



Kensington
& Chelsea

TMO

Disability Discrimination Act

Access Audit: 2007

Final Report

DRAFT

NBA Consortium Services Ltd.



PELLINGS

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A. INTRODUCTION

1. This Document

The Royal Borough of Kensington and Chelsea Tenant Management Organisation (TMO) manages the Council's Housing Stock of approximately 9,500 dwellings. The TMO is required to comply with the requirements of the Disability Discrimination Act (DDA)

This document has been prepared following the completion of a comprehensive Disability Discrimination Act Access Audit of Kensington and Chelsea's housing stock.

Following this Introduction, the document discusses: the *Objectives* of the audit, as defined at the outset; the *Methods* of survey and analysis that were employed; and the *Results & Findings*

The audit, and database now provided, includes over 100,000 data items. This document limits itself to the reporting of key findings only. The database system now provided, however, facilitates the enormous range of individual and ad-hoc enquiries and reportings that would be required to explore the full depth of the access audit results

2. Background: The Disability Discrimination Act (DDA) 1995

Part III of the Disability Discrimination Act 1995 (DDA) deals with the duties placed on those providing goods, facilities or services to the public and those selling, letting or managing premises. It is this part of the DDA that is directly relevant to the TMO. The Disability Rights Commission publication "*Disability Discrimination Act 1995: Code of Practice, Rights of Access, Goods, Facilities, Services and Premises*" (ISBN 0 11 702860 6) 2002 Deals with this area of the DDA

A wide range of 'services' are covered by the Act so as to include access to and use of any place which members of the public are permitted to enter..

The DDA has made it compulsory for service providers to take reasonable steps not to discriminate against disabled people. The final phase of the Act came into force in 2004. Since this time there has been a duty that requires a service provider to make reasonable adjustments to the physical features of premises to overcome physical barriers to access

Disability is widely defined as any mental or physical impairment that is substantial, long term (effectively likely to last more than 12 months) and adversely affects a person's ability to carry out their normal daily activities. This can include difficulties with mobility, sight, hearing, breathing or a number of other problems. Discrimination occurs where someone is treated less favourably than someone else as a result of his or her disability

The duty to make reasonable adjustments includes:

- **Changing practices, policies and procedures.** Which relate to the way in which a service provider operates its business or provides service to the public so that it is possible and reasonably easy for disabled people to make use of those services;
- **Providing auxiliary aids and services.** A service provider must take reasonable steps to provide auxiliary aids or services if this would enable, or make it easier for, disabled people to make use of any services which it offers to the public
- **Overcome physical features.** Where a physical feature makes it impossible or unreasonably difficult for disabled people to make use of a public service a service provider must take all reasonable steps to remove or alter the physical feature or to provide a reasonable means of avoiding it by providing a reasonable alternative method to enable disabled people to access the service.

What is meant by 'reasonable' will depend on the type of services being provided, the nature of the service provider and its size and resources and the effect of the disability on the individual disabled person. Factors that should be taken into account when considering the meaning of reasonable will include:

- whether the taking of any particular steps would be effective in overcoming the difficulty that disabled people face in accessing the service in question;
- the extent to which it is practicable for the service provider to take the steps;
- the financial and other costs of making the adjustment.

Complex issues arise in the case of premises with more than one occupier, where there are common areas such as entrance halls, stairways and lifts. The Act does not expressly state whether or not the landlord (including any operator of the common parts) in such a case is a service provider for the purposes of the Act in respect of those common areas. Therefore, it does not make it explicit whether the landlord is under a duty to make reasonable adjustments to the common parts to make them accessible to disabled people.

Whether the landlord is under such an obligation is likely to depend on whether the place is one which members of the public are permitted to enter. It would seem that if entrance halls, stairways, lifts, etc. are located behind a communal entrance system that these areas are not open to the public per se, and, as such, would fall outside the DDA

The Implications of the DDA with regard to the TMO's residential stock include the following broad principles:-

Building approach and entrance: Consideration needs to be given as to whether the approach to a building is level and free from steps and other obstructions.

Internal layout: The general layout of the building should be logical and as free from obstruction as the structure of the building will allow. Ideally horizontal circulation through the building should be free from steps but any changes in level should be dealt with by way of a ramp or lift. Vertical circulation should be planned as far as possible so that there are alternatives such as stairs with

adjacent lifts. Within buildings, consideration needs to be given to the positioning of controls for lighting, window and heating/ventilation operation and fire alarm break glass units, such that they can be reached by wheelchair users. Excessive force should not be needed to operate door and window furniture.

Lighting: Lighting levels and the nature of finishes and furnishings can have a significant effect on disabled people. Lighting and finishes need to be co-ordinated to avoid uneven lighting levels, and to provide contrasting surface finishes for a person with sight impairment to distinguish.

Signage: The requirements for signage will depend on the layout of the building. However, signage will still be required for such things as position of staircases, toilets, lift lobbies and receptions etc. The general principle is that signs should be simple, have clear and meaningful information and should be highly visible. Depending on the type of sign it may need to include Braille.

Finishes: Floor and floor coverings can be a potential barrier and a source of information. Deep piled carpets may give a feeling of luxury but are very difficult to cross in a wheelchair. Highly reflective surfaces can give a feeling of slipperiness and disorientation. Floor coverings can also provide information if used with a change of texture. Tactile surfaces and contrasting colours can be useful in buildings to locate staircases, lifts and doors etc.

3. An Access Audit

The Code of Practice for Part III of the DDA establishes the role of an access audit as key to the identification of potential barriers and associated adjustments within the built environment

An access audit is the first step in planning for the necessary 'reasonable adjustments' that may need to be undertaken in relation to DDA duties. It is a means of examining an existing building and/or an area of the built environment, together with its services and the way in which it is used against pre-determined criteria designed to measure its accessibility and ease of use by people with disabilities.

B. OBJECTIVES & BRIEF

4. Subject Stock

Original proposals for undertaking a DDA Access Audit of the TMO's housing stock were provided in April 2006

Subsequent consultation and evaluation by TMO officers resulted in a revised brief, issued 18th October 2006 that excluded a number of street properties from the survey.

The scope of the access audit was designed to include 389 blocks of flats, 114 houses/bungalows, together with 26 Community Facilities. The audit covers 88% of all dwellings.

Stock Type		Included in Audit		Excluded from Audit	
		#Block s	#Dwelli ng s	#Block s	#Dwelli ng s
Community Facility		26			
Estate Stock	Converted Flats	5	20		
	Direct-Access Flats	83	413		
	Deck Block	56	1,495		
	Houses	82	82		
	Mansion Block	116	2,300		
	Over Commercial	4	65		
	Tower Block	26	1,468		
Estate Sheltered	Deck Block	2	34		
	Mansion Block	2	75		
Non-Estate Hostel	Converted Flats	2	20		
	Mansion Block	3	49		
Non-Estate Purpose Built	Deck Block	19	560		
	Mansion Block	23	633		
	Tower Block	2	337		
Non-Estate Sheltered	Mansion Block	4	121		
Street Properties	Converted Flats	3	23	107	466
	Direct-Access Flats			36	59
	Deck Block	5	68	4	22
	Houses	32	32	86	86
	Mansion Block	34	589	137	490
	Over Commercial			5	9
Totals		529	8,384	375	1,132
% Total Stock		58.5%	88.1%	41.5%	11.9%

A full listing of all blocks covered by survey is given in **Appendix 1**.

5. Purpose & Aims

The purpose of the access audit was:

- To inspect the Council's residential portfolio in order to identify features which inhibit access for disabled people.
- To provide the TMO with sufficient information for it to plan a programme of reasonable adjustments in accordance with the requirements of the Disability Discrimination Act

6. Objectives

The specific objectives of the access audit were identified and summarised below:-

- To record details of those features of the Council's buildings that inhibit access for disabled people.
- To provide details of all work that could reasonably need to be carried out in order to comply with the Disability Discrimination Act.
- To provide an estimated cost for each item of work - calculated by reference to an agreed Schedule of Rates drawn up by the Consultant and agreed with the TMO.
- To indicate the priority attached to each item in order that the TMO can formulate a programme of work. Provisionally:
 - Urgent health and safety work.
 - High benefit / low cost.
 - High benefit / high cost.
 - Low benefit / high cost.
- To provide an electronic database in Microsoft Access format. The database to store information, record estimated costs and produce reports as required. The database designed to facilitate the updating of information, at a level of individual blocks, to reflect planned work and work completed.

C. METHODS & OUTPUTS

7. Preparatory Phase

During the first few weeks of the assignment, various tasks were undertaken to prepare the ground for the full survey:-

7.1 Address Schedule

One of the first operations undertaken, following project inception, was the compilation and validation of a comprehensive address list for the housing stock - in order to derive a fully up-to-date computerised listing that contained key information for all properties. The listing included basic information for each block together with contact details of resident wardens, caretakers and estate officers to facilitate access for undertaking the audit.

7.2 Survey Design

Through consultation with the officers, the scope, format and computer codes of the audit survey forms were determined.

7.3 Survey Briefing

Documentation was prepared for each member of the audit team and a full project briefing and familiarisation day was attended by all surveyors – covering survey design and process, code of conduct and health & safety issues together with data collection methods and best practice.

8. Survey & Documentation

The survey fieldwork was undertaken in February and March 2007.

8.1 The Survey Benchmark

To establish the validity for observations and recommendations made by the audit, it is important to set a benchmark by which existing features are assessed. The DDA provides no specific design or dimensional guidance in relation to physical features. The Act sets out duties for service providers and others to make 'Reasonable adjustments', but does not stipulate what the adjustments should be and does not provide any design criteria. The Codes of Practice to the Act do, however, make reference to specific sources of design guidance

BS 8300 *Design of Buildings and their Approaches to meet the needs of Disabled People – Code of Practice* provides comprehensive guidance relating to access to buildings for disabled people. Although generally applying to new buildings BS8300 provides detailed guidance on good practice and dimensional criteria that can be used to assess the accessibility of existing buildings.

Approved Document M (AD M) *The Building Regulations 2000 Access to and Use of Buildings* (2004) provides technical guidance on providing access to and within buildings and is informed largely (although not wholly) by the dimensional criteria in the BS8300

The access audit was designed and conducted with direct reference to these documents and benchmark standards.

8.2 Scope of Data

The audit was undertaken on an 'Elements / Building component' basis – addressing all elements and / or features of a property that impact on its access by the disabled. This included, for example:-

- **External Approach:** Pedestrian Routes, Paths, Ramps, Steps, Gates, street furniture, barriers, Width, surface, lighting, obstructions, handrail etc.
- **External Facilities:** Parking, Recreational Areas, etc.
- **Entrance:** doors, closures, well mats, control systems, steps, ramps, width, auto doors, revolving doors, obstructions, lighting, handles, glazing, colour, etc
- **Horizontal / Vertical Circulation:** Corridors, decks, Staircases, stairwells, doors, screens etc. corridors, width, colours, floor surface, ramps, steps, stairs, pitch, height, handrails (closed ends), colour contrasting nosings, landing sizes, obstructions
- **Lifts:** size, colour, controls, audible, visual, handrails
- **Internal Spaces:** doors, handles, floor surface, colours, handrails, obstructions, wheelchair turning areas
- **Internal Sanitary Facilities:** access to and from, size, handrails, colours, doors, handles, disabled facilities.
- **Evacuation:** fire exit sizes, doors, landings, colours, lighting, etc.
- **Lighting:** Internal, External, Emergency
- **Fire alarms** etc: Audible and visual display, controls, etc.
- **Signage:** size, number, colour, height.
- **Switches and Controls:** lighting, entry, alarms, etc.
- **Surfaces:** Including deficiencies in decks/paths etc. and decorative finishes, colour and texture contrasts, etc.

In addition to identifying the scope of design or fabric deficiencies, the audit also allowed for recording and quantifying any recommended 'reasonable adjustments' proposed by the surveyor.

As far as practicable, key data was collected and held in structured and coded formats to facilitate the preparation of a database capable of updating and high-level reporting of total quantities and costs. However surveys of this nature cannot avoid a significant amount of textural comments and notes made by the surveyor and held within the database

A copy of the survey forms employed for data collection is given in **Appendix 2**

9. Data Analysis & Costings

9.1 Data Input:

All audit data and textural notes were input and verified progressively during the survey

9.2 Costings

A schedule of rates was developed, in consultation with TMO offices, to facilitate the derivation of costs against all recommended works. The schedule provides a 'rate' for each element and each action represented on the audit form. Costs are simply generated by multiplying these unit costs by the '*units of work*' that are given.

All Costs exclude VAT, and exclude allowance for preliminaries, contingencies, contractor's overheads and profit and professional fees. The rates given are designed for indicative 'budget estimates' only and are not based on detailed scoping and specification of works (**Appendix 3**)

10. Computer Data

Once all data collected by the audit had been input and validated, all information generated from this data (costs, priorities, etc.) were incorporated and configured to provide a complete data set

In order to produce a working system, the two elements of the system (data and software) were customised: data design carried out according to relational database theory; software tailored to enable users to get the most from the data by the easiest means.

The bespoke software system is based on *Microsoft's ACCESS for Windows*. An introduction to the operation, update and maintenance of this system is the subject of a separate document *Access Database Guide*.

D. ASSESSMENTS & RESULTS

The key findings of the DDA Access Audit are summarised below. The audit, and database now provided, includes over 100,000 data items. This document limits itself to the reporting of key findings only. The database system now provided, however, facilitates the enormous range of individual and ad-hoc enquiries and reportings that would be required to explore the full depth of the access audit results.

11. The Survey & Evaluation Basis

While appraising the results of the survey the reader should be aware of the following limitations with regard to exclusions, sample and survey accuracy:-

The results contained within this report are derived directly from the audit findings. The estimates of required expenditure that are given, however, are derived from the application of the schedule of *Unit Costs*, (with a cost base @ April 2007). The price structure is fully integrated into the database system, with the facility to readily update any or all prices individually or collectively. **All costs EXCLUDE allowance for professional fees, contractor's preliminaries, overheads, profits and contingencies**

Please Note:

- 1) The rates given are designed for indicative 'budget estimates' only and are not based on a detailed scoping and specification of works.
- 2) An additional allowance should be made within the prelims for works in central London.
- 3) The rates assume that works will be procured on a competitive basis and not let as minor works packages

12. Stock Characteristics

Table 1, below, illustrates the breakdown of blocks and dwelling units by the type of access afforded to the dwelling and communal areas.

The vast majority of blocks (87%) have controlled access to communal areas, normally through an entry phone system installed to the entrance doors that afford access to communal internal areas and/or access stairwells and decks.

As discussed earlier ('2', above) it would seem that if entrance halls, stairways, lifts, etc. are located behind a communal entrance system these areas can be considered not open to the public per se, and, as such, would fall outside the DDA. Consequently, while the access audit has identified possible adjustments to improve access for the disabled generally, works associated with communal areas of these blocks that are under controlled access have been afforded a different 'priority' (discussed below)

A further 7.6% of dwellings are either houses or 'direct access' flats with their own individual entrance door.

Table 1: Access Type		Total Blocks	Total Units	% Units
C	Controlled	11	11	0.1%
CCV	Controlled-Converted Block	9	61	0.7%
CDB	Controlled-Deck Block	96	2,609	31.0%
CKY	Controlled - Key Entry	5	5	0.1%
CMB	Controlled-Mansion Block	138	2,719	32.3%
	Controlled-Mansion Block & Direct			
CMD	Access	17	182	2.2%
CTB	Controlled-Tower Block	26	1,742	20.7%
DA	Direct Access to flats	92	518	6.2%
H	House	114	114	1.4%
O	Open	2	2	0.0%
ODB	Open- Deck Block	17	435	5.2%
OMB	Open- Mansion Block	1	11	0.1%
TOTAL		528	8,409	100%

A comparatively small number of dwellings (448 situated in 20 blocks) have uncontrolled access to communal areas and must be considered to be generally open to the public.

Access type information is given against each block in **Appendix 1**

13. Audit Findings – DDA Issues, Deficiencies and Actions

A summary tabulation of the audit findings in terms of issues and deficiencies is provided in **Appendix 4**. Full details can, of course, be reported directly from the database supplied.

Appendix 5 summarises all the remedial actions and adjustments that have been identified to address the deficiencies identified, providing costs and 'priorities'.

13.1 Establishing Priorities

In order to establish the 'priority' against each recommended action that it reported, it was necessary to account for the nature of access that is afforded to the associated building 'element'. The hierarchy of 'Priorities' established is given in Table 2, below

Priority		Priority Explanation	
A	Urgent: Health & Safety	Urgent works effecting health & safety of public / visitors	
B	Essential	Essential to provide access which would otherwise be impossible or unsafe for disabled users	
C1	Desirable: Low Cost	Desirable to improve access and meet AD M best practice (<£3,000)	
C2	Desirable: High Cost	Desirable to improve access and meet AD M best practice (£3,000+)	
D1	Best Practice: Low Cost	Other works falling outside DDA requirements (e.g. in areas not directly accessible to the public) but required to meet AD M best practice to improve accessibility for all (<£3,000)	Where Entrance Access is controlled (i.e. not open to public)

Priority		Priority Explanation
D2	Best Practice: High Cost	Other works falling outside DDA requirements (e.g. in areas not directly accessible to the public) but required to meet AD M best practice to improve accessibility for all (£3,000+)
M	Maintenance	Works associated with normal routine maintenance and repairs

The allocation of 'priorities' to each of the 7,250 'actions' identified by the surveyor was dependent on both the nature of the issue (or deficiency), the recommended action and the access characteristics of the property

Table 3, below, summarises the total expenditures of these actions, by 'element' and priority

Table 3: Cost of DDA Actions by Priority		Total Costs	%	Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Mainten.
Disabled Parking		£1,056,400	3.5%	£860,000	£44,600	£3,000	£143,400	£5,000	£400
Access Path / Approach		£746,150	2.5%	£76,300	£363,750	£162,250	£59,700	£13,000	£71,150
Access Ramps / Steps		£4,510,925	15.0%	£262,075	£454,625	£3,511,950	£135,275	£147,000	
Entrances		£799,025	2.7%	£275,850	£408,875	£83,650	£17,850		£12,800
Lobby / Reception		£226,600	0.8%		£2,050	£4,000	£192,600	£18,600	£9,350
Corridors		£235,850	0.8%		£1,750		£108,425	£68,250	£57,425
Doors (Lobby/Corridor)		£422,450	1.4%		£650		£77,350	£344,450	
Internal Ramps & Stairs		£2,058,600	6.8%		£15,375	£21,000	£352,525	£1,669,700	
Lifts		£7,468,700	24.8%	£450,000			£159,200	£6,859,500	
Internal Surfaces		£155,400	0.5%				£23,300	£89,250	£42,850
WC's (Non-Wheelchair)		£140,350	0.5%		£2,800		£58,550	£79,000	
WC's (Wheelchair Accessible)		£11,275	0.0%		£250		£5,025	£6,000	
Seating		£5,000	0.0%				£5,000		
Wayfinding & Signage		£1,530,000	5.1%		£4,000		£254,000	£1,272,000	
Lighting		£2,030,000	6.7%					£2,030,000	
Switches & Controls		£560,000	1.9%			£10,000		£550,000	
Accoustics		£1,182,200	3.9%				£70,200	£1,112,000	
Alarms & Means of Escape		£6,990,000	23.2%			£60,000		£6,930,000	
Total		£30,128,925	100.0%	£1,924,225	£1,298,725	£3,855,850	£1,662,400	£21,193,750	£193,975
%		100.00%		6.39%	4.31%	12.80%	5.52%	70.34%	0.64%

Over 75% of the costs of all actions identified are associated with blocks and elements where access to communal areas is controlled and not generally open to the public. In these cases, the adjustments identified, while bringing all blocks in line with 'best practice', are considered to fall outside the requirements of the DDA.

Works considered 'essential' to provide access which would otherwise be impossible or unsafe for disabled users, amounts to approximately £2 millions – and is largely concerned with the provision of parking and suitable access approaches, ramps and entrances to the blocks.

Each man area (or element) is discussed briefly below – more detailed summary quantification of the issues and required actions for each are

illustrated in Appendices 4 and 5.

13.2 Disabled Parking

Ideally designated disabled parking spaces, of an adequate size (3.6M x 6M) should be provided close to the entrance. These bays should be clearly signposted, with a clear unobstructed route to the main entrance of the block. Paths should have dropped kerbs and tactile surfaces should be used to indicate crossing points and the edge of pavements.

Less than 6% of the blocks benefit from adequate designated disabled parking bays. In some situations the street fronting location of properties hinders the provision of bays. However, in many cases, there is ample room within the existing parking and paved areas of blocks to facilitate this.

13.3 Access Path and Approach

The path and approach to the entrance of the block should be clearly defined, and of adequate width to allow for a wheel chair passing place (i.e. an 1800mm passing place every 50M). Surfaces should be even and slip-resistant and the route clear of obstructions and with adequate lighting.

While most approaches were considered wide enough, over half of the blocks lacked adequate and appropriate signage and/or sufficient tactile warning of kerbs, steps and crossings. A significant proportion of blocks are inadequately lit, with poor uneven surfaces. Bollards commonly obstruct access routes and, on some blocks, bin stores (with outward opening doors) are located adjacent to paths

13.4 Access ramps and steps

Almost 30% of the blocks audited require the installation of suitable ramps to afford access to the property by disabled users.

Where ramps are already provided (approximately 20% of the blocks) these are, in some cases, of inadequate width (<1500mm)

Handrails are often not provided on both sides of ramps and steps, and, where provided, commonly lack closed ends.

Many access steps lack clearly distinguishable nosings and sufficient tactile warnings at the top of the steps.

13.5 Entrances

The main entrance to the block should also be suitable for gaining easy access. The entrance should, consequently, be clearly defined and signposted, of adequate width, with a level threshold un-impeded by obstructions. Door furniture should be easy to use and at an appropriate height. Entry phone or security systems should be at the right height and detailed to allow use by people with sensory or mobility impairments

In the majority of cases, the entrances to blocks comply with DDA requirements and best-practice, although a significant number of entrances would benefit from the removal of thresholds and mat wells, the re-location of door furniture and the provision of visual manifestation on glass.

The most significant deficiency with regard to entrances is associated with entry phone controls. These are commonly located at a height of over 1M and with control panels that are difficult to distinguish and operate by the visually impaired

13.6 Lobby / Reception Areas

The vast majority of blocks do not have defined lobby/reception areas although, under this head, auditors have considered the area immediately inside the main entrance of mansion blocks.

There should be a clear view of the lobby area available from the outside, and the lobby should be of adequate dimensions and unobstructed to allow for wheelchair users. Adequate and appropriate signage should be provided to indicate the location of stairs, lifts and other communal facilities.

13.7 Corridors

Internal corridors should be wide enough, and with sufficient turning space for wheelchair users. Floor surfaces should be suitable and wall and floor finishes should avoid highly reflective surfaces and provide contrasting colours and textures to assist in orientation for the visually impaired. Lobby and corridor doors should be wide enough for wheelchair users (750-775mm) with a clear 300mm distance between the wall and leading edge. The doors should be light enough to operate (<10 newtons), with adequate vision panes and furniture should be at an appropriate height.

The majority of recommended improvements relate to the provision of appropriate signage and the re-decorating of internal surfaces. In some cases, corridors are obstructed by radiators, fire equipment, planters, etc. In some cases, bicycles chained to stairwell railings and handrails present a particular obstruction and hazard to escape routes.

13.8 Ramps and Internal Stairs

Ideally horizontal circulation through the building should be free from steps and any changes in level should be dealt with by way of a ramp. There are a small number of instances where the installation of appropriate ramps has been recommended but the vast majority of blocks benefit from level horizontal access.

Stairs are often too steep, with risers exceeding 170mm and goings below 280mm. The replacement of stairs is, however, considered impractical.

The most significant deficiencies with regard to stairs relate to the lack of: - distinguishable nosings; tactile surfaces at the tops of flights; and appropriate handrails (on both sides with closed ends).

13.9 Lifts

While all high-rise blocks and a significant proportion of mansion blocks are provided to lifts, the majority of blocks across the stock rely on access stairwells as the only means of vertical circulation. In many cases the provision of a lift is theoretically feasible (often through the construction of an external lift tower) – albeit at significant cost. However, in the vast majority of cases, access to the blocks is controlled and not open to the general public.

Where lifts are provided, these often require modification to meet DDA best practice – with the provision of support rails, improved controls and signage and the provision of voice indication of floor levels.

13.10 Internal Surfaces

Floor surfaces should be suitable for wheelchair users and finishes generally should be free from glare and reflection. Colours, tones and finishes should be varied to help aid orientation and to distinguish fittings and fixtures.

A number of blocks have polished floors and smooth tiled surfaces that are likely to become slippery when wet. In others, there is a lack of colour contrast particularly in relation to distinguishing hand rails for the visually impaired

13.11 Sanitary Fittings

The vast majority of blocks are not provided with communal WC facilities (either for ambulant or wheelchair users) and, in most cases, such provision is not considered appropriate or relevant.

Where facilities are provided, auditors have recorded deficiencies in terms of size and the appropriateness and level of fittings and fixtures.

13.12 Internal Wayfinding, Signage and Lighting

The requirement for signing depends on the character and layout of the building. However, signage is still required for such things as position of staircases, toilets, lift lobbies and receptions etc. The general principle is that signs should be simple, have clear and meaningful information and should be highly visible and, ideally, given in tactile form.

Lighting and finishes need to be co-ordinated to avoid uneven lighting levels. Lighting levels that are too low and surface finishes which are not contrasting will hinder a person with sight impairment.

Signage for the majority of blocks is limited to the identification of flat numbers. Over 20% of the blocks would benefit from improvements in the extent and design of signs.

Switches and controls were sometimes found to be inappropriately positioned and poorly contrasted with surrounding finishes

13.13 Acoustics

A number of blocks lacked a good mix of hard and soft surfaces – with the predominance of hard surfaces increasing noise levels and ‘echo’

13.14 Alarm Systems and Means of Escape

The vast majority of blocks are not fitted with any alarm systems although, in most cases, such provision is not considered appropriate or relevant.

Ideally, ground floor exit routes should be accessible to all, including wheelchair users. Vertical escape from an upper or lower floor should be possible using a fire protected lift with an independent power supply and, if people with disabilities cannot completely evacuate the building, they should be able to reach places of safety or refuge.

In the majority of blocks vertical escape routes are restricted to access stairwells and/or balconies and there is no lift provision. In some cases, evacuation routes could be assisted through the improvement of signage or the re-planning of routes, but in many cases, options for improving means of escape are restricted by the character and layout of the building.

E. Summary

The Audit

An access audit is the first step in planning for the necessary 'reasonable adjustments' that may need to be undertaken by the TMO in relation to its duties under the DDA.

The comprehensive audit now completed examined 528 buildings (covering 88% of the TMO's dwelling stock). For each of these buildings, the audit evaluated all elements and issues against pre-determined criteria, designed to measure its accessibility and ease of use by people with disabilities.

Some of the key findings of this DDA Access Audit are reported in this document. The database system now provided, however, includes over 100,000 data items and facilitates the enormous range of individual and ad-hoc enquiries and reportings that would be required to explore the full depth and detail of the access audit results.

The Stock

The vast majority of blocks (87%) have controlled access to communal areas, normally through an entry phone system installed to the entrance doors that afford access to communal internal areas and/or access stairwells and decks. Areas located behind these access controls cannot be considered generally open to the public and, as such, are considered to fall outside the DDA.

A further 7.6% of dwellings are either houses or 'direct access' flats with their own individual entrance door.

A comparatively small number of dwellings (448 situated in 20 blocks) have uncontrolled access to communal areas and must be considered to be generally open to the public.

The Findings

Over 7,250 'actions' (at a total net costs of £30 millions) have been identified by the auditors. The allocation of 'priorities' to each of these 'actions' has been dependent on both the nature of the issue (or deficiency), the recommended action and the access characteristics of the property.

Over 75% of the costs of all actions identified are associated with blocks and elements where access is controlled and not generally open to the public. In these cases, the adjustments identified, while bringing all blocks in line with 'best practice', are considered to fall outside the requirements of the DDA.

Works considered 'essential' to provide access which would otherwise be impossible or unsafe for disabled users, amounts to approximately £2 millions – and is largely concerned with the provision of parking and suitable access approaches, ramps and entrances.

Over 70% of the 7,250 adjustments/actions identified are comparatively minor works, including changing decorative finishes, improving signage, installing dropped kerbs, upgrading hand rails etc). Such adjustments, whether or not strictly necessary to meet DDA requirements, can achieve high benefits for the disabled for comparatively modest investment. The benefit of implementing the more costly works (including the provision or upgrading of lifts, the re-orientation of block entrances, etc) is more questionable and the merits of each case will have to be evaluated in association with residents and officers.

