**MANCHESTER CITY COUNCIL
REPORT**

**COMMITTEE: RESOURCES AND GOVERNANCE
                 OVERVIEW AND SCRUTINY COMMITTEE**

DATE: 11th December 2008

SUBJECT: Corporate Property

REPORT OF: The City Treasurer

PURPOSE OF REPORT:

The report is split into 3 sections : -

1) To review the performance of Corporate Property following partial
    externalisation of the service, and to gauge the impact on service
    improvement to date.

2) To update Committee on the progress to date on Asset Management of the
    Council's operational portfolio since the last report to Committee on 6th
    September 2007.

3) To update Committee on progress on DDA Audits of Operational Property
    following the presentation of a previous report to Members in October 2008.

RECOMMENDATIONS:

That Committee note -

1) Progress made in all areas, to endorse the approach to continuing to improve
    the service provided by Corporate Property, and to agree that a further report
    with detailed statistical information regarding partial externalisation, be
    brought to a future committee in approximately 6 months time.

2) Progress that has been made to date within the Asset Management
    Programme and to endorse the future direction for targeting investment to
    improve the suitability of premises for service delivery and realise efficiency
    savings.

3) The updated information as requested on the current DDA position within the operational portfolio and note the plans for future direction/investment.

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BACKGROUND DOCUMENTS

None

WARDS AFFECTED

All

IMPLICATIONS FOR:

ANTI POVERTY	EQUAL OPPORTUNITIES	ENVIRONMENT	EMPLOYMENT OPPORTUNITIES
Yes	Yes	Yes	Yes

Section 1- To review the performance of Corporate Property following partial externalisation of the service, and to gauge the impact on service improvement to date.

1.1   INTRODUCTION

Following a review of the Valuation & Property service in 2006, the decision was taken to completely re- structure the department to provide a service which is more in line with current property practice and complies fully with Government Legislation.

It was recognised at the time that a radical change was needed, so that the service could focus on strategic, regeneration and asset management issues , whilst working with a private sector partner to deliver the more routine transactional aspects of the service.

Working closely with MIP, a Service Improvement Plan was prepared which resulted in the new structure and partial outsourcing.

1.2   NEW SERVICE STRUCTURE

The new structure comprises 3 sections with the focus on improved service and performance. These sections are as follows :-

Business Support - to provide an efficient and effective support service to the other two teams comprising finance, records, administration, performance measurement and the management of the outsourced property management contract.

Regeneration – to concentrate on major property disposals and regeneration schemes.

Strategy - to take on the role of Corporate Landlord and to determine and oversee strategy relating to the Council's property assets, both operational and non – operational, take on responsibility for asset management and undertake a full and ongoing property review..

1.3   BUSINESS SUPPORT

1.3.1 PROPERTY MANAGEMENT CONTRACT

Following an OJEU tender process the property management contract was awarded to Jacobs Engineering UK Ltd , an American based company, working in partnership with GVA Grimley , the Manchester based firm of Property Agents.

The contract is initially for 5 years with an option for the Council to extend this by a further two years.

The existing property management, housing market renewal and land survey teams were transferred to Jacobs, via TUPE regulations on 4th August 2008. These staff are now based at Grimley's existing office on Fountain St.,

The contract is only 4 months old and it is therefore too early to provide any hard evidence concerning performance figures. However, improving performance and value for money is one of the key objectives for the contract and clear performance indicators have been agreed with Jacobs. The period since August has been one of " settling in" , with staff at both Jacobs and the Council having to get used to new procedures and systems.

Early indications are that the staff have adapted to their new environment, and are adopting a more customer focussed and commercial approach to their work. The new systems are functioning well.

The appointment of the outsourced partner has already resulted in the production of programmes for dealing with future rent reviews and lease renewals, which will deliver an increase of in rental income.

New Key Performance Indicators are being put in place which will measure performance more accurately and in a more accessible format, which is more closely aligned with Core Cities data, thus allowing easier comparison with other City Councils. These will be split between financial indicators and service indicators.

Typical financial indicators will be the annual percentage growth in rental income, capital receipts and the number of vacant properties we hold.

Typical service indicators would be the number of rent reviews completed both annually and within timescale and the number of lease renewals completed within timescale

These KPIs will also allow us to measure Jacobs performance year on year, as well as providing a comparison against the in - house team performance. Existing performance data from prior to externalisation will also be used to measure improvements compared to pre – outsourcing.

Other anticipated improvements include better debt collection, resulting in fewer and lower levels of rent arrears, faster response times to client departments, improved building maintenance and closer tenant liaison through improved communication.

This will lead to more accountability by providing a direct link between performance and financial targets, for example rent reviews directly linked to income growth and regeneration targets linked to capital receipts.

Closer working links are also being forged with the City Solicitors Department to improve performance and shorten the transaction period from agreement of terms to completion.

1.3.2 FINANCE & RECORDS

The revised structure will also provide for a better support service to the Regeneration and Strategy teams by putting into place a revised performance measurement process , providing dedicated admin support, keeping accurate and timely financial records and an improved records and data recording system. As an example the number of land ownership enquiries completed within timescale has risen from 88% in April 2008 , to 93 % in October 2008.

More customer survey forms are being sent out and responses to these will indicate areas of the service which need attention to improve performance.

1.4   REGENERATION

To enable the service to be able to provide better-targeted strategic development advice to its internal clients, four area based property teams were established as part of the Corporate Property SIP. Each team is intended to support their equivalent Chief Executives regeneration team and they focus on the physical delivery of key regeneration aims and maximising the value to the City Council in respect of these projects.

These objectives are achieved through actions such as disposals of land, regearing of leases, site assembly, granting of licences and the establishing of joint ventures with key external development partners. Over the past 12 months, despite increasingly difficult economic conditions, there has been some considerable success with agreements reached on redevelopment projects, major joint venture commercial schemes as well as a number of new initiatives.

The creation of the Regeneration team has been one of the key successes of the SIP programme and their creation has allowed the retained team of Surveyors to concentrate their efforts on major disposals and regeneration projects while our

outsourced partner Jacobs continue to deal with non-strategic land disposals and leases.

Eddie Smith, Acting Chief Executive for New East Manchester comments : -

" The new area based property team that covers East Manchester has developed very close working relationships with New East Manchester Ltd (NEM) , the urban regeneration company for the east of the City, and is now dealing with all City Council related matters for the NEM team. This clear separation of roles between NEM and the City Council has enabled NEM to focus its staffing resource on the strategic development of initiatives that are transforming the economic base and the housing market of east Manchester. The area based property team have also supported NEM in this capacity providing inputs into developing such initiatives at an early stage."

As customer facing teams, the development of strong communication links has been encouraged and in this regard links with internal and external customers have improved. Communication with framework partners such as GVA Grimley, CBRE and DTZ has also been encouraged and has allowed for better market knowledge amongst the teams.

Investment in skills and training as part of the SIP, and through the continuation of the Career Graded Valuer scheme has led to an improvement in technical knowledge and understanding. The result of this means that given current difficult economic conditions, these teams are well placed to assist the Council going forward.

Over the next 12 months the role of these teams will potentially now shift to include strategic acquisitions of sites so to support regeneration aims.

1.5   STRATEGY

The creation of the new Property Strategy section, which has introduced the concept of Corporate Landlord which has fundamentally changed the way property is held and managed within the Council. This section now looks after all operational buildings with the exception of housing and schools.

Eventually, it is intended that the Corporate Landlord role will be extended to include undeveloped land and an intermediate land management strategy is being worked up with Environment & Operations.

Service Level agreements are also being agreed and completed with various service departments.

This will enable Corporate Property to take a strategic overview of the Council's property assets to enable these to be managed more effectively, producing cost savings and more efficient use of space.

Recent Customer surveys returned by Departments who have undergone office moves organised by the Strategy team have indicated that they were very satisfied with the service provided, and some of the feedback is detailed below.

Of six surveys sent out, two have been returned to date with average scores of 8 and 9 on a scale of 1 – 10 , where 1 is a poor performance and 10 reflects where performance exceeded expectations.

Comments received from Corporate Procurement concerning their recent office move stated " The Corporate Property Team were extremely helpful and communication was good all the way through the process."

