

London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

1. **TITLE: Modernisation of 3 Lifts on the Clem Attlee Estate**

2. **DECISION MADE BY:** Cabinet Member for Housing

3. **DECISION:**

1. That approval is given to award a contract for replacement of the lifts on the Clem Attlee Estate to Rubax Lifts Ltd in the sum stated in the exempt report for an anticipated contract period of 41 weeks.
2. That approval is given to the inclusion of a contingency sum stated in the exempt report in the overall budget, making a total sum for approval as stated in the exempt report.
3. To note that this award is subject to completion of consultation with affected leaseholders under Section 20 of the Landlord and Tenant Act 1985.

4. **REASON FOR DECISION:**

These works need to be undertaken because major components of the existing equipment associated with each lift are obsolete, with many parts having passed their economical useable life span of 25 years, resulting in an increased risk of lift breakdowns. Further, in the event of breakdown, the components required for maintaining these lifts are increasingly difficult to obtain as they are not readily available from the respective manufacturers with some having to be made to order. This may potentially result in prolonged delays to return lifts to working order.

5. **ALTERNATIVE OPTIONS CONSIDERED:**

This tendering exercise has been carried out following an analysis of procurement options which were considered in the strategy report to Cabinet on 8th May 2017. The delay in proceeding to tender is due to the need to undertake a review of the original lift specification, including consultation with Building Control, and provide enhanced fire safety measures where feasible.

There is no realistic alternative to doing this work if a reliable lift service is to be provided for the longer term. The lifts proposed for modernisation are past their recommended life of 25 years. In the event of breakdown parts become increasingly difficult to source leading to lifts being out of service for prolonged periods.

6. **CONFLICTS OF INTEREST DECLARED AND DISPENSATIONS GRANTED:**

None.

Date of Decision
01 March 2019