

**OFFICER DELEGATION SCHEME
RECORD OF DECISION**

TO BE UPLOADED TO THE INTERNET BY DEMOCRATIC SERVICES

Date: 15.11.21	Ref No: 582
Responsible Officer: Simon Green – Service Lead, Markets	
Type of Decision (please refer to MO Guidance):	
Key	<input type="checkbox"/> Y <input type="checkbox"/>
Non-Key	<input type="checkbox"/>
Freedom of Information Status: <i>(can the report go in the public domain)</i>	
For publication	
Title/Subject matter:	
Replacement of 3 Goods Lifts within the Market Hall	
Budget/Strategy/Policy/Compliance:	
(i) Is the decision within an Approved Budget?	Yes
(ii) Is the decision in conflict with the council’s policies, strategies or relevant service plans?	No
(iii) Does the decision amend existing or raise new policy issues?	No
(iv) Is the decision significant and/or does it meet the £100,000 threshold for recording?	Yes – cost confirmed via tender process as £302, 508.96 by successful contractor plus Architects Fee @ 15% Total - £345,885.30
(v) Has the s151 & MO been consulted? (Please attach any advice)	Yes

<p>Equality Impact Assessment [Does this decision change policy, procedure or working practice or negatively impact on a group of people? If yes – complete EIA and summarise issues identified and recommendations – forward EIA to Corporate HR]</p>	<p>No</p>
<p>Summary:</p> <p>The Market Hall lifts provide trader access to the basement for essential storage and prep areas. As the majority of these basement areas are utilised by some of the busier traders, especially in the food category, frequent visits are made throughout the trading day and when servicing stalls. Traders rely on the lifts to provide safe and efficient access to the basement, often to manoeuvre large quantities of goods using trolleys.</p> <p>As the number of operational lifts has reduced to 2, and these lifts are unreliable, traders are becoming disgruntled and taking risks. Goods are being carried up and down stairwells, causing health and safety hazards and congestion. Trolleys are being wheeled, and goods carried further across the Market Hall causing disruption and risk to visitors.</p> <p>The operations team also require regular use of the lifts to ensure the safe and speedy removal of waste which quickly accumulates in the basement, as well as the moving of heavy equipment for events and ad-hoc trader requests.</p> <p>The basement provides income in the form of rental for each unit. There is the risk that the current number of units generating income may fall due to the ongoing access issues. This goes against the aim of maximising the number of units occupied and income generated.</p> <p>The lifts have been in situ since the Market Hall was built in 1971, and in latter years have required significant amounts of money repairing to keep them as operational as possible. Engineers have recommended the lifts be replaced, as they have now come to the end of their life, are a health and safety risk, and no longer fit for purpose. 1 of the 2 remaining lifts is for goods only, which is not appropriate for the type of use required and are of particular risk if used by passengers.</p> <p>The cost to replace these lifts following a procurement exercise, including the Council Architects fee is to be £345,885.30. This would be funded through the capital programme.</p>	
<p>Wards affected: Bury East</p>	

Consultations:

Scrutiny & Review Committee Interest:

Options considered:**Leave in Situ / Repair**

1 of the 3 lifts are currently isolated and beyond repair as confirmed by the contractor. This is positioned closest to the Fish and Meat Hall and Katsouris, both of which are high yield areas of trading and will continue to drive traffic further through the Market Hall causing disruption..

To continue to repair the remaining operational lifts at each instance of breakdown/ fault will result in a considerable amount of ongoing expenditure. This would have a detrimental effect on the R&M budget, resulting in other essential repairs and maintenance being put on hold, sacrificed, or not completed to standard.

Traders would continue to be affected negatively, having an impact on the efficiency of their operation, and the health and safety of themselves, staff and visitors.

Income from the basement storage and preparation areas would likely decrease, when we are attempting to increase this revenue stream.

Replace

Replacing the 3 lifts, with new, all dual use passenger and goods lifts will eliminate current health and safety risks associated with the failing, and single category lifts.

Traders and staff will be able to operate more efficiently, contributing to more successful trading, keeping relations with Markets Management in good form. Content and successful traders will ensure occupancy levels are kept high.


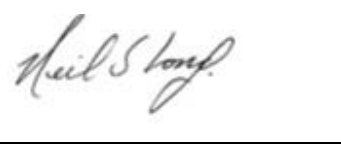
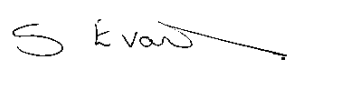
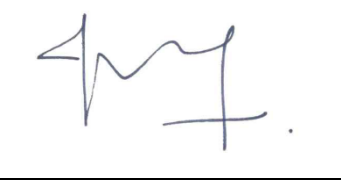

Visitors will have less disruption to their experience with traders taking shorter, safer routes to and from the basement, utilising appropriate equipment. A reduction in risk to visitors, traders and staff, which will be of heightened importance during the implementation of the flexi-hall and roof build.

Repair costs will be significantly reduced if not eliminated short-term with the included warranty, and long-term due to all parts being new, easily accessible and having a lift maintenance schedule in place.

Traders will continue to rent the occupied basement units, and the vacant units will be a more attractive proposal to those currently not using these due to the current access issues.

Decision

It is requested to approve the replacement of the current 3 lifts within the Market Hall at a total cost (including Architects fee) of £345,885.30 from capital programme funding.

Decision made by:	Signature:	Date:
Executive Director of Operations		16/11/21
Assistant Director		18/11/21
S151 Officer		18/11/21
Monitoring Officer		16/11/21
Members Consulted [see note 1 below]		
Cabinet Member – Cllr Quinn		26/11/21
Lead Member		
Opposition Spokesperson		

Notes

1. Where, in accordance with the requirements of the Officer Delegation Scheme, a Chief Officer consults with the appropriate Cabinet Member they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained if required, to confirm that he/she has been consulted. Please refer to the MO Guidance.
2. **This form must not be used for urgent decisions.**
3. Where there is any doubt, Corporate Directors should err on the side of caution and seek advice from the Council's Monitoring Officer.