The way the Council manage it's assets is reviewed annually by the Audit Commission as part of the overall Council's Use of Resources Review. This year's has only recently been completed and we are confident that the Council will have increased it's score within the audit. Some of the work which has been carried out over the past 12 months across Asset Management within the Corporate Property Strategy team, has also been put forward for notable practice nationally. A full report will be available in mid –December.

1.6 SUMMARY

Two of the main objectives contained in next year's business plan are improvements in performance and the measurement of that performance, together with better customer service and improved customer relationships.

Councillor Bernard Priest, Executive Member for Finance and Human Resources comments :-

 " Corporate Property are committed to improving performance and the quality of the services we provide to our customers throughout the business and with our partner, Jacobs. Our business plan reflects the new approach and sets out the direction for the service over the next three years.

The measures put in place over the past 12 months will address these and other business plan objectives and I am confident that the new structure and approach will produce significant service improvements across all levels of the department."

These improvements are already beginning to be shown in the survey results and positive comments from client departments. It is anticipated that the statistical evidence required to support these findings will be forthcoming over the next 12 months.

2) Progress on Asset Management

2.1 Introduction

The Council's property portfolio requires investment to ensure it is in an adequate state of repair and meets statutory requirements. Most services have property portfolios that are struggling to meet effectively the needs of their services, either at a practical level or in enabling the co-location of services to provide a comprehensive access point for services to Manchester's communities.

Improving the management of land and building assets is a key corporate objective of Manchester City Council. Effective asset management will produce financial efficiencies in the long term. It will ensure that the property assets of the Council are appropriate to the needs of the community and users of Council services.

The Council has a corporate objective to deliver major service delivery transformation that will enable greater focus on frontline services. The Manchester Improvement Plan (MIP) is the instrument for delivering a range of changes to the way that the Council and its Departments operate. Its implications are radical and far-reaching and will need long term plans for investment in property assets.

In the area of Asset Management, the Council is making important and wide-ranging changes which not only represent good practice in asset management planning but which are fundamental to delivery of the Corporate Property Service Improvement Plan.

2.2   2007/2008 Use of Resources Audit

The Audit Commission review the Council's management of its assets under it annual audit as part of the overall Council's Use of Resources Review.

This year we are confident that the Council will have increased its score within the audit. Some of the work, which has been carried out through the past 12 months across Asset Management within the Corporate Property Strategy team, has also been put forward for notable practice nationally. A full report will be available in mid-December.

2.3 Asset Management to date

The Council has recognised that it needs to make some major advances in its approach to asset management to secure real and long lasting results. A major step was taken in 2006 with the delivery of a completely re-written Corporate Asset Management Plan that was updated in March 2007. Since the publication of the original 2006 AMP, further positive steps have been taken. These include:

- The introduction of a new Property Records System
- Quality of existing data improved
- Data collected on operational estates currently in departmental ownership as first step of move to corporate ownership.
- Improved assessment of the level of outstanding maintenance.
- Implementation of new process for managing the maintenance of the property estate.
- Improvements have been made to the manner and degree of reporting at both corporate and Executive Member level.
- Development and publication of a Heritage Assets Strategy.
- Development and publication of a Voluntary and Community Sector Strategy.
- Updates to the Corporate Property Strategy.
- Further development of the 'Gateway' approach to decision making around capital investments across the Council.
- New protocol for suitability audits developed.

Within the 2007 Corporate Asset Management Plan an action plan was presented for the ongoing development of AMP. One of the key actions was the introduction of the role of Corporate Landlord; this has transferred the ownership, and management of all operational buildings (this does not include housing stock, trading services and schools). Corporate Landlord was launched on the 1st April 2008. The driver for the introduction of Corporate Landlord has been to:-

- Better premises for services
- Allow services to focus on their core business
- More efficient use of the current portfolio
- A strategic overview for AMP
- Resources spent in line with corporate priorities
- Ensuring that corporate and legislative standards are met and managed for the entire portfolio.

To date Corporate Landlord has delivered the following:-

- A new team has been recruited to support the role of Corporate Landlord.

- Dedicated Property Advisers for each Service are now in place.
- Notional rents and service charges have been calculated and set.
- Budget transfer levels have been agreed from Salary budgets and Maintenance budgets.
- SLA's have been issued and are in the process of being agreed with services to ensure they are service specific.
- Occupational Agreements have also been sent to all Primary Occupiers.
- Successful Revenue budget bid of £500k to support Corporate Landlord statutory obligations.

2.4 Backlog Maintenance – Operational Property

Up until now the AMP programme objectives have been to reduce backlog maintenance and to ensure that buildings were statutory compliant, wind and weather proof. Its role to date has not been to address repairs in order to improve premises. It is now recognised that to meet the transformational changes being driven through the Manchester Improvement Programme a more strategic approach to AMP investment in buildings is required.

Previously reported backlog maintenance figures did not include Fees, Preliminaries or Contingencies in line with reporting requirements for the Audit Commission. The reason for this has been to allow Councils to be in a position to benchmark the cost of works required within their portfolios. To align the backlog maintenance figure with the City's financial reporting requirement these will now be reported including Fees, Preliminaries and Contingencies to reflect a more transparent and complete financial cost.

Schools had previously been reported separately as they have their own separate financial arrangement for AMP.

Further condition surveys have now been commissioned across the operational portfolio. When the original estimated figure of £96 million (without fees, preliminaries and contingencies) was reported to members in September 2007, only a small percentage of condition surveys had been completed. To date 63% of buildings now have completed condition surveys and the backlog maintenance figure has remained broadly in line with original estimates.

These surveys identified works required on buildings in three categories, Priority levels 1, 2, and 3 (as defined below)

For those properties without condition surveys the RICS Building Maintenance Indices have been used to provide an estimated figure. The remaining conditions surveys are due to be completed by November 2009.

2.5 Definitions (From RICS and CIPFA Guidelines)

2.5.1 Backlog Maintenance – "*The cost to bring the building from its present state up t the state reasonably required by the authority to delivery the service or to meet statutory or contract obligations".*

Priority Levels 1, 2 and 3 have been used to represent backlog maintenance for reporting purposes.

2.5.2 Priority Levels –

- **Level 1 –** *Urgent works that will prevent immediate closure of the premises and/or address an immediate high risk to the health and safety of the occupants and/or remedy a serious breach of legislation and should be completed within 12 months*

- **Level 2 –** *Essential works that are required within years 2-3 that will prevent serious deterioration of the fabric of the building or services and/or address a medium risk to the health and safety of the occupants and/or remedy a minor breach of legislation*

- **Level 3 –** *Desirable work required with 3-5 years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of the occupants and/or a minor breach of legislation*

The completion of surveys has now meant that a revised figure of backlog maintenance has been recalculated and is presented below to include the additional cost of Fees, Preliminaries and Contingencies:-

The figures for backlog maintenance do not include the Town Hall Complex (Town Hall, Town Hall Extension and Central Library). A major project to address maintenance issues and to improve the access to public services is underway. Fully costed proposals will be reported to a meeting of the Council's Executive in December 2008.

Summary for Operational Building – Priorities 1, 2 & 3 including expenditure to date

CIPFA Category			Operational Buildings £'000
1B (i)	Total Amounts or Required Maintenance in Priority Levels 1, 2 & 3	1	50,500
		2	25,000
		3	21,000
		Sub-Total	**96,500**
	Preliminaries @ 17.5%		16,800
	Overheads and profit @ 13%		12,545
	Prof Fees (External) @ 8%		7,700
	Prof Fees (CTS) @ 8%		7,700
	Contingency @ 10%		9,650
	Total including Fees		**150,895**
	Summary of spend to date		
	Spend authorised by MACE		4,600
	Spend up to 31.03.08		19,600
	Spend on Legionella		1,480
	Total spend on AMP to date	**25,680**	
	Backlog maintenance as at 31.11.08		**125,215**

Since the AMP investment programme began in Nov 2004 operational buildings have had a total of £25.6 million (including fees) spent on ensuring that the main fabric of the buildings have been made wind, water proof and statutory compliant.

The programme has delivered works to 274 buildings across the operational portfolio; this has improved the condition of buildings up to a minimum of a Condition B, which is defined by the RICS as "Satisfactory – performing as intended".

The completion of the condition surveys has also meant 112 buildings have been identified as not requiring immediate works, 25 have been identified for potential disposal and 12 have had works completed as part of a larger programme of works partly externally funded for example through a Heritage Lottery Bid.

