

Report to: Executive Board:- 27th September 2002

DISABILITY DISCRIMINATION ACT WORKS - UPDATE AND PROGRAMME OF WORKS

Report of:	Property Investment Business Manager	WARDS AFFECTED All
Report Author:	John Bellenger	
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Lead Member Responsible:	Councillors Price and Johnson	
Overview and Scrutiny Committee Responsibility:	Finance & Performance Management.	
Key Decision:	Yes	

SUMMARY AND RECOMMENDATIONS

This report provides information on the current situation and revised programme of works which the Council needs to undertake to meet its obligations under the Disability Discrimination Act (DDA).

The Executive Board is recommended to:-

- a) Note the report and the effects of the new Code of Practice.
- b) Approve the capital expenditure of £500,000 (Major Projects Approval) for works proposed for 2002/3 in Appendix A.
- c) Make allowance in the capital programme for 2003/4 of up to £850,000 for the remainder of the required works and to note that this figure may be revised as further audits are carried out.
- d) To note that the works un-funded in 2002/03 or 2003/04 will have to be undertaken in 2004/05 towards compliance with the DDA by October 2004.
- e)
 - i) Note that the issue of additional resource requirements to carry out full access audits will be considered further and the outcome built into the business planning process for 2003/04;
 - ii) Agree to the use of consultant Building Surveyor practices for the design and implementation of the projects as required.

BACKGROUND

1. Members will be aware that the Council is required to carry out a significant volume of work to its buildings to ensure that they meet the requirements of the Disability Discrimination Act (DDA). This work should be completed by October 2004 when the relevant part of the Act comes into force. Failure to carry out these works could lead to prosecution, although it is thought that this would be unlikely if the necessary work was contained within a funded programme of work for early implementation.
2. In July 2001, Council approved the initial programme for these works and allocated £250,000 for the first phase of these works. At this time there was little guidance on the precise requirements needed to comply with the Act. Accordingly, the programme was based on the assumption that the minimum standard would be that determined by Part M of the Building Regulations. In addition to this a list of "desirable" works in excess of Part M was also included in the programme of works.

CURRENT POSITION

3. In March 2002 a Code of Practice for the DDA was published by the Disability Rights commission. This is a statutory document which provides extensive details of what will be required to meet the Act and includes numerous aspects not covered by Part M of the Building Regulations. The following is a broad indication of these additional requirements:-

- Facilities for the hard of hearing such as induction loops and audio/visual fire alarms
- Facilities for people with visual impairments such as lighting, colour contrasting decorations and signage.
- Exterior surfaces, pavings and car parking.
- Floor coverings.
- General lighting and ventilation.
- Public facilities including counters, telephones and service desks.
- Lifts and escalators.
- All fixtures, fittings, furnishing and equipments.

The above list is not exhaustive.

4. A further requirement of the Code of Practice is that full and formal access audits should be carried out. Currently the Access Officer only has sufficient time to carry out audits to review the requirements for Part M of the Building Regulations, and even then, not all buildings have been audited to this standard.
5. Some of the additional requirements from the new Code of Practice were included as "desirable" on the programme considered by Members last year. The effect of the new Code of Practice means that these "desirable" works now become "required". The revised programme, attached as **Appendix A**, has been re-drafted

to reflect this and expanded to include other works not previously considered but now required.

6. For clarity the works previously approved have been omitted from the revised programme. Many of these have been designed, orders placed and some implemented. Other works have been delayed as further works to the same building are proposed for this year and it was considered more practical for all works to be done together.
7. The programme has also been revised to include all works to the same building in the same year. The works proposed for this financial year, totalling almost £500,000 including contingency and fees, are proposed for the most frequently used buildings or buildings where the part M access audits have been carried out. It is understood that £500,000 has provisionally been allocated for this work in the current capital programme and members are requested to approve this budget for the DDA works.
8. For those buildings not yet audited, as much work as possible that can be anticipated has been included based on previous inspections and officers knowledge. However, Member's should be aware that as further audits are completed additional works may be identified which are not yet included in the programme.

RESOURCES

9. Resource issues fall into three groups:-

- Those required to carry out access audits.
- Those required to design and implement the works.
- Those required to construct the works.

- a) Access Audits.