APPENDIX

Appendix 1: The Stock

Appendix 2: Audit Formats

Appendix 3: Schedule of Rates Unit Costs

Appendix 4: Findings: DDA Issues

Appendix 5: Actions and Costs by Priority

Appendix 6: Costs by Estate, Element & Priority

Appendix 7: Costs by Block and Priority

APPENDIX 1

The Stock

Appendix 1: DDA Access Audit - Survey List

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>	<i>#Dwells</i>	<i>#Rented</i>		
E01	BALFOUR OF BURLEIGH ESTATE							
	043	Bruce House, Bruce Close	1-36	W10 6HD	ODB	Open- Deck Block	36	28
	180E	Ladbroke Grove	339 (1-8)	W10 6HA	CMB	Controlled-Mansion Block	8	6
	303	Balfour House, St Charles Square	1-42	W10 6ED	CMD	Controlled-Mansion Block & Direct Access	42	36
	304	Burleigh House, St Charles Square	1-42	W10 6HB	CDB	Controlled-Deck Block	42	29
						</		

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
069	Chelsea Manor Court, Chelsea Manor Street	1-26	SW3 5SA	CDB	Controlled-Deck Block	26	20
069	Chelsea Manor Court, Chelsea Manor Street	27-54	SW3 5SA	CDB	Controlled-Deck Block	28	18
069	Chelsea Manor Court, Chelsea Manor Street	Community Room/s	SW3 5SA	C	Controlled		
069	Chelsea Manor Court, Chelsea Manor Street	79-94+Shops	SW3 5SA	CDB	Controlled-Deck Block	16	10
Estate Totals						92	65

E04 CONVENT ESTATE

077	Clare Gardens	38	W11 1NX	H	House	1	1
077	Clare Gardens	13-18	W11 1NX	ODB	Open- Deck Block	6	4
077	Clare Gardens	41	W11 1NX	H	House	1	1
077	Clare Gardens	27-37	W11 1NX	DA	Direct Access to flats	11	8
077	Clare Gardens	40	W11 1NX	H	House	1	1
077	Clare Gardens	1-12	W11 1NX	ODB	Open- Deck Block	12	10
077	Clare Gardens	39	W11 1NX	H	House	1	1
077	Clare Gardens	19-26	W11 1NX	ODB	Open- Deck Block	8	8
386	Westbourne Park Road	347 (1-10)	W11 1EG	CDB	Controlled-Deck Block	10	8
388	Lowerwood Court, 351 Westbourne Park Road	Residents Clubroom	W11 1EQ	DA	Direct Access to flats		
388	Lowerwood Court, 351 Westbourne Park Road	1-64	W11 1EQ	CTB	Controlled-Tower Block	64	52
Estate Totals						115	94

E05 CREMORNE ESTATE

005	Ann Lane	7-30	SW10 0B	ODB	Open- Deck Block	24	13
057	Anchor House, Cremorne Estate	1-6	SW10 0B	CMB	Controlled-Mansion Block	6	4
058	Apollo House, Cremorne Estate	1-42	SW10 0D	CDB	Controlled-Deck Block	42	26
059	Bowling Green House, Cremorne Estate	1-12	SW10 0D	CDB	Controlled-Deck Block	12	8
060	Chelsea Farm House, Cremorne Estate	1-18	SW10 0B	CDB	Controlled-Deck Block	18	18
061	Gillray House, Cremorne Estate	1-32	SW10 0B	CTB	Controlled-Tower Block	32	28
062	Jean Darling House, Cremorne Estate	1-16	SW10 0B	CDB	Controlled-Deck Block	16	16
063	Lacland House, Cremorne Estate	1-32	SW10 0B	CTB	Controlled-Tower Block	32	23
064	Milman's House, Cremorne Estate	1-32	SW10 0B	CTB	Controlled-Tower Block	32	26

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>	<i>#Dwells</i>	<i>#Rented</i>	
065	Purcell House, Cremorne Estate	1-14	SW10 0D	CMB	Controlled-Mansion Block	14	7
066	Riley House, Cremorne Estate	1-32	SW10 0B	CTB	Controlled-Tower Block	32	24
067	Westfield House, Cremorne Estate	1-8	SW10 0B	CDB	Controlled-Deck Block	8	6
068	Brunel House, 105 Cheyne Walk	1-12	SW10 0D	CDB	Controlled-Deck Block	12	8
085	Cremorne Road	Clubroom	SW10 0N	C	Controlled		
Estate Totals						280	207

E06 ELM PARK GARDENS ESTATE

107	Elm Park Gardens	74 (1-10)	SW10 9P	CMB	Controlled-Mansion Block	11	7
107	Elm Park Gardens	93 (1-40)	SW10 9Q	CMB	Controlled-Mansion Block	40	5
107	Elm Park Gardens	86 (1-10)	SW10 9P	CMB	Controlled-Mansion Block	10	2
107	Elm Park Gardens	34 (1-8)	SW10 9N	CMB	Controlled-Mansion Block	8	1
107	Elm Park Gardens	28 (1-8)	SW10 9N	CMB	Controlled-Mansion Block	8	4
107	Elm Park Gardens	22 (1-8)	SW10 9N	CMB	Controlled-Mansion Block	8	3
107	Elm Park Gardens	16 (1-8)	SW10 9N	CMB	Controlled-Mansion Block	8	5
107	Elm Park Gardens	40/41	SW10 9N	CMB	Controlled-Mansion Block	10	5
107	Elm Park Gardens	2/4	SW10 9N	CMB	Controlled-Mansion Block	11	2
107	Elm Park Gardens	44 (1-8)	SW10 9P	CMB	Controlled-Mansion Block	8	2
107	Elm Park Gardens	71 (1-10)	SW10 9Q	CMB	Controlled-Mansion Block	10	5
107	Elm Park Gardens	67 (1-39)	SW10 9Q	CMB	Controlled-Mansion Block	39	15
107	Elm Park Gardens	35 (1-10)	SW10 9Q	CMB	Controlled-Mansion Block	10	4
107	Elm Park Gardens	7 (1-40)	SW10 9Q	CMB	Controlled-Mansion Block	40	13
107	Elm Park Gardens	5 (1-40)	SW10 9Q	CMB	Controlled-Mansion Block	40	5
107	Elm Park Gardens	1 (1-5)	SW10 9Q	CCV	Controlled-Converted Block	5	1
107	Elm Park Gardens	10 (1-8)	SW10 9N	CMB	Controlled-Mansion Block	8	4
107	Elm Park Gardens	58-58A	SW10 9P	CCV	Controlled-Converted Block	4	1
107	Elm Park Gardens	110 (1-9)	SW10 9P	CMB	Controlled-Mansion Block	9	2
107	Elm Park Gardens	104 (1-10)	SW10 9P	CMB	Controlled-Mansion Block	11	2
107	Elm Park Gardens	98 (1-10)	SW10 9P	CMB	Controlled-Mansion Block	10	3
107	Elm Park Gardens	92 (1-10)	SW10 9P	CMB	Controlled-Mansion Block	10	6

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
107	Elm Park Gardens	80 (1-10)	SW10 9P	CMB	Controlled-Mansion Block	10	3
107	Elm Park Gardens	62 (1-6)	SW10 9P	CCV	Controlled-Converted Block	6	4
107	Elm Park Gardens	112/A	SW10 9P	DA	Direct Access to flats	2	1
107	Elm Park Gardens	56/A	SW10 9P	DA	Direct Access to flats	2	1
107	Elm Park Gardens	55 (1-9)	SW10 9P	CMB	Controlled-Mansion Block	9	3
107	Elm Park Gardens	52 (1-4)	SW10 9P	CMB	Controlled-Mansion Block	5	2
107	Elm Park Gardens	49 (1-4)	SW10 9P	CMB	Controlled-Mansion Block	5	0
107	Elm Park Gardens	68 (1-25)	SW10 9P	CMB	Controlled-Mansion Block	25	5
119	Elm Park House, Fulham Road	1-60	SW10 9Q	CTB	Controlled-Tower Block	60	49
Estate Totals						442	165

E07 HENRY DICKENS COURT ESTATE

?	Sirdar Road	Residents Clubroom	W11 4	CKY	Controlled - Key Entry		
290	Agnes House, St Anns Road	1-18	W11 4DF	CMB	Controlled-Mansion Block	18	12
291	Barkis House, 6 St Anns Road	1-12	W11 4DN	ODB	Open- Deck Block	12	10
292	Carton House, St Anns Road	1-47	W11 4DH	CTB	Controlled-Tower Block	47	43
293	Copperfield House, St Anns Road	1-24	W11 4DL	CMB	Controlled-Mansion Block	24	18
294	Dombey House, St Anns Road	1-24	W11 4DW	CMB	Controlled-Mansion Block	24	20
295	Dora House, St Anns Road	1-18	W11 4DG	CMB	Controlled-Mansion Block	18	17
296	Dorrit House, St Anns Road	1-24	W11 4DR	CMB	Controlled-Mansion Block	24	21
297	Estella House, St Anns Road	1-18	W11 4DE	CMB	Controlled-Mansion Block	18	15
298	Florence House, St Anns Road	1-18	W11 4DQ	CMB	Controlled-Mansion Block	18	16
299	Marley House, St Anns Road	1-47	W11 4DJ	CDB	Controlled-Deck Block	47	42
300	Nickleby House, St Anns Road	1-12	W11 4DS	ODB	Open- Deck Block	12	12
301	Pickwick House, St Anns Road	1-24	W11 4DP	CMB	Controlled-Mansion Block	24	18
315	Stoneleigh Place	1-83 odd	W11 4DX	CDB	Controlled-Deck Block	42	38
Estate Totals						328	282

E08 KENSAL NEW TOWN ESTATE

002	Adair Road	31-53 od	W10 5DY	CDB	Controlled-Deck Block	12	11
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<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
002	Adair Road	1-29 od	W10 5DQ	CMB	Controlled-Mansion Block	15	10
002	Adair Road	4 (1-24)	W10 5ED	CDB	Controlled-Deck Block	24	17
002	Adair Road	8 (1-4)	W10 5EE	CDB	Controlled-Deck Block	4	4
003	Golborne Gardens, Adair Road	1-18 (1-10)	W10 5DQ	CDB	Controlled-Deck Block	10	7
004	Southam House, Adair Road	1-9	W10 5PP	CDB	Controlled-Deck Block	9	6
004	Southam House, Adair Road	10-21	W10 5PP	CDB	Controlled-Deck Block	12	8
007	Adair Tower, Appleford Road	Kensal Resource Center	W10 5EA	CKY	Controlled - Key Entry		
007	Adair Tower, Appleford Road	1-78	W10 5EA	CTB	Controlled-Tower Block	78	73
008	Appleford House, Appleford Road	13-28	W10 5EQ	CDB	Controlled-Deck Block	16	15
009	Appleford House, Bosworth Road	1-12	W10 5EQ	CDB	Controlled-Deck Block	12	12
010	Appleford Road	1 (1-19)	W10 5EF	CDB	Controlled-Deck Block	19	17
036	Bosworth House, Bosworth Road	1-12	W10 5EH	CDB	Controlled-Deck Block	12	8
131	Golborne Road	32 (1-26)	W10 5PN	CDB	Controlled-Deck Block	26	22
131	Golborne Road	18 (1-10)	W10 5PW	CDB	Controlled-Deck Block	10	8
133	Hazlewood Tower, Golborne Gardens	1-78	W10 5DT	CTB	Controlled-Tower Block	78	70
134	Golborne Gardens, Hazelwood Crescent	1-18 (11-18)	W10 5DH	CMB	Controlled-Mansion Block	8	6
141	Gadsden House, Hazelwood Crescent	1-24	W10 5DX	CDB	Controlled-Deck Block	24	18
142	Holmefield House, Hazelwood Crescent	101-29,201-23,etc to 701-24	W10 5FR	CDB	Controlled-Deck Block	189	160

Estate Totals 558 472

E09 LANCASTER WEST STAGE 1

183	Barandon Walk, Lancaster West Estate	301-39,401-39,501-50	W11 1WH	CDB	Controlled-Deck Block	127	91
185	Grenfell Tower, Lancaster West Estate	11-206	W11 1TQ	CTB	Controlled-Tower Block	120	108
185	Grenfell Tower, Lancaster West Estate	Residents Clubroom	W11 1TQ	C	Controlled		
186	Grenfell Walk, Lancaster West Estate	101-12, 201-11	W11 1WA	CDB	Controlled-Deck Block	22	20
187	Hurstway Walk, Lancaster West Estate	301-39,401-39,501-62	W11 1WD	CDB	Controlled-Deck Block	140	109
191	Testerton Walk, Lancaster West Estate	Community Rooms	W11 1WG	DA	Direct Access to flats		
191	Testerton Walk, Lancaster West Estate	301-39,401-61	W11 1WG	CDB	Controlled-Deck Block	100	85

Estate Totals 509 413

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>	<i>#Dwells</i>	<i>#Rented</i>
E10 LANCASTER WEST STAGE 3						
?	Whitchurch Road (off)	Nth Ken Tenants Resource Centre	W11	C	Controlled	
053	Camelford Court, Camelford Walk	1-26	W11 1TU	DA	Direct Access to flats	26 21
054	Camelford Walk	1/19 (1-19)	W11 1TX	CDB	Controlled-Deck Block	19 15
181	Morland House, Lancaster Road	1-17	W11 1QX	CDB	Controlled-Deck Block	17 12
181	Morland House, Lancaster Road	18-34	W11 1QX	CDB	Controlled-Deck Block	17 15
184	Clarendon Walk, Lancaster West Estate	1-56	W11 1SN	CDB	Controlled-Deck Block	56 42
188	Lower Clarendon Walk, Lancaster West Estate	1-8	W11 1SL	DA	Direct Access to flats	8 8
189	Talbot Grove House, Lancaster West Estate	1-45	W11 1SQ	CDB	Controlled-Deck Block	45 36
190	Talbot Walk, Lancaster West Estate	1-6	W11 1QY	CDB	Controlled-Deck Block	6 5
192	Upper Camelford Walk, Lancaster West Estate	1-40	W11 1TX	CDB	Controlled-Deck Block	40 27
193	Upper Clarendon Walk, Lancaster West Estate	1-40	W11 1SW	CMB	Controlled-Mansion Block	40 34
194	Upper Talbot Walk, Lancaster West Estate	1-12	W11 1QZ	CDB	Controlled-Deck Block	12 5
Estate Totals					286	220
E11 LONGLANDS COURT ESTATE						
389	Longlands Court, Westbourne Grove	49-81	W11 2QE	CDB	Controlled-Deck Block	33 22
389	Longlands Court, Westbourne Grove	82-87	W11 2QG	CMB	Controlled-Mansion Block	6 2
389	Longlands Court, Westbourne Grove	88-93	W11 2QG	CMB	Controlled-Mansion Block	6 5
389	Longlands Court, Westbourne Grove	94-102	W11 2QG	CMB	Controlled-Mansion Block	9 4
389	Longlands Court, Westbourne Grove	1-48	W11 2QE	CMB	Controlled-Mansion Block	48 30
Estate Totals					102	63
E12 LUCAN ESTATE						
121	Keppel House, Fulham Road	1-15	SW3 6RA	CDB	Controlled-Deck Block	15 8
161	Ixworth Place	28	SW3 3PX	H	House	1 0
161	Ixworth Place	26	SW3 3PX	H	House	1 1
161	Ixworth Place	24	SW3 3PX	H	House	1 0
206	Curran House, Lucan Place	1-30	SW3 3PG	CDB	Controlled-Deck Block	30 24
Estate Totals					48	33

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
E13	POND HOUSE ESTATE						
255	Pond House, 32 Pond Place	1-32	SW3 6QP	CMB	Controlled-Mansion Block	32	21
255	Pond House, 32 Pond Place	33-47	SW3 6QP	CMB	Controlled-Mansion Block	15	6
255	Pond House, 32 Pond Place	110-124	SW3 6QP	CMB	Controlled-Mansion Block	15	13
255	Pond House, 32 Pond Place	94-109	SW3 6QP	CDB	Controlled-Deck Block	16	12
255	Pond House, 32 Pond Place	64-93	SW3 6QP	CMB	Controlled-Mansion Block	30	21
255	Pond House, 32 Pond Place	48-63	SW3 6QP	CDB	Controlled-Deck Block	16	13
255	Pond House, 32 Pond Place	John Keys Centre	SW3 6QP	C	Controlled		
Estate Totals						124	86
E14	PORTOBELLO COURT ESTATE						
?	Portobello Court, Westbourne Grove	Portobello Court Clubroom	W11 2DG	CKY	Controlled - Key Entry		
258	Adelaide House, Portobello Court, Westbourne Grove	1-12	W11 2DD	CDB	Controlled-Deck Block	12	8
259	Archer House, Portobello Court	1-16	W11 2DL	CMB	Controlled-Mansion Block	16	12
260	Aston House, Portobello Court	1-16	W11 2DN	CMB	Controlled-Mansion Block	16	10
261	Denbigh House, Portobello Court	1-16	W11 2DJ	CMB	Controlled-Mansion Block	16	11
262	Ledbury House, Portobello Court, Westbourne Grove	1-18	W11 2DH	CMB	Controlled-Mansion Block	18	14
263	Lonsdale House, Portobello Court, Westbourne Grove	1-80	W11 2DG	CTB	Controlled-Tower Block	80	62
Estate Totals						158	117
E15	SILCHESTER ESTATE						
052	Downing House, Cambridge Gardens	1-6	W10 6HZ	CMD	Controlled-Mansion Block & Direct Access	6	5
093	Darfield Way	2-27	W10 6TX	CDB	Controlled-Deck Block	26	24
094	Dixon House, 1 Darfield Way	1-80	W10 6TU	CTB	Controlled-Tower Block	80	74
095	Markland House, 28 Darfield Way	1-80	W10 6UA	CTB	Controlled-Tower Block	80	70
117	Frinstead House, Freston Road	Residents Clubroom	W10 6TZ	C	Controlled		
117	Frinstead House, Freston Road	1-80	W10 6TZ	CTB	Controlled-Tower Block	80	77
281	Shalfleet Drive	1-27 od	W10 6UF	ODB	Open- Deck Block	14	11
281	Shalfleet Drive	38-48 ev	W10 6UB	CMB	Controlled-Mansion Block	6	3
281	Shalfleet Drive	26-36 ev	W10 6UB	CMB	Controlled-Mansion Block	6	1

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
281	Shalfleet Drive	14-24 ev	W10 6UB	CMB	Controlled-Mansion Block	6	4
281	Shalfleet Drive	2-12 ev	W10 6UE	CMB	Controlled-Mansion Block	6	3
281	Shalfleet Drive	29-41 od	W10 6UB	CMB	Controlled-Mansion Block	7	6
283	Kingsnorth House, Silchester Road	1-21	W10 6SH	CDB	Controlled-Deck Block	21	15
284	Silchester Road	15	W10 6SF	H	House	1	1
284	Silchester Road	17	W10 6SF	H	House	1	1
284	Silchester Road	21	W10 6SF	H	House	1	1
284	Silchester Road	13	W10 6SF	H	House	1	1
285	Whitstable House, Silchester Road	1-80	W10 6SB	CTB	Controlled-Tower Block	80	71
366	Waynflete Square	43-49	W10 6UD	CMB	Controlled-Mansion Block	7	4
366	Waynflete Square	50-56	W10 6UD	CMB	Controlled-Mansion Block	7	3
366	Waynflete Square	12-17	W10 6UX	CMB	Controlled-Mansion Block	6	5
366	Waynflete Square	64-76	W10 6UD	CDB	Controlled-Deck Block	13	7
366	Waynflete Square	2-11	W10 6UX	CMB	Controlled-Mansion Block	10	6
366	Waynflete Square	57-63	W10 6UD	CMB	Controlled-Mansion Block	7	4

Estate Totals 472 397

E16 SIR THOMAS MORE ESTATE

025	Burleigh House, Beaufort Street	1-42	SW3 5BE	CMB	Controlled-Mansion Block	42	26
026	Cadogan House, Beaufort Street	1-49	SW3 5BL	CMB	Controlled-Mansion Block	47	30
026	Cadogan House, Beaufort Street	Flat 49	SW3 5BL	H	House	1	0
026	Cadogan House, Beaufort Street	Flat 48	SW3 5BL	H	House	1	1
027	Dacre House, Beaufort Street	1-47	SW3 5BH	CMB	Controlled-Mansion Block	47	41
027	Dacre House, Beaufort Street	Clubroom	SW3 5BH	DA	Direct Access to flats		
028	Kingsley House, Beaufort Street	1-48	SW3 5BD	CMB	Controlled-Mansion Block	48	29
030	Winchester House, Beaufort Street	1-56	SW3 5BJ	CMB	Controlled-Mansion Block	56	40

Estate Totals 242 167

E17 ST QUINTINS ESTATE

021	Barlby Road	122	W10 6BL	H	House	1	0
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<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
021	Barlby Road	112	W10 6BL	H	House	1	1
021	Barlby Road	110	W10 6DB	H	House	1	1
021	Barlby Road	84-98 ev	W10 6AP	DA	Direct Access to flats	8	3
021	Barlby Road	102-108 ev	W10 6DB	DA	Direct Access to flats	4	4
021	Barlby Road	114-120 ev	W10 6BL	DA	Direct Access to flats	4	2
021	Barlby Road	68-82 ev	W10 6AP	DA	Direct Access to flats	8	7
021	Barlby Road	52-66 ev	W10 6AP	DA	Direct Access to flats	8	5
021	Barlby Road	44-50 ev	W10 6AP	DA	Direct Access to flats	4	4
145	Hill Farm Road	17-31 od	W10 6DN	DA	Direct Access to flats	8	6
145	Hill Farm Road	18-32 ev	W10 6DN	DA	Direct Access to flats	8	6
145	Hill Farm Road	2-16 ev	W10 6DN	DA	Direct Access to flats	8	1
145	Hill Farm Road	34-40 ev	W10 6DN	DA	Direct Access to flats	4	2
145	Hill Farm Road	1-15 odds	W10 6DN	DA	Direct Access to flats	8	5
212	Methwold Road	9-23 ev	W10 6DD	DA	Direct Access to flats	8	7
212	Methwold Road	1-7 od	W10 6DD	DA	Direct Access to flats	4	4
212	Methwold Road	4-18 ev	W10 6DD	DA	Direct Access to flats	8	6
212	Methwold Road	24	W10 6DD	H	House	1	1
212	Methwold Road	20	W10 6DD	H	House	1	1
212	Methwold Road	2	W10 6DD	H	House	1	1
212	Methwold Road	25-31 od	W10 6DD	DA	Direct Access to flats	4	3
212	Methwold Road	26-36 ev	W10 6DD	DA	Direct Access to flats	6	5
230	Oakworth Road	4-10 ev	W10 6DE	DA	Direct Access to flats	4	1
230	Oakworth Road	12	W10 6DE	H	House	1	1
230	Oakworth Road	35	W10 6DF	H	House	1	1
230	Oakworth Road	52-58 ev	W10 6DQ	DA	Direct Access to flats	4	3
230	Oakworth Road	14	W10 6DQ	H	House	1	1
230	Oakworth Road	34	W10 6DQ	H	House	1	1
230	Oakworth Road	16-30 ev	W10 6DQ	DA	Direct Access to flats	8	5
230	Oakworth Road	51-69 od	W10 6DF	DA	Direct Access to flats	10	6
230	Oakworth Road	39-45 od	W10 6DF	DA	Direct Access to flats	4	3

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
230	Oakworth Road	23-33 ev	W10 6DF	DA	Direct Access to flats	6	4
230	Oakworth Road	1	W10 6DG	H	House	1	1
230	Oakworth Road	37	W10 6DF	H	House	1	1
230	Oakworth Road	36-42 ev	W10 6DQ	DA	Direct Access to flats	4	3
230	Oakworth Road	3-21 od	W10 6DG	DA	Direct Access to flats	10	4
230	Oakworth Road	60	W10 6DQ	H	House	1	0
240	Pangbourne Avenue	122-132 ev	W10 6DH	DA	Direct Access to flats	6	4
309	St Marks Road	225/227	W10 6DA	DA	Direct Access to flats	2	2
309	St Marks Road	96/98	W10 6BY	DA	Direct Access to flats	2	2
309	St Marks Road	92/94	W10 6BY	DA	Direct Access to flats	2	2
309	St Marks Road	229/231	W10 6DA	DA	Direct Access to flats	2	1
309	St Marks Road	90	W10 6BY	H	House	1	1
309	St Marks Road	201/203	W10 6DA	DA	Direct Access to flats	2	0
309	St Marks Road	205/207	W10 6DA	DA	Direct Access to flats	2	1
309	St Marks Road	209/211	W10 6DA	DA	Direct Access to flats	2	2
309	St Marks Road	213/215	W10 6DA	DA	Direct Access to flats	2	1
309	St Marks Road	217/219	W10 6DA	DA	Direct Access to flats	2	0
309	St Marks Road	221/223	W10 6DA	DA	Direct Access to flats	2	1
309	St Marks Road	100	W10 6BY	H	House	1	0
Estate Totals						193	127

E18 SWINBROOK ESTATE

001	Acklam Road	103-113, 223-233 od	W10 5YX	CMB	Controlled-Mansion Block	12	11
001	Acklam Road	147-161 od + 43/49 (1-3)	W10 5YX	CMB	Controlled-Mansion Block	11	10
001	Acklam Road	73-99, 187-221 od	W10 5YU	CMB	Controlled-Mansion Block	32	29
001	Acklam Road	Residents Clubroom 145	W10 5YX	C	Controlled		
001	Acklam Road	53-73, 163-185 od	W10 5YU	CMB	Controlled-Mansion Block	20	19
001	Acklam Road	19-37, 115-143 od	W10 5YU	CMB	Controlled-Mansion Block	25	21
031	Bevington Road	6-68 ev	W10 5TN	DA	Direct Access to flats	32	23
033	Blagrove Road	20	W10 5TP	H	House	1	1

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
033	Blagrove Road	18	W10 5TP	H	House	1	1
033	Blagrove Road	16	W10 5TP	H	House	1	1
033	Blagrove Road	14	W10 5TP	H	House	1	0
033	Blagrove Road	12	W10 5TP	H	House	1	1
033	Blagrove Road	10	W10 5TP	H	House	1	1
033	Blagrove Road	8	W10 5TP	H	House	1	1
033	Blagrove Road	4	W10 5TP	H	House	1	1
033	Blagrove Road	2	W10 5TP	H	House	1	1
033	Blagrove Road	6	W10 5TP	H	House	1	1
207	Malvern Close	6	W10 5YY	H	House	1	1
207	Malvern Close	8	W10 5YY	H	House	1	1
207	Malvern Close	9	W10 5YY	H	House	1	1
207	Malvern Close	1	W10 5YY	H	House	1	1
207	Malvern Close	7	W10 5YY	H	House	1	1
207	Malvern Close	2	W10 5YY	H	House	1	1
207	Malvern Close	4	W10 5YY	H	House	1	0
207	Malvern Close	3	W10 5YY	H	House	1	1
207	Malvern Close	10	W10 5YY	H	House	1	1
207	Malvern Close	5	W10 5YY	H	House	1	1
213	Morgan Road	1-11 od	W10 5YT	CMD	Controlled-Mansion Block & Direct Access	6	4
213	Morgan Road	2-12 ev	W10 5YS	CMD	Controlled-Mansion Block & Direct Access	6	6
232	Orchard Close	35	W10 5RB	H	House	1	1
232	Orchard Close	42	W10 5RB	H	House	1	0
232	Orchard Close	41	W10 5RB	H	House	1	1
232	Orchard Close	34	W10 5RB	H	House	1	1
232	Orchard Close	39	W10 5RB	H	House	1	1
232	Orchard Close	36	W10 5RB	H	House	1	0
232	Orchard Close	37	W10 5RB	H	House	1	1
232	Orchard Close	38	W10 5RB	H	House	1	0
232	Orchard Close	40	W10 5RB	H	House	1	0

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
232	Orchard Close	33	W10 5RB	H	House	1	1
232	Orchard Close	1-32	W10 5RA	DA	Direct Access to flats	32	24
305	St Ervans Road	80/82	W10 5QT	DA	Direct Access to flats	2	1
305	St Ervans Road	99/101	W10 5QY	DA	Direct Access to flats	2	1
305	St Ervans Road	2-6 ev	W10 5QS	CMD	Controlled-Mansion Block & Direct Access	4	3
305	St Ervans Road	20-24 ev	W10 5QS	CMD	Controlled-Mansion Block & Direct Access	4	3
305	St Ervans Road	111/13	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	79/81	W10 5QA	DA	Direct Access to flats	2	1
305	St Ervans Road	83/85	W10 5QY	DA	Direct Access to flats	2	1
305	St Ervans Road	87/89	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	91/93	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	95/97	W10 5QY	DA	Direct Access to flats	2	1
305	St Ervans Road	37-41 od	W10 5QX	CMD	Controlled-Mansion Block & Direct Access	4	2
305	St Ervans Road	29A-35B od	W10 5QX	CMB	Controlled-Mansion Block	8	7
305	St Ervans Road	75/77	W10 5QA	DA	Direct Access to flats	2	1
305	St Ervans Road	76/78	W10 5QT	DA	Direct Access to flats	2	0
305	St Ervans Road	68/70	W10 5QT	DA	Direct Access to flats	2	2
305	St Ervans Road	84/86	W10 5QT	DA	Direct Access to flats	2	0
305	St Ervans Road	88/90	W10 5QT	DA	Direct Access to flats	2	0
305	St Ervans Road	92/94	W10 5QT	DA	Direct Access to flats	2	1
305	St Ervans Road	1 - 7 A/B	W10 5QX	CMB	Controlled-Mansion Block	8	7
305	St Ervans Road	96/98	W10 5QT	DA	Direct Access to flats	2	2
305	St Ervans Road	15A-21B od	W10 5QX	CMB	Controlled-Mansion Block	8	5
305	St Ervans Road	100/02	W10 5QT	DA	Direct Access to flats	2	1
305	St Ervans Road	104/06	W10 5QT	DA	Direct Access to flats	2	2
305	St Ervans Road	108/10	W10 5QT	DA	Direct Access to flats	2	2
305	St Ervans Road	112/14	W10 5QT	DA	Direct Access to flats	2	1
305	St Ervans Road	23-27 od	W10 5QX	CMD	Controlled-Mansion Block & Direct Access	4	1
305	St Ervans Road	9-13 od	W10 5QX	CMD	Controlled-Mansion Block & Direct Access	4	4
305	St Ervans Road	72/74	W10 5QT	DA	Direct Access to flats	2	1

