



INTERNATIONAL
LIFT & ESCALATOR
CONSULTANTS

www.liftconsultants.com

ILECS Consultancy Services

Consultancy is now a recognised business strategy within British industry and commerce. As established Lift and Escalator Consultants, our aim is to support your business needs by providing sound professional advice on the following areas:-

Legislative issues relating to EN81-80 (H&S) EN81-70 (DDA) & Risk Assessment
Traffic analysis and Lift and Escalator design information for new buildings.
Specifying and tendering for the modernisation of existing Lifts and Escalators
Project management, Health & Safety plans and CDM Coordinator where required.
Practical Advice on formulating and instigating Maintenance Contracts.
Overseeing the Contract Administration of existing Maintenance Contracts.
Impartial professional advice and professional witness.
Site visits for Risk Assessments, Condition Surveys and Maintenance Audits.

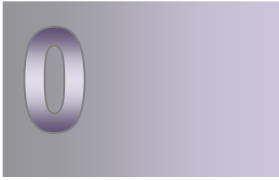
ILECS Limited (International Lift and Escalator Consultants) have built an established reputation over several years, with a number of blue chip companies. Our aim is to provide the expertise for you to achieve your business goals, which will allow your more time to concentrate on other areas of development.

Our main office is located in Manningtree in Essex; however, we also have satellite offices in London, the South West and the Midlands. Strategically we have a strong presence in London and the South, which is reflected in our client base. However, we manage projects throughout the UK, including Scotland, the North East, the North West, the Midlands and Wales.

All our staff come from within the industry and have practical and analytical skills. Our offices are linked via our own independent main 'Server' and we also have dedicated E-mail address which can be accessed by senior members of staff at all times.

Our Web Site provides up to date information and can also be used as a management tool to store equipment details specific to your own portfolio. We can input your lift and escalator details on to our secure web site and arrange for your company to have a dedicated pass work for securer access at any time.





Housing Associations and ILECS Working Together

ILECS Limited has worked for many years with various Housing Associations throughout the United Kingdom on many projects from service contracts to modernisations. From contract administration to full lift replacements.

ILECS Limited have carried out condition reports and service level agreements and have saved various associations un-necessary capital out lay and un-necessary expenditure and advise where to target their lift budgets.

We have ensured that projects are completed correctly, to the specification, on time, in budget and comply with all the regulations where applicable.

ILECS have completed project works and carry out contract administration for many Building and Property Management companies who are members of ARMA.

ILECS are a member of Construction Line and have met and exceeded all the qualification point required to be accepted by this accredited body.

Housing Associations

Banner Homes

Colne Housing Association

Flagship Housing

Suffolk Housing

Sundridge Housing

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Lift and Escalator Designs

Lift and Escalator system design should be developed to achieve individual business objectives and manage the movement of passenger, goods and support services including vehicle transportation and fire lifts. This should be carried out in accordance with detailed traffic analysis, industry standards and coding.

Lift and Escalator Modernisation

The ability to keep up with increasing legislation is an ongoing requirement. ILECS Limited encourages the incorporation of all items relating to EN81-80, EN81-70. However for lifts and escalators that are ageing, we also recommend that careful consideration be given to equipment that can be purchased in the UK to ensure long term reliability of parts by any competent service provider.

ILECS Limited prepares tenders and specifications to meet design team requirements, budgetary plans and achieve performance criteria for new and modernisation work.

Our role includes:

- The preparation and distribution of the tender and specification to selected companies.
- Tender analyses with recommendations for placement of the order.
- Provisions for monitoring site progress and witnessing the final site test.

Project Management

ILECS Limited provides a complete project management service for all types of new and modernisation contracts in order to achieve the agreed programmes and adhere to strict cost control.

In conclusion, ILECS Limited witness-tests the works to ensure satisfactory completion of the contract. For existing properties, ILECS Limited undertakes site visits to assess project constraints including access, storage, craneage and health and safety risks associated with the project. This kind of proactive design stage planning is essential to achieve effective cost control of the works, maintenance, repairs and long-term usage.

CDM Co-ordinator

ILECS Limited will assist you and advise you regarding your duties when appointed to act as CDM Co-ordinator in accordance with the Construction (Design and Management) Regulations 2007 on a project.

We will assist you with planning the works and advise you on Health and Safety matters relating to all aspects of the project, whilst preparing and issuing any necessary documentation for tendering and consolidating the information at the end of the project.





Condition surveys

A lift or escalator that is continually breaking down or causing concern could be affected by the poor condition of the equipment, be the result of inadequate servicing or be a combination of both. To establish an independent view on what is required, ILECS Limited provides detailed surveys of all types of lifts and escalators covering:

- Comment on areas relating to 'Health and Safety' and EN81-80
- Comment on areas relating to DDA part 3 and EN81-70
- Review of equipment and advice on its age, condition and estimated working life
- Establishing if the lift is 'Fit for Purpose' and advising on the design performance
- Comment on the regularity of the service visits and general house keeping levels
- Providing budget costs for all works identified for modernisation or upgrading

Risk Assessments

The Use of Work Equipment Directive, The management of Health and Safety at work Regulations, requires a suitable risk assessment be carried out on each lift and escalator installation.