As stated above the Access Officer (who is currently a part-time employee working 2.5 days/week) has only limited time to carry out audits to the requirements of Part M. The full audits required by the Code of Practice are more time consuming and an estimate of 250 working days has been calculated as the time required to carry out these audits. There are currently no resources available for this work. If they are to be carried out and external specialist consultants were to be used the estimated cost would be £125,000. An alternative could be the appointment of a new employee on a fixed term contract (1 year) to carry out this specific task or to increase the Access Officer's post to full time. The options for carrying out this work will be considered further and the outcome built into the business planning process for 2003/04.

- b) Design and Implementation.

Due to the current staffing position within the Property Division the DDA projects included in phase 1 of the works have been largely designed by external consultants. It is proposed that this approach be continued with the phase 2 works

proposed for this year. A range of consultant Building Surveying practices have been used for this work, appointments being made on the basis of submitted competitive fee quotations. However, Members should be aware that the use of consultants still requires considerable input from officers.

c) Construction.

The vast majority of the DDA projects falls into the range of works covered by the schedule of rates contract with Oxford Building Solutions and OBS will therefore carry out most of the work involved. There may be occasions when it would be preferable to use external contractors but such a course of action will only be adopted after full consultation and agreement with OBS.

FINANCIAL IMPLICATIONS

10. The works proposed for phase 2 of the programme of DDA, programmed for 2002/3 amount to £500,000 including a 10% contingency and fees estimated at 15%. It is understood that this amount is provisionally included in the capital programme for these works. Members are requested to approve this budget expenditure to carry out the works tested for 2002/3 on the programme attached as **Appendix A**, in accordance with clause 2.7.2 of the Financial Procedure Rules (Major Project approval).
11. In order to have all works completed by October 2004 the remainder of the DDA projects have been shown against the financial year 2003/4. The anticipated cost of these works, as shown in **Appendix A**, is currently £880,337 (including contingency and fees) although this figure could rise as further audits are carried out as explained in paragraph 8 above. Members are requested to consider and make allowance for this funding in the capital programme for 2003/4 and / or 2004/05.

<p>THIS REPORT HAS BEEN SEEN AND APPROVED BY:- THE PROPERTY PORTFOLIO HOLDER (Councillor Price) THE LEISURE PORTFOLIO HOLDER (Councillor Johnson) THE PROPERT INVESTMENT BUSINESS MANAGER THE BUILT ENVIRONMENT BUSINESS MANAGER THE ACCESS OFFICER GROUP ACCOUNTANTS (Paul Sheppard and Claire Reid)</p>
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Background papers: Disability Rights Commission Code of Practice - Rights of Access.
 Access Audits.

DISABILITY DISCRIMINATION ACT WORKS

Notes: Works in bold type will also contribute to reducing the backlog of maintenance repairs (Total of £530,750)
 Some or all of the costs in *italic* type could be deferred to 2004/05 if necessary. (Total of £552,425 including contingencies and fees, leaving £327,256 to be funded in 2003/04)
 Works in capitals indicates non-access works necessary as a result of access works.

