

Report for Resolution

Report to Executive
30 June 2010

Report of Assistant Director – City Development

Subject Disability Discrimination Act works required at off-street car parks

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Purpose

To seek approval for the allocation of funds to carry out adaptations and essential maintenance and repairs at the council's income generating public off-street car parks. These works are required in order for the council to continue to comply with its responsibilities under the Disability Discrimination Act 2005.

Recommendations

1. To approve the allocation of funds as set out in **Appendix A** for the current financial year and to note the proposals for 2011/12 and 2012/13 financial years; and
2. To delegate to the Director of Regeneration and Development and the Head of Finance, in consultation with the Portfolio Holder for Corporate Resources and Governance authority to determine the arrangements for funding the expenditure proposed for 2010/11.

Financial Consequences

The City Council generates significant income from parking fees and charges currently projected to be £4.59m for 2010/11.

The council's ability to continue to generate this level of parking income in an extremely competitive market and to meet its responsibilities under the Disability Discrimination Act is entirely dependent upon sufficient funds being available to adequately maintain and re-invest in its car parks.

This in-year additional expenditure will need to be funded from existing resources including income and this is a matter to be determined by officers in consultation with the relevant portfolio holder.

Risk Assessment

The council has an obligation under the Disability Discrimination Act to carry out reasonable adaptations to its car parks and to ensure that they are accessible by all.

The Council has carried out an update to its accessibility survey and has identified a range of works which are required now (current financial year) and others that will be necessary over the subsequent two financial years.

These works are vital for the council to continue to be able to comply with its responsibilities under the Disability Discrimination Act 2005. Failure to carry out necessary works could result in the council being prosecuted under the DDA with associated costs and adverse publicity.

Currently there is no budgetary provision for the works identified within this report.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Opportunities for all – communities to be able to access the wide range of services in the city provided by the Council" and the service plan priority to establish funds to adequately re-invest in its income generating assets.

Contact Officers

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Background Documents

None

Report

Background

1. The Disabilities Discrimination Act 1995 made it unlawful to discriminate against a person on the grounds of disability. The act requires that service providers (the Council) should from October 2004 make 'reasonable adjustments' in relation to the physical features of the building/premise to overcome physical barriers to access.
2. A council wide premises accessibility survey was carried out in 2002 which resulted in some DDA works being carried out between 2003 and 2005, including works to off-street public car parks.
3. During July and August 2009 prior to charges for blue badge holders being introduced, works required to make payment machines compliant with BS 8300:2009 and Department for Transport guidance were carried out at Chantry, Chapelfield East, Pottergate, Magdalen Street and Rouen Road car parks.
4. In August of 2009 the council introduced charges for blue badge holders at five of its pay and display car parks in order to:
 - Treat all customers equally
 - Ensure sufficient income was generated to fund budgets for maintenance and reasonable adaptations
 - Ensure car parks were not lost prematurely to redevelopment through reduced capitalised values of land for car park use
5. The introduction of these charges is projected to increase income by £50k to £70k over a full financial year.
6. Additionally officers have been able to negotiate a reduction in its ongoing car parks business rates liability in excess of £20,000 pa with a back dated rebate to cover the period from 2005 through to 2010 of £106,000
7. During April and May 2010 an update to the car parks element of the premises accessibility survey was undertaken. This work was undertaken following consultations and a meeting with the Norfolk Coalition of Disabled People, the Norwich Access Group and representatives from Mobilise - a charity based in Norfolk which represents the interests of disabled people.

Survey objective and findings

8. In assessing the various access issues the council's surveyor used as his criteria current good practice derived from the following recognised authorities:
 - Centre for Accessible Environments (CAE)
 - BS 8300:2009 Design of buildings and their approaches to meet the needs of Disabled people – Code of practice
 - Part M - Building Regulations

- Department for Transport Guidance
9. The primary objective of the surveys was to highlight the physical access constraints present in the car parks and make recommendations for improvement (taking into consideration the requirements of the DDA).
 10. A summary of the estimated cost of works identified for each car park is laid out in **Appendix A** and a breakdown of the nature of those works forms **Appendix B**.
 11. Total revenue funds of £359,050 and capital funds of £171,500 now need to be allocated to ensure that the Council complies with its statutory responsibilities over the next 3 years and to support the resolutions made at Executive 24 June 2009 and NHAC 25 June 2009.
 12. **It is recommended that members approve the allocation of funds as summarised within Appendix A and B**

Appendix A

Estimated cost of works required

	Priority 1	Priority 2	
Car Parks	Works required 2010/11	Works required 2011/12	Works required 2012/13
Barn Road	£1,000	£100,000	£12,000
Chapelfield East	£1,000		£10,000
Chantry	£2,300		£10,000
Colegate	£1,100		£12,000
Exeter Street	£4,100		£12,000
Magdalen Street	£11,100	£150,000	£15,000
Monastery Court	£61,650		£13,000
Pottergate	£2,750		£10,000
Queens Road	£6,750		£13,000
St Crispins			£12,000
Rouen Road	£4,350		£10,000
Westwick Street	£9,650		£9,500
Rose Lane	£2,500		£13,000
St Andrews		£10,000	
St Giles	£800	£10,000	
Total all car parks	£109,050	£270,000	£151,500
Total revenue	£109,050	£250,000	£-
Total capital	£-	£20,000	£151,500