There are currently 110 condition surveys outstanding these are being commissioned through CTS and are due to be completed by November 2009.

The AMP team within property strategy have developed two levels of survey within the aim to provide the best use of resources and investment tailored directly to the specific type of property within the operational portfolio.

Condition Survey Type A – for buildings that have been identified as being retained in the long term. A full condition assessment to enable corporate property to forecast repairs and maintenance spend.

Condition Survey Type B – for all remaining buildings. A schedule of priority works in priority 1, 2 and 3 only.

It is intended that outstanding surveys be completed by November 2009, and a five-year rolling programme of condition surveys commencing 2009 will be instigated with 20% of the portfolio revisited annually. This will require funding from future revenue budgets.

A programme of ongoing works is now being developed to pick up works which were required in Priority Levels 2 and 3 as since the condition surveys have been completed these works have now reached their identified timescale for investment i.e. works required within a timescale of 2-5 years from completion of the survey i.e. Priority Level 2 works have now become Priority Level 1 etc.

There is currently allocated £10 million per annum to support works to reduce backlog maintenance and DDA. At present this is recognised as being sufficient to support the ongoing need to improve the condition of the Council's operational portfolio as there is a target of rationalisation of the portfolio and co-location with partner organisations. There are currently circa 575 assets identified within the property data base, these are currently being updated to include the outcome of service reviews, service asset management plans and lease terms which will reduce the number of assets and therefore the forecast backlog maintenance.

AMP needs to be reviewed to enable the following long term asset management issues to be addressed:-

- The need to rationalise the portfolio to a sustainable size in terms of affordability, condition and suitability for service delivery. The aim is to reduce the occupied space by 20% over 5 years.
- The ability to deliver a capital receipts programme by disposal of surplus property.
- The need to improve the consistency and efficiency of property maintenance.
- The need to support the transformation of service delivery being driven by the MIP with strategic property solutions
- The need to manage the flow of schemes to ensure that Manchester Working can plan their works programme.

2.6 Service Asset Management Plans

The Service Asset Management Plans have been produced in the new corporate format to facilitate comparison of Departmental data across the whole of the Manchester City Council operational property portfolio. Further, the new format is designed to make comparison of the performance of individual properties against departmental, and in the future corporate developed benchmarks. In the longer term it is intended to compare the performance of properties owned and occupied by Manchester City Council with other organisations with similar properties to widen the bench marking process, and to assist in the identification of opportunities to achieve cost savings and improve the performance of the property portfolio.

The Service Asset Management Plan sets out the key property priorities of the Department – in other words the broad strategic aims that the Department is seeking to achieve and deliver from the property portfolio. It also includes a section for Planned Future Developments that details how it is envisaged that the broad strategic aims will be delivered, and set out the planned changes to the existing property portfolio.

The Property Data Sheets contained within the Plan deal with the individual properties, and there is a Property Data Sheet for every property occupied by the Department.

This Plan includes an assessment of the utilisation of each property, assessed against proportion of floor area occupied, total office space per equivalent full-time member of staff based at the premises, the proportion of net floor area used for direct service delivery, the availability of the premises to service users and a specific departmental indicator.

This Service Asset Management Plan also incorporates the assessment of suitability using the newly developed protocol. This assesses suitability having regard to location, accessibility, building environment, health and safety, space requirements, fixtures and fittings, information and communications technology provision and image.

It must be recognised that Asset Management Planning is a dynamic process, and whilst the Service Asset Management Plan sets out proposals for the future management of the property portfolio on the basis of current knowledge, circumstances may change due to factors beyond the control or knowledge of the City Council. Therefore, it is vital that the ability to assess objectively new opportunities is retained, and if opportunities present potential to improve service delivery, reduce property costs or release significant capital receipts that they be

explored and taken, even if they do not appear within the existing Service Asset Management Plan.

The AMP team have also completed Service AMP's for:-

- Children's Residential Services
- Bereavement Services
- Galleries
- Libraries
- Indoor Leisure
- Leisure Allotments Services
- Leisure – South Area
- Manchester Adult Education Services

Service AMP's for the remaining services are waiting formal adoption by the Corporate Asset Management Steering Group. The following will be adopted in December 2008 completing service AMP's for all services within the Council:-

- Trading Services – Markets
- Trading Services – Public Conveniences
- Leisure – North Area *(action plan awaiting sign off)*
- Leisure – Central Area (*action plan awaiting sign off*)
- Leisure – East Area
- Leisure – Heaton Park
- Adult Social Care *(part completed- awaiting completion of service review)*
- Youth Services
- Children's Centres *(action plan awaiting sign off)*

The Service AMP's have identified the properties that each service is currently using to provide either back office support or their front line service. An action plan has been drawn up with the services short, medium and long-term business strategy in mind.

The Service AMP's have currently identified 18 buildings for potential available for alternative use or disposal.

2.7 Going forward

The Councils Asset Management strategy is continually evolving to help support and deliver key corporate objectives.

The Council's AMP fund continues to be the most important funding stream for the implementation of the key objectives of the Asset Management Plan and

corporate objectives. Despite the improved position of backlog maintenance the Council still has considerable progress to make to ensure that its property portfolio is best placed to support the delivery of corporate objectives. The programme now need to realign its objectives to ensure that it is not just ensuring statutory compliance but ensuring that investment is made to improve the access to council services delivered from operational property.

The introduction of Corporate Landlord has enabled a review of the current operational portfolio, in turn enabling the adoption of national standard of occupational densities for office accommodation of 8 sq m per person (this figure does not include ancillary and support space), flexible working, open plan office layouts and co-location of teams will help to drive efficiencies within the portfolio. A target of a 20% reduction in space occupation by 2014 has been set to achieve revenue savings and maximise the use of the current portfolio.

As part of the Accommodation Strategy the focus will be to move toward an office accommodation model similar to the open plan office space that is currently in operation at Heron House.

The Capital Programme Division occupies most of Levels 3, 4 and 5 of Heron House in open-plan space with no enclosed offices, providing a pleasant working environment. Heron House receives a lot of natural light because of the number of windows, and the workspaces are arranged so that almost all staff members sit next to a window. These windows can be opened to provide fresh air when needed. There are glass-enclosed meeting rooms on every floor, available to staff members who wish to avoid interruptions, as well as clean and well-serviced kitchens, each with a fridge, microwave, dishwasher and tables and chairs. These designated breakout areas promote a social atmosphere and provide the opportunity to chat with colleagues over lunch. Drinking water is piped in from the mains and is available at several locations on all floors. The swipe-card system used by staff members provides a safe and secure environment, and there is one main reception on Level 5 where all visitors are asked to sign in.

The open-plan environment encourages face-to face communication and interaction among colleagues to discuss ongoing projects and issues. This interaction allows for impromptu meetings that lead to quick and early resolution of issues that might not warrant formal meetings. Open plan also assists in facilitating a project whereby team members can physically move from one desk to another or one floor to another to suit the team they are working on at the time. A recent office move involving 30 people was accomplished in three hours.

The open-plan environment has resulted in many efficiency savings, including:

- A 20% decrease in cost and resources savings because of a single central budget instead of group budget control for stationery and office supplies

- A 30% saving in the employment of administrative staff because of a centralised shared single office space
- A saving in excess of 50% utilising centralised IT equipment with a total of 7 printers on three floors between 200 people
- Reduction in office space requirements because of 'hot desks' for on-site staff and external consultants
- Density of staff in relation to area occupied resulting in a saving of approximately 10% over previous spaces
- Reduction in sick days; the number of average working days lost due to sickness at MCC overall over the past year is 12; the Capital Programme Division's record stands at 6.96 for the same period.
- Multidisciplinary teams operating in close proximity leading to a wider involvement in the construction process and cost savings
- Closer working relationships throughout the Division with a reduction of formal meetings
- Availability of large-size meeting rooms with interactive IT facilities reducing booking of external meeting rooms

In an open-plan environment there is no sense of hierarchy and all levels of personnel are accessible. All staff members are treated with the same level of respect regardless of the roles they fulfil, and feel comfortable moving around and meeting colleagues rather than phoning or sending an email. A team atmosphere prevails and clear site lines make it possible to see who is in the office. A pick-up phone system enables callers to leave messages for those who are not available.

