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**AVISON
YOUNG**

**Access Audit for
Meddygfa'r Sarn
Heol y Meinciau, Pontyates SA15 5TR
(W92061)**



Report Issued: December 2021

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1 Executive Summary

1.1 Regulations Referred to in the Audit

The Audit of premises was undertaken using Oakleaf Audit Checklist proformas, these have been based on:

- BS 8300:2009 Code of Practice for the Design of Buildings and their approaches to meet the needs of Disabled people.
- The Building Regulations Approved Document Part M 2006.
- BS 5588 Part 8 9999 Fire Precautions in the Design and Construction of Buildings: Means of Escape for Disabled People.
- National Disability Code of Practice.
- Easy Access to Historic Properties - English Heritage.
- Disability Rights Commission - Code of Practice.

This is to determine the suitability of the accommodation in respect of Disabled Access.

Each premises has been assessed for:

- Degree of Risk
- Budget Cost
- Year of Remedial Work

1.2 Summary of Remedial Costs

The total BASIC budget cost of remedial work for Meddygfa'r Sarn has been identified at **£14,600**. *This is exclusive of Temporary works, Contractors Prelims, Profit, On-costs, Contingency, Professional Fees, Expenses or VAT.*

2 Part 1 – About the Equality Act

2.1 Background

From the 1st October 2010 the Disability Discrimination Act 2005 has been replaced by the Equality Act 2010. This still requires that where a physical feature made it impossible or unreasonably difficult for disabled persons to make use of a service, then reasonable steps should have been taken to:

- Improve the feature,
- Alter it so that it no longer has that effect,
- Provide a reasonable means of avoiding the feature or
- Provide a reasonable alternative way of making the service available to disabled people.

The Act requires that any physical barriers should now already have been removed from premises or alternative procedures set in place to provide the service by alternative means so as not to discriminate against disabled persons.

2.2 Legal Context

The Equality Act 2010 makes it illegal for a service provider to discriminate against any customer or employee.

2.3 Scope of the Report

This document has taken a 'snap shot' view of the current position to identify works that might reasonably be required under the Act. It identifies budget remedial costs, health and safety risks and has outlined a phased 'Accessibility Plan' to remove all physical barriers over the next 3 years.

2.4 Recommendations must be considered in Context

Many disability audits can result in an extensive list of physical modifications that are identified to be undertaken. These can be formidably expensive, take years to implement and can cause significant disruption to the very service that the provider is concerned to improve. It is therefore important to consider the philosophy behind the Act, which is that persons with disabilities should be able to use or have access to the service provided.

The Act does not suggest or require that the whole of the premises should be made accessible or that where physical barriers are identified that they must always be removed.

Some physical alterations may be unavoidable but they can be kept to a minimum if a managed approach is adopted and alternative solutions are sought and found. The changes needed to give access must be reasonable and achievable and could include arranging to provide the service at an alternative location on the premises or in a different manner. Moving the service to a different building/location may be possible and could avoid or minimise the need for physical change to the fabric of the buildings.

Even remote IT access say via an Intranet would provide an acceptable solution to service provision if it allows full access to a service without the need to physically alter premises.

2.5 About the Report

The report makes 'suggestions' to improve accessibility only and does not guarantee compliance with the Act. The range of disabilities is extremely wide and it is almost impossible to design a building that is guaranteed to satisfactorily deal with the specific requirements of every disabled person.

2.6 Costings

Where a building is listed the implementation costs are likely to be higher than those identified in the report due to the need to ensure that the solution is appropriate to the architectural context. The remedial costs are intended to be a 'broad order' of costs only and do not represent designed solutions. Specific on-costs relating to location will need to be considered in every case when remedial action is implemented.

3 Part 2 – Background to the Report

3.1 Introduction

Oakleaf Surveying Ltd was commissioned by Hywel Dda University Health Board to carry out an Access Audit at Meddygfa'r Sarn.

The survey was undertaken on the 23rd November 2021 and all findings relate to conditions prevailing at this time.

3.2 The Brief

To carry out a review of the properties using the Oakleaf Audit Checklist. Budget costs are to be developed to undertake remedial works.

Our brief has been to comment only on the physical aspects of the buildings in terms of barriers to access. Whilst building works might be a possible solution they will not be the only solution. There will be alternative ways of resolving the items identified however usually only one method has been costed in the report. Alternatives to some barriers could be overcome by changing the way that a service is provided either by relocating it to another more accessible position in the building or by providing remote access to the service such as over an Intranet etc. A range of alternatives could be developed and costed as part of a further stage but this is outside the scope of this document.

3.3 Sequence of Remedial Works

A suggested year for the implementation of the remedial works has been included in the report on the following basis:

- | | |
|--|--------|
| • Items which present a Physical Barrier | Year 1 |
| • Items which prohibit or limits the service | Year 2 |
| • Other Items | Year 3 |

3.4 Remedial Costs

All remedial costs have been developed using the Royal Institution of Chartered Surveyors BCIS Access Audit Price Guide.

