
**EXCERPT FROM THE MINUTES OF THE
COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE
HELD ON 10 OCTOBER 2002**

COS.134/02(b) PERFORMANCE INDICATORS – ACCESS FOR DISABLED PEOPLE

Pursuant to Minute COS.122/02, the Director of Environment and Development presented report EN.102/02 which defined a draft Action Plan designed to improve the Authority's performance in respect of Disabled Access to Council buildings.

The Director then outlined the proposed actions in turn:

Action 1

A key issue appeared to be the confusion between the standards required to meet the BV Indicator (i.e. Part M of the Building Regulations) and those required to meet the assessed requirements of the Disability Discrimination Act (DDA). A Schedule was in the process of being prepared (Appendix A to the report) which began to show the works required to meet the two different standards in key Council buildings, together with associated costs. It was emphasised, however, that the completion of that work could not on its own guarantee compliance fully with the DDA.

Whilst the Council could define the appropriate standard it wished to achieve, it was apparent that some buildings, such as the Guildhall, would never meet the Building Regulation standard.

It was therefore suggested that the Building Control Manager contact the District Audit Inspectorate with a view to drawing such buildings to their attention to review the validity of retaining these in the assessment for Carlisle, and report back within six months.

Action 2

The focus in the current year had been to seek compliance with DDA standards. A review of the requirements and forecast outturn expenditure suggested that, for a relatively modest level of investment, a number of buildings could quite quickly be brought up to the BVI standard. These included Denton Holme Community Centre, Greystone Community Centre and the Irthing Centre and, once completed, that would increase the Indicator to 70%.

It was proposed that priority given to bringing the above three buildings to Part M standards in 2002/03 be endorsed and the Building Surveying Manager report back on progress.

Action 3

Whilst the Access Officer and Building Surveying Manager could provide expert advice to the Service Operation Managers in each building, it was the latter who were responsible for service delivery. It may well be that modifying how services were delivered or accepting that some buildings may be unsuitable for a type of service was the most appropriate solution.

It was suggested that the Committee may wish to undertake a field trip to selected buildings to more fully understand compliance issues. Further the future suitability of service delivery in some assets be considered by the Property Services Manager as part of the Asset Management Plan.

Action 4

Within the context of the earlier issues the ability of the Council to set challenging targets to improve BV 156 was in many respects dictated by the availability of funding.

It was suggested that the Committee set out investment priorities for funding bids to the Executive for 2003/04 from the works detailed in Appendix A.

The Director then responded to Members' questions.

In considering the matter, a Member commented that it was pleasing to see that relatively inexpensive modifications may result in a number of buildings being brought up to the BVI standard, with an ensuing increase in the Indicator.

RESOLVED – (1) That this Committee recommends to the Executive:

(i) That a high priority be assigned to the works on Denton Holme Community Centre, Greystone Community Centre and the Irthing Centre and that funds be found, if at all possible, in the 2002/2003 budgets to bring these buildings up to the Performance Indicator standard.

(ii) That priorities for the 2003/2004 work should focus on those buildings which were most used by disabled people, and those properties where the greatest improvement could be made at the least cost.

(2) That the Access Officer and Building Surveying Manager should explore the potential for improving performance on the Indicator by modifying how services were delivered in particular buildings.

(3) That progress be reported back to this Committee in six months time.

CARLISLE
CITY COUNCIL



COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE

AS(b)

Committee Report

Public

Date of Meeting: 10th October 2002

Title: PERFORMANCE INDICATORS
ACCESS FOR DISABLED PEOPLE

Report of: DIRECTOR OF ENVIRONMENT AND DEVELOPMENT

Report reference: EN 102/02

Summary:

This report has been prepared to define the action plan proposed to improve disabled access in Council buildings.

Recommendations:

Consideration be given to the actions proposed.

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3.

Note: In compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: TC 174/02

To the Chairman and Members of the
Overview & Scrutiny (Community) Committee

**PERFORMANCE INDICATORS
ACCESS FOR DISABLED PEOPLE**

1.0 BACKGROUND

- 1.1 At its meeting on 29th August the Committee received report TC 174/02 and contributions from relevant Council Officers regarding the Council's performance in BV156 related to access to the authority's buildings for disabled people. It was resolved that a draft action plan be prepared to address the issues at that meeting and this report provides the follow up.