To achieve this a review of the AMP spend will be required, a focus away from investment to ensure a building is 'wind and weather' proof to a wider focus on ensuring that the property is 'fit for purpose' to ensure that maximum use is made of the current space but also that the services that are being delivered from the building are the right ones with co-location of partner services being a priority to ensure that the community has the maximum access to service from a single point of contact will be required.

To ensure that investment is being made on 'the right building' a matrix has been developed to challenge both the property teams and service providers to ensure that investment is targeted in a strategic manner.

It is also important that buildings that are providing services to the public are of a high standard and recognisable as a 'Council' building for the quality of their accessibility and services they provide. Therefore working with MIP an action plan to enable the 'branding' of public buildings is to be drawn up and brought before members for agreement. It is the proposal that a building which has been recognised as being a strategic provider of services to the local community will be targeted for investment ensuring it is brought up to a higher building condition

than currently adopted but also internal investment is made ensuring the highest accessibility and maximisation of space utilisation.

3) Progress on DDA Audits of Operational Property

3.1 Introduction

Following an update report to Resources and Governance Overview and Scrutiny Committee in October 2008, Members requested more detailed information regarding the status of the accessibility of the City's freehold operational portfolio of buildings on a ward-by-ward basis.

To avoid confusion in this instance, an operational building is one that is "owned by the Council and out of which the City Council delivers a service from or provides back office support". This report does not cover the following building/sites/premises:-

Buildings/Department	Comment
Schools Surestart Childrens Centres	Will be subject to a separate DDA review in 2009 by Education & Corporate Property
Main Depots	Will be subject to a strategic review in 2009 by Corporate Property
Public Conveniences	Are undergoing a review by Operational Services who manage these facilities
Council owned Social Housing stock Network Support Housing and Hostels	Not within the remit of Corporate Property

The Council instigated the original DDA capital programme in 2003 and the process followed 4 key steps:

1. Survey of location/building to ascertain if DDA Legislation was applicable
2. Accessibility Audit (if required)
3. Post audit review with Tenants to agree action plans
4. Action Plan delivered – include physical alterations and/or changes to the way the Service was delivered

It should be highlighted that the initial audits and reviews were carried out under the old legislative framework and will not take into account the new DDA 2005 legislative changes that came into force in 2006 post most of the audit being

completed. Any new inspection regime will therefore need to comply with the current legislation – an action identified it the Forward Plan below.

Corporate Property has undertaken a review of DDA progress in this context.

3.2 Approach

To ensure that the correct properties were included and that there were no major omissions, Ward Coordinator's and Ward Members were issued with a listing of all properties currently registered as being within their wards in early November 2008.

All responses were returned by the ward co-ordinators; where Corporate Property has received a response and amendments to records were required, these have been made to ensure that the properties are now within the correct Ward boundary.

There are 245 properties that have been identified under the above criteria. A summary of these is shown in the table below: -

An Access Audit (Step 2) has been completed on 75% (185) of properties.

The original audits reviewed accessibility within 21 pre-defined categories, covering all areas of the building, the building management, signage, external approach, lifts and facilities within the building.

17 buildings from the original audits were identified as not requiring an Audit Review as they were:

1. New buildings - designed/constructed according to the necessary standards, or:

2. The building/location was subject to a broader review in terms of its future role as a Council asset/operational building and what level of investment could be justifiably made.

Following these audits, 168 Audit Reviews (Step 3) were undertaken with building occupiers, with recommendations made on priority adaptation works to improve the overall accessibility of the building. In the short term, this would ensure that all areas visited by the public are made as accessible as possible.

Of those 168 buildings: -

- 67 have completed the recommendation and are now classified as Accessible.
- 44 have completed some of the works and are considered to be Part Accessible.   The reason most of these are not categorised as fully accessible is due to the WC's not being DDA compliant.
- The remaining 57 buildings are Not Accessible

A small number of buildings have been identified as not being suitable for modification due to their design, age or historical preservation.

In addition to the buildings where Audit Reviews were undertaken, Corporate Property have re-visited the balance of the eligible 270 (46) proprieties to establish the current position via telephone interviews with building managers/occupiers and have agreed a future programme of audits and reviews.

Where an Audit Review has taken place (and no record of the Review recommendations being implemented exists), the building occupiers have been contacted to ascertain if the Priority 1 (Essential) works have been commissioned/completed or as alternative the way services are delivered has been re-aligned to resolve any Accessibility issues.

3.3 Current Position

A full breakdown of the status of each individual building/location is attached in Appendix A – this also confirms the necessary actions by Priority.

The results are now recorded against each property and the current position is shown below:-

Summary of current status of Accessibility
42% (104) buildings are classified as Accessible
26% (65) are classified as Partly Accessible
32% (76) are classified as Not Accessible

Summary of current actions required as identified in Appendix 1

Note reference from Appendix 1	Number of buildings	Action required
0	93	No action required as buildings assessed as accessible – will be reviewed as part of ongoing cycle of building inspections
1	46	A visit to the building is required to reassess accessibility as insufficient data currently unavailable to support service assessment
2	11	Youth Centres are undergoing a strategic service review – once complete and buildings have been identified which will be retained reviews will be undertaken
3	4	Building has been identified as unsuitable for alterations due to age, design or historical preservations
4	88	Require a review visit to assess outstanding recommendations from past audits reviews
5	3	Buildings have been identified for closure

Total	**245**	

Appendix 1 has noted and action going forward against each building which corresponds to the above table.

3.4 Forward Plan

The immediate actions are set out in the table above.

The programme now needs to realign its objectives to ensure that it provides statutory compliance in the context of "smart" investment in the future portfolio, aligned to the wider Strategic Asset Management Plan.

Additionally the original Audits/Inspections were carried out under the old legislation therefore a new inspection regime needs to be established to ensure ongoing compliance. It is anticipated Corporate Property will put this in place by April 2009.

