

- 1.1 Mountford House, on the Kenrick Park Estate, West Bromwich has previously received improvements to the external façade and communal areas. The block which has 64 flats is served by two lifts. These lifts have experienced a total of 71 breakdowns over the last 20 months and are amongst the poorest performers within our housing stock.
- 1.2 A full survey of the lift installations has been commissioned however it is anticipated that the lifts and associated control panels and motors will require major refurbishment/replacement.
- 1.3 It is estimated that the value of these works will be £160,000. Within the Housing Revenue Account Capital Investment Programme there is an approved budget line for High Rise Refurbishment in 2017/18 of £9.36m. There are sufficient uncommitted funds within the budget to deliver these works.
- 1.4 In order to procure the works a compliant framework has been identified, as managed by Efficiency East Midlands, titled – Passenger Lifts – Installation and Refurbishment (EEM0041) which covers the installation and refurbishment of lifts within Housing Stock, Sheltered Schemes, Communal Buildings and Multi Storey flats as part of a national framework.
- 1.5 Subject to approval there will be close liaison with tenants prior to and during works in order to identify any special requirements that may need to be factored into service delivery during these disruptive works.

2 Recommendation

- 2.1** To give approval to proceed with the procurement of services to replace the Lifts at Mountford House.

In accordance with the authority delegated to Chief Officers to act on matters within the authority delegated to them under Part 3 of the Council's Constitution, I intend to take the action(s) recommended above.

I do/do not have an interest to declare in this matter


Interim Director of Neighbourhoods – Ajman Ali

Date X 10.7.2017

I confirm that I have been consulted on the above proposals and have no objection to their proceeding.

~~**Executive Director – Resources – Darren Carter**~~

~~**Date X**~~

I confirm that I have been consulted on the above proposals and have no objection to their proceeding.

Cabinet Member for Housing – Kerrie Carmichael 

Date X 13/7/17

Contact Officer

Simon Parry

Business manager – Capital Investment

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3. Background Details

- 3.1 Mountford House, West Bromwich is a 17 Storey Block of flats which has previously received improvements to the external façade and communal areas. The building consists of 64 two bedroom flats and is served by 2 lifts, one for the odd floors and another for the even floors. As part of the refurbishment the lifts at the time were identified as satisfactory.
- 3.2 All lifts in our High Rise Stock are covered by a Lift Maintenance Contract which includes regular monthly servicing together with a 24/7 365 days a year coverage for all breakdowns in compliance with relevant British Standards and the Lifting Operations and Lifting Equipment Regulations 1998. In addition to this regular inspections are undertaken by the Council's Insurer Allianz.
- 3.3 Following analysis of data regarding the number of breakdowns across all lifts, Mountford House has been identified as one of the poorest performers having had 71 breakdowns over the last 20 months. Other poor performing lifts are within those blocks that are anticipated to form part of the next phase of high rise refurbishment including Darley House and Alfred Gunn House which include a review of the lift installation.
- 3.4 A full survey of the lift will be undertaken by Urban Design however it is anticipated, given the age of each of the main components, that a full replacement of the lift cars (to provide DDA compliant cars), control panels, motors, ropes and associated electrical equipment will be required.
- 3.5 In order to procure the works a compliant framework has been identified, as managed by Efficiency East Midlands, titled – Passenger Lifts – Installation and Refurbishment (EEM0041) which covers the installation and refurbishment of lifts within Housing Stock, Sheltered Schemes, Communal Buildings and Multi Storey flats as part of a national framework.

- 3.6 There are 6 appointed contractors. Procurement and Legal have both confirmed their acceptance of the use of this framework. It is anticipated that there will be a mini competition between the appointed contractors.
- 3.7 It is estimated that the value of these works will be £160,000. Within the Housing Revenue Account Capital Investment Programme there is an approved budget line for High Rise Refurbishment in 2017/18 of £9.36m. There are sufficient uncommitted funds within the budget to deliver these works.
- 3.8 Subject to approval, there will be tenant profiling undertaken to understand any special requirements that individuals may have. Whilst the lifts will only be worked on one at a time there may be issues with access that will need to be considered. Prior to and during works there will be consultation so that all parties are clear on the sequence type and duration of works.

Source Documents

None