Item Number	Property	Part M Audit carried out	Essential works required to meet Part M of the Building Regulations			Works (in excess of Part M) required to meet the Disability Rights Commission Code of Practice		
			Works	Estimated (Budget) Costs		Works	Estimated (Budget) Costs	
				2002/03	2003/04		2002/03	2003/04
1.1	Town Hall		Improvements to main entrance handrailing.	£2,000		Improve lighting at main entrance	£5,000	
1.2						Automatic doors at main entrance.	£10,000	
1.3			Induction loop to foyer reception counter.	£1,000				
1.4			Civic area CCTV* (Recommended by Insurers as a consequence of improved public access)	£10,000				
1.5			Review/improve signs throughout.	£12,500				
1.6			Replace / improve lighting to main stairs.	£3,000				
1.7			Edged nosings to Main Hall gallery stairs.	£5,000				
1.8			Alterations to provide access to Council Chamber	£10,000				
1.10						Highlight nosings to steps in Council Chamber	£1,000	
1.11						Handrails to steps in Council Chamber	£4,000	
1.12			Highlight nosings to stairs to Old Courts area	£250				
1.13			Handrail to stairs to Old Courts area	£500				
1.14						Replace platform lift to Old Courts area	£9,000	
1.15						Replace / improve lighting to Old Courts area corridor	£3,000	
1.16			Amend North Entrance doors (non swipe card).	£2,000				
1.17			OFFICE SECURITY REQUIRED AS A RESULT OF IMPROVEMENTS TO NORTHERN ENTRANCE PUBLIC ACCESS	£20,000				
1.18						Install visual alarm to fire alarm	£2,000	
2.1	St Aldates Chambers					Induction loop to foyer reception desk	£1,000	
2.2						Amend foyer reception desk.	£500	
2.3			Induction loops in interview rooms	£1,000				
2.4						Install visual alarm to fire alarm	£500	
3.1	Macmillan House		Building no longer used by City Council					
4.1	Clarendon House		Building to be vacated					
5.1	Cash Office					Automatic entrance door.	£10,000	
6.1	Thomas Hull House		Building no longer used by City Council					
7.1	Therm House		Building no longer used by City Council					
8.1	City Chambers		Building no longer in existence					
9.1	28-31 St. Ebbes		Building no longer used by City Council					
10.1	Tourist Information Centre		Facility to be relocated to Broad Street premises and refurbishment to include all necessary DDA works					
11.1	Wood Farm Housing Office		Building not yet surveyed					
12.1	Rose Hill Housing Office		Building not yet surveyed					
13.1	Blackbird Leys Housing Office		Building not yet surveyed					
14.1	Barton Centre		Improve entrance ramps and handrails.		£5,000			
14.2						Improve disabled parking.	£5,000	
14.3						Improve signing.	£5,000	
14.4						Install visual alarm to fire alarm	£2,000	
15.1	Northway Centre					Car park signing improvements.	£1,000	
15.2						General signing/colour contrasts.	£7,500	
15.3						Install visual alarm to fire alarm	£500	
16.1	Cotteslowe Park Office		No public access					
17.1	Westgate Car Park Control Room		No public access					
18.1	Westgate Car Park Admin Office		No public access					
19.1	Thomhill Car Park Security Office		No public access					
20.1	Number not used							
21.1	Number not used							
22.1	Ice Rink		Dropped kerb from car park.		£500			
22.2			Improve handrail to external ramp/steps.		£5,000			

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				2002/03	2003/04		2002/03	2003/04
22.3			<i>Painted nosings to external steps.</i>		<i>£500</i>			
22.4			<i>Replace main entrance with automatic entrance doors.</i>		<i>£10,000</i>			
22.5			<i>Amend reception desk</i>		<i>£10,000</i>			
22.6			<i>Induction loop to reception desk</i>		<i>£1,000</i>			
22.7			<i>Replace / improve main stairs.</i>		<i>£8,000</i>			
22.8						<i>Improve lighting to entrance area.</i>		<i>£5,000</i>
22.9						<i>Improve signage.</i>		<i>£3,000</i>
22.10						<i>Install visual alarm to fire alarm</i>		<i>£1,000</i>

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DISABILITY DISCRIMINATION ACT WORKS

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				2002/03	2003/04		2002/03	2003/04
23.1	Blackbird Leys Leisure Centre		Stickers for fully glazed doors.	£500				
23.2						Car park markings.	£1,500	
23.3						Improve shower and changing room.	£2,000	
23.4						Improve lift buttons.	£2,000	
23.5						Signage.	£3,000	
23.6						Install visual alarm to fire alarm	£3,000	
24.1	Temple Cowley Pool	Nov '01	*Lift/stair lift to first floor.	£20,000				
24.2	Works marked * could be included in a possible major redevelopment		Replace / Widen door to Disabled Persons changing room	£750				
24.3			Provide mirror in Disabled Persons changing room	£50				
24.4			*Amend handrail to main stairs	£500				
24.5			*Widen door to Crèche	£750				
24.6			*Alter doors to Sauna suite changing rooms	£500				
24.7			*Provide dedicated disabled facilities for the Sauna suite	£15,000				
24.8			*Install ramped access to the Sauna and Steam Room and amend fixed seating	£1,000				
24.9			Provide mobile shower chair	£200				
24.10						Amend entrance threshold and matting	£2,000	
24.11						Reposition telephone	£200	
24.12						Install adjustable bench in the Disabled Persons changing room	£500	
24.13						Install alarms	£500	
24.14						Increase width outside disabled Persons changing room	£1,500	
24.15						*Form barrier to prevent access under main stairs	£500	
24.16						Move position of pool hoist	£1,000	
24.17						Amend door locks and handles	£500	
24.18						Improve means of escape generally	£1,000	
24.19						Install visual alarms for fire alarm	£1,000	
25.1	Peers Sports Centre					Repaving/defined route in car park		£5,000
25.2			Install handrails at entrance	£500				
25.3			Refurbish toilets to provide disabled persons facilities.	£10,000				
25.4			Modifications to reception desk.	£2,000				
25.5			Replace main entrance with automatic entrance doors.	£10,000				
25.6						Induction loop at reception desk.	£1,000	
25.7						Sign/visual improvements.	£3,000	