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
305	St Ervans Road	119/21	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	8-12 ev	W10 5QS	CMD	Controlled-Mansion Block & Direct Access	4	3
305	St Ervans Road	14-18 ev	W10 5QS	CMD	Controlled-Mansion Block & Direct Access	4	2
305	St Ervans Road	67/69	W10 5QA	DA	Direct Access to flats	2	2
305	St Ervans Road	63/65	W10 5QA	DA	Direct Access to flats	2	2
305	St Ervans Road	59/61	W10 5QA	DA	Direct Access to flats	2	2
305	St Ervans Road	131/3	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	55/57	W10 5QA	DA	Direct Access to flats	2	0
305	St Ervans Road	51/53	W10 5QA	DA	Direct Access to flats	2	1
305	St Ervans Road	43A-49B od	W10 5QX	CMB	Controlled-Mansion Block	8	8
305	St Ervans Road	127/9	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	107/9	W10 5QY	DA	Direct Access to flats	2	1
305	St Ervans Road	123/5	W10 5QY	DA	Direct Access to flats	2	1
305	St Ervans Road	48/50	W10 5QT	DA	Direct Access to flats	2	2
305	St Ervans Road	64/66	W10 5QT	DA	Direct Access to flats	2	0
305	St Ervans Road	71/73	W10 5QA	DA	Direct Access to flats	2	1
305	St Ervans Road	26-30 ev	W10 5YE	CMD	Controlled-Mansion Block & Direct Access	4	4
305	St Ervans Road	32-36 ev	W10 5YE	CMB	Controlled-Mansion Block	4	1
305	St Ervans Road	38-42 ev	W10 5YE	CMB	Controlled-Mansion Block	4	2
305	St Ervans Road	44/46	W10 5QT	DA	Direct Access to flats	2	1
305	St Ervans Road	115/17	W10 5QY	DA	Direct Access to flats	2	1
305	St Ervans Road	60/62	W10 5QT	DA	Direct Access to flats	2	0
305	St Ervans Road	103/5	W10 5QY	DA	Direct Access to flats	2	2
305	St Ervans Road	52/54	W10 5QT	DA	Direct Access to flats	2	2
305	St Ervans Road	56/58	W10 5QT	DA	Direct Access to flats	2	1
319	Swinbrook Road	1 A-C	W10 5GJ	CCV	Controlled-Converted Block	3	3
319	Swinbrook Road	3	W10 5GJ	H	House	1	1
319	Swinbrook Road	4	W10 5GJ	H	House	1	1
319	Swinbrook Road	2	W10 5GJ	H	House	1	1
393	Wornington Road	22-44 ev	W10 5YF	CMD	Controlled-Mansion Block & Direct Access	16	9

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
393	Wornington Road	94-108 ev	W10 5YD	DA	Direct Access to flats	8	6
393	Wornington Road	1-55 od	W10 5QJ	DA	Direct Access to flats	28	19
393	Wornington Road	54-68 ev	W10 5QP	DA	Direct Access to flats	8	7
393	Wornington Road	2-20 ev	W10 5QW	CMD	Controlled-Mansion Block & Direct Access	12	8
393	Wornington Road	74-88 ev	W10 5QP	DA	Direct Access to flats	8	7
393	Wornington Road	46A-50B ev	W10 5YF	CMD	Controlled-Mansion Block & Direct Access	6	5
393	Wornington Road	92	W10 5QP	H	House	1	1
393	Wornington Road	90	W10 5QP	H	House	1	0
393	Wornington Road	72	W10 5QP	H	House	1	0
393	Wornington Road	70	W10 5QP	H	House	1	1
393	Wornington Road	52	W10 5QP	H	House	1	0
393	Wornington Road	2	W10 5QW	H	House	1	1
393	Wornington Road	61	W10 5QJ	H	House	1	1
393	Wornington Road	59	W10 5QJ	H	House	1	1
393	Wornington Road	110	W10 5YD	H	House	1	0
394	Burgess Fields, 57 Wornington Road	1-28	W10 5PT	CMB	Controlled-Mansion Block	28	28

Estate Totals 485 372

E19 TOR GARDENS ESTATE

282	Sheffield Terrace	31-41 od	W8 7NB	CMB	Controlled-Mansion Block	6	2
282	Sheffield Terrace	43-77 od	W8 7NB	CMB	Controlled-Mansion Block	18	12
337	Tor Court, 1/33 Tor Gardens	1-33	W8 4HX	ODB	Open- Deck Block	33	22

Estate Totals 57 36

E20 TREGUNTER ESTATE EAST

114	Finborough Road	63 (1-16)	SW10 9D	CMB	Controlled-Mansion Block	16	9
114	Finborough Road	65 (1-16)	SW10 9D	CMB	Controlled-Mansion Block	16	7
342	Walnut Tree House, Tregunter Road	1-38	SW10 9H	CMB	Controlled-Mansion Block	38	23

Estate Totals 70 39

E21 TREGUNTER ESTATE WEST

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
114	Finborough Road	62 (1-52)	SW10 9E	CMB	Controlled-Mansion Block	52	33
160	Ifield Road	81-87 od	SW10 9A	ODB	Open- Deck Block	4	3
Estate Totals						56	36

E22 TREVERTON ESTATE

339	Raymede Tower, Treverton Street	1-55	W10 6BQ	CTB	Controlled-Tower Block	55	53
340	Treverton Tower, Treverton Street	1-55	W10 6BG	CTB	Controlled-Tower Block	55	45
340	Treverton Tower, Treverton Street	Residents Clubroom (Base)	W10 6BG	DA	Direct Access to flats		
Estate Totals						110	98

E23 WANDON ROAD ESTATE

140	HARRIET HOUSE	1-20	SW6 2JQ	CDB	Controlled-Deck Block	20	14
168	KING CHARLES HOUSE	1-40	SW6 2JH	CTB	Controlled-Tower Block	40	28
365	QUEEN CATHERINE HOUSE WANDON ROAD	1-8	SW6 2JL	CDB	Controlled-Deck Block	8	6
Estate Totals						68	48

E24 WARWICK ROAD ESTATE

?	Pembroke Road	Chesterton & Broadwood	W8 6PH	C	Controlled		
042	Broadwood Terrace	1-24	W8 6PL	CMB	Controlled-Mansion Block	24	11
072	Chesterton Square	1-92	W8 6PH	DA	Direct Access to flats	91	46
Estate Totals						115	57

E25 WILTSHIRE CLOSE ESTATE

392	Wiltshire Close	69-146	SW3 2NT	ODB	Open- Deck Block	78	59
392	Wiltshire Close	1-34	SW3 2NT	ODB	Open- Deck Block	34	28
392	Wiltshire Close	35-68	SW3 2NT	ODB	Open- Deck Block	34	25
392	Wiltshire Close	181-214	SW3 2NT	ODB	Open- Deck Block	34	27
392	Wiltshire Close	Play Hut	SW3 2NT	O	Open		
392	Wiltshire Close	147-180	SW3 2NT	ODB	Open- Deck Block	34	31
Estate Totals						214	170

E26 WORLDS END ESTATE

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
370	Ashburnham Tower, Worlds End Estate	1-50	SW10 0E	CTB	Controlled-Tower Block	50	33
371	Berenger Tower, Worlds End Estate	1-51	SW10 0E	CTB	Controlled-Tower Block	51	30
372	Berenger Walk, Worlds End Estate	1-28	SW10 0D	CDB	Controlled-Deck Block	28	21
373	Blantyre Tower, Worlds End Estate	1-65	SW10 0E	CTB	Controlled-Tower Block	65	48
374	Blantyre Walk, Worlds End Estate	1-42	SW10 0D	CDB	Controlled-Deck Block	40	33
375	Chelsea Reach Tower, Worlds End Estate	1-65	SW10 0E	CTB	Controlled-Tower Block	65	44
376	Dartrey Tower, Worlds End Estate	1-49	SW10 0E	CTB	Controlled-Tower Block	49	40
377	Dartrey Walk, Worlds End Estate	1-18	SW10 0E	CDB	Controlled-Deck Block	16	16
378	Greaves Tower, Worlds End Estate	4-62	SW10 0E	CTB	Controlled-Tower Block	59	44
379	Middle Dartrey Walk, Worlds End Estate	1-24	SW10 0E	CDB	Controlled-Deck Block	24	22
380	Upper Berenger Walk, Worlds End Estate	1-42	SW10 0D	CDB	Controlled-Deck Block	42	32
381	Upper Blantyre Walk, Worlds End Estate	1-45	SW10 0D	CDB	Controlled-Deck Block	45	40
382	Upper Dartrey Walk, Worlds End Estate	1-58	SW10 0E	CDB	Controlled-Deck Block	58	47
383	Upper Whistler Walk, Worlds End Estate	1-52	SW10 0E	CDB	Controlled-Deck Block	52	40
384	Whistler Tower, Worlds End Estate	1-61	SW10 0E	CTB	Controlled-Tower Block	61	52
385	Whistler Walk, Worlds End Estate	1-39	SW10 0E	CDB	Controlled-Deck Block	34	27

Estate Totals 739 569

N01 Non-Estate: Purpose Built

037	Treadgold House, 25 Bomore Road	1-38	W11 4HD	CDB	Controlled-Deck Block	38	34
039	Bramley House, Bramley Road	1-45	W10 6SX	CDB	Controlled-Deck Block	45	36
050	Camborne Mews	1-12	W11 1QA	CMB	Controlled-Mansion Block	12	11
050	Camborne Mews	13-36	W11 1QB	CMB	Controlled-Mansion Block	24	17
070	Grove House, Chelsea Manor Street	2-120 ev	SW3 5QB	CMB	Controlled-Mansion Block	60	43
074	Allom House, Clarendon Road	1-40	W11 4JJ	CMB	Controlled-Mansion Block	40	34
076	Nottingwood House, Clarendon Road	1-100	W11 4JQ	CDB	Controlled-Deck Block	100	68
084	Manning House, Convent Gardens	1-20	W11 1NL	CDB	Controlled-Deck Block	20	13
101	Edenham Way	51-80	W10 5XD	CDB	Controlled-Deck Block	30	27
101	Edenham Way	15-50	W10 5XB	CMB	Controlled-Mansion Block	36	33
105	Galsworthy House, Elgin Crescent	1-16	W11 2JW	CMB	Controlled-Mansion Block	16	14

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
112	Cecil Court, Fawcett Street	1-22	SW10 9H	CMB	Controlled-Mansion Block	22	12
118	Fulham Road	437 (1-26)	SW10 9T	CDB	Controlled-Deck Block	26	19
118	Fulham Road	361 (1-11)	SW10 9T	CMB	Controlled-Mansion Block	11	10
120	Hereford House, 370/372 Fulham Road	14-40	SW10 9U	CMB	Controlled-Mansion Block	30	8
132	Trellick Tower, 5 Golborne Road	Residents Clubroom	W10 5PA	C	Controlled		
132	Trellick Tower, 5 Golborne Road	1-217	W10 5PA	CTB	Controlled-Tower Block	217	183
149	Hortensia House, Hortensia Road	1-8	SW10 0Q	CMB	Controlled-Mansion Block	8	6
149	Hortensia House, Hortensia Road	9-48	SW10 0Q	CMB	Controlled-Mansion Block	40	25
149	Hortensia House, Hortensia Road	49-56	SW10 0Q	CMB	Controlled-Mansion Block	8	4
150	Knights House, Hortensia Road	1-20	SW10 0Q	CDB	Controlled-Deck Block	20	12
162	Kelfield Court, 1/13 Kelfield Gardens	1-18	W10 6NS	CMB	Controlled-Mansion Block	18	13
196	Kensal House, Ladbrooke Grove	Youth Club	W10 5BQ	DA	Direct Access to flats		
196	Kensal House, Ladbrooke Grove	Residents Clubroom	W10 5BQ	DA	Direct Access to flats		
196	Kensal House, Ladbrooke Grove	1-68	W10 5BQ	CMB	Controlled-Mansion Block	68	64
202	The Sandhills, Limerston Street	1-30	SW10 0B	CMB	Controlled-Mansion Block	30	19
208	Manchester Drive	17-50	W10 5BD	CDB	Controlled-Deck Block	34	29
208	Manchester Drive	Residents Office	W10 5BH	CDB	Controlled-Deck Block		
208	Manchester Drive	51-66	W10 5BG	CDB	Controlled-Deck Block	16	15
208	Manchester Drive	67-82	W10 5BH	CDB	Controlled-Deck Block	16	12
208	Manchester Drive	1-16	W10 5BB	CMB	Controlled-Mansion Block	16	13
231	Hunter House, 326/342 Old Brompton Road	1-15	SW5 9LD	CMB	Controlled-Mansion Block	16	7
233A	Oxford Gardens	34 (1-42)	W10 5UG	CDB	Controlled-Deck Block	54	49
233A	Oxford Gardens	Residents Clubroom at 36	W10 5UQ	C	Controlled		
257	Portobello Road	375 (1-42)	W10 5SL	CDB	Controlled-Deck Block	42	36
270	Raddington Road	9 A-F	W10 5TG	CMB	Controlled-Mansion Block	18	17
287	Octavia House, Southern Row	1-68	W10 5AE	CMB	Controlled-Mansion Block	66	54
308	St Marks Grove	1-12	SW10 9U	CDB	Controlled-Deck Block	12	8
308	St Marks Grove	13-48	SW10 9U	CMB	Controlled-Mansion Block	36	31
311	St Quintin Avenue	69 (1-12)	W10 6NZ	CMB	Controlled-Mansion Block	12	6
361	Barlow House, Walmer Road	1-32	W11 4EU	CMB	Controlled-Mansion Block	32	27

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
362	Eastry House, Walmer Road	1-6	W11 4ET	CDB	Controlled-Deck Block	6	6
363	Foreland House, Walmer Road	1-30	W11 4ES	CDB	Controlled-Deck Block	30	27
387	Clydesdale House, 255 Westbourne Park Road	1-30	W11 1ED	CDB	Controlled-Deck Block	30	30
390	West Row	15-49 od	W10 5AX	CDB	Controlled-Deck Block	18	17
390	West Row	51-65 od	W10 5AX	CDB	Controlled-Deck Block	8	7
390	West Row	67-95 od	W10 5AX	CDB	Controlled-Deck Block	15	12
390	West Row	Residents Office	W10 5AX	CDB	Controlled-Deck Block		

Estate Totals **1396** **1108**

N02 Non-Estate: Sheltered

169	Blechynden House, 1 Kingsdown Close	1-11	W10 6SQ	CMB	Controlled-Mansion Block	11	10
170	Whitchurch House, 3 Kingsdown Close	1-40	W10 6SL	CMB	Controlled-Mansion Block	40	39
219	Nursery Lane	1 (1-35)	W10 6QD	CMB	Controlled-Mansion Block	35	35
334	Tavistock Road	70 (1-35)	W11 1AN	CMB	Controlled-Mansion Block	35	35

Estate Totals **121** **119**

N03 Non-Estate: Hostel

051A	Cambridge Gardens	41 (1-10)	W10 5UA	CCV	Controlled-Converted Block	10	10
143	Hesketh Place	6 (1-23)	W11 4HN	CMB	Controlled-Mansion Block	23	22
182B	Lancaster Road	130 (1-10)	W11 1QS	CCV	Controlled-Converted Block	10	10
274	Runcorn Place	6 (1-4)	W11 4HR	CMB	Controlled-Mansion Block	4	4
274	Runcorn Place	7 (24-45)	W11 4HR	CMB	Controlled-Mansion Block	22	22

Estate Totals **69** **68**

N04 Non-Estate: Street Property

024	Beaufort House, Beaufort Street	1-12	SW3 5AD	CMB	Controlled-Mansion Block	12	0
029	Mulberry Close, Beaufort Street	1-40	SW3 5AB	CMB	Controlled-Mansion Block	40	23
034	St. Columb's House, 9/39 Blagrove Road	1-16	W10 5TJ	CMB	Controlled-Mansion Block	16	13
041	Walmer House, 134/140 Bramley Road	1-12	W10 6RN	CDB	Controlled-Deck Block	12	10
056	Corbett House, Cathcart Road	1-16	SW10 9L	CMB	Controlled-Mansion Block	16	10
075	Clarendon Road	60 (1-16)	W11 2HN	CMB	Controlled-Mansion Block	16	10

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
075	Clarendon Road	60 (17-22)	W11 2HN	CMB	Controlled-Mansion Block	6	6
078	Clydesdale Road	1 (1-10)	W11 1JF	CDB	Controlled-Deck Block	10	8
080	Colville Gardens	12 (1-8)	W11 2BB	CMB	Controlled-Mansion Block	8	5
081	Colville Road	2/4 (1-9)	W11 2BP	CCV	Controlled-Converted Block	9	6
082	Colville Square	9 A-F	W11 2BD	CMB	Controlled-Mansion Block	6	4
082	Colville Square	11/12 (1-12)	W11 2BD	CMB	Controlled-Mansion Block	12	11
082	Colville Square	14 (1-12)	W11 2BQ	CDB	Controlled-Deck Block	12	10
101	Edenham Way	Residents Clubroom	W10 5XA	C	Controlled		
103	Little Chelsea House, Edith Grove	1-12	SW10 0L	CMB	Controlled-Mansion Block	12	6
109	Exmoor Street	5 (1-12)	W10 6BB	CMB	Controlled-Mansion Block	12	10
143	Hesketh Place	4 (1-9)	W11 4HN	CMB	Controlled-Mansion Block	9	8
147	Ingelow House, Holland Street	1-33	W8 4NE	CMB	Controlled-Mansion Block	33	6
167	Brickbarn Close, Kings Road	1-16	SW10 0T	CMB	Controlled-Mansion Block	16	7
180E	Ladbroke Grove	319 A-J + 329-333	W10 6HA	ODB	Open- Deck Block	12	10
195	Talbot House, 10 Ladbroke Crescent	1-20	W11 1PS	CDB	Controlled-Deck Block	20	13
197	Liddiard House, Lansdowne Road	Residents Clubroom	W11 2LD	CKY	Controlled - Key Entry		
233B	Oxford Gardens	187 (1-14)	W10 6NE	CDB	Controlled-Deck Block	14	13
250	Campden Houses, Peel Street	1-125	W8 7PJ	CMB	Controlled-Mansion Block	125	109
251	Notting Hill Gate Public Library, Pembridge Square	1-11	W2 4EW	OMB	Open- Mansion Block	11	6
252	Pembridge Crescent	18 A-E	W11 3DX	CCV	Controlled-Converted Block	5	3
252	Pembridge Crescent	21 A-J	W11 3DS	CCV	Controlled-Converted Block	9	9
264	Powis Square	53-100	W11 2BN	ODB	Open- Deck Block	48	26
286	Slaidburn Street	60 (1-10)	SW10 0J	CDB	Controlled-Deck Block	10	7
310	Hudson House, St Marks Place	1-12	W11 1NU	CMB	Controlled-Mansion Block	12	12
333	Tavistock Crescent	65-85 odd	W11 1AD	CDB	Controlled-Deck Block	11	9
333	Tavistock Crescent	109-129 odd	W11 1AD	CDB	Controlled-Deck Block	11	3
333	Tavistock Crescent	131-151 odd	W11 1AE	CDB	Controlled-Deck Block	11	6
333	Tavistock Crescent	153-173 odd	W11 1AE	CDB	Controlled-Deck Block	11	7
333	Tavistock Crescent	175-195 odd	W11 1AE	CDB	Controlled-Deck Block	11	6
333	Tavistock Crescent	197-217 odd	W11 1AE	CDB	Controlled-Deck Block	11	8

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
333	Tavistock Crescent	219-239 odd	W11 1AE	CDB	Controlled-Deck Block	11	6
333	Tavistock Crescent	241-261 odd	W11 1AE	CMB	Controlled-Mansion Block	11	6
333	Tavistock Crescent	263-283 odd	W11 1AE	CMB	Controlled-Mansion Block	11	7
333	Tavistock Crescent	285-305 odd	W11 1AE	CDB	Controlled-Deck Block	11	9
333	Tavistock Crescent	43-63 odd	W11 1AD	CDB	Controlled-Deck Block	11	8
352	Verity Close	8-25	W11 4HE	CMB	Controlled-Mansion Block	18	12
352	Verity Close	26-31	W11 4HE	CMB	Controlled-Mansion Block	6	6
352	Verity Close	52	W11 4HE	H	House	1	0
352	Verity Close	32-43	W11 4HE	CMB	Controlled-Mansion Block	12	7
352	Verity Close	55	W11 4HE	H	House	1	1
352	Verity Close	68	W11 4HE	H	House	1	1
352	Verity Close	67	W11 4HE	H	House	1	0
352	Verity Close	66	W11 4HE	H	House	1	0
352	Verity Close	65	W11 4HE	H	House	1	0
352	Verity Close	64	W11 4HE	H	House	1	0
352	Verity Close	63	W11 4HE	H	House	1	1
352	Verity Close	62	W11 4HE	H	House	1	1
352	Verity Close	61	W11 4HE	H	House	1	1
352	Verity Close	60	W11 4HE	H	House	1	1
352	Verity Close	59	W11 4HE	H	House	1	0
352	Verity Close	58	W11 4HE	H	House	1	0
352	Verity Close	50	W11 4HE	H	House	1	1
352	Verity Close	56	W11 4HE	H	House	1	0
352	Verity Close	1	W11 4HE	H	House	1	0
352	Verity Close	44	W11 4HE	H	House	1	0
352	Verity Close	2	W11 4HE	H	House	1	1
352	Verity Close	3	W11 4HE	H	House	1	1
352	Verity Close	4	W11 4HE	H	House	1	1
352	Verity Close	5	W11 4HE	H	House	1	1
352	Verity Close	57	W11 4HE	H	House	1	0

<i>Estate</i>	<i>Street</i>	<i>Adrs#</i>	<i>Post Code</i>	<i>Access Type</i>		<i>#Dwells</i>	<i>#Rented</i>
352	Verity Close	7	W11 4HE	H	House	1	0
352	Verity Close	54	W11 4HE	H	House	1	1
352	Verity Close	45	W11 4HE	H	House	1	1
352	Verity Close	46	W11 4HE	H	House	1	1
352	Verity Close	47	W11 4HE	H	House	1	0
352	Verity Close	48	W11 4HE	H	House	1	0
352	Verity Close	49	W11 4HE	H	House	1	0
352	Verity Close	51	W11 4HE	H	House	1	1
352	Verity Close	53	W11 4HE	H	House	1	1
352	Verity Close	6	W11 4HE	H	House	1	0

Estate Totals **712** **477**

N05 Non-Estate: Out of Borough

216	NORWOOD ROAD	21/29 (1-14)	UB2 4EA	CMB	Controlled-Mansion Block	14	4
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Estate Totals **14** **4**

N06 Non-Estate: Commercial

400	Blantyre Street	Worlds End Clubroom 16	SW10	CKY	Controlled - Key Entry
400	Blantyre Street	Blantyre Centre	SW10	O	Open

Estate Totals

Grand Total

8383	6262
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APPENDIX 2

The Audit Formats

This form is designed to capture data relevant to an assessment of the BLOCKS compliance with the DDA requirements for Access to and Use of buildings. It is designed with reference to 'Approved Document M' (2004) dealing with Part M of the building regs 2000.

For each 'Issue' indicate 'Yes' or 'No' or 'Not/Applicable' (Y/N/O). If provision is inadequate also indicate 'I' and record any comments on location &/or deficiency as appropriate. Identify (and Quantify) any Actions that are appropriate within each 'Element Panel' (I.e. the action selected does not, necessarily, need to be on the same row as the Issue)

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity
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EXTERNAL ENVIRONMENT: ACCESS From Boundary &/or Parking to Building And Entrance/s

DISABLED D01 PARKING	A	Are there designated Parking bays for the disabled?	Y	N	0	I		1	Provide Parking Bay/s		Bays
	B	Are they of Adequate Size?	Y	N	0	I	Should be 3.6M x 6M	2	Enlarge parking bays to meet ADM		Bays
	C	Are the Bays clearly signposted?	Y	N	0	I	Suitable for visually impaired	3	Improve Signage		
	D	Is the route from the parking space clear?	Y	N	0	I	Make sure that kerbs are dropped and there are appropriate tactile warnings at hazards i.e. road crossings	4	Adjust Kerbs &/or Surfaces		LM
	E	Is the surface smooth, even and free from loose stones?	Y	N	0	I	Avoid gravel and loose chippings. Ensure the area is regularly maintained	5	Re-surface Parking Bays		Bays
	Z	Other	Y	N	0	I		99	Other:		

ACCESS D02 PATH/ APPROACH	A	Is the approach route free from kerbs ?	Y	N	0	I	A kerb free route for wheel chair bound visitors	1	Provide dropped kerbs		LM
	B	Are the approach routes wide enough ?	Y	N	0	I	1800 mm for a wheel chair passing place. A passing place every 50M	2	Renew / Widen Approach Paths		SM
	C	Are surfaces even and slip-resistant ?	Y	N	0	I	Consider extreme weather. Slopes max 1:20 for a long rise. 5mm max difference between paving slabs	3	Resurface Paths		SM
	D	Is the route clearly defined ?	Y	N	0	I	Signs clear, non reflective, well located	4	Improve Signage		
	E	Are there sufficient tactile and visual clues ?	Y	N	0	I	Steps and road crossing to be signed and with different surface material i.e. blister tactile surface at a road crossing	5	Provide Tactile Surfaces		SM
	F	Is there Sufficient external lighting ?	Y	N	0	I	For dark evenings and extreme weather, and not positioned as a barrier	6	Improve Lighting		Item
	G	Is the approach free from hazards such as bollards and litter bins etc. ?	Y	N	0	I	Are they essential, can they be repositioned?	7	Clear/Relocate obstructions		Item
	H	Is the approach free from hazardous building features such as outward-opening doors, windows or overhangs ?	Y	N	0	I	Consider guarding or low level rails to define routes (min 100mm high) that are clearly visible	8	Re-route or Guard Access Paths		SM
	J	Is adequate seating provided along the route ?	Y	N	0	I	Consider providing a seat every 50M on inclined routes	9	Provide Appropriate Seating		Item
	Z	Other	Y	N	0	I		99	Other:		

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity
ACCESS D03 RAMPS / STEPS	A Are ramps accompanied by steps for the walking disabled?	If the ramps rise more than 300mm an alternative stepped access is required	Y	N	0	I		1 Provide alternative Stepped Access	Steps
	B Is the ramp wide enough ?	Minimum 1500mm	Y	N	0	I		2 Provide Ramped Access	LM
	C Is the ramp suitably graded ?	Max gradients = 1:12 for a 155mm rise, 1:15 for a 333mm rise, 1:20 for a 500mm rise and above	Y	N	0	I		3 Improve Ramped Access	LM
	D Are there handrails on each side ?	Hand rails 900mm to 1000mm High.	Y	N	0	I		4 Provide Handrails	LM
	E Are the Handrails suitable ?	With a closed end loop to avoid clothing catching. Must be easy to grip and provide good forearm support.	Y	N	0	I		5 Improve/Replace Handrails	LM
	F Is kerb edging of Ramps at correct height ?	kerb edging to outer edge to be 100mm high	Y	N	0	I		6 Improve Kerb edging	LM
	G If a permanent ramp cannot be constructed is a portable ramp or platform lift available ?		Y	N	0	I		7 Provide Potrable Ramp	Item
	H Are risers of steps shallow enough, all of the same height, and unlikely to trip users ?	Steps must have clearly distinguishable nosings. Rises to be 150-170mm and goings 280-425mm	Y	N	0	I		8 Replace Steps	Steps
	J Are there visual and tactile warnings at the top of steps ?	Consider a corduroy hazard warning surface 800mm deep and 400mm wider than the stairs	Y	N	0	I		9 Improve Visual and Tactile Warnings	
N i.e. Level Access	Z Other		Y	N	0	I		99 Other:	

