

Individual Cabinet Members Decision

Skerton House Passenger Lift Modernisation

Report of Chief Officer (Housing and Property)

PURPOSE OF REPORT				
To seek approval for the virement of funds between cost centres to complete the modernisation of Skerton House passenger lift				
Key Decision	<input type="checkbox"/>	Non-Key Decision	<input checked="" type="checkbox"/>	Referral from Cabinet Member
Date of notice of forthcoming key decision	n/a			
This report is public				

RECOMMENDATION

- (1) Approve virement of funds required to complete Skerton House Passenger Lift modernisation

1.0 Introduction

- 1.1 The passenger lift at Skerton House, Lancaster, has been subject to reliability issues which are affecting its ongoing use. It is therefore proposed to undertake some modernisation of the lift to address these issues and provide assurance for users.

2.0 Proposal Details

- 2.1 The passenger lift at Skerton House has recently been subject to a series of reliability issues which have resulted in a total of 19 call-outs since September 2023. These issues have occurred despite interventions by two different contractors. Of particular concern, there have been three incidents of entrapment within the last two months alone, highlighting the urgency of addressing the underlying faults through comprehensive modernisation.
- 2.2 The council has received a formal quote of £42K to undertake a modernisation of the existing lift that will improve various aspects associated with these reliability issues, most notably the supply and fitting of a new lift control panel and associated wiring.
- 2.3 Whilst the council has sufficient budget within the broader HRA capital programme, it is not currently within a capital heading which would enable the issuing of a purchase order to complete the works. It is therefore necessary to first complete a virement of the amounts from an alternative capital heading to ensure sufficient funds are available. The value of the virement exceeds that for which Chief Officers may approve which necessitates the need for an Individual Cabinet Members Decision for final approval
- 2.4 It is noted that the council will be developing a passenger lift modernisation

programme as part of the capital programmes for both the HRA and General Fund assets. However, the reliability issues affecting Skerton House are an ongoing concern and require addressing before the wider procurement exercise can be completed. Given that the council will need to work at pace to ensure delivery of the project, it is intended that a waiver will be required to finalise the procurement of the supplier to deliver the works.

3.0 Details of Consultation

- 3.1 Internal consultation has taken place between relevant officers within the Asset and Compliance Team, RMS and Finance. In addition, officers are in continued dialogue with tenants through the Building Safety Panel

4.0 Options and Options Analysis (including risk assessment)

	Option 1: Approve the virement of funds	Option 2: Do not approve the virement of funds
Advantages	<ul style="list-style-type: none"> Allows the issuing of a purchase order to completed the required modernisation Allows the council to reflect expenditure under the correct budget heading 	<ul style="list-style-type: none"> No additional work required from officers
Disadvantages	<ul style="list-style-type: none"> Reduction in funds from the originating capital heading 	<ul style="list-style-type: none"> Works cannot be completed as there are insufficient funds with the required budget codes to complete the works
Risks	<ul style="list-style-type: none"> Costs may increase if further works are identified 	<ul style="list-style-type: none"> Reliability issues will continue The lifts may be taken out of action if an order cannot be issued

5.0 Officer Preferred Option (and comments)

- 5.1 The preferred option is Option 1: Approve the virement of funds

6.0 Conclusion

- 6.1 The modernisation of the passenger lift at Skerton House will improve the access to residential units for associated tenants and visitors to the building. By approving this virement, the council is able to ensure that the works can be delivered promptly to avoid any further reliability issues which have been experienced over recent months.

RELATIONSHIP TO POLICY FRAMEWORK

Increasing wellbeing. Reducing inequality

The provision of a working passenger lift ensures that the council can continue to provide access to quality housing and help residence maintain their independence.

An Inclusive and Prosperous Local Economy: The investment in our building portfolio allows them to continue to be used effectively.

CONCLUSION OF IMPACT ASSESSMENT

(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, HR,

Sustainability and Rural Proofing)

The proposals set out in this report will allow the Asset and Compliance Team to proceed with vital works to improve the health, safety and overall conditions of users of various buildings

LEGAL IMPLICATIONS

None arising from this report

FINANCIAL IMPLICATIONS

The HRA Capital Programme for 2025/26 includes £300K for Emergency Component Replacement, within Housing Renewal & Renovation. It is proposed that £42K is vired to Lift Replacement as the proposed works will substantially extend the expected useful life of the passenger lift.

This virement will have no net financial impact on the Housing Revenue Account, the financing of the capital programme or the minimum level of Unallocated Balances, as both categories of works are funded from the Major Repairs Reserve.

OTHER RESOURCE IMPLICATIONS**Human Resources:**

No implications arising from this report

Information Services:

No implications arising from this report

Property:

As discussed in the report

Open Spaces:

No implications arising from this report

SECTION 151 OFFICER'S COMMENTS

Given the health and safety aspect at stake and the availability of the Emergency Component Replacement budget, the Section 151 Officer supports this virement request in this instance.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has no further comments to add

BACKGROUND PAPERS

None

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