

lecs uk

The Lift & Escalator Consultancy

Lifts | Escalators | Cable Cars | Moving Walkways | Funiculars | Cranes | Façade Access



International Consultant Lift & Escalator Engineers | Expert Witness Services



LECS UK is a highly professional lift consultancy that provides a very responsive and high quality service. A great benefit to me over the past three years, providing assistance with H&S Lift Safety investigation reports, advice on contracts and staff selection. Very practical and straightforward to work with.

**Rob Levy, Mechanical Operations Manager –
Engineering Services, Royal Borough of Greenwich**

| LECS UK

Founded in 1988, LECS UK is a leading independent practice of consulting engineers. We specialise in the movement of people and materials - lifts, escalators, cable cars and most forms of mechanical handling equipment, across all market sectors worldwide.

Our independent engineering expertise & services include:

- Maintenance audits
- Specifications for new installations and modernisation of existing installations
- Full project management services
- Surveys – acquisition, condition, dilapidation, investigative & client specific
- Risk assessments
- Traffic analysis
- Witnessing of commissioning
- Expert witness services
- Loss adjusting advice and consultation
- Statutory inspections (LOLER)
- CPD and other training
- HTM services for healthcare environments

LECS UK Executive
Team L to R:
David A. Cooper,
John Bentley, Lee Dean



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I'd like to place on record my thanks and that of all TGP stakeholders to LECS UK for the professionalism shown in executing our recent works at Piccadilly, Manchester. It was always envisaged this would prove to be a troublesome project to complete but to complete on schedule given the additional recent and on-going restrictions and anxieties [Coronavirus] speaks volumes for LECS UK.

**Pat Cahill, Senior Surveyor (Leasehold),
Planned Programme Delivery,
The Guinness Partnership**

| The Team

Our team of highly qualified and experienced engineers provide independent advice to clients worldwide. LECS UK's team members are registered with one or more of the following professional bodies:

- Chartered Institution of Building Services Engineers
- Institute of Occupational Safety and Health
- Institution of Engineering & Technology
- Bureau of Engineer Surveyors
- Chartered Association of Building Engineers
- Society of Operations Engineers
- Engineering Council UK



Maintenance

Independent Maintenance Audits

Maintenance contracts are an integral part of the custodianship of mechanical handling equipment. We help you avoid premature wear and tear, early replacement and failures. Our professional advice and recommendations cover the type of maintenance needed, the optimum maintenance schedule, the best provider of this maintenance and the type of maintenance contract required.

Bespoke Maintenance Specifications

Paying attention to your exact requirements, we prepare bespoke maintenance contracts for any installation – to include components, statutory obligations and any supplementary examinations required by the maintenance contract.

Your chosen maintenance provider can then implement the maintenance contract or we can help with issuing a tender specification, tender analysis, contractor interviews and ongoing auditing.

“ We have used the engineering services of LECS UK for a number of years supporting various corporate and retail clients predominantly with the provision of periodic engineering lift inspections. We have always found the LECS team courteous, professional in all regard and responsive. A recent example of their prompt response required a LOLER inspection for a retail client who simply had let their ‘in store’ passenger lift inspection lapse. One call at 7pm and they were on site at 9am the following morning! Highly recommended.

**Stuart Harlow, Director, principal consultant,
Aston Francis**



Specifications

Modernisation Specifications

A programme of modernisation can extend the life of existing equipment and can be very cost-effective in comparison to a complete replacement.

We can devise the most appropriate modernisation specification for your project to include the type of mechanical handling equipment required, surveys to determine suitability of equipment and accurately comparing competing tenders.

The modernisation contract can then be implemented by your chosen provider and we can assist with issuing to tender, tender analysis, contractor interviews and provide full project management consultation.

New Installation Specifications

We provide expert advice and recommendations for new installations, through probing the following questions:

- Is a new installation necessary or would a modernisation programme be more efficient?
- What is the most appropriate installation specification for the project?
- What type of mechanical handling equipment is required?
- Will it be fit for purpose (considering traffic analysis & initial survey) and provide the longevity required?
- Will it conform to current standards and statutory legislation
- How do we accurately compare competing tenders



| Management

Portfolio Management

As an experienced and trusted team of professionals, large portfolio owners outsource the management of their equipment to us. Our portfolio management service includes:

- Reliability investigations and forward budget management
- Regular reporting structure to identify any imminent maintenance problems
- Reminders and advice on upcoming inspections
- Meeting all statutory obligations
- Completing and maintaining all documentation requirements

HTM Roles

For healthcare environments we can act as your authorising engineer or authorised person to meet HTM requirements.