The remedial costs are intended to give a broad 'order of cost', they do not reflect design solutions but are indicative only. All costs are at a 'present day' base line. They do not make allowance for any special on-costs which may be required to implement solutions. Also in areas such as where we have allowed for double door leaves to be modified with correct vision panels we have allowed to replace one leaf only. We have assumed that the existing frames will remain. The general philosophy in connection with pricing has been to try to repair, modify or make good wherever possible in preference to replacing.

3.5 Signage Costs

Signage costs have been included within the remedial costs where applicable.

3.6 Assessing the Risk

Risk Assessments have been carried out using the following Hazard Criteria:

- 1) RISK ATTRIBUTES
- 2) SEVERITY/OUTCOME
- 3) PROBABILITY

These are individually scored as follows:

Risk Attributes	Score
Injury/III Health	6
Civil Law/Compensation	5
Enforcement Action	4
Property Damage/Loss	3
Operational Delay	2
Loss of Reputation	1

Severity/Outcome

Multiple Fatalities	8
Single Fatality	7
Major Injury/Disease	6
Serious Injury > 1 person	5
Serious Injury - 1 person	4
Minor Injury > 1 person	3
Minor Injury - 1 person	2
None/Not Applicable	1

Probability

Certain	6
Extremely High	5
High	4
Moderate	3
Low	2
Very Low	1

Quantifying risk enables items to be compared to see which ones represent the highest 'hazard potential' and therefore maybe considered more important for remedial action.

4 PART 3 – DISABLED ACCESS AUDIT - DETAILED REPORT

W92061 Meddygfa'r Sarn

001 Main Building

Section A. External Approach

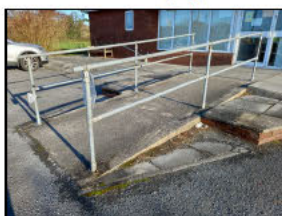
01.00 External Approach

01.01 Is the route considered accessible i.e dropped kerbs, separate route from traffic, no hazards.

Yes - Considered reasonably appropriate under the Act.

01.02 Is the gradient of the approach route considered suitable?

No - The ramp gradient is considered to be too steep.



01.03 Is there suitable Accessible Parking?

Yes - Considered reasonably appropriate under the Act.

Year	Risk Assessment			Cost
	R	S	P	
1	5	1	1	£8,000.00
Section Totals:				
	5	1	1	£8,000.00

Section B. External Change in Level: Ramp

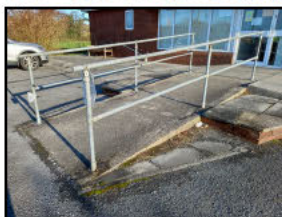
02.00 External Ramp

02.01 Is there a permanent external ramp?

Yes - Considered reasonably appropriate under the Act.

02.02 If yes is it suitable i.e manoeuvring space to the top & bottom, handrails to each side, clearly defined start & finish including tactile paving where required?

No - There is no clearly defined start and finish to the ramp.



Year	Risk Assessment			Cost
	R	S	P	
1	5	1	1	£1,200.00

4 PART 3 – DISABLED ACCESS AUDIT - DETAILED REPORT

Section B. External Change in Level: Ramp (cont.)

		Risk Assessment			
Year	R	S	P	Cost	
Section Totals:	5	1	1	£1,200.00	

Section C. External Change in Level: Steps

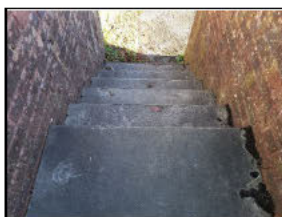
03.00 External Steps

03.01 Are there steps?

Yes - Considered reasonably appropriate under the Act.

03.02 If there are steps are they suitable i.e tactile paving to top & bottom, handrails to each side, nosings identifiable and colour contrasted.

No - Need to install tactile floor surface.



		Risk Assessment			
Year	R	S	P	Cost	
3	6	4	3	£1,200.00	
Section Totals:	6	4	3	£1,200.00	

Section D. Entrance

04.00 Entrance

04.01 Is the Entrance at least 800mm wide and is it automatically operated. If there is a lobby present is it considered suitable?

No - The front doors have no automatic opening function.

		Risk Assessment			
Year	R	S	P	Cost	
3	5	1	1	£2,400.00	
Section Totals:	5	1	1	£2,400.00	

4 PART 3 – DISABLED ACCESS AUDIT - DETAILED REPORT

Section E. Reception

		Risk Assessment			
Year	R	S	P	Cost	
05.00	Reception				
05.01	Is the reception desk suitable i.e by persons either standing or seated? Is there a hearing loop and are appointment announcements both audible & visual? No - There is no low level area to the reception desk. There is no visual display for announcements. Cost included in the Condition Facet.				
1	5	1	1	£0.00	
05.02	Is there adequate space to the waiting room including seating and space for wheelchairs and buggies to manoeuvre? Yes - Considered reasonably appropriate under the Act.				
Section Totals:		5	1	1	£0.00

Section F. Corridor

		Risk Assessment			
Year	R	S	P	Cost	
06.00	Corridors				
06.01	Do corridors have an unobstructed width of at least 1200mm and suitable floor finishes? Yes - Considered reasonably appropriate under the Act.				
Section Totals:		0	0	0	£0.00

