

ITEM No. 15

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

02 May 2000
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 476/00

REPAIRS TO LIFT INSTALLATIONS - NEW REGULATIONS - PHASE 2

Abstract

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund to allow the second and final phase of repair and renewal of lifts in non-housing properties.

RECOMMENDATION

The Committees for their respective interests are recommended to:-

1. approve the bid for supplementary funding in the sum of £19,000 from the Property Renewal and Repair Fund for Phase 2 of a repair and renewal programme.
2. instruct the Director of Property Services to progress the repairs and renewals immediately.

1 INTRODUCTION

The Personnel and Property Services Committee approved Report No 848/99 REPAIRS TO LIFT INSTALLATIONS - NEW REGULATIONS as the first phase of repair and renewal to lifts in non-housing properties, as a consequence of inspections and recent changes in legislation.

Having completed the first phase of this programme the Property Services Department seeks approval to funding arrangements to permit a second and final phase of repair and renewal.

2 BACKGROUND

The Property Services Department undertakes the maintenance of 31 lifts in non-housing properties through the services of a Service Contractor who regularly inspects the lifts, undertakes minor maintenance and advises when either larger maintenance works are required or any renewal requirements resulting from changes in legislation or best practice.

These lifts are also subject to regular insurance inspection by the Council's insurance company, currently Zurich Municipal, and repairs and renewals are similarly reported.

The introduction of *The Provision and Use of Work Equipment Regulations 1998 [PUWER]* and *The Lifting Operations and Lifting Equipment Regulations 1998 [LOLER]* have resulted in changes to the standards established for lift maintenance and safety.

As a consequence the HSE Guidance Document PM7, *Lifts: Thorough examination and testing*, has been withdrawn and replaced by new guidance, *Guidelines on the Thorough Examination and Testing of Lifts*, issued by the Safety Assessment Federation.

The combination of Service Contractor and Insurance Inspection reports have identified a large number of repairs and renewals which need to be undertaken and these have been prioritised and divided into two Phases.

Phase 1 has been undertaken in Financial Year 1999/2000 and it is proposed that Phase 2 should be undertaken this Financial Year.

3 FINANCIAL IMPLICATIONS

The full cost of repairs and renewals to the remaining lifts, Phase 2, has been estimated at £19,000.

	1999/00	2000/01
Phase 1	£ 44,000	
Phase 2		£ 19,000
<i>Total</i>		£ 63,000

The cost of carrying out these repairs and renewals cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2000/01 and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund.

Recognising that the Property Renewal and Repair Fund cannot accommodate the full scope of these alterations in one year the proposal that the works are phased as detailed below:-

The programmes of work detailed in this report for 2000/01 can be contained within the provisions of the Property Renewal and Repair Fund.

4 CONSULTATION

The Chief Executive, the Director of Law and Administration and the Director of Finance have been consulted in the preparation of this report.

5 CONCLUSION

The Committees for their respective interests are recommended to approve the bid for supplementary funding in the sum of £19,000 from the Property Renewal and Repair Fund for Phase 2 of a repair and renewal programme and instruct the Director of Property Services to progress the repairs and renewals immediately.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Article</u>	<u>Subject</u>
Finance and Information Technology	10 June 1997	678/97	Composite Report on Special and Other Funds
Policy and Resources Committee	10 February 1998	191/98	Special Funds 1997/98 and Beyond - Review
Finance and Information Technology	1 September 1998	922/98	Strategic Review of Renewal and Repair Funds.
Personnel and Property Services Committee	15 June 1999	624/99	Property Renewal and Repair Fund
Finance and Information Technology Committee			Update of funding arrangements and Planned programme of urgent repairs
Personnel and Property Services Committee	31 August 1999	848/99	Repairs to lift installations - New Regulations
Finance and Information Technology			

APPENDICES

Appendix 1 Lift Repairs and Renewals - Phase 2 Programme

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

Appendix 1 Lift Repairs and Renewals - Phase 2 Programme

COST

Arbroath Academy	£ 2,500
Arbroath New High School	£ 910
Beech Hill House	£ 630
Brechin High School	£ 2,660
Carnoustie High School	£ 1,500
County Buildings, Forfar	£ 3,220
Fairlie House	£ 220
Forfar Academy	£ 900
Lunanpark R.H.E	£ 1,200
Monifieth High School	£ 900
Public Baths, Forfar	£ 1,280
Public Baths, Montrose	£ 650
Public Library, Forfar	£ 900
The Gables, Forfar	£ 630
	£ 19,000