
ARGYLL AND BUTE COUNCIL

**BUTE AND COWAL AREA
COMMITTEE**

**DEVELOPMENT AND
INFRASTRUCTURE SERVICES**

SEPTEMBER 2018

ROTHESAY PIER LIFTS

1.0 EXECUTIVE SUMMARY

- 1.1 Annual maintenance costs for the two lifts operated at Rothesay have continued to increase over the last few years due to a series of break-downs - as a result, lift availability has decreased. Current works planned, as outlined in this report, will reverse this trend.
- 1.2 The Council's contractor Stannah has advised that works will commence around October of this year – although their detailed contract programme is still awaited. They have warned that manufacture and procurement of materials can take 10 to 14 weeks from time of contract award (early July 2018). Work will cost in the order of £90,000 – to be funded from the Piers and Harbours capital budget.
- 1.3 In the meantime, Stannah will carry out repairs to the existing lift mechanism in the case of any break-downs. In addition to the above, a specialist vehicle has been stationed at Rothesay to uplift wheelchair-bound passengers if the need arises; Council pier operatives will, of course, provide any necessary assistance to the public. Works on site, once commenced are likely to take in the order of 2 to 3 weeks to complete.
- 1.4 It is recommended that Members note and consider this report.

ROTHESAY PIER LIFTS

2.0 INTRODUCTION

2.1 A previous briefing note was provided to Members in March of this year; the report provided: a) details of maintenance costs and b) figures for lift availability at Rothesay Pier. At that time, Marine Services were awaiting a quotation for replacement parts. This report provides Members with the very latest update, and actions carried out by officers to date, to improve service resilience.

2.2 Annual maintenance costs for the two lifts operated at Rothesay have continued to increase over the last few years due to a series of failures of the lift mechanisms; as a result, lift availability has decreased. Current works planned, as outlined in this report, will reverse this trend.

3.0 RECOMMENDATIONS

3.1 It is recommended that Members note and consider this report.

4.0 DETAIL

4.1 Following ongoing problems with the lifts at Rothesay, Marine Services instructed their maintenance contractor, Stannah, (whom they have a formal maintenance contract with), to engage an independent consultant on behalf of the Council to survey and report on the lifts' present condition, with recommendations on any necessary upgrading works required. Stannah engaged the consultant 'The Robin Primrose Partnership', (RPP), advertised on their website as being 'Scotland's longest established Independent specialist Lift Consultancy Practice'. RPP duly produced their report with recommendations. The report states that *'to remedy the poor performance and secure reliable lift service over the next 15 to 20 years, it will be necessary to carry out a major modernisation...of equipment'*. The report goes on to state that *'The selection of equipment should take cognisance of the operating environment to avoid the reduced service life that has affected the original installation'*.

4.2 The report recommended the complete replacement of main equipment and hydraulic rams; this will improve service resilience and reduce the risk of future failures of the hydraulic mechanisms. Stannah's quotation for the necessary and recommended works has been accepted by Marine Services and a contract has been awarded. The cost of the works will be circa £90,000 – to be funded from the Piers and harbours capital budget.

4.3 Stannah has advised that works will commence around October of this year – although their detailed contract programme is still awaited. They have warned that manufacture and procurement of materials can take 10 to 14 weeks from time of contract award (early July 2018).

4.4 In the meantime, Stannah will carry out repairs to the existing lift mechanism in the case of any break-downs. In addition to the above, a specialist vehicle has been stationed at Rothesay to uplift wheelchair-bound passengers if the need arises; Council pier operatives will, of course, provide any necessary assistance to the public. Works on site, once commenced are likely to take in the order of 2 to 3 weeks to complete.

5.0 CONCLUSION

5.1 Over the last number of years, the lifts at Rothesay have been unreliable, suffering from a number of break-downs. Work outlined in this report, to replace major parts of the lifts' mechanism, will greatly improve reliability.

6.0 IMPLICATIONS

6.1 Policy - None

6.2 Financial – To be funded through the Piers and Harbours Capital Budget.

6.3 Legal - None

6.4 HR - None

6.5 Equalities / Fairer Scotland Duty – Once complete, lift availability for persons with impaired mobility will be much improved.

6.6 Risk - None

6.7 Customer Service – As 6.5 above – service resilience will be improved.

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