
Rothesay Pier – Passenger Lifts Briefing Note

As part of the harbour improvement works at Rothesay Harbour, which were completed in late 2007, two passenger lifts were installed within the new passenger access system. Both passenger lifts, which are now approximately ten years old, have a design life of twenty years. In recent years, these lifts have been subject to a number of break-downs.

1. Background

The Council has a maintenance contract in place with 'Stannah Lift Services' which was initiated in early 2008. Currently Stannah visit Rothesay six times per year to carry out maintenance checks; this includes any adjustment and lubrication of the lift mechanism.

2. Detail

Stannah and their sub-contractor 'GF' attended site at Rothesay Pier on several occasions, late last year and into this year, to address problems with both of the passenger lifts; one of the lifts became inoperative late last year and, whilst work was ongoing by Stannah and their sub-contractor to trace the fault and resolve the situation, the second lift developed faults in mid-January of this year. Council officers have liaised closely with Stannah to resolve this latest series of faults. Currently, one lift is back in operation. Until the hydraulic ram unit is replaced in the lift which is currently inoperative, this lift will remain out of service.

Annual maintenance costs over the last few years, including unforeseen costs due to breakdowns, are as detailed in the appendix to this report. Lift availability figures are also provided in the attached appendix. Figures indicate that maintenance costs have increased over recent years, whilst availability of the lifts has decreased – although current works planned should reverse this trend.

It is worth noting that the lifts at Rothesay are located in a challenging environment for this type of equipment (weather/tides etc), and similar problems are experienced by other harbour operators. It is understood that the Calmac lifts at Wemyss Bay have developed similar problems in the past - although details of historical break-downs are currently unavailable.

3. Future Actions

Stannah has, of late, advised that, although rams seals were replaced last year, the remaining lift now requires a complete replacement of the main hydraulic ram. Currently, marine staff are awaiting a quotation from Stannah (including a programme) for the replacement of hydraulic rams for both lifts. The hydraulic ram will be replaced on the lift, currently still in service, as a precautionary measure; this will improve service resilience and reduce the risk of future failures of the hydraulic mechanism. Programme details and likely costs will be made available to Members once received.

Stewart Clark
Marine Operations Manager
01546 604893

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