Ward_Name	Establishment_Name	Establishment_Type	Date of initial audit	Date of audit review	DDA Accessible	Notes status see key below	DDA_Notes
Ancoats and Clayton	Clayton Centre	Day Centre	1-Feb-05	1-Feb-05	yes	0	Service Confirmed Building is Accessible
Ancoats and Clayton	Clayton Park Ladies Bowling Pavilion	Pavilion	1-Apr-03	20-Apr-05	no	4	Service Confirmed Building is not Accessible
Ancoats and Clayton	Clayton Park Veterans Bowling Pavilion	Pavilion	1-Apr-03	20-Apr-06	yes	0	Service Confirmed Building is Accessible
Ancoats and Clayton	Clayton Vale Visitor Centre	Public Amenity	1-Apr-03	4-Mar-05	yes	0	Service Confirmed Building is Accessible
Ancoats and Clayton	Clayton Youth Centre	Youth Centre	24-Aug-04	24-Aug-04	no	2	Service Confirmed Building is not Accessible
Ancoats and Clayton	Hewlett Johnson Playing Fields Changing Facilities	Changing Rooms	1-Apr-03	4-Mar-05	yes	0	Service Confirmed Building is Accessible
Ancoats and Clayton	Philips Park Allotments Hut	Pavilion			no	1	Service Confirmed Building is not Accessible
Ancoats and Clayton	Philips Park Allotments Store	Public Amenity			no	1	Service Confirmed Building is not Accessible
Ancoats and Clayton	Philips Park Bowling Pavilion	Pavilion	1-Apr-03	17-Mar-05	no	5	Service Confirmed Building is not Accessible
Ancoats and Clayton	Philips Park Entrance Lodge	Public Amenity	1-Apr-03	17-Mar-05	yes	0	Service Confirmed Building is Accessible
Ancoats and Clayton	Regional Tennis Centre	Sports Centre	1-Apr-03	15-Aug-04	yes	0	Service Confirmed Building is Accessible
Ancoats and Clayton	The Wells Centre	Community Centre	13-May-05	13-May-05	part	4	Service Confirmed Building is Accessible at ground floor only
Ardwick	Aquatics Centre	Sports Centre	1-Apr-03	1-Sep-04	yes	0	Service Confirmed Building is Accessible
Ardwick	Ardwick Sports Hall	Sports Centre	1-Apr-03	12-Oct-04	yes	0	Service Confirmed Building is Accessible
Ardwick	Carisbrooke Resource Centre	Resource Centre	13-Oct-04	13-Oct-04	yes	0	Service Confirmed Building is Accessible
Ardwick	Daisy Mill	Accommodation	1-Apr-03		part	1	Only the ICU floor is accessbile - audit required
Ardwick	Grosvenor Centre	Day Centre			yes	1	Service Confirmed Building is Accessible
Ardwick	Hillside Community Resource Centre	Resource Centre	13-Oct-04	13-Oct-04	part	4	Service Confirmed Building is partly accessibly but required parking and hearing loop
Ardwick	Longsight Youth Centre	Youth Centre	23-Mar-04	23-Mar-04	part	4	Service Confirmed Building is Accessible at ground floor only and requires hearing loop
Ardwick	Manchester Gay and Lesbian Centre	Accommodation	29-Mar-05	29-Mar-05	part	4	Service Confirmed Building is Accessible
Ardwick	Plymouth Grove Centre/Adult Education Centre	Community Centre			no	5	Building has been identified for closure
Ardwick	Richmond Park Centre	Accommodation	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Ardwick	St Thomas Centre	Accommodation			yes	1	Service Confirmed Building is Accessible
Ardwick	Stockport Road Local Services	Accommodation			yes	0	Service Confirmed Building is Accessible
Ardwick	Victoria Park Day Centre	Day Centre	23-Sep-04	23-Sep-04	yes	0	Service Confirmed Building is Accessible
Baguley	Alderman Rodgers Park Changing Rooms	Changing Rooms	1-Apr-03	23-May-05	no	4	Service Confirmed Building is not Accessible
Baguley	Beech House Childrens Home	Childrens Home	3-Nov-04	3-Nov-04	no	4	Service Confirmed Building is not Accessible
Baguley	Bideford Centre	Day Centre	1-Feb-05	1-Feb-05	part	4	Service Confirmed Building is part accessible, requires modifications to WC's and hearing loop
Baguley	Foxfield Road Allotments Hut	Pavilion			no	1	Service Confirmed Building is not Accessible
Baguley	Frank Kelly Youth Justice Centre	Youth Centre	3-Nov-04	3-Nov-04	no	2	Service Confirmed Building is not Accessible
Baguley	Glendene	Childrens Home	3-Nov-04	3-Nov-04	no	4	Service Confirmed Building is not Accessible
Baguley	Hall Lane Resource Centre	Resource Centre	29-Sep-04	29-Sep-04	yes	0	Service Confirmed Building is Accessible
Bradford	187 Grey Mare Lane	Accommodation			yes	0	Service Confirmed Building is Accessible
Bradford	Ardwick Youth Centre	Youth Centre	10-Aug-04	10-Aug-04	no	2	Service Confirmed Building is not Accessible
Bradford	Crossley House Youth Centre	Youth Centre	17-Aug-04	17-Aug-04	no	4	Service Confirmed Building is not Accessible
Bradford	Delamere Park Bowling Pavilion	Pavilion	1-Apr-03	20-Apr-05	no	4	Service Confirmed Building is not Accessible
Bradford	Delamere Park Winter/ Veterans Bowls Pavilion	Pavilion	1-Apr-03	20-Apr-05	no	4	Service Confirmed Building is not Accessible
Bradford	Edge Lane Allotments Huts	Public Amenity			no	1	Service Confirmed Building is not Accessible
Bradford	Edge Lane Allotments Pavilion	Pavilion			no	1	Service Confirmed Building is not Accessible
Bradford	Grange Community Resource Centre	Resource Centre			yes	1	Service Confirmed Building is Accessible
Bradford	National Squash Centre	Sports Centre	1-Apr-03	15-Aug-04	yes	0	Service Confirmed Building is Accessible
Bradford	Openshaw Centre	Resource Centre	14-Oct-04	14-Oct-04	yes	0	Service Confirmed Building is Accessible
Bradford	Regional Athletics Arena	Sports Centre	1-Apr-03	15-Aug-04	yes	0	Service Confirmed Building is Accessible

Brooklands	West Wythenshawe Youth Centre	Youth Centre	28-Sep-04	28-Sep-04	no	2	Service Confirmed Building is not Accessible
Brooklands	Wythenshawe District Library	Library	1-Apr-03		part	0	Service Confirmed Building requires hearing loop
Brooklands	Wythenshawe Park Changing Rooms	Changing Rooms	1-Apr-03	27-Sep-05	no	4	Service Confirmed Building is not Accessible
Brooklands	Wythenshawe Park Farm Centre	Public Amenity	1-Apr-03	5-May-06	part	4	Service Confirmed Building is not Accessible as disabled WC's are provided elsewhere in the park
Brooklands	Wythenshawe Park Hall (Catering)	Public Amenity			part	1	Service Confirmed Building is part Accessible with removable ramp provided for wheelchair access
Brooklands	Wythenshawe Park Hall (Gallery)	Public Amenity			no	1	Confirmation that building cannot be made accessible due to age and design
Brooklands	Wythenshawe Park Horticultural Centre	Public Amenity	1-Apr-03	1-Mar-05	yes	0	Service Confirmed Building is Accessible
Brooklands	Wythenshawe Park Office/Visitor Centre/stables/barn	Public Amenity	1-Apr-03	23-Aug-05	part	4	Service Confirmed Building is Accessible
Brooklands	Wythenshawe Park Sports Pavilion	Pavilion	1-Apr-03	18-Aug-05	part	4	Service Confirmed Building is Accessible but no disabled WC's provided
Brooklands	Wythenshawe Park Stable Block	Public Amenity	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Brooklands	Wythenshawe Park Tennis Pavilion/Veterans	Pavilion			no	1	Service Confirmed Building is not Accessible
Brooklands	Wythenshawe Park Track Buildings	Changing Rooms	1-Apr-03	27-Sep-05	no	4	Service Confirmed Building is not Accessible
Burnage	Burnage Community Centre	Community Centre	14-Mar-05	14-Mar-05	yes	0	Service Confirmed Building is Accessible
Burnage	Burnage District Library	Library	1-Apr-03	12-Nov-03	yes	0	Service Confirmed Building is Accessible
Burnage	Cringle Fields Bowling Pavilion	Changing Rooms	1-Apr-03		no	4	Service Confirmed Building is not Accessible
Burnage	Cringle Fields Changing Facilities	Changing Rooms	14-Mar-05	14-Mar-05	no	4	Service Confirmed Building is not Accessible
Charlestown	Boggart Hole Clough Lakeside Centre	Public Amenity	1-Apr-03	8-Dec-05	part	4	Service Confirmed Building is part Accessible
Charlestown	Boggart Hole Clough Sports Pavilion	Changing Rooms	1-Apr-03	8-Dec-05	no	4	Service Confirmed Building is not Accessible
Charlestown	Boggart Hole Clough Trackside Units	Changing Rooms			yes	1	Service Confirmed Building is Accessible
Charlestown	Boggart Hole Clough Visitor Centre/Offices	Accommodation	1-Apr-03	18-Dec-04	part	4	Service Confirmed Building is part Accessible as no disabled WC's provided
Charlestown	Broadmoss Resource Centre	Resource Centre	14-Oct-04	14-Oct-04	yes	0	Service Confirmed Building is Accessible
Charlestown	Crowden Road Allotments Pavilion	Pavilion	1-Apr-03	23-May-05	no	4	Service Confirmed Building is not Accessible
Charlestown	Damhead Local Services Office	Accommodation			yes	0	Service Confirmed Building is Accessible
Charlestown	Thornlea Luncheon Club	Day Centre			part	1	Service Confirmed Building is part Accessible as no disabled WC's provided
Charlestown	Whitemoss Resource Centre	Resource Centre	4-Nov-04	4-Nov-04	yes	0	Service Confirmed Building is Accessible
Cheetham	Cheetham Childrens Home	Childrens Home			yes	1	Service Confirmed Building is Accessible
Cheetham	Cheetham Hill Local Services	Accommodation			yes	1	Service Confirmed Building is Accessible
Cheetham	Crumpsall and Cheetham Allotments Huts	Public Amenity	1-Apr-03	23-Jun-05	no	4	Service Confirmed Building is not Accessible
Cheetham	Crumpsall and Cheetham Allotments Pavilion	Pavilion			part	1	Service Confirmed Building is part Accessible as no disabled WC's provided
Cheetham	Queens Park Community Building	Community Centre	1-Apr-03	3-Mar-05	part	4	Service Confirmed Building is part Accessible as no disabled WC's provided
Cheetham	Smedley Fields Changing Facilities	Changing Rooms	1-Apr-03	1-Feb-05	no	4	Service Confirmed Building is not Accessible
Chorlton	Abbotsford Road Allotments Pavilion	Pavilion	1-Apr-03	23-May-05	no	4	Service Confirmed Building is not Accessible
Chorlton	Chorlton District Library	Library	1-Apr-03	26-Oct-03	yes	0	Service Confirmed Building is Accessible
Chorlton	Chorlton Leisure Centre	Sports Centre	1-Apr-03	12-Oct-04	yes	0	Service Confirmed Building is Accessible
Chorlton Park	Barlow Moor Community Centre	Community Centre	19-Jan-05	19-Jan-05	yes	0	Service Confirmed Building is Accessible
Chorlton Park	Buckthorn House	Accommodation/youth			yes	1	Service Confirmed Building is Accessible
Chorlton Park	Chorlton Park Adult Learning Centre	Centre	1-Apr-03	7-Apr-04	yes	0	Service Confirmed Building is Accessible
Chorlton Park	Chorlton Park office	Public Amenity			part	1	Service Confirmed Building is part Accessible as no disabled WC's provided
Chorlton Park	Chorlton Park Sports Pavilion	Pavilion	1-Apr-03	9-Jun-04	part	4	Service Confirmed container is Accessible but no disabled WC's provided
Chorlton Park	Chorlton Park Veterans Pavilion	Pavilion	1-Apr-03	9-Jun-04	no	4	Service Confirmed Building is not Accessible
Chorlton Park	Chorlton Water Park Visitor Centre	Public Amenity	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Chorlton Park	Fenham Unit	Accommodation	24-Nov-04	24-Nov-04	no	4	Service Confirmed Building is not Accessible
Chorlton Park	Southern Cemetery Registrars Office	Accommodation	1-Apr-03		no	4	Service Confirmed Building is not Accessible
City Centre	Central Library and Theatre	Library	1-Apr-03	20-Oct-03	yes	0	Service Confirmed Building is Accessible
City Centre	City Art Gallery	Museum/Gallery	24-Nov-04	24-Nov-04	yes	0	Service Confirmed Building is Accessible
City Centre	Town Hall Complex	Accommodation			part	0	Public access areas are compliant