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26.1	Ferry Sports Centre		*Amend reception desk.		£2,000			
26.2	Works marked * could be included in a possible major redevelopment		*Alter internal layout to create unisex disabled persons facility with showers and toilet access to pool side.		£30,000			
26.3			*Induction loop at reception desk.		£1,000			
26.4			*Stair lift to first floor viewing gallery.		£12,000			
26.5			Replace main entrance with automatic entrance doors.		£10,000			
26.6						Signs/visual aids.		£3,000
26.7						Install visual alarms for fire alarm		£2,000
27.1	East Oxford Games Hall					Mark out for disabled parking.		£500
27.2			Repair / Amend entrance ramp/handrails.		£2,000			
27.3			Refurbish changing rooms to provide disabled persons toilet / changing facilities.		£10,000			
27.4			Replace / Alter internal doors.		£1,500			
27.5						Install visual alarms for fire alarm		£500
28.1	Blackbird Leys Pool		Refurbish changing rooms to provide disabled persons toilet / changing facilities.		£15,000			
28.2			Replace main entrance with automatic entrance doors.		£10,000			
28.3						Mark out for disabled parking.		£1,000
28.4						Stair lift to first floor viewing gallery.		£12,000
28.5						Install visual alarms for fire alarm		£500
29.1	West Oxford Community Centre	Feb '01				Improved signage		£200
30.1	Hinksey Pools		Induction loop at reception desk		£500			
30.2						Colour contrast decoration to disabled facilities		£500
30.3						Provide and mark out disabled parking bay		£500
30.4						Improve signage		£500
30.5						Highlighting nosings generally		£1,000
30.6						Alterations to handrailings		£2,000
31.1	Enterprise Centre		Improvements to entrance and toilet.		£6,000			
32.1	Osney Day Nursery		Building no longer used by City Council					
33.1	South Oxford Middle School		Building no longer used by City Council					

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				2002/03	2003/04		2002/03	2003/04
34.1	Headington Community Centre		<i>Glazing panels to internal doors.</i>		£500			
34.2			<i>Amend entrance door and ramp.</i>	£2,500		<i>Signs/door bell.</i>		£500
34.3						<i>Parking/markings to car park.</i>		£500
34.4								
35.1	Jericho Community Centre		<i>Install disabled toilet.</i>		£10,000			
35.2			<i>Amend widths of doors.</i>		£3,000			
36.1	Wood Farm Community Centre	Jan '01				Disabled parking bay.		£500
36.2						Alterations to external paths and kerbs		£500
36.3						Alarms and decoration for disabled toilets		£500
36.4						Reposition telephone		£100
36.5						Replace / Improve lighting and install mat well in lobby		£750
37.1	Littlemore Community Centre		Building not yet City Council responsibility					
38.1	Ferry Community Centre	Feb'02	<i>Repairs / Alterations to paths, car park & barriers.</i>	£1,000				
38.2			<i>Alterations to main entrance ramp / handrails</i>	£2,000				
38.3			<i>Ramp and handrails to rear entrance.</i>	£5,000				
38.4			<i>Replace / Amend lobby and doors to increase widths.</i>	£3,000				
38.5			<i>Replace / Amend internal doors and door openings to increase widths</i>			Signing/visual aids.		£1,000
39.1	Northway Community Centre					External visual aids/lining.		£500
39.2						Replace / Upgrade ironmongery generally.		£1,000
39.3						Improve decorations for visual aids.		£1,000
40.1	Regal Community Centre		<i>Replace / Amend entrance doors to increase widths.</i>		£3,500			
40.2			<i>Replace / Amend internal doors to increase widths.</i>		£1,500			
40.3			<i>Amend disabled toilet.</i>		£500			
41.1	Risinghurst Community Centre		<i>Replace entrance door to increase width.</i>		£3,500			
41.2						External parking lining/paving.		£2,000
41.3			<i>Replace / amend internal doors to increase widths.</i>		£1,000			
41.4			<i>Minor alterations to disabled toilet.</i>		£250			
41.5						Install fire alarm.		£5,000
42.1	Rose Hill Community Centre		<i>Replace / amend internal doors to increase widths.</i>		£4,000			
42.2						Amend fire alarm system.		£500
42.3						Improve signing.		£500
43.1	South Oxford Community Centre	June '01	<i>Define stair nosings</i>		£250			
43.2			<i>Replace / amend internal doors to increase widths.</i>		£5,000			
43.3			<i>Amend external steps & install ramp</i>		£750			
43.4						Alterations to bar servery.		£2,000
43.5						Improvements to signage		£2,000
43.6						Minor amendments to fixtures & fittings		£250
43.7						Installation of lift		£25,000
44.1	Northway Sports Centre					Resurface/mark out car park.		£2,000
44.2						Signage.		£1,000
44.3			<i>Handrails to stairs into gym.</i>		£500			
44.4			<i>Stair lift to stairs into gym.</i>		£12,000			
44.5			<i>Refurbish changing rooms to provide disabled persons changing/shower/ wc facilities.</i>		£15,000			
44.6			<i>Amend reception counter.</i>		£1,000			
44.7						Signs.		£1,000
44.8						Induction loop.		£1,000
44.9						Install visual alarm for fire alarm		£1,500

