

OVERVIEW AND SCRUTINY COMMUNITY

CARLISLE
CITY COUNCIL



COMMITTEE www.carlisle.gov.uk

Committee Report

Public

Date of Meeting:

2 October 2003

Title: DISABLED ACCESS

**Report of: Head of Commercial & Technical Services
Head of Property Services**

Report reference: CTS 24/03

Summary:

Disabled Access and alternative methods of service delivery.

Recommendations:

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1. Introduction

The Head of Commercial & Technical Services reported at an earlier Overview & Scrutiny meeting progress being made on BV 156 Disabled Access. He reported that the scope for physical work to achieve compliance with BV156 was reducing and that BU Heads will have to look at alternative methods of Service delivery.

2. Progress to date

BV 156 is the national performance indicator dealing with Access for Disabled and is based on Part M of the Building Regulations for new buildings..

Whilst addressing BV156 we also as an Authority have to deliver services that do not discriminate under the Disability Discrimination Act.

Included in BV 156 are thirty five properties which by the end of this financial year when all building alterations are complete 69% will comply with BV 156. It would have been 71% but some properties have now transferred to CHA and that has reduced the base. Nine are unlikely to comply due to the architecture and or layout of the property and the Head of Property is currently reviewing two as to their future use.(Petteril Bank CC and St James Bowling Green). So currently the best that can be achieved is 74% if the two properties being reviewed have the alterations made.

The Head of Property is also investigating the criteria for reporting BV 156 to ensure we are being compared on a consistent basis with other Authorities.

3. Moving Forward

The nine buildings that may never comply under BV156 (together with the responsible Manager) are

Civic Centre Jason Gooding

Old Town Hall Catherine Elliot

Tullie House Mark Beveridge

Guildhall "

Morton Community Centre Catherine Elliott

Currock Community Centre "

Raffles Community Centre "

Benefits Advice Centre "

Enterprise Centre "

Petteril Bank Community Centre (under review) "

St James Bowling Pavilion (under review) "

Although the above properties are unlikely to comply under BV156 a number of them will comply under the "facilities" section of the Disability Discrimination Act - Part 111 (Access to Goods, Facilities and Services).

The responsibility to comply with other parts of the Act lies with the Service manager. Thus, each Business Head needs to review how they deliver goods and services from their buildings in order to comply with the Act.

A number of services are been looked at currently for example the Civic Centre "One Stop Shop" where all service delivery is proposed to take place on the ground floor.

We are also investigating the possibility of relocating the Benefits Advice Centre in the Civic Centre which would again meet the Act.

In properties like Tullie House and the Guildhall they have looked at service delivery and provided a video display for members of the public who cannot access Guildhall and parts of Tullie. This is a good example of how service delivery can meet the Act.

Morton Community Centre although not currently meeting BV 156 the Management Committee needs to review their service delivery to areas like the Library i.e. by relocating it on the ground floor then this unique facility is available to all.

Similarly with the remaining properties each Service Manager must look at the Disability Discrimination Act and see what "Service" modifications they must make in order to comply with the Act.

4. Future Building Alterations

The Head of Commercial and Technical Services and Property has submitted a bid for £100K for future DDA work to be undertaken in 2004/05.

It is proposed the following areas are looked at for improvement, St James Bowling Green, Civic Centre, Tullie House and Currock Community Centre.

The Head of Commercial & Technical Services is currently in conjunction with Head of Property and Access Officer drawing up a possible shopping list of improvements.

5. Summary

The Head of Commercial & Technical Services in conjunction with Head of Property and the Disabled Access officer has and is continuing to work on two fronts in order to achieve the maximum accessibility under BV 156 and under the Disability Discrimination Act (removing physical barriers) to City Council properties.

With the reasonable scope for further major alterations nearing exhaustion it is again time for Service Managers to review their service and make those changes in order to comply with the Disability Discrimination Act.

6. Recommendations

6.1. Head of Commercial and Technical Services in conjunction with Head of Property and the Disabled Access officer continue to review the most appropriate action on access and location of services.

6.2. Heads of Business units review their Service delivery in order to comply with the Disability Discrimination Act.

6.3. The Heads of Commercial & Technical Services and Property identify £100K further possible improvements to a number of properties.