Area	Building	Type	Date 1	Date 2	Access	No.	Comment
City Centre	Town Hall Extension	Accommodation			part	0	Public access areas are compliant
Crumpsall	Abraham Moss Adult Learning Centre	Centre	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Crumpsall	Abraham Moss Centre	Accommodation	1-Apr-03	20-May-04	part	4	Service Confirmed Building is Accessible
Crumpsall	Abraham Moss Leisure Centre	Sports Centre	1-Apr-03	17-Sep-04	part	4	Service Confirmed Building is Accessible
Crumpsall	Abraham Moss Library-Theatre	Library	1-Apr-03		part	4	Service Confirmed Building is part accessible due to the nature of the area ie Theatre
Crumpsall	Crumpsall Park Visitors Centre	Public Amenity	1-Apr-03	5-May-05	part	4	Service Confirmed Building is part accessible as requires a hearing loop
Crumpsall	Lower Crumpsall Recreation Ground Changing Facilities	Changing Rooms	1-Apr-03	1-Feb-05	no	4	Service Confirmed Building is not Accessible
Crumpsall	Lower Crumpsall Recreation Ground Sports Pavilion	Pavilion			no	1	Service Confirmed Building is not Accessible
Crumpsall	Pike Fold Court	Office/Administrative Accommodation	4-Nov-04	4-Nov-04	part	4	Service Confirmed Building is Accessible at ground floor and requires a hearing loop
Crumpsall	Seymour Road Residential Unit	Childrens Home	8-Mar-05	8-Mar-05	part	4	Service Confirmed Building is Accessible at ground floor level
Didsbury East	Broome House Childrens Home	Childrens Home	10-Nov-04	10-Nov-04	part	4	Service Confirmed Building is part Accessible as requires WC and hearing loop
Didsbury East	Didsbury Park Bowling Pavilion	Pavilion	1-Apr-03	11-Mar-05	no	4	Service Confirmed Building is not Accessible
Didsbury East	Didsbury Park Summerhouse	Public Amenity			yes	0	Service Confirmed Building is Accessible
Didsbury East	Didsbury Park Veterans Pavilion	Pavilion	1-Apr-03	3-Feb-05	no	4	Service Confirmed Building is Accessible
Didsbury East	Fog Lane Park Bowling Pavilion	Pavilion	1-Apr-03	1-Apr-05	yes	0	Service Confirmed Building is Accessible
Didsbury East	Fog Lane Park Changing Facilities	Changing Rooms	1-Apr-03	25-Mar-05	no	4	Service Confirmed Building is not Accessible
Didsbury West	Bradley Fold Allotment Hut	Pavilion	1-Apr-03	23-May-05	no	4	Service Confirmed Building is not Accessible
Didsbury West	Didsbury District Library	Library	1-Apr-03	12-Nov-03	yes	0	Service Confirmed Building is Accessible
Didsbury West	Fielden Park Youth Centre	Youth Centre	3-Aug-04	3-Aug-04	no	2	Service Confirmed Building is not Accessible
Didsbury West	Fletcher Moss Museum and Art Gallery	Operational			no	1	Service Confirmed Building is Accessible
Didsbury West	Lynwood Residential Unit	Childrens Home	27-Oct-04	27-Oct-04	no	4	Service Confirmed Building is Accessible
Didsbury West	Mersey Bank Playing Fields Sports Pavilion	Changing Rooms	1-Apr-03	17-Feb-05	yes	0	Service Confirmed Building is Accessible
Fallowfield	Bethnall Drive Allotments Huts	Public Amenity			no	1	Service Confirmed Building is Accessible
Fallowfield	Fallowfield District Library	Library	1-Apr-03	27-Nov-03	yes	0	Service Confirmed Building is Accessible
Fallowfield	Platt Fields Park Boathouse	Public Amenity	1-Apr-03	27-Jan-05	part	4	Service Confirmed Building is Accessible at ground floor and requires WC's
Fallowfield	Platt Fields Park Bowls Pavilion	Pavilion	1-Apr-03	27-Jan-05	no	4	Service Confirmed Building is not Accessible
Fallowfield	Platt Fields Park Veterans Pavilion 1	Pavilion	1-Apr-03	27-Jan-05	no	4	Service Confirmed Building is not Accessible
Fallowfield	Platt Fields Park Visitor Centre	Public Amenity	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Fallowfield	Platt Hall Gallery Of Costume	Museum/Gallery	1-Jul-06	1-Jul-06	yes	0	Service Confirmed Building is Accessible
Fallowfield	Platt Lane Complex	Sports Centre	1-Apr-03	23-Jun-05	yes	0	Service Confirmed Building is Accessible
Fallowfield	Platt Lane Complex - The Dome	Sports Centre			yes	1	Service Confirmed Building is Accessible
Fallowfield	Range Stadium	Sports Centre			yes	1	Service Confirmed Building is Accessible
Gorton North	Belle Vue Leisure Centre	Sports Centre	1-Apr-03	10-Aug-04	yes	0	Service Confirmed Building is Accessible
Gorton North	Chapman Place	Resource Centre	2-Sep-04	2-Sep-04	yes	0	Service Confirmed Building is Accessible
Gorton North	Crossley Street Education Office	Accommodation			part	1	Service Confirmed Building is Accessible at ground floor
Gorton North	Forrester House	Resource Centre	2-Sep-04	2-Sep-04	no	4	Service Confirmed Building is not Accessible
Gorton North	Gorton Community Centre	Community Centre			yes	1	Service Confirmed Building is Accessible
Gorton North	Gorton District Library	Library	1-Apr-03	27-Nov-03	yes	0	Service Confirmed Building is Accessible
Gorton North	Gorton North Local Services	Accommodation			yes	0	Service Confirmed Building is Accessible
Gorton North	Gorton South Neighbourhood Office	Accommodation			yes	0	Service Confirmed Building is Accessible
Gorton North	High Bank Park Old Pavilion	Pavilion			no	1	Service Confirmed Building is not Accessible
Gorton North	Institute of Gymnastics	Sports Centre			yes	0	Service Confirmed Building is Accessible
Gorton North	Peacock Centre	Accommodation			part	1	Service Confirmed Building is part Accessible as requires WC and hearing loop
Gorton North	The Angels Community Centre	Community Centre			yes	1	Service Confirmed Building is Accessible
Gorton North	The Buzz	Accommodation	1-Apr-03	14-Apr-05	no	4	Service Confirmed Building is not Accessible
Gorton South	Chapel Street Recreation Ground Veterans Pavilion	Pavilion	1-Apr-03	17-Mar-05	no	4	Service Confirmed Building is not Accessible

