

**REPORT ON EXISTING PASSENGER LIFT
INSTALLATION**

within

**11 BASIL STREET
LONDON SW3**

Prepared on behalf of

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LIFT INSTALLATION**

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1. **Introduction**
 - 1.1 We were instructed by Mr Paul Packham of Michael Jones Associates to carry out an inspection of the single existing passenger lift within the premises at 11 Basil Street, London SW3 and prepare a report on our findings.
 - 1.2 The main purpose of the inspection was to check the general condition of the lift, anticipated operational life-span of the existing equipment and recommendations for future capital expenditure.
2. **The Premises**
 - 2.1 The building comprises of prestigious, self-contained apartments on four upper floors, Basement and Ground floor levels, although the lift does not operate to the Basement floor. The building is of traditional concrete and masonry construction.
3. **Inspection**
 - 3.1 The site inspection was carried out by Mark Bryan of J Bashford and Associates.
4. **Findings**
 - 4.1 The lift installation appears to be in excess of thirty years old. The lift is entirely as designed and installed by the Bennie Lift Company Ltd, with little subsequent improvements or modernisation since the original installation in 1968.
 - 4.2 A number of defects and other concerns were noted during the site survey and these are recorded within Section 8, (Site Observations) of this report.
 - 4.3 Items/deficiencies that should be rectified by the maintenance contractor under the terms of the current agreement are denoted thus (S), however this may be subject to revision upon confirmation of the current lift maintenance arrangements. Although we are of the opinion that numerous items detailed herein should have been undertaken by the incumbent maintenance contractor, the remainder may be subject to additional enabling costs.
5. **Information Provided**
 - 5.1 No copies of the current insurance company reports were available.
 - 5.2 There was no documentation for tests and examinations to comply with the (now superseded) Health and Safety Executive Guidance Note PM7 1982. Although the on-site log card advises of the annual tests to comply with the current Safety Assessment Federation Guidelines on the Thorough Examination and Testing of Lifts 1998 during June 2001, there was no documentation available. Therefore we recommend that the lift be subject to a full series of 10 yearly tests and examinations to meet the new guidelines.
 - 5.3 No copies of the lift maintenance contractors service reports were available.
 - 5.4 The lift maintenance contractors on-site log card was available indicating preventative maintenance visits during the proceeding 12 month period.

6. Maintenance

6.1 We are given to understand that the current lift maintenance agreement includes 12 visits per annum. The last recorded maintenance detailed within the on-site log card was 11th October 2001, consequently the routine visits for November, December 2001 and January 2002 appear to have been missed. The incumbent maintenance contractor should be approached to explain this oversight and advise on any financial recompense due to the client.

6.2 The current maintenance contractor is;

Amalgamated Lifts Ltd,
1 Stables Court, High Street,
Orpington, Kent BR5 3NL

6.3 The quality of maintenance and general housekeeping is adequate but in our opinion, leaves some scope for improvement.

7. Installation Details

Manufacturer	Bennie Lifts Ltd
Installation Date	Circa 1968
Contract Load	4 Persons or 300 Kg as marked
Contract Speed	0.4 m/s (approx)
Drive System	Reduction geared traction
Floors Served	Ground, 1st to 4 th (no service to Basement)
Control System	Automatic push button simplex
Lift Car Arrangement	Single entry car
Door Operation	Powered, two panel side opening
Motor Room Location	Basement level, adjacent to lift shaft

8. Site Observations

Key : EAW - Electricity at Work Regulations 1989
 HASAW - Health and Safety at Work etc. Act 1974
 BS5655 - British Standard BS5655 : Part 1 : 1986 - Lifts and Service Lifts - Safety Rules for the Construction and Installation of Electric Lifts.
 BS7255 - British Standard BS7255 : 2001 - Code of Practice for Safe Working on Lifts.
 BSEN81-1 - British Standard BSEN81-1 : 1989 - Safety Rules for the Construction and Installation of Lifts - Part 1 Electric Lifts.
 PUWER - Provision and Use of Work Equipment Regulations 1998

8.1 Lift Motor Room

Items relating to statutory and advisory (British Standards) requirements include:-

8.1.1 The motor room access door lock should be replaced/modified to facilitate keyless egress in an emergency. **BS7255, BS5655 & BSEN81-1**