EN81-80 is a European Standard aimed at reducing the risks and improving the Health and Safety of lifts predating the 1998 Lift Regulation, (which does not cover all health and safety aspects under British Law) and Escalators. Whilst EN81-80 is not mandatory in the UK, it does provide a benchmark when considering the risks associated with: using, installing, maintaining and inspecting lifts.



ILECS Limited carries out these Risk Assessments on all types of lifts and escalators, as required by The Management of Health and Work Regulations, 1999 and EN81-80 Rules for the Improvement of Existing Lifts.

The assessments identify hazards for all users including maintenance engineers and insurance inspectors. Hazards are identified, the level of risk is evaluated and control measures are recommended to reduce risk.



'Harmony' Contract Administration

This is a system designed by ILECS Limited to help property managers, building owners and facility managers understand and deal with the legislative, technical and economic issues relating to lifts or escalators. This is achieved by our specialists who advise on the constraints imposed by industry standards and legislation, providing the groundwork for a proactive lift management strategy.



Lift administration

ILECS Limited works closely with each client, receiving all correspondence and reports associated with the lifts, returning advice and recommending answers that enable the appropriate economical and practical solution.

We aim to reduce costs associated with maintenance, call outs and repair over the course of a year.

Lift administration plus

This service controls management of lift maintenance and all associated reports and correspondence. We work directly with the contractors, keeping the client fully informed of all actions taken in support of their lift service.

Lift Maintenance audits

During the annual site visit and audit, evaluation and constructive comment on the standards of lift performance and maintenance at site are recorded and subsequently reported back to the client. When combined with Lift administration plus ILECS Limited can resolve any issues arising with the service provider to ensure a safe reliable lift.

Maintenance contracts

These are advantages to operating maintenance services using a contract tailored to the individual client's requirements. Many lift contractors tend to offer more global contracts that suit their own criteria and have a bias towards their own business plans.

ILECS Limited offers a bespoke contract document that is agreed with the customer and tenders for those services across a broad section of the market. This ensures services are tailored to meet the building operation at the most efficient cost.



We are delighted to introduce our updated website at www.liftconsultants.com.

Research has shown that an increasing number of new and existing customers use the internet to keep in touch with their service providers and to access the most current industry information.

Our site has been designed with this in mind, in addition to servicing the demand for fast and effective solutions.

Time is valuable to business decision makers. Our site answers the need for quick and easy access to concise industry information. Invaluable news and data is now only two or three clicks away.

The site features regular updates on services and standards; literature downloads; easy event registration and contact information. Critically, the site also contains areas dedicated to individual participating customers.

A fresh approach to service delivery; a new look for the future, a crucial and informative read.



ILECS Limited Client list

Axa Real Estate Investment Managers
Barley Chambers
Bellway Homes
Bright Willis
Brill Owen Chartered Architects
Brixton plc
Bucknall Austin
BUPA Property
Cambridge Engineering University
Cambridge Hospital
CE Richard Ellis
Chamberlains Group
Charles White Limited
Chelsea Property Management
City Site Estates
Cluttons
Colliers CRE
Countrywide Property Management
County Estate Management
Crabtree Property Management
Cushman & Wakefield Healey & Baker
cust(o)dia
Cyril Sweett & Partners
D E & J Levy
Derwent London
Donaldsons
Douglas & Gordon
DTZ Debenham Tie Leung
Eastleigh Borough Council
Essex County Council
Esskay Management Services
Fell Reynolds
Fenn Wright
Foyles Bookshop
FW Gapp Management Services Ltd

Grainger Trust plc
Granby Martin
Gross Fine
Grosvenor Investments Ltd
GVA Grimley
H B S V Chartered Surveyors
Hatsu Marine Limited
Hawksworth Management Ltd
Haywards Property Services
HBSFM Ltd
HBSV Facilities Management Limited
Hemingway Properties
Hodnett Martin Smith
Hurley Robertson & Associates
ISG Occupancy
Jeff Collins & Associates
Jewish Care Homes
Jones Lang LaSalle
Kettering General Hospital
King Sturge
Kinleigh Folkard & Hayward
Kodak Limited
Land Securities Trillium
Lee Baron Commercial Ltd
Lee Baron Consultant Surveyors
Lehding Services Design Limited
Lockmeadow Entertainment Centre
Macsteel International UK Ltd
Mainstay Group PLC
Martin Russell Jones
Martin Wright and Co
Mason Owen
Middleton Grange Shopping Centre
Moreton Property Management Services Ltd
Mountview Estates

n&d London Limited
Nelson Bakewell
Northampton Borough Council
Northampton General Hospital Trust
Orbital Property Management
Parkgate Aspen
Pennycuik Collins
Peverel OM Ltd
Pilcher Hershman & Partners LLP
Prior Estates Limited
Queensbridge Management Limited
Randall & Rittner Ltd
Ross & Lidell
Royal Bank of Scotland
Royal Hospital
Saddlers Shopping Centre
Saltire Property Management Ltd
Somerset House Trust
Southend Borough Council
Southend Borough Council Pier & Foreshore
St Nicholas Shopping Centre
Stanley Bragg Associates
Suffolk Housing
Sundridge Housing Association
Symonds Group Limited
The Financial Services Agency
TOR Holding Investments Ltd
VA Projects
W A Ellis
Wetherby Management Services Ltd
Willis
Willmotts
Workman & Partners
WSP
Yeovil District Hospital



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