Project Management

Our unblemished reputation for the provision of project management services ensures that projects are completed to specification, on budget, using quality equipment and to best working practices. Clients can select the level of project management they require from a choice of modular services. These include:

- Initial survey (modernisations) or feasibility study (new installations)
- Traffic Analysis
- Specification preparation
- Issue to tender, tender analysis & contractor interviews
- Off site manufacturing witnessing and certification
- Site visits and meetings during installation
- Certification of accounts
- Witnessing commissioning
- Issuing defects list & defects liability inspection
- CDM services

As an independent authorising engineer (lifts) providing services to NHS Trusts we needed an independent lift engineer consultant to perform the audits of the maintenance being performed for our client Trusts. A single call to Dave Cooper at LECS UK to discuss what options were available and the need to audit to the requirements of HTM 08-02 resulted in a very positive response.

I now recommend LECS UK as the independent maintenance auditor for our client NHS Trusts. LECS UK performs detailed audits of the physical maintenance in addition to the statutory LOLER inspections. LECS's reports are presented in a format that is easily understood by estates management staff - who do not always have detailed knowledge of lifts.

In addition, before our clients' comprehensive lift maintenance contracts go out to tender it is useful to have an independent maintenance audit so that the Trust is then fully aware of the existing condition and dilapidations before appointing a new contractor.

Finally, LECS UK also provides training. Its lift release training, specific to the types of lifts located in clients' premises, is designed to enable estates staff to safely release persons should they get trapped. Not only does this in-house training speed up response times it should also result in less damage than might occur should a release be made by the Fire and Rescue Service.

**John Stephens, Principal Partner,
Walnut Lodge Services; Authorising
Engineer (HV, LV & Lifts)**



“ *Running a funicular railway that is almost a hundred years old requires a lot of expertise and patience. Throw in a beachside location and a lot of salt in the air and the maintenance becomes all consuming. For almost 15 years we have been able to call on David Cooper and his team at LECS UK to assist us and also to carry out our inspections. It is fair to say that without their professionalism, attention to detail and go the extra mile attitude, the railway would have closed along with so many other parts of our national heritage. LECS UK has enabled an amateur charitable group to take over an inclined cable railway and run it with confidence and profitability, something for which we are very grateful.*

Lindsay Yelland, Chairman, Babbacombe Cliff Railway CIO

| Surveys

Statutory Inspections

LECS UK has a track record in providing cost-effective inspections to clients.

These inspections fulfil legal compliance for statutory instruments such as The Lifting Operations & Lifting Equipment Regulations 1998 (LOLER'98) and The Provision & Use of Work Equipment Regulations 1998 (PUWER'98), and act as an invaluable 'early warning' system - protecting users and owners from the unthinkable and provide accurate details of potential defects in plenty of time to correct the fault.

Acquisition & Condition Surveys

The requirement for an expert independent survey often arises when additional assurance is needed, such as; prior to sale, purchase or handover of an installation, to aid budget preparation, at cessation or break clause of a lease, when expert engineering advice and guidance is needed for repairs or modernisation and / or when there are reliability issues.

Our survey reports are tailored to your needs and provide more in-depth analysis than a standard contractors maintenance report or indeed an insurer's examination.

LECS UK's Acquisition and Condition surveys typically include:

- Terms of reference
- Schedule of plant
- Defect and observations
- Statutory and legislative compliance
- Maintenance items
- Budget cost for predetermined period
- Conclusion, recommendations & photographic evidence

Dilapidation Surveys

LECS UK is a trusted independent and impartial expert advisor that always provides an accurate position in relation to the terms of lease. We are familiar with standard leases, including full Scotts schedules, and offer truly impartial dilapidation surveys to either landlord or tenant.

Investigative and client specific

LECS UK is able to give investigative and client specific surveys where bespoke requirements exist or reliability investigations are required.

HTM Surveys

LECS UK is able to provide the annual HTM audits required under healthcare guidance notes.



Analysis & Commissioning

Risk assessments and analysis

Mechanical handling equipment, such as lifts and escalators, is deemed as work equipment under The Provision & Use of Work Equipment Regulations 1998 (PUWER'98) and therefore is required to have suitable risk assessments in place.

To help avoid accidents, that can be costly to a company's finances and reputation, LECS UK can accurately assess hazards as well as the probability and severity of harm from a particular risk occurring. We also assess what the consequences are likely to be.

Traffic Analysis

LECS UK provides detailed assessments of a building's vertical transport requirements. We produce expert advisory reports on the likely traffic volumes and traffic patterns.