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				2002/03	2003/04		2002/03	2003/04
45.1	East Oxford Community Centre - Main Building	Aug '01	Improve entrance handrails.	£1,500				
45.2			Replace / Amend entrance doors to increase widths.	£2,000				
45.3			Replace / amend internal doors to increase widths.	£5,000				
45.4			Improve internal stairs/handralls.	£4,000				
45.5			Amend disabled wc. layout	£500		Amend fire alarm.	£2,000	
45.6						Alter bar eavery.	£2,000	
45.7			Rebuild entrance ramps	£3,000				
45.8			Amend entrance to Disabled Persons toilet	£1,500				
45.9			Build ramp to rear fire exit doors	£500				
45.10						Improvements to fixtures, fittings and signage	£500	
45.11						Decoration and alarm to the disabled wc	£500	
45.12								
45.13	B Block		Improvements to entrance step and ramp	£500				
45.14			Replace / amend entrance and internal doors to increase widths.	£4,000				
45.15			Grab rails to disabled wc	£100				
45.16						Replace entrance mat area	£500	
45.17						Improve signage	£500	
45.18						Decoration and alarm to the disabled wc	£500	
45.19	Fusion		Install new external ramps and handrails	£3,000				
45.20			Replace / amend entrance and internal doors to increase widths.	£1,500				
45.21						Improve signage	£200	
45.22						Create and mark out disabled parking bay	£750	
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46.1	Donnington Community Centre		Improve access ramps/steps/approaches.	£3,500				
46.2			Replace / Amend entrance doors to increase widths.	£3,000				
46.3			Replace / amend internal doors to increase widths.	£4,000				
46.4			Minor alterations to toilet.	£500				
46.5						Mark disabled car parking spaces.	£500	
46.6						Improve fire alarms.	£500	
46.7						Improve signs.	£500	
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47.1	Blackbird Leys Community Centre - Main Entrance & Community Hall	Oct '01	Provide new ramp and amend existing with new handrails etc. Highlight nosings and amend bollards.	£4,000				
47.2			Replace / amend internal doors to increase widths.	£1,000				
47.3			Replace flooring to lobby	£750				
47.4			Amend handrail in disabled wc	£200				
47.5			Amend handrails to stairs	£500				
47.6						Improve disabled parking bay lining and signs. Improve footpath paving	£500	
47.7						Signage throughout the building	£3,000	
47.8						Improvements to door bells and entrance matting / access	£750	
47.9						Alarm and decoration to disabled wc	£500	
47.10						Visual alarm to fire alarm	£3,000	
47.11	Shopfront Project area		Amend access ramp	£1,000				
47.12			Induction loop	£500				
47.13						Amend door bell and entrance matting	£500	
47.14						Amendments to counter	£2,000	
47.15	Youth Centre		Install lift	£30,000				
47.16			Refurbish toilets to provide disabled persons facilities.	£10,000				
47.17			Amendments to stair handrailings	£1,000				
47.18			Replace / amend internal doors to increase widths.	£1,500				
47.19						Improve external lighting	£5,000	
47.20						Provide additional disabled parking bays	£1,000	
47.21						Replace / Amend entrance doors and lobby to increase widths.	£1,000	
47.22	Sports Hall		Amendments to stair handrailings	£1,000				
47.23			Replace / amend internal doors to increase widths.	£1,500				
47.24			Refurbish changing facilities to provide disabled persons shower / changing room	£10,000				
47.25						Replace / Improve entrance door handles, matting and threshold	£1,000	
47.26						Improvements to fire escape route and stairs	£5,000	
47.27	Home Start		Install and improve stair handrails	£1,000				
47.28			Replace / amend internal doors to increase widths.	£1,500				