2.0 ACTION PLAN

Action 1

- 2.1 On face value a key issue is the confusion between the standards required to meet the BV Indicator, i.e. Part M of the Building Regulations and those required to meet the assessed requirements of the Disability Discrimination Act. A schedule has started to be prepared and included as Appendix A which begins to show the works required to meet the two different standards in key Council buildings together with the associated costs. It must also be emphasised that the completion of this work can not on its own guarantee compliance fully with the DDA. The works proposed should address the physical features and ancillary aids but the Act is much more for reading.
- 2.2 Whilst the Council could define the appropriate standard it wishes to achieve it is apparent from Appendix A that some buildings, such as the Guildhall will never meet the Building Regulation standard. (Indeed these standards are reviewed and updated on a regular basis and there is no guarantee that a building complying now would continue to do so in the future.) It is suggested that the Building Control Manager contact the District Audit Inspectorate with a view to drawing these buildings to their attention to review the validity of retaining these in the assessment for Carlisle.

- 2.3 The Building Control Manager progress this with the District Audit BV Inspectorate and report back within six months.

Action 2

- 2.4 The focus in the current year has been to seek compliance with DDA standards with the approved budget. A review of the requirements and forecast outturn expenditure suggest that for a relatively modest level of investment a number of buildings could quite quickly be brought up to the BVI standard. These include Denton Holme Community Centre, Greystone Community Centre and the Irthing Centre. Once completed this would increase the Indicator to 70%.
- 2.5 The priority given to bringing the above three buildings to Part M standards in 2002/3 be endorsed and the Building Surveying Manager report back on progress.

Action 3

- 2.6 Whilst the Access Officer and Building Surveying Manager can provide expert advice to the service operation managers in each building it is the latter who are responsible for service delivery. It may well be that modifying how services are delivered or perhaps accepting some buildings may be unsuitable for a type of service may be the most appropriate solution.
- 2.7.1 The Committee may wish to consider a field trip to selected buildings to more fully understand compliance issues.
- 2.7.2 The future suitability of service delivery in some assets be considered by the Property Services Manager as part of the Asset Management Plan.

Action 4

- 2.8 Within the context of the earlier issues the ability of the Council to set challenging targets to improve BV 156 is in many respects dictated by the availability of funding. The information included in Appendix A begins to set out the class 1 cost estimates for each standard and the Committee may wish to provide guidance to the Executive for possible budget allocations in 2002/4.
- 2.9 The Committee set out investment priorities for funding bids to the Executive for 2003/4 from the works set out in Appendix A.

3.0 SUMMARY

3.1 The actions set out in para's 2.3, 2.5, 2.7 and 2.9 set out the basis for addressing the issues raised at the last meeting. Feedback from the Committee would be welcomed.

**Municipal Properties Which are Defined as being Buildings to Which the Public Have Access and Will be Monitored under
BV 156**

Appendix A.	Part M.			DDA (Goods and services part of the act only)	
	Work Required*	Cost	by	Work Required*	Cost
Raffles Housing Office**	no level platform to ramp.	£2,000		site survey required	
Old Town Hall(subject to LB consent)	dp toilet incorrect.steps wrong.	£25,000		site survey required	
Enterprise Centre**	lift buttons,corridor widths + doors	£3,000		site survey required	
Irthing Centre**	hand rail to youth wing,grab rail.	in hand	31/10/02	signage,armrests,door handles	£5,000.00
Civic Centre	lift dims wrong,access to chamber.	£120,000		site survey required	
Tullie House(Subject to LB consent)	various works (old building)	£120,000		site survey required	
Guildhall(subject to LB consent)	medieval building(no chance)	£100,000		site survey required	
Yewdale Com Centre**	complies	nil		site survey required	
Greystone Com Centre**	dp toilets -layouts incorrect.	in hand	31/10/02	dp parking,loop,chairs,signs etc	£5,000.00
Belah Com Centre**	no dp toilet,entrance door too narrow	in hand	28/02/03	access to lower hall,armrests etc	£7,000.00
Botcherby Com Centre**	complies	nil		site survey required	
Currock Com Centre	no dp access upstairs.hand rail to stairs	£100,000		site survey required	
Denton H Com Centre**	dp toilet layout incorrect	in hand	25/10/02	signage,armrests,door handles	£2,500.00
Harraby Com Centre**	showers not dp accessible	in hand	31/12/02	parking space,lighting,counters etc	£10,000.00
Longtown Com Centre	bar,sauna,showers not accessible	£82,000		signs,induction loop etc	£4,000.00
Morton Com Centre**	dp access to first floor!!!	in hand		site survey required	
Petteril Bk Com Centre	no dp toilet	£6,900		site survey required	
Raffles Com Centre	dp access to first floor!!!	£40,000		site survey required	
The Hall**	complies	nil		site survey required	
Anchorage Centre**	complies	nil		site survey required	
Benefits Advice Centre	ramp,handrails,int doors too narrow.	£8,000		site survey required	
The Pools**	complies	nil		armrests,lighting,counter,whbs,etc	£10,000.00
Stony Holme Golf Club**	dp toilet(in hand)	in hand	31/12/02	site survey required	

