

LOVELLE BACONS ASSET SERVICES

- DDA ACCESS AUDITS
- BUILDING LIFE CYCLES
- PROJECT MANAGEMENT SERVICES
- SELF BUILD WARRANTIES
- PARTY WALL NEGOTIATIONS
- SERVICE CHARGE MANAGEMENT
- PROPERTY & ESTATE MANAGEMENT
- BOUNDARY DISPUTES



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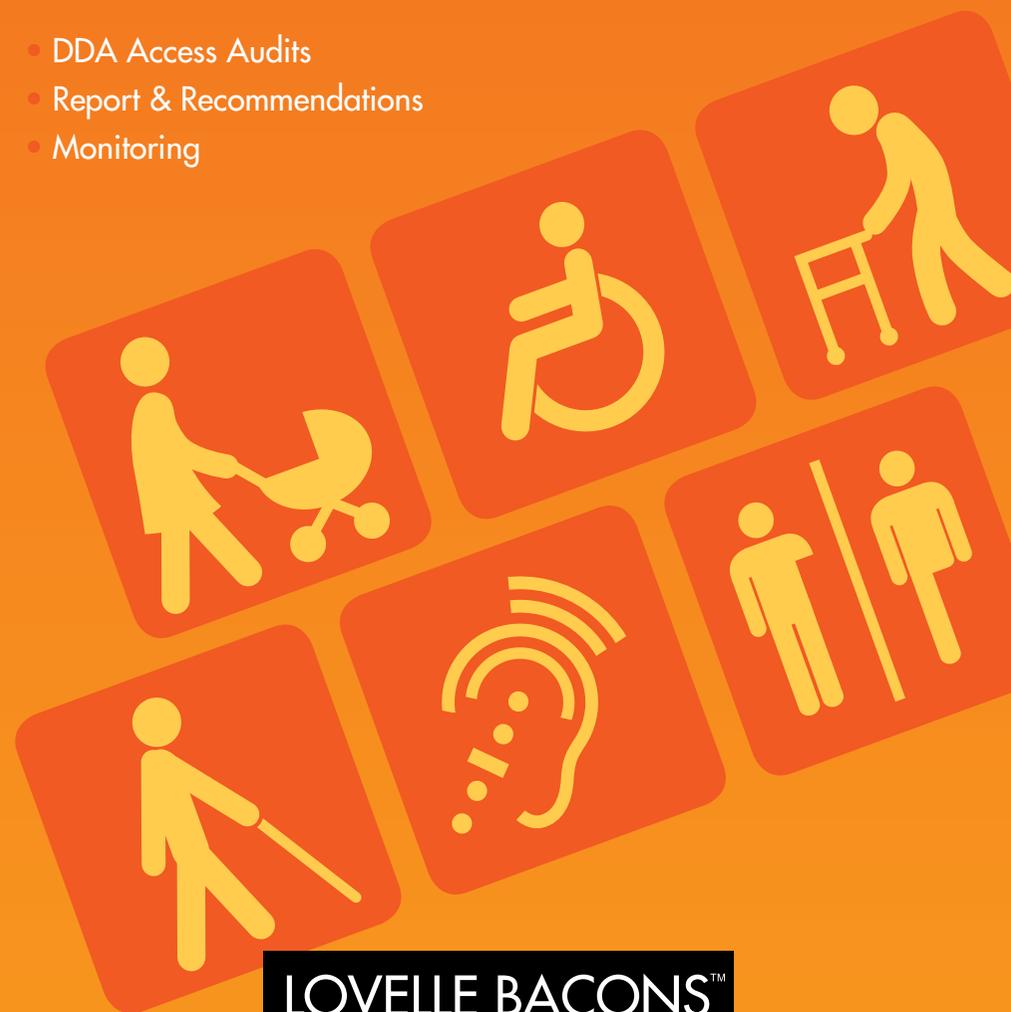
LOVELLE BACONS™
CHARTERED SURVEYORS

IS YOUR PROPERTY DISABILITY COMPLIANT?