Gorton South	Debdale Outdoor Centre	Sports Centre	1-Apr-03	20-Apr-05	yes	0	Service Confirmed Building is Accessible
Gorton South	Debdale Park Barn	Public Amenity	1-Apr-03	17-Mar-05	yes	0	Service Confirmed Building is Accessible
Gorton South	Debdale Park Bowling Pavilion	Pavilion	1-Apr-03	20-Apr-05	part	4	Service Confirmed Building is Accessible but requires Wc's
Gorton South	Debdale Park Sports Pavilion	Changing Rooms	1-Apr-03		no	4	Service Confirmed Building is not Accessible
Gorton South	Green Bank Park Veterans Pavilion	Pavilion	1-Apr-03	23-May-05	no	4	Service Confirmed Building is not Accessible
Gorton South	High Bank Park Bowling Veterans Pavilion	Pavilion	1-Apr-03	17-Mar-05	yes	0	Service Confirmed Building is Accessible
Gorton South	Levenshulme District Library	Library	1-Apr-03	26-Nov-03	yes	0	Service Confirmed Building is Accessible
Gorton South	Levenshulme Swimming Pool	Sports Centre	1-Apr-03	10-Aug-04	no	4	Service Confirmed Building is not Accessible
Gorton South	Mellands Centre	Day Centre	1-Feb-05	1-Feb-05	no	4	Service Confirmed Building is not Accessible
Harpurhey	Beech Mount Childrens Home	Childrens Home			no	1	Service Confirmed Building is Accessible
Harpurhey	David Lewis Recreation Ground Veterans Pavilion	Pavilion	1-Apr-03		part	4	Service Confirmed Building is Accessible
Harpurhey	Edward Grant Court	Accommodation	1-Jan-05	1-Jan-05	yes	0	Service Confirmed Building is Accessible
Harpurhey	Harpurhey Day Centre	Resource Centre	22-Sep-04	22-Sep-04	part	4	Service Confirmed Building is only partly accessible as requires drop kerb and hearing loop
Harpurhey	Harpurhey District Office	Accommodation	4-Aug-04	4-Aug-04	yes	0	Service Confirmed Building is Accessible
Harpurhey	Moston Youth Centre	Youth Centre	15-Jun-04	15-Jun-04	no	2	Service Confirmed Building is not Accessible
Harpurhey	North City Family and Fitness Centre	Sports Centre			yes	0	Service Confirmed Building is Accessible
Higher Blackley	Blackley Cemetery Office and Yard	Accommodation	1-Apr-03	25-Mar-04	part	0	Service Confirmed Building is Accessible
Higher Blackley	Heaton Hall	Museum/Gallery	1-Apr-03	19-Jan-05	yes	4	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park Boathouse	Public Amenity	1-Apr-03	6-Sep-04	part	4	Service Confirmed Building is Accessible but no disabled WC's provided
Higher Blackley	Heaton Park Bowls Pavilion	Pavilion	1-Apr-03	13-Dec-04	yes	0	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park Farm Centre	Public Amenity	1-Apr-03	19-Jan-05	yes	4	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park Golf Pavilion	Pavilion	1-Apr-03	13-Dec-04	part	4	Service Confirmed Building is Accessible but requires hearing loop
Higher Blackley	Heaton Park Hay Barn	Public Amenity	1-Apr-03		no	3	This building is for storage of hay and cannot be made accessible
Higher Blackley	Heaton Park Horticultural Centre	Public Amenity	1-Apr-03	14-Dec-04	part	4	Service Confirmed Building is only partly accessible as requires level access and hearing loop
Higher Blackley	Heaton Park Lakeside Café	Public Amenity	1-Apr-03	14-Dec-04	part	4	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park Orangery	Public Amenity	1-Apr-03	9-Dec-04	part	4	Service Confirmed Building is Accessible but requires hearing loop
Higher Blackley	Heaton Park Pitch and Putt Clubhouse	Public Amenity	1-Apr-03	13-Dec-04	part	4	Service Confirmed Building is Accessible but requires disabled WC's
Higher Blackley	Heaton Park Smithy lodge	Residential			part	3	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park The Dell	Public Amenity			yes	3	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park The Dower House	Public Amenity	1-Apr-03	25-Nov-05	yes	0	Service Confirmed Building is Accessible
Higher Blackley	Heaton Park The Temple	Public Amenity	1-Apr-03	5-Sep-04	part	0	Service Confirmed Building is Accessible but steep access and requires hearing loop
Higher Blackley	Heaton Park Tram Museum	Museum/Gallery	1-Apr-03	20-Feb-06	part	4	Service Confirmed Building is Accessible but no disabled WC's provided
Higher Blackley	Higher Blackley District Library	Library			part	1	Service Confirmed Building is Accessible but requires WC's and hearing loop
Higher Blackley	Higher Blackley Youth/Community Centre	Youth Centre	23-Jun-04	23-Jun-04	part	2	Service Confirmed Building is partly accessible
Higher Blackley	Parkside Centre	Accommodation	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Higher Blackley	Plant Hill Adult Learning Centre	Centre	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Higher Blackley	Plant Hill Park Changing Rooms	Pavilion	1-Apr-03	1-Feb-05	no	3	This is a container used as a facility with a grassed acces and cannot be made accessible
Hulme	Alexandra House	Accommodation	1-Apr-03	29-Sep-04	yes	0	Service Confirmed Building is Accessible
Hulme	Claremont Community Resource Centre	Resource Centre	16-Sep-04	16-Sep-04	yes	0	Service Confirmed Building is Accessible
Hulme	Ducie Sports Centre	Sports Centre			yes	1	Service Confirmed Building is Accessible
Hulme	Hulme Centre	Community Centre			yes	1	Service Confirmed Building is Accessible
Hulme	Hulme District Library/Adult Education Centre	Library	1-Apr-03	20-Apr-04	yes	0	Service Confirmed Building is Accessible
Hulme	Leo Kelly Centre	Accommodation			part	1	Service Confirmed Building is partly Accessible and requires hearing loop
Hulme	Moss Side Leisure Centre	Sports Centre	1-Apr-03	27-Sep-04	part	0	Service Confirmed Building is partly Accessible and requires hearing loop
Hulme	Proctor Youth Centre	Youth Centre	23-Jun-04	23-Jun-04	no	2	Service Confirmed Building is not Accessible

