
From: Sedgwick, Pam: HHASC-Housing <pam.sedgwick@rbkc.gov.uk>
Sent: 23 March 2009 09:49
To: nmoore@kctmo.org.uk
Cc: Cann, Ian: HHASC-Housing; Muchmore, Ann: HHASC-Housing; Caliskan, Celia: HHASC-Housing
Subject: Fw: DDA - Works

Nigel

See below for some very useful stuff on prioritisation of DDA projects from our OTs.

It has been suggested to me that I include this in our performance monitoring of the TMO this year however I would like to keep that focussed on IP issues.

I do think we may, however, ask your colleagues how the advice will be taken on in relation to developing a programme of spend for the 900k. It may be useful for your team to be involved as there are some serious brownie points to be gained in all of this as Members understandably feel very strongly about disability and meeting need.

I will ask Ian Cann and Ann Muchmore to get regular reports on this work from, presumably, John Borra, unless you want to feed into us formally as part of the IP?

Up to you, let me have your thoughts.

Pam

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From: Cann, Ian: HHASC-Housing
To: Sedgwick, Pam: HHASC-Housing; Muchmore, Ann: HHASC-Housing
Cc: Trethewey, Jane: HHASC-Housing
Sent: Mon Mar 23 09:09:34 2009
Subject: Fw: DDA - Works

Pam & Ann

I was wondering if the recommendations below might be incorporated in some way with our performance monitoring of the TMO?

I can make sure individual HRP schemes adopt the principles.

Regards

Ian

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From: Wise, Claire: HHASC-Housing

To: 'Graham Sidaway' ; Borra, John: RBKCTMO Ltd; Cann, Ian: HHASC-Housing

Cc: Whitehouse, Jo: HHASC-Housing; Walden, Harry: RBKCTMO Ltd

Sent: Mon Mar 23 08:52:02 2009

Subject: DDA - Works

Hi all,

I have read the DDA report written by NBA and Pellings dated 2007 (note that this is marked as draft) and am pleased to say that it is very comprehensive.

The problem with the report and the recommendations is that it is so vast, and the sums so high, that it is difficult to prioritise the works within it. Even the essential works are just under £2 million with the cost of addressing all areas considered to be over £30 million excluding VAT and professional fees. I would like to take this opportunity to make some recommendations in order to effectively spend the funds that TMO have allocated to DDA related works.

Firstly, there is a significant sum allocated to addressing accessible parking. It is acknowledged that accessible parking facilities are necessary for those that require them, however, they benefit only those that use a car and require the additional space for transfers. Improvements to the access of a building would benefit all residents and visitors with mobility impairments and is therefore considered a higher priority. Prior to commissioning works relating to accessible parking it is recommended that the numbers required is evaluated. An analysis of need will then establish the how many accessible parking bays are required. Any additional provision to meet best practice recommendations can then be rolled into a long term programme of works.

I would agree that the approaches, ramps and entrances should be addressed as a priority. An inclusive design approach to these areas would benefit all residents and visitors. The report noted that some ramps were of an inadequate width and the Accessible Housing Register report also highlighted ramps that were of an inadequate gradient. I would recommend that this area be prioritised. It is also important to note that a ramp should only be installed to overcome a change in level where there is sufficient space to also provide steps, unless the ramp is sufficiently shallow in gradient to be considered a slope or level access.

Some works would be more appropriately addressed through the TMOs regeneration programme. This would include re-paving and replacing steps.

Portable ramps would not be recommended for domestic dwellings where no need has been identified. The DDA does not place an anticipatory duty on landlords of residential facilities and therefore ramps could be purchased and never used if a need never arises.

