

NHMF Best Practice Case Study: Lift replacement

Learn how Housing provider, Bromford replaced three existing hydraulic passenger lifts with new machine room-less traction lifts with variable frequency drives to improve availability and reliability.

Operational Benefits

- Improved Control and Energy Savings (65-75% less)
- Improved Efficiency and Lift Performance
- Improved Ride Comfort
- Lower Noise Emissions

How they did it

It was a turnkey project whereby the Lift contractor assumed the role of principal contractor. The approved lift contractor was appointed after selective tendering against a carefully prepared specification. The project was jointly managed from appointment to the end of the Defects Liability Period by the client and the appointed Vertical Transportation Consultant MovvéO Limited.

Outcomes

The finished lifts comply with all relevant Legislation, appropriate standards and incorporate up to date safety features. The lifts subject to acceptable levels of maintenance will achieve a life of 20 years before any further major works are required. The lift replacement project was completed on time and budget, with minimum site disruption.

Lessons for other social landlords

- Ensure performance specification is produced
- Ensure proposed equipment is fit for purpose
- Project manage each phase of the project
- Finished units should be inspected for compliance with specification
- Ensure that any remedial works are completed in a timely manner
- Ensure that Health and Safety File is approved and available at the earliest opportunity.



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