ENTRANCES D04	A Is the main entrance easy to find & clearly distinguished from the façade ?	Consider the door being of a contrasting colour or type to the facade panels	Y	N	0	I		1 Re-decorate Entrance Door	Door
	B Is the door opening wide enough ?	1000mm for new doors, minimum of 775mm for existing doors	Y	N	0	I		2 Replace/Widen Entrance door	Door
	C Is there adequate space along the leading edge for wheel chair users to open the door ?	300mm between the leading edge and a barrier i.e. a wall	Y	N	0	I		3 Re-locate Entrance Door	Door
	D Is there a level threshold ?	Thresholds should be <15mm. Avoid steps, if unavoidable can a temporary ramp be used	Y	N	0	I		4 Remove Threshold	Door
	E Is any weather mat of firm texture and flush with the floor ?	Avoid raised surrounds and matting which may trap a walking aid	Y	N	0	I		5 Replace/Adjust Mat well	Mat
	F Can people each side of door see each other (standing or Wchair) ?	Vision zone through the door between a height of 500mm to 1500mm	Y	N	0	I		6 Provide Vision panes	Door
	G Are glazed entrance doors clearly marked for safety and visibility ?	Consider a logo or colour band on each opening door	Y	N	0	I		7 Provide Visual manifestation on glass	Door
	H Are door handles at the right height and easy to use ?	Handles should be +/-1000mm height. Grab bar is ideal	Y	N	0	I		8 Adjust/Replace Door Furniture	Door
	J Are the Door Handles Colour contrasted from the door?		Y	N	0	I		9	
	K Is the door easy to open ?	Force required to open at the leading edge = Max 20 Newton's	Y	N	0	I		10 Provide Door Assist	Door
	L Are Push/Pull signs clear?		Y	N	0	I		11 Improve Signage	
	M Is the entry phone or security system at the right height and detailed to allow use by people with sensory or mobility impairments	Ideal height for = 750 to 1000mm. clearly marked with large button display and call system if the visitor is having difficulty	Y	N	0	I		12 Replace/Improve Door Entry Panel	Item

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity
	P For automatic doors Do they remain open long enough?, Are both visual and tactile information and warnings provided		Y	N	0	I		13 Improve / Replace Automatic Doors	Door
	R Revolving doors Is there a non revolving door option ?	Revolving doors should not be locked and in serviceable use	Y	N	0	I		14 Provide additional entrance door	Door
	Z Other		Y	N	0	I		99	

INTERNAL ENVIRONMENT and CIRCULATION within the Building

LOBBY / D05 RECEPTION	A	Is there a clear view from the outside?	Can arriving people see obstructions and people exiting the building	Y	N	0	I		1	Provide Vision panes	Door
	B	Lobby area: Does the inner door meet the same criteria as the outside door ?		Y	N	0	I		2	Replace Inner Lobby Door	Door
	C	Can the lobby allow use by wheel chair users ?	The clear space between the two doors when open= Min 1570mm	Y	N	0	I		3	Redesign/Enlarge Lobby entrance	Item
	D	Is Signage Adequate?	e.g. to Reception, Stairs, Lifts, WC, etc.	Y	N	0	I		4	Improve Signage	
	E	Is the signage appropriate ?	Can wheel chair users with a lower eye level read it. Is it clear and legible for visitors with sight impairments	Y	N	0	I		5	Provide Slip-resistant flooring	SM
	F	Are surfaces suitable ?	Slip resistant, contrast in colours to assist with defining walls and floor, absorbs background noise.	Y	N	0	I		6	Re-decorate surfaces	SM
	G	Has the reception desk got an area to greet wheel chair bound visitors	with a desk height of 700mm	Y	N	0	I		7	Adjust/Replace Reception Desk's	Item
	H	Is an induction loop fitted to assist visitors with hearing deficiencies	Lower cost free standing units are now available	Y	N	0	I		8	Provide Induction Loop	Item
	J	Is there an adequate Waiting area?	e.g. Adequate space for wheelchairs, Firm Seating	Y	N	0	I		9		
N	Z	Other		Y	N	0	I		99		

CORRIDORS D10	A	Are corridors wide enough for wheel chairs users ?	1200mm width is a desired minimum. Passing Places 1800mm	Y	N	0	I		1	Widen Corridors (if feasible), including passing places	LM
	B	Is there sufficient turning space for wheelchairs	A 1800mm diameter area is required	Y	N	0	I		2	Provide Passing/Turning space (if feasible)	LM
	C	Are corridors free from obstructions	Can hose reels, extinguishers, radiators, pipes, ducts be recessed. If obstructions cannot be removed can they be guarded	Y	N	0	I		3	Recess &/or re-locate ducts, pipework, etc.	LM
	D	Is there sufficient natural and artificial lighting avoiding glare and silhouettes	Consider use of blinds and check the position of the artificial lighting. Avoid glazing at the end of corridors.	Y	N	0	I		4	Improve Lighting	LM
	E	Are there sufficient visual clues to help orientation	Can the colour scheme assist in mapping routes. Are there sufficient signs to assist orientation	Y	N	0	I		5	Re-decorate surfaces	SM
	F	Are floor surfaces suitable	Non-slip, with no tripping hazards. Avoid any slopes gradient less than 1:60.	Y	N	0	I		6	Provide Slip-resistant flooring	SM
	G	Are signs tactile for use by people with sight impairments	Signs to be position at the right height for wheelchair users	Y	N	0	I		7	Improve Signage	
N	Z	Other		Y	N	0	I		99		

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity
DOORS D11 (i.e. Lobby/ and Corridors)	A Is the door necessary for safety or functional use ?	Check the requirements against the fire certificate	Y	N	0	I		1 Remove Internal Door	Door
	B Is there a clear opening for wheel chair users ?	Should be 750-775mm min wide	Y	N	0	I		2 Replace / Widen Door	Door
	C Is there adequate space alongside the leading edge for a wheelchair user to reach door control while remaining clear of its swing ?	Min 300mm clear distance between the wall and the leading edge.	Y	N	0	I		3 Relocate Door	Door
	D Can people see either side of the door when seating and standing ?	Observation panels recommended between 500mm and 1500mm height	Y	N	0	I		4 Provide Vision panes	Door
	F Are door fittings at the right height for seated and standing users, of a contrasting colour and easy to grip ?	+/-1000mm above ground level. Pull bars and pull handles ideal	Y	N	0	I		5 Adjust/Replace Door Furniture	Door
	G Are doors light enough to open and close ?	Not exceed 10 newtons at the leading edge. Consider use of assisted opening devices for heavy doors	Y	N	0	I		6 Provide Door Assist	Door
	Z Other		Y	N	0	I		99	
N									
INTERNAL D12 RAMPS AND STAIRS	A Is there a ramp at every change level ?	Is this practical. Can an alternative route be planned., Is temporary ramp available.	Y	N	0	I		1 Provide Temporary Ramps	LM
	B Is the ramp wide enough ?	Min.1500mm	Y	N	0	I		2 Provide Internal Ramp	LM
	C Is the ramp suitably graded ?	Max gradients = 1:12 for a 155mm rise, 1:15 for a 333mm rise, 1:20 for a 500mm rise and above	Y	N	0	I		3 Replace/Improve Internal Ramp	LM
	D Are exposed edges protected to prevent accidents	Minimum 100mm raised upstanding	Y	N	0	I		4 Improve Kerb edging	LM
	E Are there handrails on each side ?	Hand rails 900mm to 1000mm High.	Y	N	0	I		5 Provide Handrails	LM
	F Are the Handrails suitable ?	With a closed end loop to avoid clothing catching. Must be easy to grip and provide good forearm support.	Y	N	0	I		6 Improve/Replace Handrails	LM
	G Is the surface slip-resistant	Avoid highly polished or tiled surfaces	Y	N	0	I		7 Re-surface Ramp	LM
	H Are risers of steps shallow enough, all of the same height, and unlikely to trip users ?	Steps must have clearly distinguishable nosings. Rises to be 150-170mm and goings 280-425mm	Y	N	0	I		8 Replace Steps	Steps
	J Are there visual warnings at the top of each flight	Consider contrasting floor material for stairs Are tactile signs required	Y	N	0	I		9 Improve Visual and Tactile Warnings	
	K Is the location of the stair case clearly marked on each level		Y	N	0	I		10 Improve Signage	
	L Is the lighting adequate	Exit/ entry points to stairs well lit, No sudden changes in lighting = confusion	Y	N	0	I		11 Improve Lighting	
	M Are Ramps & Stairs free from tripping hazards?	Avoid planters and other low level objects in the vicinity of stair cases	Y	N	0	I		12	
	Z Other		Y	N	0	I		99	
N									

Subject		Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions		Quantity		
N	LIFTS D13	A	Is a lift available for vertical circulation within the building ?	If not Consider addition during refurbishment or extension or Can a lift platform be fitted to a stair case	Y	N	0	I		1	Provide Passenger Lift		Lift
		B	Are the dimensions sufficient for a wheel chair user ?	Door opening 800mm wide, depth of lift 1400mm and a width of 800mm	Y	N	0	I		2	Provide Stair Lift Platform		Lift
		C	Are Support rails in car correctly designed and positioned ?	Rails at 900mm height positioned around the lift	Y	N	0	I		3	Provide Rails in Lift Car		Lift
		D	Is there a Delayed action closer override?	Not to be confused with a door edge pressure system	Y	N	0	I		4	Provide Closer Override		Lift
		E	Are Controls located easily using visual or tactile information and within reach of all users	Controls between 900mm and 1200mm	Y	N	0	I		5	Upgrade Lift Controls		Lift
		F	Is there Voice indication of floor reached ?	Not required for a two storey building	Y	N	0	I		6	Provide Voice Floor Indicator		Lift
		G	Is the Location of lift clearly marked ?	Should be well signed from the reception area	Y	N	0	I		7	Improve Signage		
		H	Is there Sufficient space to manoeuvre outside the lift ?	Clear area free from obstruction 1500mm X 1500mm	Y	N	0	I		8			
		J	Can Platform lifts be safely approached at the top of stairs ?	Ensure that safe distance from stair case	Y	N	0	I		9			
		K	Is the lift platform of an adequate size?	Depth of 1400mm and a width of 900mm	Y	N	0	I		10	Upgrade Stair Lift Platform		Lift
		L	Can the platform be folded away when not in use?		Y	N	0	I		11			
		Z	Other		Y	N	0	I		99			
N	INTERNAL SURFACES D14	A	Are floor surfaces suitable for wheelchair users?	There should be no barriers to prevent ease of movement	Y	N	0	I		1	Re-Surface/ Upgrade Flooring		SM
		B	Are junctions between floor surfaces correctly detailed?	Avoid raised strips which cause a tripping hazard	Y	N	0	I		2	Re-decorate Internal Surfaces		SM
		C	Are floor and wall surfaces free from glare and reflection?	Use Non gloss and avoid open runs of glazed areas	Y	N	0	I		3			
		D	Are colours, tones and finishes varied to help distinguish fittings and fixtures?	Hand rails must be easy to identify by the visually impaired	Y	N	0	I		4			
		E	Are floor surfaces non slip?	Avoid polished floors and smooth tiled areas particularly where the floor is susceptible to becoming wet	Y	N	0	I		5			
		F	Have bold floor patterns and busy wall coatings been avoided?	These can cause distraction and confuse some disabled people	Y	N	0	I		6			
		Z	Other		Y	N	0	I		99			
PAGE 5													

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity			
WC's General Provision For Ambulant Users (Disabled But Not In a Wheelchair)												
WC's D20 Non-Wheelchair	A	Is there WC provision for people with disabilities?	If no, can modifications be carried out to an existing toilet	Y	N	0	I		1	Provide Disabled WC		WC
	B	Is the lobby of sufficient size for easy access?	Entry width of a minimum of 1400mm is desirable	Y	N	0	I		2	Modify Existing WC		WC
	C	Is the Door easy to open and operate?	Fittings should be large and easy to operate	Y	N	0	I		3	Replace / Upgrade Door		Door
	D	Can an emergency release mechanism be used from the outside?		Y	N	0	I		4	Provide Emergency Release		WC
	E	Is the floor slip resistant?	Avoid polished or tiled surfaces	Y	N	0	I		5	Re-Surface Flooring		WC
	F	Is there sufficient space for an ambulant person to manoeuvre?	Clear space min. 450mm from edge of the toilet to closest opening point of door	Y	N	0	I		6			
	G	In a standard cubicle can an ambulant disabled person lower themselves?	Consider use of wall mounted grab rails	Y	N	0	I		7	Provide Grab rails		WC
	H	Are wash basin taps easy to use?	Lever operated thermostatic mixer ideal	Y	N	0	I		8	Upgrade WHB / Taps		WHB
N	Z	Other		Y	N	0	I		99			

WC's Wheelchair Users

WHEELCHAIR D21 ACCESSIBLE WC	A	Do the dimensions of the WC allow for easy wheel chair manoeuvring?	Min = 1200mm x 1500mm	Y	N	0	I		1	Upgrade Disabled WC		WC
	B	Are the hand washing and drying facilities at the correct height?	Basin 720-740mm, Hand dryer 1000mm	Y	N	0	I		2	Upgrade WHB / Taps		WHB
	C	Are locations clearly indicated with visual and tactile signs?	Signage from the reception area,	Y	N	0	I		3	Improve Signage		
	D	Are door controls, locks and light switches easily operated by a wheelchair user?	Ideal height = 800mm > 1000mm. A horizontal rail bar Ideal	Y	N	0	I		4	Adjust/Replace Door Furniture		Door
	E	Are suitably designed grab rails fitted and positioned appropriately?	A horizontal rail to assist sitting at 680mm H. Vertical grab rails should be at 1100mm centres	Y	N	0	I		5	Provide/ Upgrade Grab rails		WC
	F	Is a distress button fitted?	Access from the outside must be possible in an emergency	Y	N	0	I		6	Provide Distress Button		WC
	G	Is the basin free standing?	Enables a wheelchair user to access with greater ease	Y	N	0	I		7			
N	Z	Other		Y	N	0	I		99			

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity		
FIXTURES, FITTINGS AND SERVICES											
SEATING D30	A	Is seating provided at intervals on long routes or where waiting is likely	A rest point should be provided at least every 40M	Y	N	0	I	1	Provide Appropriate Seating		Seat
	B	Are seats stable with arm rests offering firm support	Consider a range of seating heights from 420mm to 580mm	Y	N	0	I	2			
	C	Can wheelchair users pull up in a waiting area	Consider creating a space 750mm wide	Y	N	0	I	3			
	N	Z	Other	Y	N	0	I	99			
WAYFINDING D31 INFORMATION & SIGNS	A	Is the overall layout of the building logical and clear	Are disabled facilities easy to access and use	Y	N	0	I	1	Consider Re-orientation of main access etc.		
	B	Are signs in a logical position and easy to identify	Are they at the correct height with contrasting colour backgrounds	Y	N	0	I	2	Improve Signage		
	C	Is information given in tactile form	Such as maps and models or suitably positioned tactile signs	Y	N	0	I	3			
	N	Z	Other	Y	N	0	I	99			
LIGHTING D32	A	Is lighting designed to meet a wide range of users needs	Consider lower ambient lighting for rest areas and higher intensity lighting for detailed activity work	Y	N	0	I	1	Upgrade Lighting		
	B	Is lighting suitably positioned?	i.e. does not cause glare, reflection or confusing pools of light or dark	Y	N	0	I	2			
	C	Can building occupiers control lighting?	Switches at a suitable height 750-1000mm	Y	N	0	I	3	Upgrade Ligting Controls/Switches		
	D	Are Stairs, changes in level or other hazards suitably lit?		Y	N	0	I	4			
	E	Is flourescent lighting used only where it is unlikely to interfere with hearing aids?	Consider spot lighting as an alternative	Y	N	0	I	5	Replace Flourescent Lighting with alternative		Item
	N	Z	Other	Y	N	0	I	99			
SWITCHES D33 CONTROLS	A	Suitably Positioned	e.g. suitable height for wheelchair bound people 750-1000mm	Y	N	0	I	1	Upgrade/Replace switches/Controls		Item
	B	Is there effective colour and tonal contrast with background surface?		Y	N	0	I	2			
	N	Z	Other	Y	N	0	I	99			
ACOUSTICS D34	A	Are acoustic environments suitable for intended use	Avoid reflective surfaces in low level noise areas	Y	N	0	I	1	Re-decorate Surfaces		SM
	B	Is background noise minimised	Consider any obtrusive noises such as ventilation units or generators	Y	N	0	I	2	Provide sound screening/insulation		SM
	C	Is there a good mix of hard and soft surfaces	Either extreme could artificially dampen or increase noise levels	Y	N	0	I	3	Modify Surfaces for improved acoustics		
	D	Are induction loops fitted where information is exchanged ?		Y	N	0	I	4	Provide Induction Loop		
	N	Z	Other	Y	N	0	I	99			
PAGE 7											

Subject	Issue	Tips	Yes	No	N/A	Inad	Comments/ location	Actions	Quantity
ALARMS & MEANS of ESCAPE N	A Is an audible alarm supplemented by a visual alarm	Or what alternative arrangements are in place	Y	N	0	I		1 Upgrade Alarm System	
	B Are the ground floor exit routes accessible to all, including wheelchair users	Walk each exit route to check for steps and restrictions	Y	N	0	I		2 R-plan and sign Escape Routes	
	C Is vertical escape from an upper or lower floor possible using a fire protected lift with an independent power supply		Y	N	0	I		3 Upgrade Lift (fire protection and independent power	
	D If people with disabilities cannot completely evacuate the building, can they reach places of safety or refuge		Y	N	0	I		4	
	Z Other		Y	N	0	I		99	

BUILDING MANAGEMENT N	A Are external routes kept clear and free from obstructions, including surface water, snow and ice?		Y	N	0	I			
	B Is the use of disabled car parking places by disabled persons only enforced?		Y	N	0	I			
	C Are doors and ironmongery maintained and inspected on a regular basis?		Y	N	0	I			
	D Is horizontal circulation clear of planters and/or other obstructions?		Y	N	0	I			
	E Is there evidence of a regular maintenance and inspection program?		Y	N	0	I			
	Z Other		Y	N	0	I			

Observations/Notes

APPENDIX 3

Unit Costs

DDA-Rates

COST BASE: All Costs exclude VAT, and exclude allowance for preliminaries, contingencies, contractors overheads and profit and professional fees. The rates given are designed for indicative 'budget estimates' only and are not based on detailed scoping and specification of works

Element	Actions	Unit Cost	Unit Type
D01	Disabled Parking		
	1 Provide Parking Bay/s	£2,500	Bays
	2 Enlarge parking bays to meet ADM	£1,000	Bays
	3 Improve Signage	£250	Provisional Sum
	4 Adjust Kerbs &/or Surfaces	£150	LM
	5 Re-surface Parking Bays	£400	Bays
	99 Other: See Notes	£200	Provisional Sum
D02	Access Path / Approach		
	1 Provide dropped kerbs	£50	LM
	2 Renew / Widen Approach Paths	£100	SM
	3 Resurface Paths	£25	SM
	4 Improve Signage	£250	Provisional Sum
	5 Provide Tactile Surfaces	£75	SM
	6 Improve Lighting	£1,000	Item
	7 Clear/Relocate obstructions	£250	Item
	8 Re-route or Guard Access Paths	£100	SM
	9 Provide Appropriate Seating	£300	Item
	99 Other: See Notes	£200	Provisional Sum
D03	Access Ramps / Steps		
	1 Provide alternative Stepped Access	£1,750	Steps
	2 Provide Ramped Access	£275	LM
	3 Improve Ramped Access	£275	LM

<i>Element</i>	<i>Actions</i>	<i>Unit Cost</i>	<i>Unit Type</i>
D04	4 Provide Handrails	£225	LM
	5 Improve/Replace Handrails	£225	LM
	6 Improve Kerb edging	£200	LM
	7 Provide Potrable Ramp	£3,000	Item
	8 Replace Steps	£1,750	Steps
	9 Improve Visual and Tactile Warnings	£250	Provisional Sum
	99 Other: See Notes	£200	Provisional Sum
D04	Entrances		
	1 Re-decorate Entrance Door	£100	Door
	2 Replace/Widen Entrance door	£2,000	Door
	3 Re-locate Entrance Door	£2,500	Door
	4 Remove Threshold	£150	Door
	5 Replace/Adjust Mat well	£400	Mat
	6 Provide Vision panes	£300	Door
	7 Provide Visual manifestation on glass	£75	Door
	8 Adjust/Replace Door Furniture	£350	Door
	10 Provide Door Assist	£250	Door
	11 Improve Signage	£50	Provisional Sum
	12 Replace/Improve Door Entry Panel	£750	Item
	13 Improve / Replace Automatic Doors	£3,000	Door
	14 Provide additional entrance door	£2,500	Door
	99 Other: See Notes	£500	Provisional Sum
D05	Lobby / Reception		
	1 Provide Vision panes	£300	Door
	2 Replace Inner Lobby Door	£800	Door

<i>Element</i>	<i>Actions</i>	<i>Unit Cost</i>	<i>Unit Type</i>
	3 Redesign/Enlarge Lobby entrance	£2,500	Item
	4 Improve Signage	£500	Provisional Sum
	5 Provide Slip-resistant flooring	£75	SM
	6 Re-decorate surfaces	£25	SM
	7 Adjust/Replace Reception Desk's	£4,000	Item
	8 Provide Induction Loop	£250	Item
	99 Other: See Notes	£200	Provisional Sum
D10	Corridors		
	1 Widen Corridors (if feasible), including passing places	£500	LM
	2 Provide Passing/Turning space (if feasible)	£750	LM
	3 Recess &/or re-locate ducts, pipework, etc.	£150	LM
	4 Improve Lighting	£250	LM
	5 Re-decorate surfaces	£25	SM
	6 Provide Slip-resistant flooring	£75	SM
	7 Improve Signage	£250	Provisional Sum
	99 Other: See Notes	£200	Provisional Sum
D11	Doors (Lobby/Corridor)		
	1 Remove Internal Door	£75	Door
	2 Replace / Widen Door	£1,500	Door
	3 Relocate Door	£2,000	Door
	4 Provide Vision panes	£300	Door
	5 Adjust/Replace Door Furniture	£250	Door
	6 Provide Door Assist	£250	Door
	99 Other: See Notes	£100	Provisional Sum
D12	Internal Ramps & Stairs		

<i>Element</i>	<i>Actions</i>	<i>Unit Cost</i>	<i>Unit Type</i>
	1 Provide Temporary Ramps	£350	LM
	2 Provide Internal Ramp	£600	LM
	3 Replace/Improve Internal Ramp	£600	LM
	4 Improve Kerb edging	£150	LM
	5 Provide Handrails	£175	LM
	6 Improve/Replace Handrails	£175	LM
	7 Re-surface Ramp	£75	LM
	8 Replace Steps	£1,000	Steps
	9 Improve Visual and Tactile Warnings	£250	Provisional Sum
	10 Improve Signage	£250	Provisional Sum
	11 Improve Lighting	£750	Provisional Sum
	99 Other: See Notes	£200	Provisional Sum

D13 Lifts

1 Provide Passenger Lift	£50,000	Lift
2 Provide Stair Lift Platform	£15,000	Lift
3 Provide Rails in Lift Car	£400	Lift
4 Provide Closer Override	£750	Lift
5 Upgrade Lift Controls	£3,000	Lift
6 Provide Voice Floor Indicator	£500	Lift
7 Improve Signage	£1,000	Provisional Sum
10 Upgrade Stair Lift Platform	£4,000	Lift
99 Other: See Notes	£200	Provisional Sum

D14 Internal Surfaces

1 Re-Surface/ Upgrade Flooring	£75	SM
2 Re-decorate Internal Surfaces	£25	SM

<i>Element</i>	<i>Actions</i>	<i>Unit Cost</i>	<i>Unit Type</i>
	99 Other: See Notes	£200	Provisional Sum
D20	WC's (Non-Wheelchair)		
	1 Provide Disabled WC	£2,000	WC
	2 Modify Existing WC	£1,500	WC
	3 Replace / Upgrade Door	£1,000	Door
	4 Provide Emergency Release	£150	WC
	5 Re-Surface Flooring	£300	WC
	7 Provide Grab rails	£300	WC
	8 Upgrade WHB / Taps	£350	WHB
	99 Other: See Notes	£100	Provisional Sum
D21	WC's (Wheelchair Accessible)		
	1 Upgrade Disabled WC	£3,000	WC
	2 Upgrade WHB / Taps	£350	WHB
	3 Improve Signage	£75	Provisional Sum
	4 Adjust/Replace Door Furniture	£250	Door
	5 Provide/ Upgrade Grab rails	£400	WC
	6 Provide Distress Button	£300	WC
	99 Other: See Notes	£100	Provisional Sum
D30	Seating		
	1 Provide Appropriate Seating	£250	Seat
	99 Other: See Notes	£200	Provisional Sum
D31	Wayfinding & Signage		
	1 Consider Re-orientation of main access etc.	£25,000	Provisional Sum
	2 Improve Signage	£2,000	Provisional Sum
	99 Other: See Notes	£200	Provisional Sum

<i>Element</i>	<i>Actions</i>	<i>Unit Cost</i>	<i>Unit Type</i>
D32	Lighting		
	1 Upgrade Lighting	£50,000	Provisional Sum
	3 Upgrade Ligting Controls/Switches	£5,000	Provisional Sum
	5 Replace Flourescent Lighting with alternative	£50,000	Item
	99 Other: See Notes	£200	Provisional Sum
D33	Switches & Controls		
	1 Upgrade/Replace switches/Controls	£10,000	Item
	99 Other: See Notes	£200	Provisional Sum
D34	Accoustics		
	1 Re-decorate Surfaces	£25	SM
	2 Provide sound screening/insulation	£350	SM
	3 Modify Surfaces for improved acoustics	£10,000	Provisional Sum
	4 Provide Induction Loop	£1,000	Provisional Sum
	99 Other: See Notes	£200	Provisional Sum
D40	Alarms & Means of Escape		
	1 Upgrade Alarm System	£5,000	Provisional Sum
	2 R-plan and sign Escape Routes	£20,000	Provisional Sum
	3 Upgrade Lift (fire protection and independent power supply)	£150,000	Provisional Sum
	99 Other: See Notes	£200	Provisional Sum

APPENDIX 4

Findings: DDA Issues

Appendix 4 - Audit Summary Findings

Element	Issue	Not Applicable		Yes		Yes but Innadequate		No	
D01	Disabled Parking								
A	Are there designated Parking bays for the disabled?	13	2.46%	31	5.87%	4	0.76%	480	90.91%
B	Are they of Adequate Size?	487	92.23%	20	3.79%			21	3.98%
C	Are the Bays clearly signposted?	490	92.80%	16	3.03%			22	4.17%
D	Is the route from the parking space clear?	458	86.74%	45	8.52%			25	4.73%
E	Is the surface smooth, even and free from loose stones?	457	86.55%	70	13.26%			1	0.19%
N	None/Not Applicable	29	5.49%						
Z	Other	499	94.51%						
D02	Access Path / Approach								
A	Is the approach route free from kerbs ?	5	0.95%	368	69.70%			155	29.36%
B	Are the approach routes wide enough ?	21	3.98%	465	88.07%			42	7.95%
C	Are surfaces even and slip-resistant ?	7	1.33%	336	63.64%			185	35.04%
D	Is the route clearly defined ?	42	7.95%	199	37.69%			287	54.36%
E	Are there sufficient tactile and visual clues ?	60	11.36%	176	33.33%	2	0.38%	290	54.92%
F	Is there Sufficient external lighting ?	11	2.08%	351	66.48%			166	31.44%
G	Is the approach free from hazards such as bollards and litter bins etc. ?	5	0.95%	408	77.27%			115	21.78%
H	Is the approach free from hazardous building features such as outward-opening doors, windows or overhangs ?	5	0.95%	472	89.39%	1	0.19%	50	9.47%
J	Is adequate seating provided along the route ?	342	64.77%	26	4.92%			160	30.30%
N	None/Not Applicable	6	1.14%						
Z	Other	519	98.30%	1	0.19%			2	0.38%
D03	Access Ramps / Steps								
A	Are ramps accompanied by steps for the walking disabled?	431	81.63%	60	11.36%	2	0.38%	35	6.63%
B	Is the ramp wide enough ?	426	80.68%	63	11.93%			39	7.39%
C	Is the ramp suitably graded ?	426	80.68%	74	14.02%	1	0.19%	27	5.11%
D	Are there handrails on each side ?	236	44.70%	48	9.09%	4	0.76%	240	45.45%
E	Are the Handrails suitable ?	339	64.20%	94	17.80%	1	0.19%	94	17.80%
F	Is kerb edging of Ramps at correct height ?	449	85.04%	45	8.52%			34	6.44%

<i>Element</i>	<i>Issue</i>	<i>Not Applicable</i>		<i>Yes</i>		<i>Yes but Innadequate</i>		<i>No</i>	
G	If a permanent ramp cannot be constructed is a portable ramp or platform lift available ?	298	56.44%	2	0.38%			228	43.18%
H	Are risers of steps shallow enough, all of the same height, and unlikely to trip users ?	160	30.30%	165	31.25%	27	5.11%	176	33.33%
J	Are there visual and tactile warnings at the top of steps ?	198	37.50%	48	9.09%	3	0.57%	279	52.84%
N	None/Not Applicable	126	23.86%						
Z	Other	371	70.27%	23	4.36%			8	1.52%