I would therefore recommend that the following areas be addressed in the first instance :

1. Replacing ramps that are too steep (preferably all of those that are steeper than 1:12)
2. Provide hand rails and adequate upstands / kerbs for all ramps
3. Instal new ramps where there is a change in level and there is space to provide adequate ramps and steps
4. Remove large communal door thresholds to create level access
5. Provide assistive door devices where feasible
6. Improve lighting

The costs for these areas are significantly more manageable and would benefit the largest proportion of residents and visitors. It is important to note that wheelchair users make up a comparatively small proportion of people with physical disabilities and therefore the needs of the wider group should be considered. Additionally, many of the areas raised in the report would benefit all residents and should therefore be integrated into a wider programme of maintenance and regeneration works. I would advise that the ramps highlighted in the Accessible Housing Register Report be addressed as a priority as these are considered unsafe.

Please do not hesitate to contact me if you have any queries.

Kind regards
Claire

From: Graham Sidaway [mailto:gsidaway@kctmo.org.uk]
Sent: 17 March 2009 10:12
To: Wise, Claire: HHASC-Housing
Subject: RE: DDA - Works

Hi Claire

thanks for the report which I have reviewed and forwarded to our consultant (Pellings) who is planning the programme of works - I have asked him to contact you directly in the event of any queries.

please see attached the original audit report for your information and comment.

Regards

Graham Sidaway

Interim Asset Strategy Manager

Office: [REDACTED]

Mobile: [REDACTED]

From: Claire.Wise@rbkc.gov.uk [mailto:Claire.Wise@rbkc.gov.uk]
Sent: 16 March 2009 14:03
To: Graham Sidaway
Cc: John Borra
Subject: RE: DDA - Works

Hi Graham,

I apologise for the delay in getting back to you. We have been short staffed due to sickness for a few weeks now.

I have attached a copy of our report for TMO properties for you information. The appendix of this document shows the areas that we have highlighted as needing to be looked at. We would be happy to provide advice on which areas are a high priority and how they relate to the works identified through the DDA report but for this we would need to see the report. Have you managed to track it down yet? From my understanding, it was a costly piece of work so I would presume that the report would have been kept somewhere safe.

Thanks

Claire

From: Graham Sidaway [mailto:gsidaway@kctmo.org.uk]
Sent: 18 February 2009 15:46
To: Wise, Claire: HHASC-Housing
Subject: RE: DDA - Works

Claire

I wasn't working at the TMO when the surveys and feasibility reports were produced, but I'll try and locate the documents you refer to.

I think it would be useful if you could send me details of the project you have commissioned so we can jointly agree we are dealing with the more important priorities first?

not sure if you are aware, but I only work two days a week for the TMO in an interim capacity, so I'm not sure if I will be managing the £900k if we are successful with the recruitment.

project management will more likely be overseen by an external consultant who has been commissioned, but specific timescales have not yet been firmed up.

thanks

Graham Sidaway

Interim Asset Strategy Manager

Office: [REDACTED]

Mobile: [REDACTED]

From: Claire.Wise@rbkc.gov.uk [mailto:Claire.Wise@rbkc.gov.uk]
Sent: 18 February 2009 13:18
To: Graham Sidaway

Subject: RE: DDA - Works

Hi Graham,

I have that already. What I am after is the report that was written from which the information in the spreadsheet was taken. I saw the report for Lancaster West some time ago and from this I question how much physical access was considered. We have completed a project looking at all of the social housing in the borough and have made recommendations for alterations to communal accesses. I would like to check that these were included on the DDA report.

Are you managing the £900k spend that has been allocated to the DDA works?

Many thanks

Claire

From: Graham Sidaway [mailto:gsidaway@kctmo.org.uk]
Sent: 18 February 2009 11:08
To: Wise, Claire: HHASC-Housing
Subject: RE: DDA - Works

Hi Claire

what I have is a vast spreadsheet on a scheme/estate basis with DDA improvements categorised by priority.

is this what you would find useful?