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DISABILITY DISCRIMINATION ACT WORKS

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			Works	Estimated (Budget) Costs		Works	Estimated (Budget) Costs	
				2002/03	2003/04		2002/03	2003/04
48.1	Bullingdon Community Centre		Replace / Amend entrance doors and lobby to increase widths.		£1,500			
48.2			Replace / amend internal doors to increase widths.		£1,000			
48.3			<i>Minor improvements to toilet.</i>		<i>£250</i>			
48.4						<i>Improve parking/approaches/signs.</i>		£1,000
48.5						<i>Improve fire alarm.</i>		£500
49.1	Cowley Community Centre		Replace / Amend entrance doors and lobby to increase widths.	£2,500				
49.2			Replace / amend internal doors to increase widths.	£2,000				
49.3			Improve stairs/provide stair lift.	£12,000				
49.4						<i>Mark parking bays/improve signs.</i>		£2,000
49.5						<i>Improve fire alarm.</i>		£1,000
50.1	Cuttleslowe Community Centre		<i>Amendments to entrance handrails and steps</i>		<i>£2,000</i>			
50.2			Replace / amend doors to increase widths.		£1,500			
50.3			<i>Refurbish toilets to upgrade disabled wc</i>		<i>£5,000</i>			
50.4			<i>Improvements to fire exits</i>		<i>£1,000</i>			
50.5						<i>Replace / improve door handles, matting, threshold etc.</i>		£1,000
50.6						<i>Signage</i>		£200
51.1	Number not used							
52.1	Florence Park Community Centre		Replace / amend internal doors to increase widths.		£2,000			
52.2			<i>Minor alterations to ramps (2No).</i>		<i>£1,500</i>			
52.3						<i>Disabled parking bay.</i>		£500
53.1	Asian Cultural Centre		<i>Alterations to corridor and lift.</i>		<i>£20,000</i>			
53.2						<i>Alterations to bar.</i>		£5,000
53.3						<i>Disabled parking bay/external surfaces/signs.</i>		£2,000
53.4						<i>Improve fire alarm.</i>		£500

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				2002/03	2003/04		2002/03	2003/04
54.1	44b Princes Street	Sept '01	Improve access from street.		£7,500			
54.2			Replace / Amend entrance doors to increase widths.		£1,500			
54.3			Replace / amend internal doors to increase widths.		£2,500			
54.4			Refurbish / Modify interview room for disabled access.		£1,500			
54.5			Alter reception counters.		£2,000			
54.6			Refurbish / Improve disabled toilet and corridor		£7,000			
54.7			Improve ramps/stairs/handrails.		£3,000			
54.8								£1,000
54.9								£200
54.10								£500
54.11								£500
55.1	Cuttleslowe Pavilion Community Centre							3000
55.2								500
55.3								500
56.1	Cowley Community Centre (Acom)		Improve stairs and handrail.		£2,000			
56.2			Replace / amend internal doors to increase widths.		£2,000			
56.3								1000
56.4								£500
56.5								£1,000
57.1	Cowley Community Centre Playgroup		Improve stairs/handrails.		£2,000			
57.2			Replace / amend internal doors to increase widths.		£1,000			
57.3								500
57.4								£1,000
57.5								£500
58.1	Blackbird Leys Adventure Playground							500
58.2			Replace / amend doors to increase widths.		£2,000			
58.3			Refurbish toilets to improve disabled wc		£2,500			
58.4								500
59.1	South Oxford Adventure Playground		Refurbish toilets to provide disabled access toilet.		£7,500			
59.2								£500
59.3								£500
60.1	Botley Cemetery Chapel							£500
60.2								£500
60.3								£500
60.4								£500
61.1	Headington Cemetery Chapel	Feb '02						£500
61.2								£500
61.3								£2,000
61.4								£500
62.1	Rose Hill Cemetery Chapel	Apr '02						£500
62.2								£500
62.3								£500
62.4								£500
63.1	Wolvercote Cemetery Chapel	Apr '02						500
63.2								£500
63.3								£500
63.4								£500
63.5								£500
64.1	Carfax Tower		Building unlikely to be possible to convert to create disabled access facilities.		----			----
65.1	Court Place Farm R G Pavilion		Replace / Amend entrance doors to increase widths.		£1,500			
65.2			Refurbish changing rooms to create disabled persons shower / changing / toilet facilities		£15,000			
65.3								£500