D04 ENTRANCES

A	Is the main entrance easy to find & clearly distinguished from the façade ?	133	25.19%	308	58.33%			87	16.48%
B	Is the door opening wide enough ?	200	37.88%	309	58.52%			19	3.60%
C	Is there adequate space along the leading edge for wheel chair users to open the door ?	201	38.07%	257	48.67%			70	13.26%
D	Is there a level threshold ?	181	34.28%	247	46.78%			100	18.94%
E	Is any weather mat of firm texture and flush with the floor ?	386	73.11%	107	20.27%	2	0.38%	33	6.25%
F	Can people each side of door see each other (standing or VVchair) ?	221	41.86%	210	39.77%	11	2.08%	86	16.29%
G	Are glazed entrance doors clearly marked for safety and visibility ?	271	51.33%	65	12.31%			192	36.36%
H	Are door handles at the right height and easy to use ?	217	41.10%	186	35.23%	2	0.38%	123	23.30%
J	Are the Door Handles Colour contrasted from the door?	227	42.99%	287	54.36%	2	0.38%	12	2.27%
K	Is the door easy to open ?	215	40.72%	282	53.41%			31	5.87%
L	Are Push/Pull signs clear?	230	43.56%					298	56.44%
M	Is the entry phone or security system at the right height and detailed to allow use by people with sensory or mobility impairments	240	45.45%	47	8.90%	4	0.76%	237	44.89%
N	None/Not Applicable	126	23.86%						
P	For automatic doors Do they remain open long enough?, Are both visual and tactile information and warnings provided	527	99.81%					1	0.19%
R	Revolving doors Is there a non revolving door option ?	528	100.00%						
Z	Other	402	76.14%						

D05 Lobby / Reception

A	Is there a clear view from the outside?	252	47.73%	214	40.53%	11	2.08%	51	9.66%
B	Lobby area: Does the inner door meet the same criteria as the outside door ?	428	81.06%	96	18.18%			4	0.76%
C	Can the lobby allow use by wheel chair users ?	403	76.33%	109	20.64%			16	3.03%
D	Is Signage Adequate?	286	54.17%	33	6.25%			209	39.58%

<i>Element</i>	<i>Issue</i>	<i>Not Applicable</i>		<i>Yes</i>		<i>Yes but Innadequate</i>		<i>No</i>	
E	Is the signage appropriate ?	373	70.64%	37	7.01%	1	0.19%	117	22.16%
F	Are surfaces suitable ?	261	49.43%	244	46.21%	1	0.19%	22	4.17%
G	Has the reception desk got an area to greet wheel chair bound visitors	519	98.30%	3	0.57%	1	0.19%	5	0.95%
H	Is an induction loop fitted to assist visitors with hearing deficiencies	454	85.98%					74	14.02%
J	Is there an adequate Waiting area?	487	92.23%	21	3.98%	2	0.38%	18	3.41%
N	None/Not Applicable	253	47.92%						
Z	Other	275	52.08%						

D10 CORRIDORS

A	Are corridors wide enough for wheel chairs users ?	291	55.11%	147	27.84%	6	1.14%	84	15.91%
B	Is there sufficient turning space for wheelchairs	291	55.11%	164	31.06%			73	13.83%
C	Are corridors free from obstructions	291	55.11%	190	35.98%			47	8.90%
D	Is there sufficient natural and artificial lighting avoiding glare and silhouettes	297	56.25%	207	39.20%			24	4.55%
E	Are there sufficient visual clues to help orientation	297	56.25%	173	32.77%			58	10.98%
F	Are floor surfaces suitable	292	55.30%	219	41.48%			17	3.22%
G	Are signs tactile for use by people with sight impairments	296	56.06%	35	6.63%			197	37.31%
N	None/Not Applicable	292	55.30%						
Z	Other	236	44.70%						

D11 Doors (Lobby/Corridor)

A	Is the door necessary for safety or functional use ?	412	78.03%	99	18.75%			17	3.22%
B	Is there a clear opening for wheel chair users ?	413	78.22%	108	20.45%			7	1.33%
C	Is there adequate space alongside the leading edge for a wheelchair user to reach door control while remaining clear of its swing ?	413	78.22%	90	17.05%			25	4.73%
D	Can people see either side of the door when seating and standing ?	412	78.03%	83	15.72%			33	6.25%
F	Are door fittings at the right height for seated and standing users, of a contrasting colour and easy to grip ?	412	78.03%	66	12.50%	2	0.38%	48	9.09%
G	Are doors light enough to open and close ?	413	78.22%	101	19.13%			14	2.65%
N	None/Not Applicable	412	78.03%						
Z	Other	92	17.42%	2	0.38%			22	4.17%

D12 Internal Ramps & Stairs

A	Is there a ramp at every change level ?	443	83.90%	1	0.19%			84	15.91%
B	Is the ramp wide enough ?	527	99.81%	1	0.19%				

<i>Element</i>	<i>Issue</i>	<i>Not Applicable</i>		<i>Yes</i>		<i>Yes but Innadequate</i>		<i>No</i>	
C	Is the ramp suitably graded ?	527	99.81%					1	0.19%
D	Are exposed edges protected to prevent accidents	475	89.96%	48	9.09%			5	0.95%
E	Are there handrails on each side ?	249	47.16%	68	12.88%			211	39.96%
F	Are the Handrails suitable ?	250	47.35%	167	31.63%	1	0.19%	110	20.83%
G	Is the surface slip-resistant	264	50.00%	259	49.05%			5	0.95%
H	Are risers of steps shallow enough, all of the same height, and unlikely to trip users ?	243	46.02%	103	19.51%	3	0.57%	179	33.90%
J	Are there visual warnings at the top of each flight	244	46.21%	47	8.90%			237	44.89%
K	Is the location of the stair case clearly marked on each level	254	48.11%	19	3.60%			255	48.30%
L	Is the lighting adequate	237	44.89%	244	46.21%			47	8.90%
M	Are Ramps/Steps free of tripping hazards?	382	72.35%	73	13.83%			73	13.83%
N	None/Not Applicable	236	44.70%						
Z	Other	291	55.11%					1	0.19%

D13 LIFTS

A	Is a lift available for vertical circulation within the building ?	221	41.86%	96	18.18%	7	1.33%	204	38.64%
B	Are the dimensions sufficient for a wheel chair user ?	426	80.68%	55	10.42%			47	8.90%
C	Are Support rails in car correctly designed and positioned ?	425	80.49%	32	6.06%			71	13.45%
D	Is there a Delayed action closer override?	426	80.68%	83	15.72%			19	3.60%
E	Are Controls located easily using visual or tactile information and within reach of all users	425	80.49%	46	8.71%	2	0.38%	55	10.42%
F	Is there Voice indication of floor reached ?	430	81.44%	26	4.92%			72	13.64%
G	Is the Location of lift clearly marked ?	430	81.44%	17	3.22%			81	15.34%
H	Is there Sufficient space to manoeuvre outside the lift ?	427	80.87%	86	16.29%			15	2.84%
J	Can Platform lifts be safely approached at the top of stairs ?	527	99.81%	1	0.19%				
K	Is the lift platform of an adequate size?	528	100.00%						
L	Can the platform be folded away when not in use?	528	100.00%						
N	None/Not Applicable	287	54.36%						
Z	Other	240	45.45%					1	0.19%

D14 Internal Surfaces

A	Are floor surfaces suitable for wheelchair users?	289	54.73%	237	44.89%			2	0.38%
B	Are junctions between floor surfaces correctly detailed?	301	57.01%	224	42.42%			3	0.57%

<i>Element</i>	<i>Issue</i>	<i>Not Applicable</i>		<i>Yes</i>		<i>Yes but Innadequate</i>		<i>No</i>	
C	Are floor and wall surfaces free from glare and reflection?	289	54.73%	229	43.37%			10	1.89%
D	Are colours, tones and finishes varied to help distinguish fittings and fixtures?	289	54.73%	204	38.64%	1	0.19%	34	6.44%
E	Are floor surfaces non slip?	289	54.73%	206	39.02%			33	6.25%
F	Have bold floor patterns and busy wall coatings been avoided?	290	54.92%	237	44.89%			1	0.19%
N	None/Not Applicable	289	54.73%						
Z	Other	238	45.08%					1	0.19%

D20 WC's (Non-Wheelchair)

A	Is there WC provision for people with disabilities?	269	50.95%	13	2.46%			246	46.59%
B	Is the lobby of sufficient size for easy access?	509	96.40%	12	2.27%			7	1.33%
C	Is the Door easy to open and operate?	509	96.40%	15	2.84%	1	0.19%	3	0.57%
D	Can an emergency release mechanism be used from the outside?	509	96.40%	12	2.27%			7	1.33%
E	Is the floor slip resistant?	509	96.40%	17	3.22%			2	0.38%
F	Is there sufficient space for an ambulant person to manoeuvre?	509	96.40%	14	2.65%			5	0.95%
G	In a standard cubicle can an ambulant disabled person lower themselves?	509	96.40%	5	0.95%			14	2.65%
H	Are wash basin taps easy to use?	509	96.40%	7	1.33%			12	2.27%
N	None/Not Applicable	443	83.90%						
Z	Other	83	15.72%					2	0.38%

D21 WC's (Wheelchair Accessible)

A	Do the dimensions of the WC allow for easy wheel chair manoeuvring?	516	97.73%	10	1.89%			2	0.38%
B	Are the hand washing and drying facilities at the correct height?	516	97.73%	7	1.33%			5	0.95%
C	Are locations clearly indicated with visual and tactile signs?	517	97.92%	4	0.76%			7	1.33%
D	Are door controls, locks and light switches easily operated by a wheelchair user?	517	97.92%	8	1.52%			3	0.57%
E	Are suitably designed grab rails fitted and positioned appropriately?	516	97.73%	9	1.70%			3	0.57%
F	Is a distress button fitted?	516	97.73%	8	1.52%			4	0.76%
G	Is the basin free standing?	516	97.73%	11	2.08%			1	0.19%
N	None/Not Applicable	516	97.73%						
Z	Other	10	1.89%					2	0.38%

D30 SEATING

A	Is seating provided at intervals on long routes or where waiting is likely	497	94.13%	18	3.41%			13	2.46%
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<i>Element</i>	<i>Issue</i>	<i>Not Applicable</i>		<i>Yes</i>		<i>Yes but Innadequate</i>		<i>No</i>	
B	Are seats stable with arm rests offering firm support	509	96.40%	13	2.46%			6	1.14%
C	Can wheelchair users pull up in a waiting area	480	90.91%	35	6.63%			13	2.46%
N	None/Not Applicable	469	88.83%						
Z	Other	59	11.17%						
D31 Wayfinding & Signage									
A	Is the overall layout of the building logical and clear	316	59.85%	148	28.03%	1	0.19%	63	11.93%
B	Are signs in a logical position and easy to identify	341	64.58%	72	13.64%			115	21.78%
C	Is information given in tactile form	349	66.10%	49	9.28%			130	24.62%
N	None/Not Applicable	301	57.01%	20	3.79%				
Z	Other	206	39.02%					1	0.19%
D32 Lighting									
A	Is lighting designed to meet a wide range of users needs	320	60.61%	192	36.36%	1	0.19%	15	2.84%
B	Is lighting suitably positioned?	290	54.92%	224	42.42%			14	2.65%
C	Can building occupiers control lighting?	308	58.33%	30	5.68%	2	0.38%	188	35.61%
D	Are Stairs, changes in level or other hazards suitably lit?	287	54.36%	223	42.23%			18	3.41%
E	Is flourescent lighting used only where it is unlikely to interfere with hearing aids?	480	90.91%	33	6.25%			15	2.84%
N	None/Not Applicable	275	52.08%						
Z	Other	253	47.92%						
D33 Switches & Controls									
A	Suitably Positioned	460	87.12%	15	2.84%			53	10.04%
B	Is there effective colour and tonal contrast with background surface?	478	90.53%	34	6.44%			16	3.03%
N	None/Not Applicable	460	87.12%						
Z	Other	68	12.88%						
D34 Accoustics									
A	Are acoustic environments suitable for intended use	322	60.98%	204	38.64%			2	0.38%
B	Is background noise minimised	351	66.48%	159	30.11%			18	3.41%
C	Is there a good mix of hard and soft surfaces	326	61.74%	132	25.00%			70	13.26%
D	Are induction loops fitted where information is exchanged ?	452	85.61%	4	0.76%			72	13.64%
N	None/Not Applicable	322	60.98%						

<i>Element</i>	<i>Issue</i>	<i>Not Applicable</i>		<i>Yes</i>		<i>Yes but Innadequate</i>		<i>No</i>	
Z	Other	206	39.02%						
D40	Alarms & Means of Escape								
A	Is an audible alarm supplemented by a visual alarm	375	71.02%	8	1.52%	7	1.33%	138	26.14%
B	Are the ground floor exit routes accessible to all, including wheelchair users	197	37.31%	114	21.59%	2	0.38%	215	40.72%
C	Is vertical escape from an upper or lower floor possible using a fire protected lift with an independent power supply	368	69.70%	23	4.36%			137	25.95%
D	If people with disabilities cannot completely evacuate the building, can they reach places of safety or refuge	203	38.45%	129	24.43%	1	0.19%	195	36.93%
N	None/Not Applicable	192	36.36%						
Z	Other	336	63.64%						
D50	Building Management								
A	Are external routes kept clear and free from obstructions, including surface water, snow and ice?	45	8.52%	472	89.39%			11	2.08%
B	Is the use of disabled car parking places by disabled persons only enforced?	491	92.99%	35	6.63%			2	0.38%
C	Are doors and ironmongery maintained and inspected on a regular basis?	165	31.25%	352	66.67%			11	2.08%
D	Is horizontal circulation Clear of planters and obstructions?	254	48.11%	61	11.55%			213	40.34%
E	Is there evidence of a regular maintenance and inspection program?	126	23.86%	341	64.58%			61	11.55%
N	None/Not Applicable	45	8.52%						
Z	Other	479	90.72%	4	0.76%				

APPENDIX 5

Actions & Costs by Priority

Appendix 5 - Actions by Priority

				Priority>	Desirable:	Desirable:	Best	Best	Maintenance
Element	Actions	Total Quantity	Total Cost	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
D01 Disabled Parking									
1	Provide Parking Bay/s	402 Bays	£1,005,000	£860,000			£140,000	£5,000	
2	Enlarge parking bays to meet ADM	35 Bays	£35,000		£29,000	£3,000	£3,000		
3	Improve Signage	22 Provisional Sum	£5,500		£5,250		£250		
4	Adjust Kerbs &/or Surfaces	70 LM	£10,500		£10,350		£150		
5	Re-surface Parking Bays	1 Bays	£400						£400
Element Totals			£1,056,400	£860,000	£44,600	£3,000	£143,400	£5,000	£400
D02 Access Path / Approach									
1	Provide dropped kerbs	322 LM	£16,100	£14,200			£1,900		
2	Renew / Widen Approach Paths	733 SM	£73,300	£62,100			£1,200	£10,000	
3	Resurface Paths	2846 SM	£71,150						£71,150
4	Improve Signage	271 Provisional Sum	£67,750		£55,500		£12,250		
5	Provide Tactile Surfaces	1072 SM	£80,400		£76,650		£3,750		
6	Improve Lighting	307 Item	£307,000		£126,000	£155,000	£26,000		
7	Clear/Relocate obstructions	221 Item	£55,250		£47,000	£3,250	£5,000		
8	Re-route or Guard Access Paths	173 SM	£17,300		£13,300	£4,000			
9	Provide Appropriate Seating	183 Item	£54,900		£45,300		£9,600		
99	Other: See Notes	15 Provisional Sum	£3,000					£3,000	
Element Totals			£746,150	£76,300	£363,750	£162,250	£59,700	£13,000	£71,150
D03 Access Ramps / Steps									
1	Provide alternative Stepped Access	148 Steps	£259,000			£252,000		£7,000	
2	Provide Ramped Access	977 LM	£268,675	£262,075			£6,600		
3	Improve Ramped Access	320 LM	£88,000		£40,700	£38,225	£9,075		
4	Provide Handrails	2625 LM	£590,625		£225,000	£345,825	£19,800		
5	Improve/Replace Handrails	589 LM	£132,525		£97,875	£34,650			
6	Improve Kerb edging	281 LM	£56,200		£26,400	£24,000	£5,800		

<i>Element</i>	<i>Actions</i>	<i>Total Quantity</i>	<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
7	Provide Potrable Ramp	277 Item	£831,000			£726,000		£105,000	
8	Replace Steps	1267 Steps	£2,217,250		£14,000	£2,091,250	£77,000	£35,000	
9	Improve Visual and Tactile Warnings	229 Provisional Sum	£57,250		£48,250		£9,000		
99	Other: See Notes	52 Provisional Sum	£10,400		£2,400		£8,000		
Element Totals			£4,510,925	£262,075	£454,625	£3,511,950	£135,275	£147,000	

D04 ENTRANCES

1	Re-decorate Entrance Door	128 Door	£12,800						£12,800
2	Replace/Widen Entrance door	37 Door	£74,000	£62,000			£12,000		
3	Re-locate Entrance Door	79 Door	£197,500	£197,500					
4	Remove Threshold	148 Door	£22,200	£16,350			£5,850		
5	Replace/Adjust Mat well	48 Mat	£19,200		£19,200				
6	Provide Vision panes	156 Door	£46,800		£43,800	£3,000			
7	Provide Visual manifestation on glass	351 Door	£26,325		£26,325				
8	Adjust/Replace Door Furniture	225 Door	£78,750		£73,850	£4,900			
10	Provide Door Assist	53 Door	£13,250		£13,250				
11	Improve Signage	304 Provisional Sum	£15,200		£15,200				
12	Replace/Improve Door Entry Panel	386 Item	£289,500		£216,750	£72,750			
13	Improve / Replace Automatic Doors	1 Door	£3,000			£3,000			
99	Other: See Notes	1 Provisional Sum	£500		£500				
Element Totals			£799,025	£275,850	£408,875	£83,650	£17,850		£12,800

D05 Lobby / Reception

1	Provide Vision panes	108 Door	£32,400		£300		£25,500	£6,600	
2	Replace Inner Lobby Door	3 Door	£2,400				£2,400		
3	Redesign/Enlarge Lobby entrance	11 Item	£27,500				£27,500		
4	Improve Signage	208 Provisional Sum	£104,000		£500		£103,500		
5	Provide Slip-resistant flooring	84 SM	£6,300				£6,300		
6	Re-decorate surfaces	374 SM	£9,350						£9,350
7	Adjust/Replace Reception Desk's	4 Item	£16,000			£4,000		£12,000	

<i>Element</i>	<i>Actions</i>	<i>Total Quantity</i>	<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
8	Provide Induction Loop	105 Item	£26,250		£250		£26,000		
99	Other: See Notes	12 Provisional Sum	£2,400		£1,000		£1,400		
Element Totals			£226,600		£2,050	£4,000	£192,600	£18,600	£9,350

D10 CORRIDORS

1	Widen Corridors (if feasible), including passing places	4 LM	£2,000				£2,000		
2	Provide Passing/Turning space (if feasible)	30 LM	£22,500					£22,500	
3	Recess &/or re-locate ducts, pipework, etc.	147 LM	£22,050				£19,050	£3,000	
4	Improve Lighting	138 LM	£34,500				£31,500	£3,000	
5	Re-decorate surfaces	2297 SM	£57,425						£57,425
6	Provide Slip-resistant flooring	645 SM	£48,375				£8,625	£39,750	
7	Improve Signage	196 Provisional Sum	£49,000		£1,750		£47,250		
Element Totals			£235,850		£1,750		£108,425	£68,250	£57,425

D11 Doors (Lobby/Corridor)

1	Remove Internal Door	104 Door	£7,800		£150		£3,150	£4,500	
2	Replace / Widen Door	22 Door	£33,000				£3,000	£30,000	
3	Relocate Door	114 Door	£228,000				£6,000	£222,000	
4	Provide Vision panes	189 Door	£56,700				£19,500	£37,200	
5	Adjust/Replace Door Furniture	174 Door	£43,500		£500		£32,250	£10,750	
6	Provide Door Assist	177 Door	£44,250				£4,250	£40,000	
99	Other: See Notes	92 Provisional Sum	£9,200				£9,200		
Element Totals			£422,450		£650		£77,350	£344,450	

D12 Internal Ramps & Stairs

1	Provide Temporary Ramps	49 LM	£17,150				£13,650	£3,500	
2	Provide Internal Ramp	19 LM	£11,400				£2,400	£9,000	
3	Replace/Improve Internal Ramp	10 LM	£6,000					£6,000	
4	Improve Kerb edging	21 LM	£3,150				£3,150		
5	Provide Handrails	7941 LM	£1,389,675		£6,300	£21,000	£96,075	£1,266,300	
6	Improve/Replace Handrails	1653 LM	£289,275		£3,325		£79,800	£206,150	

<i>Element</i>	<i>Actions</i>	<i>Total Quantity</i>	<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
7	Re-surface Ramp	70 LM	£5,250				£1,500	£3,750	
8	Replace Steps	177 Steps	£177,000				£2,000	£175,000	
9	Improve Visual and Tactile Warnings	253 Provisional Sum	£63,250		£2,250		£61,000		
10	Improve Signage	244 Provisional Sum	£61,000		£2,750		£58,250		
11	Improve Lighting	47 Provisional Sum	£35,250		£750		£34,500		
99	Other: See Notes	1 Provisional Sum	£200				£200		
Element Totals			£2,058,600		£15,375	£21,000	£352,525	£1,669,700	

D13 LIFTS

1	Provide Passenger Lift	140 Lift	£7,000,000	£450,000				£6,550,000	
2	Provide Stair Lift Platform	6 Lift	£90,000					£90,000	
3	Provide Rails in Lift Car	83 Lift	£33,200				£33,200		
4	Provide Closer Override	16 Lift	£12,000				£12,000		
5	Upgrade Lift Controls	72 Lift	£216,000					£216,000	
6	Provide Voice Floor Indicator	89 Lift	£44,500				£41,000	£3,500	
7	Improve Signage	73 Provisional Sum	£73,000				£73,000		
Element Totals			£7,468,700	£450,000			£159,200	£6,859,500	

D14 Internal Surfaces

1	Re-Surface/ Upgrade Flooring	1490 SM	£111,750				£22,500	£89,250	
2	Re-decorate Internal Surfaces	1714 SM	£42,850						£42,850
99	Other: See Notes	4 Provisional Sum	£800				£800		
Element Totals			£155,400				£23,300	£89,250	£42,850

D20 WC's (Non-Wheelchair)

1	Provide Disabled WC	51 WC	£102,000		£2,000		£36,000	£64,000	
2	Modify Existing WC	12 WC	£18,000				£6,000	£12,000	
3	Replace / Upgrade Door	5 Door	£5,000				£2,000	£3,000	
4	Provide Emergency Release	9 WC	£1,350		£150		£1,200		
5	Re-Surface Flooring	4 WC	£1,200				£1,200		
7	Provide Grab rails	21 WC	£6,300		£300		£6,000		

Element	Actions	Total Quantity	Total Cost	Priority>		Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
				Essential						
8	Upgrade WHB / Taps	18 WHB	£6,300			£350		£5,950		
99	Other: See Notes	2 Provisional Sum	£200					£200		
		Element Totals	£140,350			£2,800		£58,550	£79,000	
D21 WC's (Wheelchair Accessible)										
1	Upgrade Disabled WC	2 WC	£6,000						£6,000	
2	Upgrade WHB / Taps	4 WHB	£1,400					£1,400		
3	Improve Signage	7 Provisional Sum	£525					£525		
4	Adjust/Replace Door Furniture	3 Door	£750			£250		£500		
5	Provide/ Upgrade Grab rails	3 WC	£1,200					£1,200		
6	Provide Distress Button	4 WC	£1,200					£1,200		
99	Other: See Notes	2 Provisional Sum	£200					£200		
		Element Totals	£11,275			£250		£5,025	£6,000	
D30 SEATING										
1	Provide Appropriate Seating	20 Seat	£5,000					£5,000		
		Element Totals	£5,000					£5,000		
D31 Wayfinding & Signage										
1	Consider Re-orientation of main access etc.	50 Provisional Sum	£1,250,000						£1,250,000	
2	Improve Signage	140 Provisional Sum	£280,000			£4,000		£254,000	£22,000	
		Element Totals	£1,530,000			£4,000		£254,000	£1,272,000	
D32 Lighting										
1	Upgrade Lighting	27 Provisional Sum	£1,350,000						£1,350,000	
3	Upgrade Ligting Controls/Switches	76 Provisional Sum	£380,000						£380,000	
5	Replace Flourescent Lighting with alternative	6 Item	£300,000						£300,000	
		Element Totals	£2,030,000						£2,030,000	
D33 Switches & Controls										
1	Upgrade/Replace switches/Controls	56 Item	£560,000				£10,000		£550,000	
		Element Totals	£560,000				£10,000		£550,000	

Element	Actions	Total Quantity	Total Cost	Priority>	Desirable:	Desirable:	Best	Best	Maintenance
				Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
D34	Accoustics								
1	Re-decorate Surfaces	300 SM	£7,500				£1,000	£6,500	
2	Provide sound screening/insulation	602 SM	£210,700				£4,200	£206,500	
3	Modify Surfaces for improved acoustics	88 Provisional Sum	£880,000					£880,000	
4	Provide Induction Loop	84 Provisional Sum	£84,000				£65,000	£19,000	
		Element Totals	£1,182,200				£70,200	£1,112,000	
D40	Alarms & Means of Escape								
1	Upgrade Alarm System	66 Provisional Sum	£330,000					£330,000	
2	R-plan and sign Escape Routes	123 Provisional Sum	£2,460,000			£60,000		£2,400,000	
3	Upgrade Lift (fire protection and independent power supply)	28 Provisional Sum	£4,200,000					£4,200,000	
		Element Totals	£6,990,000			£60,000		£6,930,000	
Grand Total		Grand Totals	£30,128,925	£1,924,225	£1,298,725	£3,855,850	£1,662,400	£21,193,750	£193,975

APPENDIX 6

Costs by Estate, Element & Priority

Appendix 6 - Estate Summary - By Element

Element		Total Cost	Priority> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
E01 BALFOUR OF BURLEIGH ESTATE								
D01	Disabled Parking	£11,500	£7,500	£4,000				
D02	Access Path / Approach	£8,950	£200	£6,825				£1,925
D03	Access Ramps / Steps	£16,350	£12,650	£3,700				
D04	ENTRANCES	£9,100		£4,400	£4,500			£200
D05	Lobby / Reception	£1,300				£1,300		
D10	CORRIDORS	£2,000		£250		£500		£1,250
D12	Internal Ramps & Stairs	£34,550		£2,250		£1,500	£30,800	
D13	LIFTS	£900,000	£100,000				£800,000	
D40	Alarms & Means of Escape	£60,000					£60,000	
EstateTotals		£1,043,750	£120,350	£21,425	£4,500	£3,300	£890,800	£3,375
E02 BARLBY ROAD ESTATE								
D01	Disabled Parking	£6,100		£4,100		£2,000		
D02	Access Path / Approach	£26,750	£300	£9,425		£15,525		£1,500
D03	Access Ramps / Steps	£14,000		£500	£13,500			
D04	ENTRANCES	£50,450	£35,100	£10,850	£4,500			
D05	Lobby / Reception	£14,200				£14,200		
D10	CORRIDORS	£1,000				£1,000		
D11	Doors (Lobby/Corridor)	£150				£150		
D12	Internal Ramps & Stairs	£2,000				£2,000		
D13	LIFTS	£700,000					£700,000	
D32	Lighting	£10,000					£10,000	
D40	Alarms & Means of Escape	£80,000					£80,000	
EstateTotals		£904,650	£35,400	£24,875	£18,000	£34,875	£790,000	£1,500
E03 CHELSEA MANOR COURT ESTATE								
D01	Disabled Parking	£12,500	£12,500					

<i>Element</i>		<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
D02	Access Path / Approach	£3,750		£3,750			
D03	Access Ramps / Steps	£4,700	£2,200	£2,500			
D04	ENTRANCES	£8,500	£2,650	£5,850			
D05	Lobby / Reception	£2,000				£2,000	
D10	CORRIDORS	£1,000				£1,000	
D12	Internal Ramps & Stairs	£51,000				£2,000	£49,000
D13	LIFTS	£300,000					£300,000
EstateTotals		£383,450	£17,350	£12,100		£5,000	£349,000

E04 CONVENT ESTATE

D01	Disabled Parking	£15,000	£15,000				
D02	Access Path / Approach	£1,325	£500	£675			£150
D03	Access Ramps / Steps	£37,325	£6,875	£3,450	£27,000		
D04	ENTRANCES	£1,750		£1,750			
D10	CORRIDORS	£7,750				£250	£7,500
D12	Internal Ramps & Stairs	£7,000		£750		£3,250	£3,000
D13	LIFTS	£1,800				£1,800	
D14	Internal Surfaces	£1,625				£1,500	£125
D20	WC's (Non-Wheelchair)	£2,600				£2,600	
D30	SEATING	£250				£250	
D40	Alarms & Means of Escape	£5,000					£5,000
EstateTotals		£81,425	£22,375	£6,625	£27,000	£9,650	£15,500

