

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE  
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

02 May 2000  
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 478/00

## ACCESS FOR THE DISABLED ADAPTATIONS PROGRAMME - PHASE 1

### Abstract

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund to allow the first phase of an extensive programme of adaptations in non-housing properties.

### RECOMMENDATION

The Committees for their respective interests are recommended to:-

1. approve the bid for supplementary funding in the sum of £150,000 from the Property Renewal and Repair Fund for Phase 1 of an access for the disabled adaptations programme.
2. instruct the Director of Property Services to progress these adaptations and submit further reports detailing later phases of this programme.

### 1 INTRODUCTION

The Disability Discrimination Act 1995 places a responsibility on Angus Council to take appropriate measures to ensure, so far as is practicable, equality of access to council services for all members of the community with disabilities.

The Property Services Department has identified a need to undertake accessibility adaptations to non-housing properties as part of these measures and developed an initial programme of adaptations which it is proposed to undertake in Financial Year 2000/01 but which cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 1999/00 or the specific funding provisions in the 1999/2003 Financial Plan.

### 2 BACKGROUND

The implications of The Disability Discrimination Act 1995 were reported to Angus Council by Report 86/96, DISABILITY DISCRIMINATION ACT 1995 - CONSULTATION ON CODE OF PRACTICE submitted to the Personnel and Property Services Committee on 28<sup>th</sup> June 1996.

It was recognised by the Director of Property Services that an extended programme of physical adaptations to non-Housing properties were necessary to enable the Council to meet its obligations and funding for a short and small scale programme was established within the Financial Plan.

This was supplemented by additional funding from the Property Renewal and Repair Fund to permit the provision of improved access to at Polling Stations as detailed in Report 1271/98, PROPERTY RENEWAL AND REPAIR FUND - FUNDING ARRANGEMENTS AND PROGRAMME OF URGENT REPAIRS - PHASE 6, approved by Personnel and Property Services Committee on 1<sup>st</sup> December 1998.

A programme of adaptations commenced in 1998, as reported by Report 1269/98, PROGRESS REPORT ON ACCESS FOR THE DISABLED TO COUNCIL PROPERTIES, submitted to the Personnel and Property Services Committee on 1<sup>st</sup> December 1998 and this has been completed.

However the decision was taken to review the programme with a view to ensuring that the priorities and scale of works proposed take more account of the needs and expectations of those members of the Angus community who are disabled or who represent the interests of the disabled, the strategies, priorities and initiatives of occupying departments and within a broader strategy as detailed in a report to be submitted to the next Personnel and Property Services Committee.

An initial revised agreed programme has been prepared, comprising the first three years of at least a ten year programme of adaptations, with the first year concentrating on a few significant projects and a large number of highly beneficial low cost immediate improvements to a large number of properties.

The scale of the full proposed programme is not yet fully evaluated but an initial assessment is detailed in Appendix 2.

### **3 FINANCIAL IMPLICATIONS**

The full cost of accessibility adaptations to non-housing Council buildings has been estimated at £2,000,000 and it is proposed that this be achieved over at least a ten year programme commencing with Phase 1 of the programme, at an estimated cost of £200,000, being undertaken in Financial Year 2000/01.

The 1999/2003 Financial Plan contains £50,000 funding to support Phase 1 and given that the balance of costs cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2000/01 it is considered appropriate for £150,000 supplementary funding to be made available from the Property Renewal and Repair Fund.

The programmes of work detailed in this report for 2000/01 can be contained within the provisions of the Property Renewal and Repair Fund.

### **4 CONSULTATION**

The Chief Executive, the Director of Law and Administration and the Director of Finance have been consulted in the preparation of this report.

## 5 CONCLUSION

The Committees for their respective interests are recommended to approve the bid for supplementary funding in the sum of £150,000 from the Property Renewal and Repair Fund for Phase 1 of an access for the disabled adaptations programme and instruct the Director of Property Services to progress these adaptations and submit further reports detailing later phases of this programme.

## REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Article</u>	<u>Subject</u>
Personnel and Property Services Committee	28 <sup>th</sup> June 1996	86/96	Disability Discrimination Act 1995 - Consultation on Code of Practice
Finance and Information Technology	10 June 1997	678/97	Composite Report on Special and Other Funds
Policy and Resources Committee	10 February 1998	191/98	Special Funds 1997/98 and Beyond - Review
Finance and Information Technology	1 September 1998	922/98	Strategic Review of Renewal and Repair Funds.
Personnel and Property Services Committee	15 June 1999	624/99	Property Renewal and Repair Fund Update of funding arrangements and Planned programme of urgent repairs
Finance and Information Technology Committee			
Policy and Resources Committee	September 1999	76/99	Renewal and Repair Funds - Strategic View
Personnel and Property Services Committee	1 <sup>st</sup> December 1998	1271/98	Property Renewal and Repair Fund - Funding Arrangements and programme of urgent repairs - Phase 6
Finance and Information Technology			
Personnel and Property Services Committee	1 <sup>st</sup> December 1998	1269/98	Progress Report on Access for the Disabled to Council Properties
Finance and Information Technology			

## APPENDICES

- Appendix 1 Access for the disabled adaptations programme - Phase 1
- Appendix 2 Access for the disabled adaptations 10 Year programme - Early Draft

## BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny  
Director of Property Services

## Appendix 1 Access for the disabled adaptations programme - Phase 1

Aberlemno Primary School	Aberlemno	2000/01	£8,000	Education	Supplementary support to Property Renewal and Repair Fund project to provide additional external ramps.
Adult Resources Centre	Montrose	2000/01	£1,000	Social Work	Induction loop. Possible improvements to changing and showering facilities following Camoustie trial
Arbroath Sports & Community Centre	Arbroath	2000/01	£3,000	Recreation Services	Disabled parking, signage and induction loop
Birkhill Primary School	Sidlaw	2000/01	£7,000	Education	Supplementary support to capital project to provide ramp to nursery instead of steps
Birkhill Primary School	Sidlaw	2000/01	£2,000	Education	Disabled parking, signage and induction loop
Cartogic Primary School	Camoustie	2000/01	£2,200	Education	To support provision of an Hearing Impaired facility.
Camoustie High School	Camoustie	2000/01	£11,000	Education	To support new special needs disabled toilet near to dining hall.
City Hall	Brechin	2000/01	£5,000	Cultural Services	Disabled parking, signage, easily opened front doors and induction loop
Community Care Office	Forfar	2000/01	£2,000	Social Work	Signage, induction loop and improved reception lighting.
Criminal Justice Service	Arbroath	2000/01	£2,200	Social Work	Dropped kerbs, easily opened front doors, signage, accessible counters, induction loop, good lighting and handrails.
Damacre Community Centre	Brechin	2000/01	£11,000	Education	Disabled parking, ramps at fire escapes, easily opened front doors, accessible counters, induction loop, disabled toilets and good reception lighting.
Grange Primary School	Monifieth	2000/01	£3,300	Education	To support Education improvement of existing disabled toilet provisions.
Kingsmuir Resource Centre	Forfar	2000/01	£2,200	Social Work	Easily opened front doors, signage and induction loop
Letham Primary School	Letham	2000/01	£1,100	Education	Magnetic releases for fire doors.
Library	Arbroath	2000/01	£1,000	Cultural Services	Replace induction loop.
Library	Monifieth	2000/01	£5,000	Cultural Services	Signage, accessible counters, induction loop, good lighting at reception and waiting room chairs with arms
Library	Montrose	2000/01	£5,500	Cultural Services	Disabled parking, dropped kerbs, signage, accessible counter, induction loop, good lighting at reception.
Library & Town Hall	Kimemuir	2000/01	£1,500	Cultural Services	Signage and induction loop.
Liff Primary School	Liff	2000/01	£5,000	Education	Possible ramps to main entrance and external path stairs
Lochlands ARC	Arbroath	2000/01	£1,000	Social Work	Signage and induction loop.
Lochside Leisure Centre	Forfar	2000/01	£62,000	Recreation Services	Provision of disabled toilets, changing rooms, improved access to showers, improved access from car parking and to special needs playground. Improved safety features for the disabled.
Montrose Academy	Montrose	2000/01	£20,000	Education	Provision of additional disabled toilets and alterations to shower/changing areas supported by contribution from
Municipal Buildings	Forfar	2000/01	£2,200	Law and Administration	Disabled parking, dropped kerbs, signage, accessible counter and induction loop.
Murroes Primary School	Murroes	2000/01	£3,000	Education	Possible ramp to nursery access
Panmure Community Centre	Camoustie	2000/01	£5,000	Education	Disabled parking, easily opened front doors, signage, disabled toilet refurbishment and induction loop.
Ravenswood Offices	Forfar	2000/01	£3,000	Social Work	Easily opened front doors, signage, induction loop and handrails.
Registrar's Office	Brechin	2000/01	£2,000	Law and Administration	Signage, induction loop, waiting room chairs with arms, hand rails and call bell.
Reid Hall	Forfar	2000/01	£1,000	Cultural Services	Disabled parking and signage
St. Drostan's RHE	Brechin	2000/01	£1,000	Social Work	Easily opened front doors and signage
Strathmartine Primary School	Sidlaw	2000/01	£7,400	Education	Disabled parking, access ramp, signage, disabled toilet and induction loop.
Strathmore Centre	Forfar	2000/01	£300	Social Work	Signage.
Swimming Pool	Forfar	2000/01	£2,000	Recreation Services	Induction loop and lighting at reception
Swimming Pool	Montrose	2000/01	£3,000	Recreation Services	Disabled parking, signage, accessible counter and induction loop.
The Gables	Forfar	2000/01	£300	Social Work	Signage.
The Library	Forfar	2000/01	£1,500	Cultural Services	Signage and induction loop.
Training Centre	Edzell	2000/01	£2,000	Education	Easily opened front doors, signage and waiting room chairs with arms.
West Links Toilet Pavilion	Arbroath	2000/01	£300	Recreation Services	Signage.
Wirren House	Montrose	2000/01	£4,000	Social Work	Dropped kerbs, access ramp, easily opened front doors and signage.
		2000/01 Total	£200,000		

## Appendix 2 Access for the disabled adaptations 10 Year programme - Early Draft

Project Year	Estimated Cost
2000/01	£200,000
2001/02	£200,000
2002/03	£240,000
Identified Future Years	£860,000
Estimated additional needs	£500,000
<i>Estimated Total</i>	£1,500,000

**Note:** The above costs have been estimated following initial audits at an early stage of programme development and will be subject to adjustment as a consequence of more detailed audits and experience gained by undertaking the 2000/01 programme. Subsequent adjustments to costs and programme are likely.

The Property Services Department has a balance of some 40 Primary Schools as well as a number of operational buildings including Webster Theatre to survey and these will be undertaken over the summer.

It is therefore considered prudent to anticipate a requirement for an additional £500,000