- DDA Access Audits
- Report & Recommendations
- Monitoring



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WHAT IS A DDA ACCESS AUDIT?

What is a DDA Access Audit?

A Disability Discrimination Access audit (DDA) or DDA assessment maps a journey through your business, as taken by a disabled person, for example someone with a mobility or sensory impairment.

Why perform a DDA Access Audit?

A Disability Access Audit or DDA assessment is the most effective way to establish the impact that a building has on disabled people. It is also the best way to ensure that you are aware of all of your duties and responsibilities under the DDA. An audit will:

- Check your current level of compliance with the standards.
- Identify how your building's accessibility can be improved and any factors that limit the extent to which this is possible.
- Create a plan for ongoing improvements that links in with your planned maintenance activities.

Not having a DDA Audit means you may not be fully aware of the different ways in which unlawful discrimination can occur and what necessary steps to take to ensure that their policies, procedures and practices do not lead to unlawful discrimination.

Not being DDA compliant means you may be open to lawsuits. If an employee or potential employee brings a discrimination case against you, you could be tied up in costly and time-consuming legalities for months. If they win,

you could be liable for unlimited damages.

The law states that ignorance is no defence. It is your duty to make sure that you comply with the Equality Act. Although this is a law, unlike laws such as speeding or other types of crimes, this is not policed. The first time you will know about it is when someone brings a case against you. If that happens, it's too late.

What happens after Audit?

A Disability Access Assessment examines the accessibility of your service.

It also identifies barriers, measures usability and provides options for improvement.

When we undertake a DDA audit, we will take into account the nature of your business and your budget, whilst looking at all aspects of the environment, property and service. We tailor make each audit to every client we work with, in a format that makes it easy to understand and breaks down all the mysteries, most importantly concentrating on value for money.

Our surveyors have been dealing with DDA audits since 2003 and can help you achieve DDA compliance in the most cost-effective manner. Initial consultation is free, call Grimsby 01472 353436 or Scunthorpe 01724 856037 to make an appointment.



What does a DDA Buildings audit include?

The audit is an assessment of a wide range of access features including the following:

Getting To The Premises

- Approach and routes to entrance
- Lighting and signage to entrance
- Parking
- Surfaces of approach
- Street and grounds furniture

Getting Into The Premises

- Entrance doors and thresholds
- Reception areas including desks, seating and lighting
- Steps and ramps

Getting Around The Premises

- Floor surfaces, and tonal contrasts of surfaces
- Internal direction signs
- Lateral circulation, width of corridors etc
- Vertical circulation - lifts and stairs

Using The Services In The Premises

- Access to and in eating and bar areas
- Accessibility of switches, handles and controls
- Alarms and acoustics
- Lighting, heating and acoustics
- Public room access and layout
- Seating and furniture
- Telephones and electrical equipment
- Toilets, washrooms, changing and bathroom facilities

Getting Out Of The Building

- Emergency lighting and warning systems
- Fire exits and escape routes
- Safe refuge areas in event of fire

Managing The Building And Service

- Attitudinal approach of staff
- Keeping routes clear and obstructions removed
- Maintenance of lighting, heating and alarm systems
- Publicity material, menus etc

Disability & Equality Acts

Disability Discrimination Act 1995

An Act to make it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services or the disposal or management of premises; to make provision about the employment of disabled persons; and to establish a National Disability Council.

Disability Discrimination Act 2005

Amendments to the 1995 Act included:

- Extend the DDA 1995 to cover, effectively from the point of diagnosis, people with HIV infection, cancer or multiple sclerosis.
- Ended the requirement that a mental illness must be "clinically well-recognised" before it can be regarded as an impairment under the DDA 1995.

Equality Act 2010

All types of discrimination are gathered into one Act, with changes to disability discrimination.

To qualify for protection from discrimination, a disabled person no longer has to show that their impairment affects a particular capacity, such as mobility or speech, hearing or eyesight.