Accuracy in this analysis is paramount - too few lifts or escalators and a building is unable to serve its population properly. Conversely, if too many lifts or escalators are installed then costs accumulate and space is compromised.

Witnessing Commissioning

LECS UK witness the commissioning of hundreds of vertical transportation systems every year. We thoroughly check the equipment to ensure compliance with statutory requirements, standards and any specification stipulations. On occasion we have identified a below standard installation and/or poor-quality workmanship – this can then be swiftly remedied helping to avoid premature component wear and early replacement.

Lawyer Monthly Expert Witness Award 2019

Awarded in recognition of superior knowledge, expertise and experience within the lift, escalator and cable car sector along with a proven track record in assisting third parties, courts, tribunals, arbitration hearings and official enquiries to help them understand the issues in a case or report and thereby help reach a sound and just decision.

| Expert Witness Services

As a leading authority on all mechanical equipment involved in the movement of people and goods, LECS UK's expert witness services have been used throughout Europe, the Middle East, USA and China. We are extensively consulted as expert witnesses by lawyers and insurance companies in claims arising from building accidents, personal injury, allegations of defective construction or installation and deficient counsel from advisors.

LECS UK's MD, Eur Ing Dave Cooper, is co-author of several leading industry 'bibles' in this area, to include Elevator & Escalator Accident Reconstruction & Litigation. LECS UK holds the prestigious Law Society 'checked and listed' status for work in this area, as well as the Lawyer Monthly Expert Witness Award 2019.

Working as independent forensic engineers, LECS UK carries out examinations, tests, accident investigation and reconstruction when needed. Experience as expert witness includes criminal, civil and coroners courts, rent and land tribunals, mediation, adjudication and arbitration cases, ADR, expert determination cases and conciliation cases.

APIL Accredited

LECS UK has APIL accredited expert witnesses. This accreditation provides a quality mark of competence and specialist expertise for our expert witness service in dealing with personal injury claims.

Our expert witnesses have the legal training and experience in dealing with all expert witness matters including report writing, court proceedings and trials, preparing for and giving evidence at trials as well as post-issue stages of the case and joint expert meetings.

Loss Adjusting

LECS UK is also a leading advisor to insurance companies and loss adjusters when investigating engineering claims and accidents.



| Expert Witness Case Experience

Rent Reviews

Rent review reports
Comparable property investigations
Traffic handling studies

Cranes investigations

Tower crane collapses
Overturned mobile cranes
Reliability disputes
Defective king pin
Failure of associated lifting equipment
Inability to lift load
Unsafe practices

Lift investigations

Runaway lifts/brake failure
Passenger and maintenance operative
Falls down lift shafts
Lifts moving with doors open
Incorrect operation of safety gears
Uncontrolled descent/ascent
Over-travel incidents
Buffer collisions
Incidents following hand winding
Traction loss
Reliability problems

Escalators & moving walkways investigations

Falling incidents
Reliability disputes
Side of step entrapment
Falls over the sides
Failure of stop buttons
Step pile up incidents

Stair lifts investigations

Reliability disputes
Loss of traction on bends
Premature track wear
Trailing flex failures
Uncontrolled descent
Gearbox failures



We operate hotels, serviced apartments and luxury private residential units. The smooth running of our vertical transportation systems is paramount and we are delighted to have LECS UK's support to rely on.

In our many years of working in the construction and leisure industries we have become extremely dependent on the support and expertise of excellent consultants. The science of lifts and escalators has become ever-more inaccessible to consumers, as technology has advanced beyond recognition. To safeguard our commercial interests (as well as our precious assets) we have relied on LECS UK to evaluate the levels and quality of service that we have been receiving from lift contractors, both in terms of new installations, as well as on-going routine maintenance. LECS UK's involvement has dramatically improved standards across multiple properties. LECS UK's ability to efficiently diagnose complex problems has enabled faulty equipment to quickly return to service.

Dave Cooper, MD of LECS UK, brings a combination of academic rigour and modern technical innovation to problem solving, which is rare and highly effective.

Marco Savini, Project Director Como Holdings (UK) Ltd



| Training: Seminars | CPD | In-House Training

As experts in the field, LECS UK has devised and delivered a range of training courses through educational establishments as well as privately to major engineering organisations, NHS Trusts, high street retailers, government bodies and insurers. Regular training seminars include:

- LOLER & PUWER Regulations 1998
- Statutory requirements and legal compliance
- Portfolio management for lift and escalator
- Accident investigation for environmental health officers
- Equipment specification and procurement
- HTM Roles
- Standards and guidance documents
- Emergency passenger release procedures

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