Hulme	St Georges Office	Accommodation	17-Nov-04	17-Nov-04	no	4	Service Confirmed Building is not Accessible
Hulme	St Georges Park (now barrack's park) Sports Pavilion	Pavilion 2 portacabins	1-Apr-03	27-Jan-05	no	4	Service Confirmed Building is not Accessible
Hulme	Zion Arts Centre	Community Centre	1-Apr-03	15-Mar-05	no	4	Service Confirmed Building is not Accessible
Levenshulme	Acorn Close Allotments Pavilion	Pavilion			yes	1	Service Confirmed Building is Accessible
Levenshulme	Acorn Close Allotments Store	Public Amenity			part	1	Service Confirmed Building is only partly Accessible as requires ramp and hearing loop
Levenshulme	Arcadia Sports Hall	Sports Centre	1-Apr-03	12-Oct-04	no	4	Service Confirmed Building is not Accessible
Levenshulme	Cringle Fields Bowling Pavilion	Pavilion			no	1	Service Confirmed Building is not Accessible
Longsight	Cayton Centre	Day Centre	1-Feb-05	1-Feb-05	yes	0	Service Confirmed Building is Accessible
Longsight	Crowcroft Park Veterans Pavilion	Pavilion			no	1	Service Confirmed Building is not Accessible
Longsight	Crowcroft Park Visitor Centre	Accommodation			yes	1	Service Confirmed Building is Accessible
Longsight	Longsight District Office	Accommodation	19-Aug-04	19-Aug-04	part	4	Service Confirmed Building is Accessible
Longsight	Longsight Library	Library	1-Apr-03	7-Oct-03	yes	0	Service Confirmed Building is Accessible
Longsight	Pakistani Community Centre	Community Centre			part	1	Service Confirmed Building is Accessible
Longsight	Rushford Park Football Changing and Clubroom	Changing Rooms	1-Apr-03	13-Jun-06	yes	0	Service Confirmed Building is Accessible
Longsight	Tabberner House	Accommodation			part	1	Service Confirmed Building is Accessible but requires hearing loop
Newton Heath	Brookdale Park Bandstand	Pavilion			part	1	Service Confirmed Building is Accessible
Miles Platting and Newton Heath	Brookdale Park Bowling Pavilion	Pavilion			part	1	Service Confirmed Building is partly accessible as requires WC's and hearing loop
Newton Heath	Collyhurst Youth Centre	Youth Centre	7-Sep-04	7-Sep-04	no	2	Service Confirmed Building is not Accessible
Newton Heath	Heathfield Community Resource Centre	Resource Centre	30-Sep-04	30-Sep-04	yes	0	Service Confirmed Building is Accessible
Newton Heath	Heathfield Hall	Day Centre	26-Jan-05	26-Jan-05	part	4	Service Confirmed Building is Accessible but requires hearing loop
Miles Platting and Newton Heath	Miles Platting District Library	Library	1-Apr-03	26-Apr-08	part	4	Service Confirmed Building is Accessible at ground floor and requires hearing loop
Newton Heath	Miles Platting Swimming Pool	Sports Centre	1-Apr-03	13-Oct-04	yes	0	Service Confirmed Building is Accessible
Newton Heath	Newton Heath District Library	Library	1-Apr-03	20-Nov-03	yes	0	Service Confirmed Building is Accessible
Newton Heath	Newton House	Centre	20-Jul-04	20-Jul-04	no	2	Service Confirmed Building is not Accessible
Newton Heath	Orford Road Park Changing Facilities/sports pavillion	Changing Rooms	1-Apr-03	23-Jun-05	no	4	Service Confirmed Building is not Accessible
Miles Platting and Newton Heath	Stirling Centre	Day Centre	26-Jan-05	26-Jan-05	part	4	Service Confirmed Building is Accessible but requires parking provision and hearing loop
Newton Heath	Ten Acres Astro Centre	Sports Centre	1-Apr-03	24-Feb-05	no	4	Service Confirmed Building is not Accessible
Newton Heath	The Leaf Centre	Resource Centre	7-Jul-04	7-Jul-04	part	4	Service Confirmed Building is Accessible but requires hearing loop
Moss Side	Alexandra Park Local Services	Accommodation			yes	0	Service Confirmed Building is Accessible
Moss Side	Greenheys Centre	Centre	1-Apr-03	7-Apr-04	yes	0	Service Confirmed Building is Accessible
Moss Side	Moss Side District Office	Accommodation	12-Aug-04	12-Aug-04	yes	0	Service Confirmed Building is Accessible
Moss Side	Sports Development Centre	Accommodation	1-Apr-03	16-Sep-04	yes	0	Service Confirmed Building is Accessible
Moston	Broadhurst Park Bowling Pavilion	Pavilion	1-Apr-03	5-May-05	no	4	Service Confirmed Building is not Accessible
Moston	Broadhurst Park Changing Facilities	Changing Rooms	1-Apr-03	27-Sep-04	no	4	Service Confirmed Building is not Accessible
Moston	Broadway Leisure Centre	Sports Centre	1-Apr-03	13-Oct-05	yes	0	Service Confirmed Building is Accessible
Moston	New Moston District Library	Library	1-Apr-03	20-Nov-03	yes	0	Service Confirmed Building is Accessible
Northenden	Lyndene Road Childrens Home	Childrens Home			part	1	Service Confirmed Building is Accessible at ground floor and requires hearing loop
Northenden	Northenden District Library	Library	1-Apr-03	26-Apr-04	part	4	Service Confirmed Building is partly accessible but requires level access, WC's and hearing loop
Northenden	Oakwood Resource Centre	Resource Centre	9-Sep-04	9-Sep-04	part	4	Service Confirmed Building is Accessible but requires parking provision
Northenden	Rackhouse Library	Library	1-Apr-03	12-Nov-03	yes	0	Service Confirmed Building is Accessible
Northenden	Sharston Adult Learning Centre	Centre	1-Apr-03	28-Jun-04	yes	0	Service Confirmed Building is Accessible
Old Moat	Acorns Childrens Home	Childrens Home	28-Oct-04	28-Oct-04	part	4	Service Confirmed Building is Accessible at ground floor and requires hearing loop
Old Moat	Minehead Centre	Resource Centre	21-Oct-04	21-Oct-04	yes	0	Service Confirmed Building is Accessible

Old Moat	Withington Adult Learning Centre	Centre	1-Apr-03	25-Feb-04	yes	0	Service Confirmed Building is Accessible
Old Moat	Withington Leisure Centre	Sports Centre	1-Apr-03	17-Sep-04	yes	0	Service Confirmed Building is Accessible
Old Moat	Withington library	library	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Old Moat	Yew Tree Centre	Accommodation			no	1	Service Confirmed Building is not Accessible
Boundary	Ghyll Head Outdoor Centre	Public Amenity	1-Apr-03	22-Aug-05	yes	0	Service Confirmed Building is Accessible
Rusholme	Copthorne Crescent Offices	Accommodation	24-Nov-04	24-Nov-04	yes	0	Service Confirmed Building is Accessible
Rusholme	Rusholme Childrens Unit	Childrens Home	10-Nov-04	10-Nov-04	no	4	Service Confirmed Building is not Accessible
Sharston	Crossacres Community Resource Centre	Resource Centre	21-Oct-04	21-Oct-04	no	4	Service Confirmed Building is not Accessible
Sharston	Focus Building	Accommodation			no	5	Service Confirmed Building is not Accessible
Sharston	Hollyhedge Park Veterans Pavilion	Pavilion	1-Apr-03	23-May-05	yes	0	Service Confirmed Building is Accessible
Sharston	Sharston Allotments Huts	Pavilion	23-May-05	23-May-05	no	4	Service Confirmed Building is Accessible
Sharston	Sharston Allotments Pavilion	Pavilion	1-Apr-03		yes	0	Service Confirmed Building is Accessible
Sharston	Terry Dowling Centre	Accommodation	1-Apr-03	22-Jun-04	yes	0	Service Confirmed Building is Accessible
Whalley Range	Alexandra Park Yard Complex/Visitor Centre(VC Closed)	Depot (converted brick garages)	1-Apr-03	27-Jan-05	part	4	Service Confirmed Building is Accessible but requires modification to mens WC's
Whalley Range	Woodlands Childrens Home	Childrens Home	28-Oct-04	28-Oct-04	no	4	Service Confirmed Building is not Accessible
Withington	Ladybarn Park Veterans Pavilion	Pavilion	1-Apr-03	28-Jan-05	yes	0	Service Confirmed Building is Accessible
Withington	Pavilion Youth Centre	Youth Centre	27-Jul-04	27-Jul-04	no	2	Service Confirmed Building is not Accessible
Woodhouse Park	Forum Leisure Centre	Sports Centre			part	1	Service Confirmed Building is Accessible at ground floor and requires hearing loop
Woodhouse Park	Millhouse Resource Centre	Resource Centre	9-Sep-04	9-Sep-04	part	4	Service Confirmed Building is Accessible at ground floor and requires hearing loop
Woodhouse Park	Painswick Park Sports Pavilion	Pavilion	1-Apr-03	4-May-06	yes	0	Service Confirmed Building is Accessible
Woodhouse Park	Parklands Sports Centre	Sports Centre	1-Apr-03	5-May-06	part	0	Service Confirmed Building is Accessible but requires upgrades to WC's
Woodhouse Park	Woodhouse Park Lifestyle Centre	Sports Centre			yes	0	Service Confirmed Building is Accessible

notes status key

note 0 no action required at present - review in 2009/10

note 1 Accessibility review required as no paper audit trail available

note 2 subject to youth service review, reported in June 2008, actions pending

note 3 building not suited to alteration due to age, design or histoical preservation

note 4 requires visit/service discussions regarding original audit
and current work requirement

note 5 building scheduled for closure