Section G. Internal Ramp

		Risk Assessment			
Year	R	S	P	Cost	
07.00	Internal Ramp				
07.01	Is there an Internal Ramp? If so is it clearly defined with suitable handrails? N/A				
Section Totals:		0	0	0	£0.00

4 PART 3 – DISABLED ACCESS AUDIT - DETAILED REPORT

Section H. Internal Staircase

	Year	Risk Assessment			Cost
		R	S	P	
08.00 Internal Stairs					
08.01 Are internal stairs suitably defined with adequate width, treads and suitable handrails installed? N/A					
Section Totals:					
		0	0	0	£0.00

Section I. Lift

	Year	Risk Assessment			Cost
		R	S	P	
09.00 Lift					
09.01 Is a lift provided? N/A					
09.02 If so is it reasonably suitable with a minimum size of (1.1mx1.4m)? N/A					
Section Totals:					
		0	0	0	£0.00

Section J. Internal Doors

	Year	Risk Assessment			Cost
		R	S	P	
10.00 Internal Doors					
10.01 Do internal doors provide access to at least 1 of each type of room- i.e consulting, treatment rooms? Are doors at least 850mm wide and are any door closers of suitable pressure? Yes - Considered reasonably appropriate under the Act.					
Section Totals:					
		0	0	0	£0.00

4 PART 3 – DISABLED ACCESS AUDIT - DETAILED REPORT

Section K. Internal Spaces

	Year	Risk Assessment			Cost
		R	S	P	
11.00 Internal Spaces					
11.01 Is signage appropriate throughout including for wheelchair users and people with sensory disabilities? Is there a portable Hearing Loop? No - Install suitable tactile signage to clearly identify space type/usage.	2	6	8	3	£600.00
Section Totals:		6	8	3	£600.00

Section L. Accessible WC

	Year	Risk Assessment			Cost
		R	S	P	
12.00 Accessible WC					
12.01 Is there a suitable Accessible WC provided including adequate dimensions, handrails, colour contrasting to sanitary ware and flooring? Is there a suitable panic alarm? No - There is no colour contrast to the sanitaryware and no panic alarm installed. Cost included in the Condition Facet.	2	5	1	1	£0.00
Section Totals:		5	1	1	£0.00



Section M. Means of Escape

	Year	Risk Assessment			Cost
		R	S	P	
13.00 Means of Escape					
13.01 Is there a suitable emergency escape strategy in place including adequate signage and wide and level exits? No - There is a step down from the rear exit door.	3	6	8	6	£1,200.00
Section Totals:		6	8	6	£1,200.00

4 PART 3 – DISABLED ACCESS AUDIT - DETAILED REPORT

Site Totals:

43	25	17	£14,600
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DISABLED ACCESS AUDIT - ACCESSIBILITY PLAN

W92061 Meddygfa'r Sarn

001 Main Building

Work for Year 1

Question No.	Item	Question	Answer	Cost
01.02		Is the gradient of the approach route considered suitable?	No - The ramp gradient is considered to be too steep.	£8,000.00
02.02		If there is a ramp, is it suitable i.e manoeuvring space to the top & bottom, handrails to each side, clearly defined start & finish including tactile paving where required?	No - There is no clearly defined start and finish to the ramp.	£1,200.00
05.01		Is the reception desk suitable i.e by persons either standing or seated? Is there a hearing loop and are appointment announcements both audible & visual?	No - There is no low level area to the reception desk. There is no visual display for announcements. Cost included in the Condition Facet.	£0.00

Year Total: £9,200.00

Work for Year 2

Question No.	Item	Question	Answer	Cost
11.01		Is signage appropriate throughout including for wheelchair users and people with sensory disabilities? Is there a portable Hearing Loop?	No - Install suitable tactile signage to clearly identify space type/usage.	£600.00

DISABLED ACCESS AUDIT - ACCESSIBILITY PLAN

Work for Year 2 (cont.)

<i>Question No.</i>	<i>Item</i>	<i>Question</i>	<i>Answer</i>	<i>Cost</i>
12.01		Is there a suitable Accessible WC provided including adequate dimensions, handrails, colour contrasting to sanitary ware and flooring? Is there a suitable panic alarm?	No - There is no colour contrast to the sanitary ware and no panic alarm installed. Cost included in the Condition Facet.	£0.00
Year Total:				£600.00

Work for Year 3

<i>Question No.</i>	<i>Item</i>	<i>Question</i>	<i>Answer</i>	<i>Cost</i>
03.02		If there are steps are they suitable i.e tactile paving to top & bottom, handrails to each side, nosings identifiable and colour contrasted.	No - Need to install tactile floor surface.	£1,200.00
04.01		Is the Entrance at least 800mm wide and is it automatically operated. If there is a lobby present is it considered suitable?	No - The front doors have no automatic opening function.	£2,400.00
13.01		Is there a suitable emergency escape strategy in place including adequate signage and wide and level exits?	No - There is a step down from the rear exit door.	£1,200.00
Year Total:				£4,800.00
Site Total:				£14,600.00