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				2002/03	2003/04		2002/03	2003/04
65.4			<i>Improvements to entrance ramp and handrailing</i>		<i>£500</i>			
66.1	Court Place Farm R G Stadium		<i>Refurbish toilets to improve disabled use</i>		<i>£2,000</i>			
66.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		<i>£15,000</i>			
			<i>Replace / Amend doors to increase widths.</i>		<i>£1,000</i>			
67.1	Cowley Marsh R G Pavilion					Mark disabled parking bay.	£500	

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				2002/03	2003/04		2002/03	2003/04
68.1	Florence Park Bowls Pavilion						Colour contrast decoration to disabled wc	£500
69.1	Northway Playbase	Feb '01					Signage	£500
69.2							Fit mat well	£500
70.1	Ramsay House	Oct '01	Induction loop to reception	£1,000				
70.2			Construct refuge in the fire escape	£750				
70.3			Manifestation of glass doors	£250				
70.4							Colour contrast decoration and improved door furniture in disabled wc	£500
71.1	Blue Boar Street	Apr '02					Replace external bollards	£500
71.2							External handrail	£300
71.3							Improve signage to disabled wc	£100
71.4							Improvements to disabled wc decorations and fittings	£500
72.1	Number not used							
73.1	Alexandra Courts R G Changing Rooms		Refurbish changing rooms to create disabled persons shower / changing / toilet facilities		£15,000			
73.2							Mark disabled parking bay.	£500
74.1	Banbury Road North R G Pavilion		Ramp/handrail to entrance.		£2,000			
74.2			Amend entrance doors.		£1,000			
74.3			Refurbish changing rooms to create disabled persons shower / changing / toilet facilities		£15,000			
74.4							Mark disabled parking bay.	£500
75.1	Barton R G Pavilion		Ramp/handrail to entrance.		£1,000			
75.2			Refurbish changing rooms to create disabled persons shower / changing / toilet facilities		£15,000			
75.3							Mark disabled parking/improve path.	£1,000
76.1	Blackbird Leys R G Pavilion		Amend entrance.		£2,000			
76.2			Refurbish changing rooms to create disabled persons shower / changing / toilet facilities		£15,000			
76.3							Mark disabled parking.	£500

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				2002/03	2003/04		2002/03	2003/04
77.1	Cotteslowe Park Upper Pavilion		<i>Ramp/handrail to entrance.</i>		£3,000			
77.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		£15,000			
77.3						<i>Mark disabled parking/upgrade pathway.</i>		£1,000
78.1	Cotteslowe Park Lower Pavilion		<i>Ramp/handrail to entrance.</i>	£1,000				
78.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>	£10,000				
78.3						<i>Mark disabled parking/upgrade pathway.</i>	£1,000	
79.1	Cotteslowe Park Bowls Pavilion		<i>Provide ramp/handrail to entrance.</i>		£500			
79.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i> <i>(Toilet already provided in other part of building used by Community Centre).</i>		£10,000			
80.1	Cotteslowe Park Toilets <i>*May be created as part of Model Railway development</i>		<i>Refurbish toilets to create disabled persons wc.</i>		£25,000			
81.1	Donnington Recreation Ground		Capital bid submitted for a replacement building. Existing prefabricated units not suitable for alteration/modification, but if they remain a separate disabled persons unit may be an option.					
82.1	Five Mile Drive R G Pavilion		<i>Entrance ramp/handrail.</i>		£2,000			
82.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		£15,000			
82.3			<i>Replace / Amend doors to increase widths.</i>		£1,000			
82.4						<i>Improve access path.</i>		£2,000
83.1	Horspath R G Pavilion		<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		£10,000			
83.2						<i>Mark disabled parking bay.</i>		£500