E05 CREMORNE ESTATE

D01	Disabled Parking	£30,000	£30,000				
D02	Access Path / Approach	£25,275	£1,050	£6,175			£18,050
D03	Access Ramps / Steps	£184,875	£11,550	£16,325	£157,000		
D04	ENTRANCES	£25,600	£1,800	£17,800	£6,000		
D05	Lobby / Reception	£7,550				£3,550	£4,000
D10	CORRIDORS	£7,400				£650	£6,750

<i>Element</i>		<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
D12	Internal Ramps & Stairs	£82,825				£11,950	£70,875
D13	LIFTS	£34,000				£10,000	£24,000
D14	Internal Surfaces	£12,050				£800	£11,250
D20	WC's (Non-Wheelchair)	£5,850				£1,350	£4,500
D21	WC's (Wheelchair Accessible)	£525				£525	
D31	Wayfinding & Signage	£4,000				£4,000	
D32	Lighting	£50,000					£50,000
D33	Switches & Controls	£10,000					£10,000
D34	Accoustics	£60,000					£60,000
D40	Alarms & Means of Escape	£25,000					£25,000
EstateTotals		£564,950	£44,400	£40,300	£163,000	£32,825	£266,375

E06 ELM PARK GARDENS ESTATE

D01	Disabled Parking	£74,600	£65,000	£6,600	£3,000		
D02	Access Path / Approach	£35,450	£1,800	£28,150			£5,500
D03	Access Ramps / Steps	£120,100		£22,350	£97,750		
D04	ENTRANCES	£149,350	£102,450	£46,900			
D05	Lobby / Reception	£16,950				£16,950	
D10	CORRIDORS	£22,250				£19,250	£3,000
D11	Doors (Lobby/Corridor)	£2,500				£2,500	
D12	Internal Ramps & Stairs	£163,175				£37,000	£126,175
D13	LIFTS	£172,700				£41,700	£131,000
D14	Internal Surfaces	£29,250				£5,625	£18,000
D30	SEATING	£250				£250	£5,625
D31	Wayfinding & Signage	£18,000				£18,000	
D33	Switches & Controls	£240,000					£240,000
D34	Accoustics	£256,500					£256,500
D40	Alarms & Means of Escape	£905,000					£905,000
EstateTotals		£2,206,075	£169,250	£104,000	£100,750	£141,275	£1,676,675

<i>Element</i>		<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
E07 HENRY DICKENS COURT ESTATE								
D01	Disabled Parking	£38,000	£35,000	£3,000				
D02	Access Path / Approach	£3,000		£3,000				
D03	Access Ramps / Steps	£65,125	£20,350	£15,975	£28,800			
D04	ENTRANCES	£27,425		£15,425	£12,000			
D05	Lobby / Reception	£3,500				£3,500		
D10	CORRIDORS	£2,500				£2,500		
D12	Internal Ramps & Stairs	£110,750				£2,250	£108,500	
D13	LIFTS	£18,600				£6,600	£12,000	
D20	WC's (Non-Wheelchair)	£1,200				£1,200		
EstateTotals		£270,100	£55,350	£37,400	£40,800	£16,050	£120,500	
E08 KENSAL NEW TOWN ESTATE								
D01	Disabled Parking	£41,650	£40,000	£1,650				
D02	Access Path / Approach	£15,425	£300	£11,500				£3,625
D03	Access Ramps / Steps	£56,225	£14,300	£4,175	£37,750			
D04	ENTRANCES	£36,350	£10,000	£20,100	£5,250			£1,000
D05	Lobby / Reception	£12,150				£12,150		
D10	CORRIDORS	£3,750				£3,750		
D12	Internal Ramps & Stairs	£173,700				£13,575	£160,125	
D13	LIFTS	£869,600				£7,600	£862,000	
D14	Internal Surfaces	£1,500						£1,500
D20	WC's (Non-Wheelchair)	£1,800				£1,800		
D21	WC's (Wheelchair Accessible)	£725				£725		
D40	Alarms & Means of Escape	£155,000					£155,000	
EstateTotals		£1,367,875	£64,600	£37,425	£43,000	£39,600	£1,177,125	£6,125
E09 LANCASTER WEST STAGE 1								
D01	Disabled Parking	£20,000	£5,000	£15,000				
D02	Access Path / Approach	£14,950	£3,750	£8,700				£2,500

			<i>Priority></i>	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential				
D03	Access Ramps / Steps		£45,475	£5,500	£2,100	£37,875		
D04	ENTRANCES		£10,350		£10,200		£150	
D05	Lobby / Reception		£550				£550	
D11	Doors (Lobby/Corridor)		£6,600				£600	£6,000
D12	Internal Ramps & Stairs		£21,750				£750	£21,000
Estate Totals			£119,675	£14,250	£36,000	£37,875	£2,050	£27,000
								£2,500

E10 LANCASTER WEST STAGE 3

D01	Disabled Parking	£22,500	£22,500					
D02	Access Path / Approach	£19,075	£5,300	£13,775				
D03	Access Ramps / Steps	£167,275	£11,825	£16,550	£138,900			
D04	ENTRANCES	£11,650		£10,250				£1,400
D05	Lobby / Reception	£6,600				£6,000		£600
D10	CORRIDORS	£1,000				£1,000		
D11	Doors (Lobby/Corridor)	£21,175				£13,175	£8,000	
D12	Internal Ramps & Stairs	£12,275				£12,275		
D13	LIFTS	£500,000					£500,000	
D14	Internal Surfaces	£750				£750		
D20	WC's (Non-Wheelchair)	£2,000				£2,000		
D30	SEATING	£1,750				£1,750		
D31	Wayfinding & Signage	£193,000				£18,000	£175,000	
D32	Lighting	£150,000					£150,000	
D33	Switches & Controls	£20,000					£20,000	
D34	Accoustics	£46,800				£9,100	£37,700	
D40	Alarms & Means of Escape	£90,000					£90,000	
EstateTotals		£1,265,850	£39,625	£40,575	£138,900	£64,050	£980,700	£2,000

E11 LONGLANDS COURT ESTATE

D01	Disabled Parking	£12,500	£12,500					
D02	Access Path / Approach	£14,500	£6,150	£8,350				

<i>Element</i>		<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
D03	Access Ramps / Steps	£82,850	£6,050	£8,800	£68,000		
D04	ENTRANCES	£11,225		£10,625			£600
D05	Lobby / Reception	£4,950				£4,950	
D10	CORRIDORS	£1,750				£1,750	
D11	Doors (Lobby/Corridor)	£175				£175	
D12	Internal Ramps & Stairs	£37,550				£8,150	£29,400
D13	LIFTS	£33,800				£3,800	£30,000
D20	WC's (Non-Wheelchair)	£2,000				£2,000	
D31	Wayfinding & Signage	£58,000				£8,000	£50,000
D32	Lighting	£25,000					£25,000
D34	Accoustics	£37,000				£3,000	£34,000
D40	Alarms & Means of Escape	£215,000					£215,000
EstateTotals		£536,300	£24,700	£27,775	£68,000	£31,825	£383,400

E12 LUCAN ESTATE

D01	Disabled Parking	£7,500	£5,000			£2,500	
D02	Access Path / Approach	£1,850		£1,600		£250	
D03	Access Ramps / Steps	£2,675	£275			£2,400	
D04	ENTRANCES	£2,225		£2,025			£200
D05	Lobby / Reception	£3,500				£3,500	
D10	CORRIDORS	£500				£500	
D12	Internal Ramps & Stairs	£26,250				£1,750	£24,500
D13	LIFTS	£100,000					£100,000
EstateTotals		£144,500	£5,275	£3,625		£10,900	£124,500

E13 POND HOUSE ESTATE

D01	Disabled Parking	£17,500	£17,500				
D02	Access Path / Approach	£18,525	£6,500	£11,150			£875
D03	Access Ramps / Steps	£4,050	£3,300	£750			
D04	ENTRANCES	£17,300	£9,000	£8,300			

<i>Element</i>		<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
D05	Lobby / Reception	£3,900				£3,900		
D10	CORRIDORS	£500				£500		
D12	Internal Ramps & Stairs	£53,400				£4,400	£49,000	
D13	LIFTS	£400,000					£400,000	
EstateTotals		£515,175	£36,300	£20,200		£8,800	£449,000	£875

E14 PORTOBELLO COURT ESTATE

D01	Disabled Parking	£17,500	£17,500					
D02	Access Path / Approach	£8,200	£50	£8,150				
D03	Access Ramps / Steps	£62,200	£3,025	£22,675	£36,500			
D04	ENTRANCES	£20,300		£13,050	£6,750			£500
D05	Lobby / Reception	£10,200				£10,200		
D10	CORRIDORS	£2,000				£2,000		
D11	Doors (Lobby/Corridor)	£8,900				£8,900		
D12	Internal Ramps & Stairs	£71,375				£14,475	£56,900	
D13	LIFTS	£88,000				£5,000	£83,000	
D14	Internal Surfaces	£1,500						£1,500
D20	WC's (Non-Wheelchair)	£22,350				£350	£22,000	
D21	WC's (Wheelchair Accessible)	£825				£825		
D31	Wayfinding & Signage	£89,000				£14,000	£75,000	
D32	Lighting	£170,000					£170,000	
D33	Switches & Controls	£10,000					£10,000	
D34	Accoustics	£74,100				£9,100	£65,000	
D40	Alarms & Means of Escape	£255,000					£255,000	
EstateTotals		£911,450	£20,575	£43,875	£43,250	£64,850	£736,900	£2,000

E15 SILCHESTER ESTATE

D01	Disabled Parking	£69,350	£62,500	£4,350		£2,500		
D02	Access Path / Approach	£37,575	£200	£31,425		£1,700		£4,250
D03	Access Ramps / Steps	£14,850	£11,000	£2,750		£1,100		

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
D04	ENTRANCES	£26,825		£21,925	£3,000			£1,900
D05	Lobby / Reception	£22,100				£10,500	£6,600	£5,000
D10	CORRIDORS	£39,850		£250		£20,750		£18,850
D11	Doors (Lobby/Corridor)	£40,150				£150	£40,000	
D12	Internal Ramps & Stairs	£133,650		£3,875		£59,775	£70,000	
D13	LIFTS	£919,600	£50,000			£7,600	£862,000	
D40	Alarms & Means of Escape	£960,000			£20,000		£940,000	
EstateTotals		£2,263,950	£123,700	£64,575	£23,000	£104,075	£1,918,600	£30,000

E16 SIR THOMAS MORE ESTATE

D01	Disabled Parking	£20,000	£15,000			£5,000		
D02	Access Path / Approach	£14,850		£11,400		£1,950		£1,500
D04	ENTRANCES	£8,900		£8,900				
D12	Internal Ramps & Stairs	£102,500				£6,250	£96,250	
D13	LIFTS	£550,000					£550,000	
EstateTotals		£696,250	£15,000	£20,300		£13,200	£646,250	£1,500

E17 ST QUINTINS ESTATE

D01	Disabled Parking	£44,150	£27,500	£1,500		£10,150	£5,000	
D02	Access Path / Approach	£168,950	£31,150	£32,000	£72,000	£18,975	£10,000	£4,825
D03	Access Ramps / Steps	£357,250	£1,925	£29,300	£273,500	£18,025	£34,500	
D04	ENTRANCES	£13,650				£13,650		
EstateTotals		£584,000	£60,575	£62,800	£345,500	£60,800	£49,500	£4,825

E18 SWINBROOK ESTATE

D01	Disabled Parking	£229,050	£152,500	£300		£76,250		
D02	Access Path / Approach	£84,275	£2,250	£38,750	£36,000	£150		£7,125
D03	Access Ramps / Steps	£1,843,575	£54,725	£169,650	£1,546,975	£62,225	£10,000	
D04	ENTRANCES	£56,975	£4,550	£44,275	£3,000	£4,050		£1,100
D05	Lobby / Reception	£30,500				£29,750		£750
D10	CORRIDORS	£34,000				£4,000	£30,000	

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
D11	Doors (Lobby/Corridor)	£10,400				£10,400		
D12	Internal Ramps & Stairs	£107,175				£35,050	£72,125	
D13	LIFTS	£31,900				£13,900	£18,000	
D14	Internal Surfaces	£27,100				£1,500	£20,250	£5,350
D21	WC's (Wheelchair Accessible)	£75				£75		
D30	SEATING	£500				£500		
D31	Wayfinding & Signage	£59,000				£34,000	£25,000	
D32	Lighting	£815,000					£815,000	
D33	Switches & Controls	£90,000					£90,000	
D34	Accoustics	£88,000				£8,000	£80,000	
D40	Alarms & Means of Escape	£1,675,000					£1,675,000	
EstateTotals		£5,182,525	£214,025	£252,975	£1,585,975	£279,850	£2,835,375	£14,325

E19 TOR GARDENS ESTATE

D01	Disabled Parking	£5,000	£5,000					
D02	Access Path / Approach	£3,550		£3,450				£100
D03	Access Ramps / Steps	£26,300	£1,375	£6,075	£18,850			
D04	ENTRANCES	£17,250	£10,600	£6,650				
D05	Lobby / Reception	£2,600				£2,600		
D12	Internal Ramps & Stairs	£14,450		£4,000		£5,200	£5,250	
D13	LIFTS	£50,000	£50,000					
D31	Wayfinding & Signage	£54,000				£4,000	£50,000	
D32	Lighting	£10,000					£10,000	
D34	Accoustics	£23,000					£23,000	
D40	Alarms & Means of Escape	£50,000			£20,000		£30,000	
EstateTotals		£256,150	£66,975	£20,175	£38,850	£11,800	£118,250	£100

E20 TREGUNTER ESTATE EAST

D01	Disabled Parking	£7,500	£7,500					
D02	Access Path / Approach	£1,325	£400	£825				£100

<i>Element</i>		<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
D03	Access Ramps / Steps	£187,250		£3,200	£184,050		
D04	ENTRANCES	£6,900		£6,900			
D10	CORRIDORS	£5,250				£750	£4,500
D11	Doors (Lobby/Corridor)	£7,200				£3,600	£3,600
D12	Internal Ramps & Stairs	£19,000				£1,500	£17,500
D14	Internal Surfaces	£3,150				£3,150	
D31	Wayfinding & Signage	£6,000				£6,000	
EstateTotals		£243,575	£7,900	£10,925	£184,050	£15,000	£21,100

E21 TREGUNTER ESTATE WEST

D01	Disabled Parking	£5,000	£5,000				
D02	Access Path / Approach	£4,150		£150	£4,000		
D03	Access Ramps / Steps	£15,775	£11,000	£1,400	£3,375		
D04	ENTRANCES	£3,050		£3,050			
D10	CORRIDORS	£2,250				£250	£2,000
D11	Doors (Lobby/Corridor)	£5,400					£5,400
D12	Internal Ramps & Stairs	£15,200				£1,200	£14,000
D14	Internal Surfaces	£2,400				£2,400	
D31	Wayfinding & Signage	£2,000				£2,000	
EstateTotals		£55,225	£16,000	£4,600	£7,375	£5,850	£19,400

E22 TREVERTON ESTATE

D01	Disabled Parking	£7,500	£7,500				
D02	Access Path / Approach	£5,750		£5,125			£625
D03	Access Ramps / Steps	£43,325		£2,750	£40,575		
D04	ENTRANCES	£2,350		£2,250			£100
D05	Lobby / Reception	£1,500				£1,000	£500
D10	CORRIDORS	£500				£500	
D11	Doors (Lobby/Corridor)	£12,000					£12,000
D12	Internal Ramps & Stairs	£29,000				£1,000	£28,000

<i>Element</i>		<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
D13	LIFTS	£17,600				£5,600	£12,000	
D20	WC's (Non-Wheelchair)	£2,800				£2,800		
D31	Wayfinding & Signage	£31,000				£6,000	£25,000	
EstateTotals		£153,325	£7,500	£10,125	£40,575	£16,900	£77,000	£1,225

E23 WANDON ROAD ESTATE

D01	Disabled Parking	£7,500	£7,500					
D02	Access Path / Approach	£9,450	£300	£7,650				£1,500
D03	Access Ramps / Steps	£18,275		£4,275	£14,000			
D04	ENTRANCES	£2,900	£150	£2,750				
D05	Lobby / Reception	£2,250				£2,250		
D10	CORRIDORS	£750				£750		
D12	Internal Ramps & Stairs	£36,950				£3,450	£33,500	
D13	LIFTS	£55,650				£2,650	£53,000	
D40	Alarms & Means of Escape	£150,000					£150,000	
EstateTotals		£283,725	£7,950	£14,675	£14,000	£9,100	£236,500	£1,500

E24 WARWICK ROAD ESTATE

D01	Disabled Parking	£10,000	£10,000					
D02	Access Path / Approach	£21,750		£7,700	£14,000			£50
D03	Access Ramps / Steps	£130,700	£275	£2,675	£127,750			
D04	ENTRANCES	£900		£800				£100
D05	Lobby / Reception	£1,500				£1,500		
D10	CORRIDORS	£4,000				£250	£3,750	
D11	Doors (Lobby/Corridor)	£6,950				£2,450	£4,500	
D12	Internal Ramps & Stairs	£31,150				£4,150	£27,000	
D13	LIFTS	£58,500				£2,500	£56,000	
D14	Internal Surfaces	£1,250						£1,250
D20	WC's (Non-Wheelchair)	£7,600				£4,600	£3,000	
D21	WC's (Wheelchair Accessible)	£3,775				£775	£3,000	

<i>Element</i>		<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
D31	Wayfinding & Signage	£4,000				£4,000	
D32	Lighting	£10,000					£10,000
D33	Switches & Controls	£10,000					£10,000
D34	Accoustics	£2,000				£2,000	
D40	Alarms & Means of Escape	£325,000					£325,000
EstateTotals		£629,075	£10,275	£11,175	£141,750	£22,225	£442,250
							£1,400

E25 WILTSHIRE CLOSE ESTATE

D01	Disabled Parking	£15,000	£15,000				
D02	Access Path / Approach	£10,750		£10,125			£625
D03	Access Ramps / Steps	£9,425	£4,400	£5,025			
D04	ENTRANCES	£6,200	£5,000	£1,000			£200
D10	CORRIDORS	£1,250		£1,250			
D12	Internal Ramps & Stairs	£25,250		£4,250	£21,000		
D13	LIFTS	£250,000	£250,000				
EstateTotals		£317,875	£274,400	£21,650	£21,000		£825

E26 WORLDS END ESTATE

D01	Disabled Parking	£40,000	£40,000				
D02	Access Path / Approach	£18,875		£12,375			£6,500
D04	ENTRANCES	£800		£800			
D05	Lobby / Reception	£8,000				£8,000	
D11	Doors (Lobby/Corridor)	£190,000					£190,000
D12	Internal Ramps & Stairs	£103,950				£3,500	£100,450
D13	LIFTS	£15,000				£15,000	
D14	Internal Surfaces	£17,500					£17,500
D31	Wayfinding & Signage	£12,000				£12,000	
D33	Switches & Controls	£10,000					£10,000
D40	Alarms & Means of Escape	£140,000					£140,000
EstateTotals		£556,125	£40,000	£13,175		£38,500	£440,450
							£24,000

<i>Element</i>		<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
N01 Non-Estate: Purpose Built								
D01	Disabled Parking	£119,450	£117,500	£1,550				£400
D02	Access Path / Approach	£57,525	£6,450	£31,100	£15,250			£4,725
D03	Access Ramps / Steps	£361,450	£39,050	£34,400	£288,000			
D04	ENTRANCES	£117,375	£32,000	£56,775	£25,500			£3,100
D05	Lobby / Reception	£22,900				£14,900	£8,000	
D10	CORRIDORS	£27,950				£17,350	£3,750	£6,850
D11	Doors (Lobby/Corridor)	£26,800				£7,300	£19,500	
D12	Internal Ramps & Stairs	£236,050				£49,600	£186,450	
D13	LIFTS	£488,300				£17,300	£471,000	
D14	Internal Surfaces	£27,600				£3,600	£15,000	£9,000
D20	WC's (Non-Wheelchair)	£46,000				£15,000	£31,000	
D30	SEATING	£750				£750		
D31	Wayfinding & Signage	£260,000				£50,000	£210,000	
D32	Lighting	£150,000					£150,000	
D33	Switches & Controls	£50,000					£50,000	
D34	Accoustics	£122,000				£8,000	£114,000	
D40	Alarms & Means of Escape	£485,000					£485,000	
EstateTotals		£2,599,150	£195,000	£123,825	£328,750	£183,800	£1,743,700	£24,075

N02 Non-Estate: Sheltered

D01	Disabled Parking	£7,500	£7,500					
D02	Access Path / Approach	£1,350		£1,250				£100
D03	Access Ramps / Steps	£6,325		£3,175	£3,150			
D04	ENTRANCES	£3,325		£3,325				
D05	Lobby / Reception	£2,000				£2,000		
D10	CORRIDORS	£3,250				£250	£3,000	
D11	Doors (Lobby/Corridor)	£6,900				£900	£6,000	
D12	Internal Ramps & Stairs	£1,000				£1,000		

<i>Element</i>		<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
D13	LIFTS	£2,400				£2,400	
D20	WC's (Non-Wheelchair)	£1,800				£1,800	
D30	SEATING	£500				£500	
D31	Wayfinding & Signage	£2,000				£2,000	
D33	Switches & Controls	£20,000					£20,000
D34	Accoustics	£1,000				£1,000	
D40	Alarms & Means of Escape	£165,000					£165,000
EstateTotals		£224,350	£7,500	£7,750	£3,150	£11,850	£194,000

N03 Non-Estate: Hostel

D01	Disabled Parking	£7,500	£7,500				
D02	Access Path / Approach	£4,050	£1,000	£2,475			£575
D03	Access Ramps / Steps	£45,000	£3,850	£6,400	£34,750		
D04	ENTRANCES	£24,325	£17,400	£6,925			
D05	Lobby / Reception	£4,400				£4,400	
D10	CORRIDORS	£8,375				£750	£7,500
D11	Doors (Lobby/Corridor)	£27,450				£2,500	£24,950
D12	Internal Ramps & Stairs	£30,675				£10,875	£19,800
D13	LIFTS	£4,600				£4,600	
D20	WC's (Non-Wheelchair)	£12,900				£8,400	£4,500
D31	Wayfinding & Signage	£35,000				£10,000	£25,000
D32	Lighting	£20,000					£20,000
D34	Accoustics	£14,000				£4,000	£10,000
D40	Alarms & Means of Escape	£40,000					£40,000
EstateTotals		£278,275	£29,750	£15,800	£34,750	£45,525	£151,750

N04 Non-Estate: Street Property

D01	Disabled Parking	£128,500	£82,500	£1,000		£45,000	
D02	Access Path / Approach	£101,250	£8,250	£44,175	£21,000	£21,150	£3,000
D03	Access Ramps / Steps	£587,750	£36,575	£63,250	£333,900	£51,525	£102,500

				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
D04	ENTRANCES		£124,150	£44,850	£64,050	£13,150			£2,100
D05	Lobby / Reception		£36,700		£1,750		£32,450		£2,500
D10	CORRIDORS		£55,025				£28,175	£6,000	£20,850
D11	Doors (Lobby/Corridor)		£49,700		£650		£24,550	£24,500	
D12	Internal Ramps & Stairs		£305,250		£250		£54,150	£250,850	
D13	LIFTS		£756,650				£11,150	£745,500	
D14	Internal Surfaces		£28,225				£2,475	£24,750	£1,000
D20	WC's (Non-Wheelchair)		£28,300		£2,000		£12,300	£14,000	
D21	WC's (Wheelchair Accessible)		£4,375				£1,375	£3,000	
D30	SEATING		£1,000				£1,000		
D31	Wayfinding & Signage		£703,000		£4,000		£62,000	£637,000	
D32	Lighting		£570,000					£570,000	
D33	Switches & Controls		£80,000					£80,000	
D34	Accoustics		£457,800				£26,000	£431,800	
D40	Alarms & Means of Escape		£1,210,000			£20,000		£1,190,000	
Estate Totals			£5,227,675	£172,175	£181,125	£388,050	£373,300	£4,082,900	£30,125

N05 Non-Estate: Out of Borough

D01	Disabled Parking		£1,550		£1,550				
D02	Access Path / Approach		£3,200	£200	£2,250				£750
D04	ENTRANCES		£1,100		£800				£300
D05	Lobby / Reception		£500				£500		
D12	Internal Ramps & Stairs		£19,750				£500	£19,250	
D13	LIFTS		£150,000					£150,000	
EstateTotals			£176,100	£200	£4,600		£1,000	£169,250	£1,050

N06 Non-Estate: Commercial

D01	Disabled Parking		£5,000	£5,000					
D02	Access Path / Approach		£500	£200	£300				
D03	Access Ramps / Steps		£450		£450				

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
				Low	High	Practice:	Practice:	
			Essential	Cost	Cost	Low Cost	High Cost	
<i>Element</i>		<i>Total Cost</i>						
D04	ENTRANCES	£475	£300	£175				
D05	Lobby / Reception	£4,300		£300	£4,000			
D14	Internal Surfaces	£1,500				£1,500		
D20	WC's (Non-Wheelchair)	£3,150		£800		£2,350		
D21	WC's (Wheelchair Accessible)	£975		£250		£725		
D32	Lighting	£50,000					£50,000	
D33	Switches & Controls	£20,000			£10,000		£10,000	
EstateTotals		£86,350	£5,500	£2,275	£14,000	£4,575	£60,000	
Grand Total		£30,128,925	£1,924,225	£1,298,725	£3,855,850	£1,662,400	£21,193,750	£193,975

APPENDIX 7

Costs by Block & Priority

Appendix 7 - Estate and Block Summary

Element		Total Cost	Priority> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
E01 BALFOUR OF BURLEIGH ESTATE								
S217009120011	Ladbroke Grove	339 (1-8)	£128,375	£3,600	£2,975	£1,050	£120,000	£750
S217010080002	Balfour House, St Charles Square	1-42	£400,050	£6,050	£5,550	£1,000	£387,150	£300
S217010080003	Burleigh House, St Charles Square	1-42	£406,900	£9,400	£6,975	£4,500	£1,250	£383,650
S217010820001	Bruce House, Bruce Close	1-36	£108,425	£101,300	£5,925			£1,200
EstateTotals			£1,043,750	£120,350	£21,425	£4,500	£3,300	£890,800
E02 BARLBY ROAD ESTATE								
217057284	Matthew Close	29	£2,300			£2,300		
217057285	Matthew Close	30	£1,000			£1,000		
217057286	Matthew Close	31	£1,000			£1,000		
217057287	Matthew Close	32	£1,000			£1,000		
217057288	Matthew Close	33	£1,000			£1,000		
217057289	Matthew Close	34	£1,000			£1,000		
217059358	Notting Barn Road	13	£3,850			£3,350		£500
217059359	Notting Barn Road	14	£1,250			£1,250		
217059360	Notting Barn Road	15	£2,000			£1,875		£125
217059361	Notting Barn Road	16	£1,250			£1,250		
217059362	Notting Barn Road	17	£1,250			£1,250		
217059363	Notting Barn Road	18	£1,250			£1,250		
NBA210	Matthew Close	1-28	£364,050	£13,000	£7,375	£13,500	£5,050	£325,000
NBA280	Salter's Road	1-28	£357,350	£13,000	£9,550	£4,500	£5,050	£325,000
S217009560001	Notting Barn Road	1-6	£82,600	£4,750	£3,975	£3,625	£70,000	£250
S217009560002	Notting Barn Road	7-12	£82,500	£4,650	£3,975	£3,625	£70,000	£250
EstateTotals			£904,650	£35,400	£24,875	£18,000	£34,875	£790,000
E03 CHELSEA MANOR COURT ESTATE								
COMF-S07	Chelsea Manor Court, Chelsea Manor Street	Community Room/s	£10,350	£5,700	£4,650			

				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
S217000830001	Chelsea Manor Court, Chelsea Manor Street	1-26	£74,350	£3,050	£2,550		£1,250	£67,500	
S217000830001	Chelsea Manor Court, Chelsea Manor Street	27-54	£115,800	£2,500	£1,550		£1,250	£110,500	
S217000830001	Chelsea Manor Court, Chelsea Manor Street	55-76	£117,150	£3,600	£1,800		£1,250	£110,500	
S217000830001	Chelsea Manor Court, Chelsea Manor Street	79-94+Shops	£65,800	£2,500	£1,550		£1,250	£60,500	
EstateTotals			£383,450	£17,350	£12,100		£5,000	£349,000	

E04 CONVENT ESTATE

COMF-N11	Lowerwood Court, 351 Westbourne Park Road	Residents Clubroom	£8,800		£950		£2,850	£5,000	
S217010570002	Westbourne Park Road	347 (1-10)	£22,650	£5,750	£1,375		£4,750	£10,500	£275
S217010570003	Lowerwood Court, 351 Westbourne Park Road	1-64	£4,600	£2,500	£50		£2,050		
S217011240001	Clare Gardens	1-12	£20,750	£2,500	£250	£18,000			
S217011240003	Clare Gardens	27-37	£2,800	£2,500	£300				
S217011240004	Clare Gardens	13-18	£14,000	£5,250	£2,750	£6,000			
S217011240005	Clare Gardens	19-26	£7,825	£3,875	£950	£3,000			
EstateTotals			£81,425	£22,375	£6,625	£27,000	£9,650	£15,500	£275