Off Street Car Parks - Summary of works required - Prepared June 2010

Car Parks	Survey Results	Estimated cost of works				Fund
		Priority 1		Priority 2		
		DDA Required now		Required within next 3 years		
Barn Road	Add 7 new DDA signs	£400.00				R
	Relocate steel bollards.	£600.00				R
	Replace existing with low height payment machines and relocate bollards			£12,000		C
	Resurface car park			£100,000		R
			£1,000.00		£112,000	
Chapelfield East	Form new DDA parking bay and sign	£1,000.00				R
	Replace payment machines			£10,000		C
			£1,000.00		£10,000	
Chantry	Add 4 DDA signs	£300.00				R
	Pay & Display station raised kerb - install KeeKlamp	£2,000.00				R
	Replace payment machines			£10,000		C
			£2,300.00		£10,000	
Colegate	Designated parking bays add 3 spaces + signs	£1,000.00				R
	Add 2 DDA signs	£100.00				R
	Replace existing with low height payment machines and relocate bollards			£12,000		C
			£1,100.00		£12,000	
Exeter Street	Add 2 DDA Signs	£100.00				R
	Reorganise bay around pay station if charges introduced - loss of 1 space - plus reline					R
	Drop kerb both sides of street	£4,000.00				R
	Replace existing with low height payment machines and relocate bollards			£12,000		C
			£4,100.00		£12,000	
Magdalen Street	Add 4 designated spaces and signs.	£2,000.00				R
	Add 10 DDA signs.	£500.00				R
	Resurface 2 designated parking spaces adjacent to Magdalen Street under fly-over - level up - re-mark	£4,000.00				R
	Highlight speed bump under fly-over	£600.00				R
	KeeKlamp rail under fly-over	£2,000.00				R
	Reline existing disabled bays	£2,000.00				R
	Resurface car park			£150,000		R
	Replace existing payment machines			£15,000		C
			£11,100.00		£165,000	
Monastery Court	Add 1 designated disabled parking bays, lining and sign	£900.00				R
	Add 2 DDA signs	£150.00				R
	Replace existing with low height payment machines and remove raised kerb and bollards			£13,000		C
	Remark existing designated bays	£600.00				R
	Resurface lower area of car park	£60,000.00				R
			£61,650.00		£13,000	
Pottergate	Add 2 DDA signs	£150.00				R
	Reline 2 designated parking bays & burn off, + signs	£600.00				R
	Redesign shrub bed to prevent cycle parking encroaching on disabled bay	£2,000.00				R
	Replace payment machines			£10,000.00		C
			£2,750.00		£10,000.00	
Queens Road	Add 3 DDA signs	£750.00				R
	Raise level of soil in shrub bed to eliminate change of level	£6,000.00				R
	Replace existing machines with low height payment machine - relocate 2 machines further back from bollards			£13,000.00		C
			£6,750.00		£13,000.00	
St Crispins	Replace payment machines with low height machine and relocate bollards			£12,000.00		C
			£0.00		£12,000.00	
Rouen Road	Add 5 designated parking spaces + lining + 9 signs	£3,150.00				R
	Remove steel bollards or add asphalt by Garden Street pedestrian exit	£600.00				R
	Central pay station - relocate bollards	£600.00				R
	Replace payment machines			£10,000.00		C
			£4,350.00		£10,000.00	
Westwick Street	Add 3 spaces - lining - 5 signs	£2,000.00				R
	Drop kerbing at footpath exit to Westwick Street	£6,000.00				R
	Rework pedestrian exit to junction of Barn Road and Westwick Street - lose 1 space - re-locate key clamp - asphalt - yellow hatching	£1,650.00				R
	Replace existing with low height payment machine and relocate bollards			£9,500.00		C
			£9,650.00		£9,500.00	
Rose Lane	Add 7 DDA signs	£500.00				R
	Drop kerbing on footpath to Boulton Street	£2,000.00				R
	Replace existing with low height payment machine and relocate bollards			£13,000.00		C
			£2,500.00		£13,000.00	
St Andrews MSCP	Significant works may be required but will form separate individual request for funding by Carol Marney					
	Potential automatic number plate recognition equipment to raise barriers for DDA			£10,000.00		C
			£0.00		£10,000.00	
St Giles MSCP	Additional DDA signage	£800.00				R
	Potential automatic number plate recognition equipment to raise barriers for DDA			£10,000.00		C
			£800.00		£10,000.00	
	Total all car parks		£109,050.00	£421,500.00		

total revenue £109,050.00

£ 250,000.00

total capital £ -

£ 171,500.00

£109,050.00

£ 421,500.00