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				2002/03	2003/04		2002/03	2003/04
84.1	New Marston R G Pavilion (Pavilion in very poor condition)		<i>Entrance ramp/handrail.</i>		£500			
84.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		£15,000			
84.3						<i>Improve access path/create parking.</i>	£2,000	
85.1	Sandy Lane R G Pavilion (At opposite end of recreation ground to available parking).		<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		£10,000			
85.2			<i>Amend entrance door/create ramp.</i>		£2,000			
86.1	South Park Pavilion		Building is no longer used.					
87.1	Jubilee 77		No further work yet identified					
88.1	Cowley Marsh Depot Reception		<i>Entrance ramp and handrails</i>		£1,000			
88.2			<i>Replace / Amend entrance doors to increase widths.</i>		£1,000			
88.3						<i>Amend reception counter</i>	£1,000	
88.4						<i>Install induction loop</i>	£500	
88.5						<i>Visual alarm for fire alarm</i>	£500	
88.6						<i>Mark disabled parking bay</i>	£250	
88.7						<i>Signage</i>	£250	
89.1	Horspath Depot		<i>Entrance ramp and handrails</i>		£1,000			
89.2			<i>Replace / Amend entrance doors to increase widths.</i>		£1,000			
89.3						<i>Amend reception counter</i>	£1,000	
89.4						<i>Install induction loop</i>	£500	
89.5						<i>Visual alarm for fire alarm</i>	£500	
89.6						<i>Mark disabled parking bay</i>	£250	
89.7						<i>Signage</i>	£250	
90.1	Wolvercote Cemetery Office		<i>Create access ramp and handrails</i>	£2,500				
90.2			<i>Alterations to porch and doors to widen access</i>	£2,000				
90.3						<i>Mark out disabled parking bay</i>	£500	
90.4						<i>Signage</i>	£250	

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				2002/03	2003/04		2002/03	2003/04	
91.1	MT Depot Reception		<i>Replace / Amend entrance doors to increase widths.</i>		<i>£1,000</i>				
91.2						<i>Amend reception counter</i>			<i>£1,000</i>
91.3						<i>Install induction loop</i>			<i>£500</i>
91.4						<i>Visual alarm for fire alarm</i>			<i>£500</i>
91.5						<i>Mark disabled parking bay</i>			<i>£250</i>
91.6						<i>Signage</i>			<i>£250</i>
92.1	Botley Cemetery Toilets		No further work required						
93.1	Headington Cemetery Toilets	Feb '02	No further work required						
94.1	Rose Hill Cemetery Toilets	Apr '02				<i>Contrasting colour when next decorated</i>			<i>£500</i>
94.2						<i>Fit additional mirror</i>			<i>£50</i>
94.3						<i>Fit alarm</i>			<i>£100</i>
95.1	Wolvercote Cemetery Toilets	Apr '02				<i>Contrasting colour when next decorated</i>			<i>£500</i>
95.2						<i>Fit additional mirror</i>			<i>£50</i>
95.3						<i>Fit alarm</i>			<i>£100</i>
96.1	Quarry Fields R G Pavilion		<i>Entrance ramp/handrail.</i>		<i>£1,500</i>				
96.2			<i>Refurbish changing rooms to create disabled persons shower / changing / toilet facilities</i>		<i>£15,000</i>				
96.3			<i>Replace / Amend doors to increase widths.</i>		<i>£1,000</i>				
96.4						<i>Amend access/parking bays.</i>			<i>£2,000</i>
97.1	Rose Hill R G Pavilion					<i>Mark disabled parking bay.</i>			<i>500</i>
97.2						<i>Amend access path</i>			<i>500</i>
98.1	Cowley Training Centre		Building no longer leased by City Council						
99.1	Museum Of Oxford		To be the subject of a major refurbishment which will address all access issues						
100.1	Mortimer Hall (Old Marston) Community Centre		Building not yet the City Council's responsibility						
101.1	Northgate Hall		Not yet surveyed but likely to be very difficult to create full disabled access and facilities.						
102.1	Cheney Community Centre		Building not yet surveyed						
PROGRAMME TOTALS									
				Sub-Totals	£271,550	£520,000	Sub-Totals	£122,650	£151,900
				Add 10% Contingency	£27,155	£52,000	Add 10% Contingency	£12,265	£15,190
				TOTALS	£298,705	£572,000	TOTALS	£134,915	£167,090

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SUMMARY COSTS

	2002/03	2003/04	Total
Costs for all essential works to meet Part M of the Building Regulations	£271,550	£520,000	£791,550
Costs for all other recommended works to meet the Disability Rights Commission Code of Practice	£122,650	£151,900	£274,550
Sub-Totals	£394,200	£671,900	£1,066,100
Add 10% contingencies	£39,420	£67,190	£106,610
TOTAL COST OF WORKS	£433,620	£739,090	£1,172,710
FEES @ 15%	£65,043	£110,864	£175,907
Balancing contingency	£1,337		
TOTALS FOR WORKS AND FEES	£500,000	£849,954	£1,349,954

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				2002/03		2003/04	2002/03

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