E05 CREMORNE ESTATE

COMF-S08	Cremorne Road	Clubroom	£80,175		£1,100	£3,000	£3,825	£72,250	
NBA005	Ann Lane	7-30	£95,500		£700	£94,500			£300
S217000980001	Brunel House, 105 Cheyne Walk	1-12	£24,475	£4,300	£1,325		£8,250	£10,500	£100
S217012760001	Westfield House, Cremorne Estate	1-8	£7,325	£3,700	£2,075		£1,550		
S217012760002	Lacland House, Cremorne Estate	1-32	£56,550	£4,800	£4,700	£10,500	£2,550	£30,000	£4,000
S217012760003	Riley House, Cremorne Estate	1-32	£45,650	£4,800	£3,800		£2,550	£30,000	£4,500
S217012760004	Gillray House, Cremorne Estate	1-32	£47,800	£4,800	£3,950		£4,550	£30,000	£4,500
S217012760005	Milman's House, Cremorne Estate	1-32	£45,450	£4,800	£3,600		£2,550	£30,000	£4,500
S217012760006	Jean Darling House, Cremorne Estate	1-16	£53,675	£2,600	£2,075	£49,000			
S217012760007	Chelsea Farm House, Cremorne Estate	1-18	£7,775	£2,550	£4,325		£900		
S217012760008	Anchor House, Cremorne Estate	1-6	£20,200	£2,600	£2,150	£3,000	£2,350	£10,000	£100
S217012760009	Purcell House, Cremorne Estate	1-14	£49,775	£2,600	£3,800		£250	£43,125	
S217012760010	Apollo House, Cremorne Estate	1-42	£23,100	£4,250	£3,350	£3,000	£1,950	£10,500	£50

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
S217012760011	Bowling Green House, Cremorne Estate	1-12	£7,500	£2,600	£3,350	£1,550		
EstateTotals			£564,950	£44,400	£40,300	£163,000	£32,825	£266,375
								£18,050

E06 ELM PARK GARDENS ESTATE

S217001880001	Elm Park Gardens	1 (1-5)	£27,175	£2,950	£3,475	£3,000	£3,625	£13,500	£625
S217001880002	Elm Park Gardens	5 (1-40)	£187,250	£2,500	£5,600		£5,150	£173,500	£500
S217001880003	Elm Park Gardens	7 (1-40)	£184,650		£5,500		£5,150	£173,500	£500
S217001880004	Elm Park Gardens	35 (1-10)	£36,350	£7,600	£2,625	£3,000	£5,750	£17,375	
S217001880006	Elm Park Gardens	67 (1-39)	£185,450	£2,500	£3,800		£5,150	£173,500	£500
S217001880007	Elm Park Gardens	71 (1-10)	£44,775	£7,900	£3,500	£3,000	£8,000	£22,375	
S217001880008	Elm Park Gardens	93 (1-40)	£188,450	£2,500	£3,800		£5,150	£176,500	£500
S217001880011	Elm Park Gardens	2/4	£84,875	£10,250	£4,450	£6,000	£4,175	£60,000	
S217001880012	Elm Park Gardens	10 (1-8)	£32,425	£7,900	£2,750	£3,000	£5,775	£13,000	
S217001880013	Elm Park Gardens	16 (1-8)	£34,100	£7,750	£4,125	£3,000	£6,225	£13,000	
S217001880014	Elm Park Gardens	22 (1-8)	£34,575	£7,900	£4,450	£3,000	£6,225	£13,000	
S217001880015	Elm Park Gardens	28 (1-8)	£34,725	£7,900	£4,450	£3,000	£6,375	£13,000	
S217001880016	Elm Park Gardens	34 (1-8)	£35,425	£7,900	£4,850	£3,000	£6,675	£13,000	
S217001880017	Elm Park Gardens	40/41	£31,250	£5,150	£2,850	£3,000	£3,750	£16,500	
S217001880019	Elm Park Gardens	44 (1-8)	£31,300	£5,250	£2,050	£8,250	£2,250	£13,500	
S217001880021	Elm Park Gardens	49 (1-4)	£33,325	£5,100	£2,775	£10,000	£5,450	£10,000	
S217001880023	Elm Park Gardens	52 (1-4)	£24,275	£5,100	£2,825	£3,000	£3,350	£10,000	
S217001880024	Elm Park Gardens	55 (1-9)	£45,425	£5,150	£2,875	£13,500	£6,000	£17,900	
S217001880026	Elm Park Gardens	58-58A	£14,500	£5,200	£2,650	£3,000	£500	£3,150	
S217001880027	Elm Park Gardens	62 (1-6)	£24,925	£5,250	£3,325	£3,000	£3,350	£10,000	
S217001880028	Elm Park Gardens	68 (1-25)	£203,825	£2,500	£2,175	£3,000	£2,900	£193,250	
S217001880029	Elm Park Gardens	74 (1-10)	£36,025	£7,750	£4,150	£3,000	£3,750	£17,375	
S217001880030	Elm Park Gardens	80 (1-10)	£36,675	£7,900	£3,250	£3,000	£5,150	£17,375	
S217001880031	Elm Park Gardens	86 (1-10)	£34,425	£7,900	£2,400	£3,000	£3,750	£17,375	
S217001880032	Elm Park Gardens	92 (1-10)	£35,325	£5,350	£5,850	£3,000	£3,750	£17,375	

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
S217001880033	Elm Park Gardens	98 (1-10)	£37,125	£7,900	£2,850	£3,000	£6,000	£17,375
S217001880034	Elm Park Gardens	104 (1-10)	£37,475	£5,400	£3,100	£6,000	£5,600	£17,375
S217001880035	Elm Park Gardens	110 (1-9)	£35,975	£7,800	£2,800	£3,000	£8,000	£14,375
S217002180002	Elm Park House, Fulham Road	1-60	£434,000	£5,000	£4,700		£4,300	£408,500
EstateTotals			£2,206,075	£169,250	£104,000	£100,750	£141,275	£1,676,675
								£11,500

E07 HENRY DICKENS COURT ESTATE

COMF-N18	Sirdar Road	Residents Clubroom	£7,325	£2,500	£3,125		£1,700	
S217010050001	Nickleby House, St Anns Road	1-12	£12,700	£4,150	£2,550	£6,000		
S217010050002	Barkis House, 6 St Anns Road	1-12	£12,400	£4,150	£2,250	£6,000		
S217010050003	Copperfield House, St Anns Road	1-24	£19,850	£4,700	£650	£3,000	£1,000	£10,500
S217010050004	Dombey House, St Anns Road	1-24	£23,450	£4,700	£650	£6,600	£1,000	£10,500
S217010050005	Pickwick House, St Anns Road	1-24	£23,450	£4,700	£650	£6,600	£1,000	£10,500
S217010050006	Dorrit House, St Anns Road	1-24	£23,450	£4,700	£650	£6,600	£1,000	£10,500
S217010050007	Carton House, St Anns Road	1-47	£29,175	£2,500	£875		£4,050	£21,750
S217010050008	Marley House, St Anns Road	1-47	£29,175	£2,500	£875		£4,050	£21,750
S217010050009	Estella House, St Anns Road	1-18	£18,925	£4,150	£5,525		£500	£8,750
S217010050010	Agnes House, St Anns Road	1-18	£18,925	£4,150	£5,525		£500	£8,750
S217010050011	Dora House, St Anns Road	1-18	£18,925	£4,150	£5,525		£500	£8,750
S217010050012	Florence House, St Anns Road	1-18	£18,925	£4,150	£5,525		£500	£8,750
S217010250001	Stoneleigh Place	1-83 odd	£13,425	£4,150	£3,025	£6,000	£250	
EstateTotals			£270,100	£55,350	£37,400	£40,800	£16,050	£120,500

E08 KENSAL NEW TOWN ESTATE

COMF-N06	Adair Tower, Appleford Road	Kensal Resource Center	£12,675		£2,400	£5,500	£3,025	£1,750
S217007860001	Golborne Gardens, Adair Road	1-18 (1-10)	£60,950	£3,050	£1,300		£1,250	£55,250
S217007860003	Adair Road	4 (1-24)	£59,325	£2,700	£2,850		£3,075	£50,000
S217007860004	Adair Road	1-29 od	£110,925	£2,500	£2,050		£1,000	£105,250
S217007860005	Adair Road	31-53 od	£6,825	£2,600	£1,700		£2,425	£100
S217007860006	Southam House, Adair Road	1-9	£68,750	£3,050	£1,900		£1,550	£62,250

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				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
<i>Element</i>									
S217007860006	Southam House, Adair Road	10-21	£60,475	£2,500	£1,350		£1,250	£55,250	£125
S217007970001	Appleford House, Appleford Road	13-28	£161,925	£7,500	£6,475	£25,500	£1,250	£121,000	£200
S217007970002	Adair Tower, Appleford Road	1-78	£195,500		£2,250		£5,900	£187,250	£100
S217007970003	Appleford Road	1 (1-19)	£68,050	£7,500	£2,950		£2,025	£55,250	£325
S217008190001	Bosworth House, Bosworth Road	1-12	£65,650	£8,000	£1,300		£1,600	£53,500	£1,250
S217008190002	Appleford House, Bosworth Road	1-12	£70,850	£3,050	£1,300		£1,250	£64,000	£1,250
S217008750001	Hazlewood Tower, Golborne Gardens	1-78	£40,300	£550	£2,500		£4,900	£32,250	£100
S217008770010	Golborne Road	18 (1-10)	£60,875	£3,050	£1,900		£1,550	£54,375	
S217008770011	Golborne Road	32 (1-26)	£61,200	£3,050	£1,650		£1,250	£55,250	
S217008850001	Holmefield House, Hazelwood Crescent	101-29,201-23,etc to 701-24	£143,850	£10,500	£850	£12,000	£3,000	£117,500	
S217008850002	Golborne Gardens, Hazelwood Crescent	1-18 (11-18)	£58,050	£2,500	£1,050		£1,000	£53,500	
S217008850003	Gadsden House, Hazelwood Crescent	1-24	£61,700	£2,500	£1,650		£2,300	£55,250	
EstateTotals			£1,367,875	£64,600	£37,425	£43,000	£39,600	£1,177,125	£6,125

E09 LANCASTER WEST STAGE 1

COMF-N15	Testerton Walk, Lancaster West Estate	Community Rooms	£11,700	£6,625	£650	£3,375	£1,050		
COMF-N16	Grenfell Tower, Lancaster West Estate	Residents Clubroom	£5,950	£3,250	£2,200				£500
S217012770009	Grenfell Tower, Lancaster West Estate	11-206	£34,750	£1,375	£3,125	£3,000	£250	£27,000	
S217012770010	Grenfell Walk, Lancaster West Estate	101-12, 201-11	£21,700	£750	£6,700	£13,500	£250		£500
S217012770011	Barandon Walk, Lancaster West Estate	301-39,401-39,501-50	£15,775	£750	£7,775	£6,750			£500
S217012770012	Testerton Walk, Lancaster West Estate	301-39,401-61	£16,025	£750	£7,775	£6,750	£250		£500
S217012770013	Hurstway Walk, Lancaster West Estate	301-39,401-39,501-62	£13,775	£750	£7,775	£4,500	£250		£500
EstateTotals			£119,675	£14,250	£36,000	£37,875	£2,050	£27,000	£2,500

E10 LANCASTER WEST STAGE 3

COMF-N14	Whitchurch Road (off)	Nth Ken Tenants Resource Centre	£61,875	£275	£1,750	£3,600	£6,250	£50,000	
S217009210003	Morland House, Lancaster Road	1-17	£65,300	£2,400	£3,650		£4,250	£55,000	
S217009210003	Morland House, Lancaster Road	18-34	£63,300	£2,400	£3,650		£2,250	£55,000	
S217011760001	Camelford Walk	1/19 (1-19)	£146,350		£4,100		£11,950	£130,000	£300

				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
<i>Element</i>									
S217012770001	Camelford Court, Camelford Walk	1-26	£77,850	£9,950	£1,850	£66,050			
S217012770002	Upper Camelford Walk, Lancaster West Estate	1-40	£146,950		£3,450	£6,750	£6,450	£130,000	£300
S217012770003	Upper Clarendon Walk, Lancaster West Estate	1-40	£123,500	£2,500	£3,850	£13,500	£9,050	£94,200	£400
S217012770004	Clarendon Walk, Lancaster West Estate	1-56	£131,200	£5,000	£3,325	£13,500	£6,475	£102,500	£400
S217012770005	Lower Clarendon Walk, Lancaster West Estate	1-8	£41,900	£4,700	£1,700	£35,500			
S217012770006	Talbot Grove House, Lancaster West Estate	1-45	£214,775	£7,400	£3,100		£4,275	£200,000	
S217012770007	Upper Talbot Walk, Lancaster West Estate	1-12	£69,700	£2,500	£5,650		£7,250	£54,000	£300
S217012770008	Talbot Walk, Lancaster West Estate	1-6	£123,150	£2,500	£4,500		£5,850	£110,000	£300
EstateTotals			£1,265,850	£39,625	£40,575	£138,900	£64,050	£980,700	£2,000

E11 LONGLANDS COURT ESTATE

S217010560001	Longlands Court, Westbourne Grove	1-48	£253,400	£2,500	£4,950	£7,000	£8,700	£230,250	
S217010560001	Longlands Court, Westbourne Grove	49-81	£64,800	£8,500	£4,900		£6,200	£45,000	£200
S217010560001	Longlands Court, Westbourne Grove	82-87	£73,525	£5,350	£6,275	£22,250	£4,550	£35,000	£100
S217010560001	Longlands Court, Westbourne Grove	88-93	£75,975	£5,300	£5,700	£22,250	£4,475	£38,150	£100
S217010560001	Longlands Court, Westbourne Grove	94-102	£68,600	£3,050	£5,950	£16,500	£7,900	£35,000	£200
EstateTotals			£536,300	£24,700	£27,775	£68,000	£31,825	£383,400	£600

E12 LUCAN ESTATE

217042393	Ixworth Place	24	£3,550				£3,550		
217042394	Ixworth Place	26	£800				£800		
217042395	Ixworth Place	28	£800				£800		
S217002180001	Keppel House, Fulham Road	1-15	£69,475	£2,775	£1,600		£4,500	£60,500	£100
S217003310001	Curran House, Lucan Place	1-30	£69,875	£2,500	£2,025		£1,250	£64,000	£100
EstateTotals			£144,500	£5,275	£3,625		£10,900	£124,500	£200

E13 POND HOUSE ESTATE

COMF-S03	Pond House, 32 Pond Place	John Keys Centre	£5,700	£3,000	£2,400		£300		
S217004260002	Pond House, 32 Pond Place	1-32	£135,800	£8,700	£4,500		£1,600	£121,000	
S217004260002	Pond House, 32 Pond Place	33-47	£60,375	£2,500	£2,200		£1,175	£54,375	£125
S217004260002	Pond House, 32 Pond Place	48-63	£68,625	£8,550	£2,975		£1,600	£55,250	£250

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			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
S217004260002	Pond House, 32 Pond Place	64-93	£115,675	£2,500	£2,950	£1,350	£108,750	£125
S217004260002	Pond House, 32 Pond Place	94-109	£68,625	£8,550	£2,975	£1,600	£55,250	£250
S217004260002	Pond House, 32 Pond Place	110-124	£60,375	£2,500	£2,200	£1,175	£54,375	£125
EstateTotals			£515,175	£36,300	£20,200	£8,800	£449,000	£875

E14 PORTOBELLO COURT ESTATE

COMF-N12	Portobello Court, Westbourne Grove	Portobello Court Clubroom	£51,225	£3,875	£3,075	£3,000	£6,275	£35,000	
S217012270001	Archer House, Portobello Court	1-16	£37,150	£2,500	£7,000		£8,400	£19,000	£250
S217012270002	Aston House, Portobello Court	1-16	£136,700	£2,500	£5,750	£3,500	£10,700	£114,000	£250
S217012270003	Denbigh House, Portobello Court	1-16	£92,750	£2,500	£6,050	£3,500	£11,450	£69,000	£250
S217012270004	Adelaide House, Portobello Court, Westbourne Grove	1-12	£98,150	£2,550	£7,625	£8,750	£8,975	£70,000	£250
S217012270005	Ledbury House, Portobello Court, Westbourne Grove	1-18	£136,575		£6,875	£3,500	£9,800	£116,150	£250
S217012270006	Lonsdale House, Portobello Court, Westbourne Grove	1-80	£358,900	£6,650	£7,500	£21,000	£9,250	£313,750	£750
EstateTotals			£911,450	£20,575	£43,875	£43,250	£64,850	£736,900	£2,000

E15 SILCHESTER ESTATE

217077088	Silchester Road	13	£425				£425		
217077089	Silchester Road	15	£975				£975		
217077090	Silchester Road	17	£425				£425		
217077092	Silchester Road	21	£3,475				£3,475		
COMF-N17	Frinstead House, Freston Road	Residents Clubroom	£4,350	£2,500	£1,450		£300		£100
NBA093	Darfield Way	2-27	£139,075	£2,500	£4,950	£3,000	£2,875	£120,000	£5,750
S217008280002	Downing House, Cambridge Gardens	1-6	£100,050	£3,050	£2,850		£4,025	£90,000	£125
S217008560001	Dixon House, 1 Darfield Way	1-80	£216,450	£7,700	£1,675		£8,975	£197,000	£1,100
S217008560002	Markland House, 28 Darfield Way	1-80	£215,575	£7,500	£1,675		£6,425	£197,000	£2,975
S217008740001	Frinstead House, Freston Road	1-80	£219,750	£7,500	£1,675		£6,125	£203,600	£850
S217009960001	Shalfleet Drive	1-27 od	£77,500	£52,500	£4,750	£20,000			£250
S217009960005	Shalfleet Drive	29-41 od	£83,300	£3,050	£3,275		£5,875	£70,000	£1,100
S217009960006	Shalfleet Drive	2-12 ev	£83,000	£3,050	£2,975		£5,875	£70,000	£1,100
S217009960007	Shalfleet Drive	14-24 ev	£83,300	£3,050	£3,275		£5,875	£70,000	£1,100

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				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
<i>Element</i>									
S217009960008	Shalfleet Drive	26-36 ev	£83,300	£3,050	£3,275		£5,875	£70,000	£1,100
S217009960009	Shalfleet Drive	38-48 ev	£83,250	£3,050	£3,225		£5,875	£70,000	£1,100
S217009980001	Whitstable House, Silchester Road	1-80	£208,075		£1,925		£6,425	£197,000	£2,725
S217009980002	Kingsnorth House, Silchester Road	1-21	£66,350	£3,300	£6,350		£1,750	£53,500	£1,450
S217010500001	Waynflete Square	2-11	£139,775	£3,600	£4,100		£4,500	£125,250	£2,325
S217010500002	Waynflete Square	12-17	£83,150	£3,050	£2,875		£5,875	£70,000	£1,350
S217010500003	Waynflete Square	43-49	£83,300	£3,050	£3,275		£5,875	£70,000	£1,100
S217010500004	Waynflete Square	50-56	£83,300	£3,050	£3,275		£5,875	£70,000	£1,100
S217010500005	Waynflete Square	57-63	£83,300	£3,050	£3,275		£5,875	£70,000	£1,100
S217010500006	Waynflete Square	64-76	£122,500	£6,100	£4,450		£4,500	£105,250	£2,200
EstateTotals			£2,263,950	£123,700	£64,575	£23,000	£104,075	£1,918,600	£30,000

E16 SIR THOMAS MORE ESTATE

217004728	Cadogan House, Beaufort Street	Flat 48	£2,500				£2,500		
217004729	Cadogan House, Beaufort Street	Flat 49	£4,700				£4,450		£250
COMF-S09	Dacre House, Beaufort Street	Clubroom	£2,900	£2,500	£400				
S217000310001	Kingsley House, Beaufort Street	1-48	£125,150	£2,500	£3,650		£1,250	£117,500	£250
S217000310002	Burleigh House, Beaufort Street	1-42	£125,150	£2,500	£3,650		£1,250	£117,500	£250
S217000310003	Dacre House, Beaufort Street	1-47	£125,900	£2,500	£4,400		£1,250	£117,500	£250
S217000310004	Winchester House, Beaufort Street	1-56	£125,150	£2,500	£3,650		£1,250	£117,500	£250
S217000310005	Cadogan House, Beaufort Street	1-49	£184,800	£2,500	£4,550		£1,250	£176,250	£250
EstateTotals			£696,250	£15,000	£20,300		£13,200	£646,250	£1,500

E17 ST QUINTINS ESTATE

217003306	Barlby Road	110	£24,900				£6,725	£18,000	£175
217003307	Barlby Road	112	£2,425				£2,300		£125
217003312	Barlby Road	122	£2,925				£2,750		£175
217057586	Methwold Road	2	£4,175				£1,100	£3,000	£75
217057595	Methwold Road	20	£5,550				£5,550		
217057597	Methwold Road	24	£6,500				£3,500	£3,000	

				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
<i>Element</i>									
217060353	Oakworth Road	1	£10,650				£4,150	£6,500	
217060370	Oakworth Road	35	£3,700				£3,700		
217060371	Oakworth Road	37	£4,550				£1,500	£3,000	£50
217060393	Oakworth Road	12	£4,000				£4,000		
217060394	Oakworth Road	14	£1,250				£1,250		
217060404	Oakworth Road	34	£8,950				£5,650	£3,000	£300
217060415	Oakworth Road	60	£11,700				£1,575	£10,000	£125
217081834	St Marks Road	90	£6,550				£3,400	£3,000	£150
217081841	St Marks Road	100	£2,250				£2,150		£100
NBA021A	Barlby Road	102-108 ev	£8,875	£2,875	£5,875				£125
NBA021B	Barlby Road	114-120 ev	£3,275	£1,500	£1,650				£125
NBA021C	Barlby Road	44-50 ev	£24,450	£5,100	£2,350	£16,875			£125
NBA021D	Barlby Road	52-66 ev	£23,325	£4,200	£2,125	£16,875			£125
NBA021E	Barlby Road	68-82 ev	£26,075	£6,700	£2,500	£16,875			
NBA021F	Barlby Road	84-98 ev	£23,575	£4,200	£2,500	£16,875			
NBA145A	Hill Farm Road	1-15 odds	£7,450	£2,400	£5,050				
NBA145B	Hill Farm Road	17-31 od	£4,250	£2,400	£1,600				£250
NBA145C	Hill Farm Road	18-32 ev	£4,250	£2,400	£1,850				
NBA145D	Hill Farm Road	2-16 ev	£5,500	£2,400	£2,850				£250
NBA145E	Hill Farm Road	34-40 ev	£11,500	£6,500	£5,000				
NBA212A	Methwold Road	1-7 od	£6,900	£100	£800	£6,000			
NBA212B	Methwold Road	25-31 od	£11,850		£1,850	£10,000			
NBA212C	Methwold Road	26-36 ev	£11,750	£2,600	£150	£9,000			
NBA212D	Methwold Road	4-18 ev	£18,575	£100	£1,400	£17,000			£75
NBA212E	Methwold Road	9-23 ev	£15,200		£950	£14,250			
NBA230A	Oakworth Road	3-21 od	£15,375	£100	£2,000	£13,000			£275
NBA230B	Oakworth Road	23-33 ev	£32,350		£2,050	£30,000			£300
NBA230C	Oakworth Road	39-45 od	£21,950	£2,500	£2,450	£17,000			

				<i>Priority></i>	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
<i>Element</i>				<i>Total Cost</i>	Essential				
NBA230D	Oakworth Road	51-69 od	£28,000	£2,600	£650	£24,750			
NBA230E	Oakworth Road	4-10 ev	£26,600	£2,600	£650	£23,000			£350
NBA230F	Oakworth Road	16-30 ev	£16,750	£100	£400	£16,250			
NBA230G	Oakworth Road	36-42 ev	£18,425		£400	£18,000			£25
NBA230H	Oakworth Road	52-58 ev	£15,875	£100	£1,650	£14,000			£125
NBA240	Pangbourne Avenue	122-132 ev	£26,250	£2,600	£650	£23,000			
S217010180002	St Marks Road	201/203	£12,975	£2,550	£2,075	£8,250			£100
S217010180003	St Marks Road	205/207	£3,300	£50	£250	£3,000			
S217010180004	St Marks Road	209/211	£850	£600	£250				
S217010180005	St Marks Road	213/215	£12,550	£2,550	£250	£9,500			£250
S217010180006	St Marks Road	217/219	£13,000	£650	£400	£9,500	£2,300		£150
S217010180007	St Marks Road	221/223	£7,100	£50	£1,750	£3,000	£2,300		
S217010180008	St Marks Road	225/227	£9,050		£250	£6,500	£2,300		
S217010180009	St Marks Road	229/231	£4,000	£50	£1,450		£2,300		£200
S217010180010	St Marks Road	92/94	£9,275		£3,275	£3,000	£2,300		£700
S217010180011	St Marks Road	96/98	£3,450		£3,450				
EstateTotals			£584,000	£60,575	£62,800	£345,500	£60,800	£49,500	£4,825

E18 SWINBROOK ESTATE

217005347	Blagrove Road	2	£2,675				£2,650		£25
217005348	Blagrove Road	4	£2,675				£2,650		£25
217005349	Blagrove Road	6	£2,650				£2,650		
217005350	Blagrove Road	8	£2,675				£2,650		£25
217005351	Blagrove Road	10	£2,650				£2,650		
217005352	Blagrove Road	12	£2,675				£2,650		£25
217005353	Blagrove Road	14	£2,675				£2,650		£25
217005354	Blagrove Road	16	£2,650				£2,650		
217005355	Blagrove Road	18	£2,700				£2,650		£50
217005356	Blagrove Road	20	£2,700				£2,650		£50

				<i>Priority></i>	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential					
217056426	Malvern Close	1	£15,350				£11,775	£3,500	£75
217056427	Malvern Close	2	£15,250				£11,500	£3,500	£250
217056428	Malvern Close	3	£4,575				£4,550		£25
217056429	Malvern Close	4	£4,575				£4,550		£25
217056430	Malvern Close	5	£4,625				£4,500		£125
217056431	Malvern Close	6	£4,700				£4,500		£200
217056432	Malvern Close	7	£4,575				£4,550		£25
217056433	Malvern Close	8	£4,700				£4,500		£200
217056434	Malvern Close	9	£4,500				£4,500		
217056435	Malvern Close	10	£4,650				£4,500		£150
217062473	Orchard Close	33	£4,825				£4,775		£50
217062474	Orchard Close	34	£5,325				£5,225		£100
217062475	Orchard Close	35	£4,775				£4,775		
217062476	Orchard Close	36	£5,275				£5,225		£50
217062477	Orchard Close	37	£4,875				£4,775		£100
217062478	Orchard Close	38	£4,650				£4,650		
217062479	Orchard Close	39	£4,775				£4,775		
217062480	Orchard Close	40	£4,800				£4,775		£25
217062481	Orchard Close	41	£4,775				£4,775		
217062482	Orchard Close	42	£4,775				£4,775		
217094123	Wornington Road	2	£3,250				£250	£3,000	
217094156	Wornington Road	52	£1,250				£1,250		
217094165	Wornington Road	70	£450				£450		
217094166	Wornington Road	72	£1,125				£1,125		
217094175	Wornington Road	90	£925				£925		
217094176	Wornington Road	92	£450				£450		
217094185	Wornington Road	110	£1,375				£1,375		
COMF-N09	Acklam Road	Residents Clubroom 145	£211,975	£5,000	£6,800	£3,500	£8,400	£187,500	£775

