**Paper BMFL(2019)2**

**DECISION ABOUT HOW LIFTS SHOULD BE INSTALLED AT BROOKFIELD**

1. We need to take a decision about how the lifts should be installed at Brookfield to make progress on the balconies/lifts/lofts project. We will be asking shareholders, or their proxies, to do this at the meeting arranged for 7 May at 7pm. This paper reminds shareholders of the potential advantages and disadvantages of the three options still in play after the previous meeting on 18 February:

1. A separate lift shaft placed over the existing back doors (Option 4 in the drawings previously displayed).
2. An integrated structure involving a walk-through lift (Option 3).
3. An integrated structure involving a lift with a passage alongside to walk round it (Option 1).

2. A summary table and photographs of platform lifts and of a non-platform walk-through lift in a hotel in Nottingham providing access from a car park will be circulated separately and made available at the meeting.

3. Anyone who wanted to see what a platform lift looks like, or the amount of noise it would make, has now been able to do this as the result of the two visits to a platform lift in a commercial building (Great Western Studios) which were arranged following the 18 February meeting. Those who attended one of the visits were able to talk to a representative of the building about their apparently trouble-free experience with the lift over the 9-10 years it had been installed. Please could anyone who has any remaining questions about platform lifts, or about any other aspects of the three options, let the Board know as soon as possible so that we can attempt to answer them before the meeting.

4. Please also note that:

1. Any of the options will involve a period of disruption. There is little to choose between them in this respect. (Replacing the balconies and repairing the roof without installing lifts would imply a similar period of disruption).
2. We are not tied to the particular supplier (Aritco) whose representative attended the 18 February meeting and who manufactured the lift in Great Western Studios. We would expect in due course to approach several suppliers to obtain the best model and price.
3. A number of the key details of the lift – its dimensions, the nature of the doors, whether it is operated by continuous or one-off pressure on a button, whether to go for a more expensive, fully enclosed cabin etc. can be sorted out once the main decision has been taken. A large number of different models are available.
4. In any of the installation options it would be open to those ground floor flats who currently have access through their own back doors to retain separate access, if they wished.
5. In any of the options it would be possible to provide step-free access to the back of the building.

A separate lift shaft up the back of the building (Option 4)

5. The advantages of this option are that:

1. It would have the least effect of the three on light or natural ventilation into flat lobby windows (though there would still be some effect).
2. We can be confident that we will get planning permission, since planning permission for a similar proposal was given some years ago. Note, however, that advice from the planning consultant we have employed is that we should not experience any great difficulty in securing planning permission for either of the two alternatives.
3. The liability for the Community Infrastructure Levy would be lower than that for an integrated structure, possibly £20-30,000 less than the £75,000 we currently expect to pay for the integrated alternatives.

6. The disadvantages are that:

1. It would cost more than the two alternatives. Instead of one integrated support structure we would need three – one for the lifts and one each for the rebuilt balconies on each side. The quantity surveyor suggested that the total additional costs of a set of lifts of this kind relative to the other options would be between £54,000 and £86,000 plus professional fees, partly offset by the smaller liability for the Community Infrastructure Levy.
2. It would be more expensive to maintain because of the larger exterior surface area of the lifts and balconies relative to the other two options.
3. It would create awkward-to-access spaces between the lift shaft and the balcony structures on either side.
4. It would necessarily involve a walk-through lift.
5. It would not improve the appearance of the back of the building. Arguably, it would make it worse, by adding to the clutter and the number of structures and finishes. We would still need pigeon netting.
6. It would not create any additional space for individual flats over and above that provided by existing balconies.

An integrated structure involving a walk-through lift (Option 3)

7. The advantages of an integrated structure involving a walk-through lift are:

1. Compared to the separate lift shaft above, it would be cheaper to install and maintain.
2. It would also tidy up the appearance of the back considerably.
3. Compared to a non-walk-through lift, the lift compartment could be wider, allowing for easier transport and access of furniture etc. and making internal damage less likely.
4. It would provide flats with the most additional space, incorporated within the relevant flat’s own demise. The balconies which would be replaced are part of the freehold.

8. The disadvantages are that:

1. Like the other integrated option, it would remove any natural light coming in through the windows of individual flat lobbies. Note, however, that light could be provided through a natural light sun pipe or an artificial light source if so desired. One existing flat already has a sun pipe in a different position. A fresh air flue could be included in the new service riser to maintain ventilation.
2. If the lift were in use, residents might have to wait briefly for it to descend from a higher floor when they wanted access through the back door. Note, however, that whenever the lift was not in use it would always return to the ground floor and that the time for it to descend from the top floor is only about 60 seconds.
3. If for some reason something went wrong with the lift, there would be no alternative access through the back doors. Note, however, that the lift would have no doors (unless we decided on the full cabin version). Provided it was on the ground floor, it would always be possible to walk through it. In the event of an electrical failure the lift would descend to the ground floor under back-up power. Lift manufacturers claim that platform lifts rarely break down if properly installed and maintained because of a much simpler mechanism compared with the normal passenger lifts with which people may be more familiar. This claim was supported by the reported experience of the lift some have visited in Great Western Studios. We would also expect to have a contract in place with a lift maintenance supplier that would guarantee quick attendance if anything did go wrong.

An integrated structure involving a walk-round lift (Option 1)

9. The advantages of a lift arrangement involving a passage by the side of the lift so that you do not have to go through the lift to access the back door are that that:

1. Compared to a stand-alone lift, it would be cheaper to install and maintain. It would have similar costs to a walk-through lift.
2. It would also tidy up the appearance of the back considerably.
3. Compared to a walk-through lift, residents would not have to wait for the lift to come down before entering the back of the building.
4. Residents would still have access to the back door in the unlikely event that they could not enter the lift (see above).
5. Step-free access to the lift (e.g. for wheelchairs) would be level. In the other two options it would be via an incline.

10. The disadvantages relative to a walk-through lift are that:

1. The lift compartment would be less wide, making it more difficult to transport furniture and more likely that the interior would be damaged by such furniture. The walk-round passage would also be less wide than that leading to the walk-through lift.
2. The creation of a passage to walk round the lift would mean that the flats on both sides on all levels would gain less additional space from the replacement of the balconies.

BMFL Board 18 April 2019