

EAST HERTS COUNCIL

EXECUTIVE - 10 JANUARY 2012

REPORT BY THE EXECUTIVE MEMBER FOR FINANCE

GASCOYNE WAY MULTI STOREY CAR PARK - PASSENGER LIFTS

WARD(S) AFFECTED: All Hertford

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**Purpose/Summary of Report**

- The Council's Procurement Regulation 12.1 allows waiver of the need for competitive tenders in urgent cases where the cost exceeds £50k.
- This report invites consideration of and approval to engage DAB Lifts to carry out essential and urgent safety improvements to the passenger lifts at Gascoyne Way Multi storey Car Park.

<b>RECOMMENDATION FOR EXECUTIVE: that</b>	
<b>(A)</b>	<b>In accordance with Procurement Regulation 12.1, DAB lifts be instructed to carry out further improvement works to the passenger lifts in Gascoyne Way car park.</b>

1.0 Background

1.1 The Multi storey Car park in Gascoyne Way, Hertford has recently undergone a major refurbishment scheme which was carried out by Makers Construction on behalf of East Herts Council. The works involved major refurbishment of the structure together with new lighting and some lift improvements.

1.2 Following the completion of the works the Council's lift maintenance company, DAB Lifts and the Council's insurance company have identified further works which are deemed necessary to bring the lifts up to current standards to comply fully with current Health and Safety and DDA recommendations. Without these works the lifts must remain out of service with consequential further inconvenience to customers, particularly to those who are less mobile.

## 2.0 Report

- 2.1 During the refurbishment works to Gascoyne Way Car Park some refurbishment works were carried out to the passenger lifts. These works, in the main, included replacement drive units and some cosmetic works including recladding the lift cars.
- 2.2 Since the works were carried out further works, mainly to the doors, have been identified as being necessary to ensure the lifts are fully compliant with the requirements of the Council's insurance company and as recommended by the Council's current lift maintenance contractor.
- 2.3 As the work involves Safety issues the lifts have been taken out of service until the works have been completed.
- 2.4 Quotations have been received for the works from the Council's current lift maintenance contractor, DAB Lifts. It is recommended that this contractor's quotation is accepted to avoid a different contractor working in the lift shafts during their maintenance contract period which may lead to disputes over their respective liabilities.
- 2.5 The cost of the works is quoted at £68,319 by DAB Lifts. The lift consultants, JB Lifts, previously estimated the cost of the works as being £60,000 to £ 80,000. Funding is in place for these works in the current capital programme.
- 2.6 If approved these works will be undertaken during late January/ February 2012.

## 3.0 Implications

- 3.1 **Essential Reference Paper 'A'** sets out the corporate implications.

### Background Papers

None.

Contact Member: Councillor M Tindale, Executive Member for Finance

Contact Officer: Steve Whinnett, Principal Building Surveyor –  
Ext 1660

Report Author: Steve Whinnett, Principal Building Surveyor

## ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives <i>(delete as appropriate):</i></p>	<p><b>Promoting prosperity and well-being; providing access and opportunities</b> <i>Enhance the quality of life, health and wellbeing of individuals, families and communities, particularly those who are vulnerable.</i></p> <p><b>Fit for purpose, services fit for you</b> <i>Deliver customer focused services by maintaining and developing a well managed and publicly accountable organisation.</i></p> <p><b>Pride in East Herts</b> <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p>
<p>Consultation:</p>	<p>East Herts Parking Team</p>
<p>Legal:</p>	<p>The Council would be at risk of legal challenge should it seek to operate the lifts without these works and insurances would be void.</p>
<p>Financial:</p>	<p>Funding is in place for these works in the current capital programme.</p>
<p>Human Resource:</p>	<p>None.</p>
<p>Risk Management:</p>	<p>Risk of accident and claims if improvements are not carried out.</p>