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			<i>Priority></i>		Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
NBA031	Bevington Road	6-68 ev	£66,850	£7,500	£2,500	£36,750		£20,000	£100
NBA213A	Morgan Road	1-11 od	£24,250	£5,400	£1,850		£7,000	£10,000	
NBA213B	Morgan Road	2-12 ev	£24,000	£5,400	£1,850		£6,750	£10,000	
NBA232	Orchard Close	1-32	£37,100	£15,500	£1,600			£20,000	
NBA393A	Wornington Road	1-55 od	£30,250	£2,500		£27,750			
NBA393B	Wornington Road	2-20 ev	£26,750	£3,875	£5,225	£9,000	£500	£8,150	
NBA393C	Wornington Road	22-44 ev	£29,450	£2,500	£350	£20,400	£2,000	£4,200	
NBA393D	Wornington Road	54-68 ev	£18,350	£2,500	£250	£15,600			
NBA393E	Wornington Road	74-88 ev	£18,350	£2,500	£250	£15,600			
NBA393F	Wornington Road	94-108 ev	£20,850	£5,250		£15,600			
S217007850001	Acklam Road	19-37, 115-143 od	£319,900	£10,000	£7,800	£17,500	£12,600	£270,750	£1,250
S217007850005	Acklam Road	147-161 od + 43/49 (1-3)	£216,300	£5,000	£8,025	£3,500	£6,650	£192,000	£1,125
S217007850006	Acklam Road	53-73, 163-185 od	£269,750	£5,525	£9,675		£7,900	£246,500	£150
S217007850008	Acklam Road	73-99, 187-221 od	£302,150	£8,600	£9,850	£12,050	£8,650	£260,500	£2,500
S217007850011	Acklam Road	103-113, 223-233 od	£308,000	£2,500	£8,875	£23,375	£8,650	£262,000	£2,600
S217010090001	St Ervans Road	1 - 7 A/B	£97,850	£2,650	£5,600	£10,150	£4,825	£74,375	£250
S217010090005	St Ervans Road	9-13 od	£24,225	£4,350	£5,600		£4,175	£10,000	£100
S217010090006	St Ervans Road	15A-21B od	£98,825	£2,700	£6,000	£10,150	£4,825	£74,900	£250
S217010090007	St Ervans Road	23-27 od	£35,150	£2,950	£7,525	£6,000	£3,675	£15,000	
S217010090008	St Ervans Road	29A-35B od	£98,750	£2,700	£5,400	£10,150	£5,000	£75,250	£250
S217010090009	St Ervans Road	37-41 od	£32,750	£450	£7,525	£6,000	£3,675	£15,000	£100
S217010090010	St Ervans Road	43A-49B od	£97,375	£2,650	£6,000	£10,150	£4,825	£73,500	£250
S217010090011	St Ervans Road	51/53	£137,425	£6,625		£60,500	£300	£70,000	
S217010090012	St Ervans Road	55/57	£87,675	£6,625	£250	£60,500	£300	£20,000	
S217010090013	St Ervans Road	59/61	£87,500	£6,625		£60,500	£300	£20,000	£75
S217010090014	St Ervans Road	63/65	£87,675	£6,625	£250	£60,500	£300	£20,000	
S217010090015	St Ervans Road	67/69	£87,675	£6,625	£250	£60,500	£300	£20,000	
S217010090016	St Ervans Road	71/73	£87,675	£6,625	£250	£60,500	£300	£20,000	

			<i>Priority></i>		Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
S217010090017	St Ervans Road	75/77	£87,725	£6,625	£250	£60,500	£300	£20,000	£50
S217010090018	St Ervans Road	79/81	£84,725	£6,625	£250	£57,500	£300	£20,000	£50
S217010090019	St Ervans Road	83/85	£6,400	£2,500	£900	£3,000			
S217010090020	St Ervans Road	87/89	£6,400	£2,500	£900	£3,000			
S217010090021	St Ervans Road	91/93	£6,400	£2,500	£900	£3,000			
S217010090022	St Ervans Road	95/97	£6,400	£2,500	£900	£3,000			
S217010090023	St Ervans Road	99/101	£6,400	£2,500	£900	£3,000			
S217010090024	St Ervans Road	103/5	£6,400	£2,500	£900	£3,000			
S217010090025	St Ervans Road	107/9	£6,400	£2,500	£900	£3,000			
S217010090026	St Ervans Road	111/13	£3,900		£900	£3,000			
S217010090027	St Ervans Road	115/17	£3,900		£900	£3,000			
S217010090028	St Ervans Road	119/21	£3,900		£900	£3,000			
S217010090029	St Ervans Road	123/5	£3,900		£900	£3,000			
S217010090030	St Ervans Road	127/9	£3,900		£900	£3,000			
S217010090031	St Ervans Road	131/3	£3,900		£900	£3,000			
S217010090032	St Ervans Road	2-6 ev	£147,250	£2,700	£4,225	£57,250	£4,750	£78,000	£325
S217010090033	St Ervans Road	8-12 ev	£101,375	£2,700	£4,075	£61,750	£4,750	£28,000	£100
S217010090034	St Ervans Road	14-18 ev	£149,475	£2,650	£4,000	£60,000	£4,500	£78,000	£325
S217010090035	St Ervans Road	20-24 ev	£151,225	£2,650	£4,000	£61,750	£4,500	£78,000	£325
S217010090036	St Ervans Road	26-30 ev	£64,100	£2,500	£3,475		£3,125	£55,000	
S217010090037	St Ervans Road	32-36 ev	£64,100	£2,500	£3,475		£3,125	£55,000	
S217010090038	St Ervans Road	38-42 ev	£64,100	£2,500	£3,475		£3,125	£55,000	
S217010090039	St Ervans Road	44/46	£56,450	£50	£5,400	£31,000		£20,000	
S217010090040	St Ervans Road	48/50	£56,500	£100	£5,400	£31,000		£20,000	
S217010090041	St Ervans Road	52/54	£56,450	£50	£5,400	£31,000		£20,000	
S217010090042	St Ervans Road	56/58	£56,450	£50	£5,400	£31,000		£20,000	
S217010090043	St Ervans Road	60/62	£56,450	£50	£5,400	£31,000		£20,000	
S217010090044	St Ervans Road	64/66	£56,450	£50	£5,400	£31,000		£20,000	

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost
S217010090045	St Ervans Road	68/70	£59,950	£50	£5,400	£34,500		£20,000
S217010090046	St Ervans Road	72/74	£58,325	£50	£5,400	£32,750		£125
S217010090047	St Ervans Road	76/78	£60,925	£2,650	£5,400	£32,750		£125
S217010090048	St Ervans Road	80/82	£36,525	£50	£5,475	£31,000		
S217010090049	St Ervans Road	84/86	£60,000	£100	£5,400	£34,500		£20,000
S217010090050	St Ervans Road	88/90	£56,575	£100	£5,475	£31,000		£20,000
S217010090051	St Ervans Road	92/94	£62,500	£2,600	£5,400	£34,500		£20,000
S217010090052	St Ervans Road	96/98	£56,500	£100	£5,400	£31,000		£20,000
S217010090053	St Ervans Road	100/02	£56,500	£100	£5,400	£31,000		£20,000
S217010090054	St Ervans Road	104/06	£56,500	£100	£5,400	£31,000		£20,000
S217010090055	St Ervans Road	108/10	£56,500	£100	£5,400	£31,000		£20,000
S217010090056	St Ervans Road	112/14	£56,000	£2,600	£5,400	£28,000		£20,000
S217010300001	Swinbrook Road	1 A-C	£17,500	£4,500	£2,125		£5,625	£5,250
S217010650001	Burgess Fields, 57 Wornington Road	1-28	£11,450		£1,875		£3,075	£5,000
S217010650002	Wornington Road	46A-50B ev	£19,025	£3,875	£3,150	£3,000	£500	£8,500
EstateTotals			£5,182,525	£214,025	£252,975	£1,585,975	£279,850	£2,835,375

E19 TOR GARDENS ESTATE

S217005550001	Tor Court, 1/33 Tor Gardens	1-33	£84,775	£52,500	£8,575	£23,600		£100
S217007640001	Sheffield Terrace	43-77 od	£86,325	£11,550	£8,725	£7,000	£5,800	£53,250
S217007640002	Sheffield Terrace	31-41 od	£85,050	£2,925	£2,875	£8,250	£6,000	£65,000
EstateTotals			£256,150	£66,975	£20,175	£38,850	£11,800	£118,250

E20 TREGUNTER ESTATE EAST

S217002110002	Finborough Road	63 (1-16)	£31,825	£2,600	£3,300	£16,125	£5,300	£3,500
S217002110003	Finborough Road	65 (1-16)	£31,575	£2,500	£3,150	£16,125	£5,300	£3,500
S217005570001	Walnut Tree House, Tregunter Road	1-38	£180,175	£2,800	£4,475	£151,800	£4,400	£14,100
EstateTotals			£243,575	£7,900	£10,925	£184,050	£15,000	£21,100

E21 TREGUNTER ESTATE WEST

NBA160	Ifield Road	81-87 od	£6,275	£2,500	£400	£3,375		
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<i>Element</i>			<i>Total Cost</i>	<i>Priority></i> Essential	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
S217002110008	Finborough Road	62 (1-52)	£48,950	£13,500	£4,200	£4,000	£5,850	£19,400	£2,000
EstateTotals			£55,225	£16,000	£4,600	£7,375	£5,850	£19,400	£2,000

E22 TREVERTON ESTATE

COMF-N01	Treverton Tower, Treverton Street	Residents Clubroom (Base)	£39,450	£2,500	£975	£6,075	£4,800	£25,000	£100
S217010420001	Treverton Tower, Treverton Street	1-55	£55,875	£2,500	£5,700	£15,000	£6,050	£26,000	£625
S217010420002	Raymede Tower, Treverton Street	1-55	£58,000	£2,500	£3,450	£19,500	£6,050	£26,000	£500
EstateTotals			£153,325	£7,500	£10,125	£40,575	£16,900	£77,000	£1,225

E23 WANDON ROAD ESTATE

NBA140	HARRIET HOUSE	1-20	£61,700	£2,750	£3,350		£1,600	£53,500	£500
NBA168	KING CHARLES HOUSE	1-40	£166,650	£2,600	£3,800		£6,750	£153,000	£500
NBA365	QUEEN CATHERINE HOUSE WANDON ROAD	1-8	£55,375	£2,600	£7,525	£14,000	£750	£30,000	£500
EstateTotals			£283,725	£7,950	£14,675	£14,000	£9,100	£236,500	£1,500

E24 WARWICK ROAD ESTATE

COMF-S05	Pembroke Road	Chesterton & Broadwood	£154,675	£2,775	£4,925	£22,750	£10,675	£113,500	£50
S217011160001	Broadwood Terrace	1-24	£315,400	£5,000	£5,250	£115,000	£10,050	£178,750	£1,350
S217011780001	Chesterton Square	1-92	£159,000	£2,500	£1,000	£4,000	£1,500	£150,000	
EstateTotals			£629,075	£10,275	£11,175	£141,750	£22,225	£442,250	£1,400

E25 WILTSHIRE CLOSE ESTATE

COMF-S06	Wiltshire Close	Play Hut	£9,325	£5,000	£4,000				£325
S217011660001	Wiltshire Close	1-34	£62,225	£52,500	£3,475	£6,125			£125
S217011660001	Wiltshire Close	35-68	£63,625	£54,700	£2,675	£6,125			£125
S217011660001	Wiltshire Close	69-146	£65,950	£55,000	£2,200	£8,750			
S217011660001	Wiltshire Close	147-180	£58,075	£52,500	£5,450				£125
S217011660001	Wiltshire Close	181-214	£58,675	£54,700	£3,850				£125
EstateTotals			£317,875	£274,400	£21,650	£21,000			£825

E26 WORLDS END ESTATE

			<i>Priority></i>		Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
S217012740001	Berenger Walk, Worlds End Estate	1-28	£5,025	£2,500	£1,025		£1,500		
S217012740002	Berenger Tower, Worlds End Estate	1-51	£70,350	£2,500	£350		£4,000	£60,000	£3,500
S217012740003	Upper Berenger Walk, Worlds End Estate	1-42	£5,325	£2,500	£1,325		£1,500		
S217012740004	Dartrey Walk, Worlds End Estate	1-18	£4,725	£2,500	£725		£1,500		
S217012740005	Middle Dartrey Walk, Worlds End Estate	1-24	£4,725	£2,500	£725		£1,500		
S217012740006	Dartrey Tower, Worlds End Estate	1-49	£69,050	£2,500	£50		£4,000	£60,000	£2,500
S217012740007	Upper Dartrey Walk, Worlds End Estate	1-58	£5,625	£2,500	£1,625		£1,500		
S217012740008	Greaves Tower, Worlds End Estate	4-62	£85,050	£2,500	£350		£4,000	£74,700	£3,500
S217012740009	Upper Whistler Walk, Worlds End Estate	1-52	£5,625	£2,500	£1,625		£1,500		
S217012740010	Whistler Tower, Worlds End Estate	1-61	£69,050	£2,500	£350		£2,000	£60,700	£3,500
S217012740011	Whistler Walk, Worlds End Estate	1-39	£5,325	£2,500	£1,325		£1,500		
S217012740012	Ashburnham Tower, Worlds End Estate	1-50	£67,150	£2,500	£350		£3,000	£57,300	£4,000
S217012740013	Upper Blantyre Walk, Worlds End Estate	1-45	£5,325	£2,500	£1,325		£1,500		
S217012740014	Blantyre Tower, Worlds End Estate	1-65	£74,100	£2,500	£350		£4,000	£63,750	£3,500
S217012740015	Blantyre Walk, Worlds End Estate	1-42	£5,325	£2,500	£1,325		£1,500		
S217012740016	Chelsea Reach Tower, Worlds End Estate	1-65	£74,350	£2,500	£350		£4,000	£64,000	£3,500
EstateTotals			£556,125	£40,000	£13,175		£38,500	£440,450	£24,000

N01 Non-Estate: Purpose Built

B217009120001	Kensal House, Ladbroke Grove	1-68	£24,750	£5,250	£2,250	£12,000	£250	£5,000	
COMF-N02	Kensal House, Ladbroke Grove	Residents Clubroom	£8,050		£2,850			£5,000	£200
COMF-N03	Kensal House, Ladbroke Grove	Youth Club	£77,275	£5,500	£975	£47,000	£9,800	£14,000	
COMF-N04	West Row	Residents Office	£30,175	£2,500	£125		£2,550	£25,000	
COMF-N07	Trellick Tower, 5 Golborne Road	Residents Clubroom	£17,775		£875		£5,150	£11,750	
COMF-N10	Oxford Gardens	Residents Clubroom at 36	£10,375	£2,500	£2,000	£3,000	£2,875		
S217000830002	Grove House, Chelsea Manor Street	2-120 ev	£231,450	£5,000	£3,050	£3,000	£1,750	£217,500	£1,150
S217002090001	Cecil Court, Fawcett Street	1-22	£27,225	£2,500	£3,175	£6,500	£3,450	£10,600	£1,000
S217002180003	Fulham Road	361 (1-11)	£21,575	£2,500	£1,925		£6,950	£10,000	£200
S217002180005	Fulham Road	437 (1-26)	£52,375	£4,700	£5,375	£3,500	£7,350	£31,000	£450

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				<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance
			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
<i>Element</i>									
S217002180006	Hereford House, 370/372 Fulham Road	14-40	£33,100	£200	£6,800		£3,100	£22,250	£750
S217002700001	Knights House, Hortensia Road	1-20	£57,650	£2,500	£1,400		£500	£53,150	£100
S217002700002	Hortensia House, Hortensia Road	1-8	£22,475	£5,100	£2,875	£3,000	£1,500	£10,000	
S217002700002	Hortensia House, Hortensia Road	9-48	£39,725	£2,500	£2,475	£20,250	£750	£13,750	
S217002700002	Hortensia House, Hortensia Road	49-56	£22,475	£5,100	£2,875	£3,000	£1,500	£10,000	
S217003210001	The Sandhills, Limerston Street	1-30	£76,725	£7,000	£3,475	£8,250	£2,250	£54,875	£875
S217003720001	Hunter House, 326/342 Old Brompton Road	1-15	£125,700	£3,600	£2,850		£1,750	£117,500	
S217005150001	St Marks Grove	1-12	£8,075	£2,600	£3,200		£1,975		£300
S217005150001	St Marks Grove	13-48	£34,250	£3,700	£8,700		£3,700	£15,500	£2,650
S217008170001	Treadgold House, 25 Bomore Road	1-38	£221,725	£2,550	£1,525	£3,250	£6,400	£208,000	
S217008220002	Bramley House, Bramley Road	1-45	£56,875	£5,800	£1,825	£36,500	£4,000	£8,750	
S217008270001	Camborne Mews	1-12	£52,925	£12,600	£4,175		£7,250	£28,200	£700
S217008270002	Camborne Mews	13-36	£140,900	£22,150	£2,550	£15,000	£7,000	£92,800	£1,400
S217008370001	Nottingwood House, Clarendon Road	1-100	£72,350	£11,625	£6,000	£23,250	£1,375	£29,000	£1,100
S217008370002	Allom House, Clarendon Road	1-40	£135,050	£6,100	£8,200	£27,500	£12,900	£76,750	£3,600
S217008490001	Manning House, Convent Gardens	1-20	£122,850	£3,050	£4,550	£6,000	£4,250	£105,000	
S217008650001	Edenham Way	15-50	£3,625	£2,500	£125		£1,000		
S217008650002	Edenham Way	51-80	£11,300	£2,500	£125		£4,300	£4,375	
S217008660003	Galsworthy House, Elgin Crescent	1-16	£71,150	£2,500	£4,450	£3,500	£9,000	£48,200	£3,500
S217008770001	Trellick Tower, 5 Golborne Road	1-217	£23,475	£2,500	£875		£2,850	£17,250	
S217009010001	Kelfield Court, 1/13 Kelfield Gardens	1-18	£43,850	£7,725	£4,125	£18,750	£2,250	£10,500	£500
S217009380001	Manchester Drive	1-16	£2,625	£2,500	£125				
S217009380002	Manchester Drive	17-50	£2,625	£2,500	£125				
S217009380003	Manchester Drive	51-66	£2,625	£2,500	£125				
S217009380004	Manchester Drive	67-82	£2,625	£2,500	£125				
S217009620005	Oxford Gardens	34 (1-42)	£16,525	£2,500	£875		£2,650	£10,500	
S217009700001	Portobello Road	375 (1-42)	£46,950	£8,500	£3,400	£27,000	£6,400		£1,650
S217009860002	Raddington Road	9 A-F	£13,125	£3,000	£3,225		£3,400	£3,500	

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance	
<i>Element</i>		<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost		
S217010030001	Octavia House, Southern Row	1-68	£18,050	£3,600	£3,050	£3,000	£3,000	£5,250	£150
S217010200001	St Quintin Avenue	69 (1-12)	£15,175	£2,500	£875		£2,800	£9,000	
S217010470001	Barlow House, Walmer Road	1-32	£156,700	£5,550	£6,900	£19,500	£10,650	£111,750	£2,350
S217010470002	Foreland House, Walmer Road	1-30	£105,525	£2,500	£3,750		£8,825	£90,000	£450
S217010470003	Eastry House, Walmer Road	1-6	£65,350	£2,500	£2,150		£9,900	£50,000	£800
S217010550001	West Row	15-49 od	£27,875	£2,500	£125	£24,000	£1,250		
S217010550002	West Row	51-65 od	£15,525	£2,500	£125	£12,000	£900		
S217010550003	West Row	67-95 od	£6,075	£2,500	£125		£3,450		
S217010570001	Clydesdale House, 255 Westbourne Park Road	1-30	£224,500	£2,500	£2,950		£10,850	£208,000	£200
EstateTotals			£2,599,150	£195,000	£123,825	£328,750	£183,800	£1,743,700	£24,075

N02 Non-Estate: Sheltered

S217009090001	Blechynden House, 1 Kingsdown Close	1-11	£12,500	£2,500	£1,100	£3,150	£750	£5,000	
S217009090002	Whitchurch House, 3 Kingsdown Close	1-40	£6,200	£2,500	£2,450		£1,250		
S217009580001	Nursery Lane	1 (1-35)	£10,350	£2,500	£1,800		£1,050	£5,000	
S217010350001	Tavistock Road	70 (1-35)	£195,300		£2,400		£8,800	£184,000	£100
EstateTotals			£224,350	£7,500	£7,750	£3,150	£11,850	£194,000	£100

N03 Non-Estate: Hostel

S217008280004	Cambridge Gardens	41 (1-10)	£50,425	£5,250	£1,975		£10,325	£32,500	£375
S217008860002	Hesketh Place	6 (1-23)	£53,025	£9,800	£6,700	£3,500	£9,050	£23,900	£75
S217009210005	Lancaster Road	130 (1-10)	£45,000	£3,750	£2,000	£15,250	£8,750	£15,250	
S217009920001	Runcorn Place	6 (1-4)	£81,525	£1,150	£2,725	£6,500	£6,150	£65,000	
S217009920002	Runcorn Place	7 (24-45)	£48,300	£9,800	£2,400	£9,500	£11,250	£15,100	£250
EstateTotals			£278,275	£29,750	£15,800	£34,750	£45,525	£151,750	£700

N04 Non-Estate: Street Property

217088476	Verity Close	1	£4,450				£4,450		
217088477	Verity Close	2	£10,600				£4,100	£6,500	
217088478	Verity Close	3	£9,925				£3,425	£6,500	
217088479	Verity Close	4	£7,900				£4,900	£3,000	

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				<i>Priority></i>	Desirable: Low Cost	Desirable: High Cost	Best Practice: Low Cost	Best Practice: High Cost	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential					
217088480	Verity Close	5	£5,200				£5,200		
217088481	Verity Close	6	£3,450				£3,450		
217088482	Verity Close	7	£8,200				£5,200	£3,000	
217088522	Verity Close	44	£5,550				£2,550	£3,000	
217088523	Verity Close	45	£5,550				£2,550	£3,000	
217088524	Verity Close	46	£5,700				£2,700	£3,000	
217088525	Verity Close	47	£8,200				£5,200	£3,000	
217088526	Verity Close	48	£7,800				£4,800	£3,000	
217088527	Verity Close	49	£5,700				£2,700	£3,000	
217088528	Verity Close	50	£4,300				£1,300	£3,000	
217088529	Verity Close	51	£8,450				£5,450	£3,000	
217088530	Verity Close	52	£8,450				£5,450	£3,000	
217088531	Verity Close	53	£8,200				£5,200	£3,000	
217088532	Verity Close	54	£5,700				£2,700	£3,000	
217088533	Verity Close	55	£8,200				£5,200	£3,000	
217088534	Verity Close	56	£6,200				£3,200	£3,000	
217088535	Verity Close	57	£8,700				£5,700	£3,000	
217088536	Verity Close	58	£5,950				£2,950	£3,000	
217088537	Verity Close	59	£5,700				£2,700	£3,000	
217088538	Verity Close	60	£5,700				£2,700	£3,000	
217088539	Verity Close	61	£8,700				£5,700	£3,000	
217088540	Verity Close	62	£9,925				£1,675	£8,250	
217088541	Verity Close	63	£9,950				£3,450	£6,500	
217088542	Verity Close	64	£6,950				£3,950	£3,000	
217088543	Verity Close	65	£9,700				£1,450	£8,250	
217088544	Verity Close	66	£7,050				£550	£6,500	
217088545	Verity Close	67	£2,700				£2,700		
217088546	Verity Close	68	£4,425				£4,425		

			<i>Priority></i>		Desirable:	Desirable:	Best	Best	Maintenance
<i>Element</i>			<i>Total Cost</i>	Essential	Low Cost	High Cost	Practice: Low Cost	Practice: High Cost	
COMF-N08	Edenham Way	Residents Clubroom	£10,550		£125		£425	£10,000	
COMF-N13	Liddiard House, Lansdowne Road	Residents Clubroom	£129,650	£4,675	£3,250	£15,250	£8,475	£98,000	
NBA264B	Powis Square	53-100	£41,075	£1,100	£3,850	£35,500			£625
S217000310006	Mulberry Close, Beaufort Street	1-40	£190,925	£6,650	£3,975		£6,050	£174,000	£250
S217000310007	Beaufort House, Beaufort Street	1-12	£60,650	£2,650	£2,950		£1,550	£53,500	
S217000750001	Corbett House, Cathcart Road	1-16	£41,950	£2,500	£2,600		£4,750	£32,000	£100
S217001780001	Little Chelsea House, Edith Grove	1-12	£44,975	£3,150	£2,675	£3,000	£2,950	£32,725	£475
S217002640001	Ingelow House, Holland Street	1-33	£302,075	£5,250	£5,650	£25,750	£10,925	£253,500	£1,000
S217002990005	Brickbarn Close, Kings Road	1-16	£54,850	£2,500	£5,350	£6,000	£2,500	£38,000	£500
S217004910001	Slaidburn Street	60 (1-10)	£12,575	£2,500	£5,325		£4,650		£100
S217007500001	Campden Houses, Peel Street	1-125	£390,150	£3,250	£2,600	£34,300	£10,800	£339,100	£100
S217007560001	Notting Hill Gate Public Library, Pembridge Square	1-11	£34,000	£3,300	£10,700	£20,000			
S217008130001	St. Columb's House, 9/39 Blagrove Road	1-16	£32,750	£4,150	£3,600	£13,000	£3,250	£8,750	
S217008220003	Walmer House, 134/140 Bramley Road	1-12	£16,625	£4,475	£3,750		£4,800	£3,500	£100
S217008370003	Clarendon Road	60 (1-16)	£79,550	£14,250	£3,850	£5,250	£2,950	£52,250	£1,000
S217008370003	Clarendon Road	60 (17-22)	£147,750	£6,150	£4,700	£8,250	£5,950	£121,125	£1,575
S217008380001	Clydesdale Road	1 (1-10)	£136,500	£2,500	£3,250	£3,000	£7,200	£120,500	£50
S217008400001	Colville Gardens	12 (1-8)	£106,225	£2,650	£7,325	£7,000	£7,050	£82,000	£200
S217008440001	Colville Road	2/4 (1-9)	£113,575	£3,050	£3,775	£10,000	£9,500	£87,250	
S217008450001	Colville Square	9 A-F	£90,025	£2,650	£4,275	£8,250	£8,050	£66,800	
S217008450002	Colville Square	11/12 (1-12)	£61,250	£2,650	£3,550	£8,250	£5,000	£41,800	
S217008450003	Colville Square	14 (1-12)	£154,175	£8,325	£4,225	£7,500	£4,125	£130,000	
S217008700001	Exmoor Street	5 (1-12)	£23,175	£3,875	£2,850	£9,500	£3,250	£3,500	£200
S217008860001	Hesketh Place	4 (1-9)	£79,525	£150	£4,825	£3,000	£6,500	£65,000	£50
S217009100001	Talbot House, 10 Ladbrooke Crescent	1-20	£98,725	£3,325	£3,250	£3,000	£6,400	£82,250	£500
S217009120010	Ladbrooke Grove	319 A-J + 329-333	£14,300	£5,250	£800	£8,250			
S217009620004	Oxford Gardens	187 (1-14)	£13,275	£4,150	£3,125	£6,000			
S217009640001	Pembridge Crescent	18 A-E	£73,925	£1,650	£2,275	£20,500	£3,900	£45,600	

			<i>Priority></i>	Desirable:	Desirable:	Best	Best	Maintenance	
				Low	High	Practice:	Practice:		
<i>Element</i>		<i>Total Cost</i>	Essential	Cost	Cost	Low Cost	High Cost		
S217009640002	Pembridge Crescent	21 A-J	£96,500	£7,075	£3,175	£3,000	£11,150	£72,000	£100
S217010170001	Hudson House, St Marks Place	1-12	£96,450	£5,250	£8,000	£6,000	£6,950	£70,250	
S217010330001	Tavistock Crescent	43-63 odd	£171,250	£2,750	£2,275	£14,000	£8,075	£141,800	£2,350
S217010330002	Tavistock Crescent	65-85 odd	£168,375	£2,750	£3,650	£10,500	£7,325	£141,800	£2,350
S217010330003	Tavistock Crescent	109-129 odd	£164,275	£2,750	£2,300	£10,500	£6,575	£141,800	£350
S217010330004	Tavistock Crescent	131-151 odd	£182,925	£2,900	£4,550	£14,000	£7,325	£151,800	£2,350
S217010330005	Tavistock Crescent	153-173 odd	£171,125	£2,750	£6,400	£10,500	£7,325	£141,800	£2,350
S217010330006	Tavistock Crescent	175-195 odd	£119,775	£3,025	£4,900		£4,700	£106,800	£350
S217010330007	Tavistock Crescent	197-217 odd	£170,850	£3,575	£4,925	£10,500	£7,700	£141,800	£2,350
S217010330008	Tavistock Crescent	219-239 odd	£158,950	£3,025	£3,950	£10,500	£7,325	£131,800	£2,350
S217010330009	Tavistock Crescent	241-261 odd	£153,350	£3,025	£3,925	£10,500	£6,750	£126,800	£2,350
S217010330010	Tavistock Crescent	263-283 odd	£169,650	£3,025	£4,450	£10,500	£7,525	£141,800	£2,350
S217010330011	Tavistock Crescent	285-305 odd	£175,225	£3,300	£3,450	£17,000	£7,325	£141,800	£2,350
S217010430001	Verity Close	8-25	£179,725	£7,600	£7,025		£9,350	£155,200	£550
S217010430002	Verity Close	26-31	£137,600	£7,600	£5,925		£9,625	£114,000	£450
S217010430003	Verity Close	32-43	£133,700	£5,000	£3,750		£9,600	£115,000	£350
EstateTotals			£5,227,675	£172,175	£181,125	£388,050	£373,300	£4,082,900	£30,125

N05 Non-Estate: Out of Borough

S206023300001	NORWOOD ROAD	21/29 (1-14)	£176,100	£200	£4,600		£1,000	£169,250	£1,050
EstateTotals			£176,100	£200	£4,600		£1,000	£169,250	£1,050

N06 Non-Estate: Commercial

COMF-S01	Blantyre Street	Worlds End Clubroom 16	£67,375	£2,600	£200		£4,575	£60,000	
COMF-S02	Blantyre Street	Blantyre Centre	£18,975	£2,900	£2,075	£14,000			
EstateTotals			£86,350	£5,500	£2,275	£14,000	£4,575	£60,000	

Grand Total			Grand Totals	£30,128,925	£1,924,225	£1,298,725	£3,855,850	£1,662,400	£21,193,750	£193,975
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