Regards

Graham Sidaway

Interim Asset Strategy Manager

Office: [REDACTED]

Mobile: [REDACTED]

From: Claire.Wise@rbkc.gov.uk [mailto:Claire.Wise@rbkc.gov.uk]
Sent: 17 February 2009 10:08
To: Graham Sidaway
Subject: RE: DDA - Works
Importance: High

Dear Graham,

I have attended several meetings with John Borra to discuss improvements to communal parts of TMO blocks. He mentioned that you have a copy of the DDA report that was completed for the TMO estates. Would you please be able to send me a copy? We have completed a survey of the TMO properties and have come up with some recommendations for improvements. I would like to check that these were included in the original report and therefore whether they have been included in the schedule of works.

Many thanks

Claire

Claire Wise

Senior Occupational Therapist

Accessible Housing Register Project

Housing Needs - Room 241B

The Royal Borough of Kensington and Chelsea

Town Hall

Hornton Street

London W8 7NX

Direct Line Tel : [REDACTED]

The Accessible Housing Register Project is part of the Social Inclusion Team

From: John Borra [mailto:jborra@kctmo.org.uk]

Sent: 27 January 2009 11:09

To: Walden, Harry: RBKCTMO Ltd; Cann, Ian: HHASC-Housing; Graham Sidaway

Cc: Manson, Alasdair: RBKCTMO Ltd; Wise, Claire: HHASC-Housing; Whitehouse, Jo: HHASC-Housing

Subject: DDA - Works

Hi Ian feedback noted.

I have included Graham Sidaway in this e mail, the interim Asset Strategy Manager Graham Sidaway for his consideration/response.

Graham, with regard to the second paragraph, for your information there was a meeting last week to discuss access issues to certain sites as identified within the Accessible Housing Register report dated 13th October 2008 undertaken by the Council, (copy previously forwarded to you), to explore the possibility/feasibility of making a bid for Housing Regeneration funding, the thinking was that if there were existing funding targeting DDA issues, this could possibly improve the chances of getting future HRP funding. However, as Ian states, the type of work of a DDA nature currently included in the programme will not necessarily help the cause.

Regards

John Borra

Business Improvement Team

From: Ian.Cann@rbkc.gov.uk [mailto:ian.Cann@rbkc.gov.uk]
Sent: 27 January 2009 10:00
To: John Borra; Harry Walden
Cc: Alasdair Manson; Claire.Wise@rbkc.gov.uk; Jo.Whitehouse@rbkc.gov.uk
Subject: RE: DDA - Works

John

Many thanks for sharing this with us. A couple of observations:

There seems to be a disproportionate amount of the planned TMO spend committed to the provision of disability parking rather than the more obvious ramps and footway improvements. I got the impression from colleagues, who know more about this sort of thing than I do, that making communal areas of estates step-free was likely to have a greater impact for people with mobility problems than improving parking provision. What do others think?

Also, I note that the suggested improvements highlighted in the AHR project report for Archer, Aston, and Denbeigh Houses at Portobello Court are not currently included in the TMO plans. Can we reconcile this somehow?

Finally, the original TMO commissioned study includes some very curious recommendations (although I do note the TMO are not including these in their planned programme) such as: improving acoustics; and improvements to lobbies at places like Matthews Close and Salters Close where clearly there are no lobbies.

Regards

Ian

Ian Cann
Neighbourhood Management Co-ordinator
Housing Initiatives and Performance
Room 249 The Town Hall Hornton Street
London W8 7NX
Kensington Town Hall: [REDACTED]
Mobile: [REDACTED]

From: John Borra [mailto:jborra@kctmo.org.uk]
Sent: 22 January 2009 11:45
To: Wise, Claire: HHASC-Housing
Cc: Cann, Ian: HHASC-Housing; Manson, Alasdair: RBKCTMO Ltd
Subject: DDA - Works

Claire, as promised.

John Borra

Business Improvement Team

From: Simon Clark
Sent: 22 January 2009 11:32
To: John Borra
Cc: Harry Walden
Subject: DDA - Works

John,

Harry said that you could do with the attached information regarding our planned DDA essential and maintenance works for the various blocks

in the Borough. The schedule follows the DDA access audit carried out by Pellings. I have a hard copy of the file which also indicates some of the

work that this entails if you need it.

Regards,

Simon

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