

Item no.

Report to: Audit Committee
Date: 16th July 2008
Report of: Head of Asset & Property Management
Subject: BVPI 156
Ward: All

1.0 Purpose of Report

1.1 The purpose of the report is to advise the Audit Committee of a minor shortfall of 3.03% to the projected target of 42.42% in relation to BVPI 156 for 2007/08.

2.0 Consultation

2.1 The Acting Director of Regeneration and Partnerships has been consulted.

3.0 Background

3.1 BVPI 156 is the indicator for the percentage of buildings open to the public which are accessible to the public.

3.2 Asset and Property Management Team were tasked with achieving BVPI 156 status on the six Sheltered Housing Units throughout the District which comprise of:

Donnini House, Easington
Primrose Court, Blackhall
Dormand Villas, Station Town
Jubilee Centre, Seaham
Jubilee Centre, South Hetton
Robinson House, Horden

3.3 An external consultant was employed by the Asset & Property Management Section to complete outstanding DDA/BVPI works. An ambitious compliance target of 42.42% was set for the period 2007/08.

4.0 Position Statement and Option Appraisal

4.1 Although a comprehensive review of the six SHU's was undertaken the future of Dormand Villas continued to remain uncertain and as such DDA works were delayed until further consultation had been carried out. This further consultation finally determined the property was to be retained and as such necessary works were programmed but the delays were such that the works could not be completed prior to the end of the monitoring period.

4.2 As such BVPI 156 has been achieved at five of the six centres with an achieved compliance target of 39.39% for the period 2008/09. Whilst works had been commissioned at Dormand Villas, due to a delay in the manufacture of bespoke automatic doors a slight slippage on the projected time scale had been incurred. However these works have now been concluded.

Item no.

- 4.3 As such, overall, the Asset & Property Management unit set a target to achieve compliance on 14 operational properties by the end of the period and have actually achieved compliance on 13 buildings.
- 4.4 In relation to the ongoing objective of increasing compliance, a further programme of works for DDA compliance on the warden communal halls has been agreed for the period 2008/09. The aim is to achieve an overall level of compliance of 60% By April 2009. The Head of Housing is currently finalising a report subsequent to a comprehensive review of this section of the portfolio which will fully advise the works programme. However essential works have been initiated to all properties with a more detailed programme to be developed and implemented once approval has been sought to the Head of Housing's operational recommendations. However it should be noted that if the review of the communal halls is delayed, then it will be difficult to achieve the 60% target.

5.0 Implications

- 5.1 Financial
The monies to complete DDA works on the SHU's are allocated in the Capital programme and have been carried over into this financial year and as such there are no further financial implications in completing the targeted work.
- 5.2 Legal
The Council are obliged to make reasonable adjustments to meet the BVPI/DDA legislation.
- 5.3 Policy
Compliance works will be developed and commissioned in accordance with Standing Orders.
- 5.4 Risk
A full risk assessment has been completed.
- 5.5 Communication
There are no communication implications at this stage of the process.
- 5.6 Corporate
The report refers to the Council's Corporate objective to provide quality services for our people in line with the Access Policy and Strategy and the priority Building a Healthy Community.
- 5.7 Equality and Diversity
No direct implications.
- 5.8 E-Government
No direct implications.
- 5.9 Procurement
No direct implications.
- 5.10 LGR
No direct implications

Item no.

6.0 Recommendations

6.1 This report is for information only.

Background Papers/Documents referred to in the preparation of this report

- i. District of Easington Risk Assessment

Dale Clarke. Head of Asset & Property Management.