



EXECUTIVE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE EXECUTIVE TO BE HELD IN THE PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 20TH OCTOBER 2004 AT 18:15.

AGENDA

1. Apologies
2. Minutes of the meetings of the 22 and 28 September 2004 (attached).
3. Public Question Time
4. Disability Discrimination Act 1995 - Strategy. Report of the Chief Architect (attached). Stewart Rutledge

The following item is likely to be considered after the exclusion of the press and public because of the likelihood that exempt information would otherwise be disclosed relating to the Clause set out below of Schedule 12A of the Local Government Act 1972.

5. Request for early retirement. Report of the Head of Corporate Services (attached). Clause 1 - Council Employee. Kevin Toller

G P DYKE
Member Services Manager

The Deane House
Belvedere Road
TAUNTON
Somerset

TA1 1HE

12 October 2004

Executive Members:-

Councillor Williams - Leader of the Council
Councillor Bishop (Planning and Transportation)
Councillor Mrs Bradley (Leisure, Arts and Culture)
Councillor Mrs Bryant (Communications)
Councillor N Cavill (Economic Development, Property and Tourism)
Councillor Edwards (Environmental Policy and Services)
Councillor Garner (Housing Services)
Councillor Hall (Corporate Resources)
Councillor Mrs Lewin-Harris - Deputy Leader - (Community Leadership)

Executive – 22 September 2004

Present: Councillor Williams (Chairman)
Councillors Bishop, Mrs Bradley, Mrs Bryant, Cavill, Edwards, Garner, Hall and Mrs Lewin-Harris

Officers: Mrs P James (Chief Executive), Ms S Adam (Head of Finance), Mr P Carter (Financial Services Manager), Mr N T Noall (Head of Development), Mr A Priest (Senior Valuer), Mr D Greig (Parish Liaison Officer) and Mr G P Dyke (Member Services Manager)

Also Present: Councillors, Bowrah, Gill, Henley, Stone, Wedderkopp, Mrs Whitmarsh and Mrs Wilson

(The meeting commenced at 6.15 pm).

46. Apologies
Councillors Mrs Bradley, Edwards and Garner

47. Minutes

The minutes of the meeting of the Executive held on 25 August 2004 were taken as read and were signed.

48. Public Question Time

1. Councillor Henley, as a member of the public asked the following questions: -
a) With regard to the Housing Stock Option process, if tenants returned a “No” vote would it be ignored. If so, how much would it cost to keep re-running the ballot?

b) How does the Council expect motorists to be able to pay the proposed increased car park charges?

c) Although it was good to have received an “excellent” CPA rating, what was the cost of granting staff an extra day’s leave as a reward? It should also be remembered that the previous Liberal Democrat administration would have been instrumental in achieving this result.

d) Has Councillor Morrell been suspended? If so, why? If not, why has he been stopped from attending meetings?

The following replies were given:

a) Councillor Williams replied that he did not know what this cost would be. Any decision to re-run the ballot would be as directed by Government regulation and not the Council.

b) Councillor Bishop replied that the National Shared Transport Policy required all local authorities to provide sustainable transport. The agreed Transport Strategy

stated that a reduction in congestion could be brought about by changing people's habits.

c) Councillor Williams replied that he would provide a written answer. He reminded Councillor Henley that the CPA assessment was based on the Council's plans for the future and not what had happened in the past.

d) Councillor Williams informed Councillor Henley that Councillor Morrell was still a member of the Conservative Group. He would respond further at a later time.

2. Brian Burkitt, Mrs Wingfield and Mr Maggs, all residents of Dobree Park, Rockwell Green, Wellington asked questions and made statements in respect of the problems being experienced by them and other residents in relation to the use of the recently established playing field and pavilion which adjoined their property. The following problems were highlighted:

- Use of the facilities by teams that were not from Rockwell Green;
- Disturbance, intrusion and damage to property;
- Foul language, anti-social behaviour;
- Inadequate protective fencing for adjoining properties;
- Inadequate third party insurance.
- Need for CCTV installation;
- Lack of support from the Council.

Councillor Mrs. Wilson, as a member of the public, also drew attention to the inadequate protection for adjoining residents. Despite regular contact with the Parks Department the problem had still not been solved. This much needed facility was now becoming a problem and she asked what could be done to resolve these issues.

Councillor Williams replied that this facility was not necessarily totally restricted to Rockwell Green. He explained that it was the responsibility of the user clubs to ensure that they had adequate insurance cover. He undertook to look further into the problems of inappropriate use, unacceptable behaviour and inadequate protective fencing to see if these issues could be satisfactorily dealt with.

Councillor Williams pointed out that there might be a possibility of providing mobile CCTV coverage at some time in the future.

49. Capital Strategy 2004 to 2007

Reported that the Office of the Deputy Prime Minister had recently removed the requirement for the Council to submit to Regional Government Offices the annual Capital Strategy and Asset Management Plan. However it was considered to be good practice to continue to prepare an AMP and Capital Strategy annually.

The Capital Strategy was a summary of the Council's approach to capital investment including:

- Development and ongoing management of the Capital Programme
- Partnership working on capital projects

- Consultation
- Performance Measurement

The revised draft strategy for 2004-07 was submitted. It had been updated from the 2003 version by taking recent developments in the corporate strategy and other corporate developments and incorporating them into the revised document.

The Review Board had already considered the draft strategy and their comments had been taken into account.

RESOLVED that Council be recommended that the Draft Capital Strategy for 2004-2007 be agreed.

50. Asset Management Plan 2004

Reported that the Asset Management Plan for 2004-2005 had now been completed. The Plan had been updated from that submitted in July 2003 and indicated progress that had been made against objectives agreed at that time. It also showed how scarce resources had been used to their best advantage and how they had contributed to the Councils Corporate Priorities.

A change in the Strategy had been indicated in that the prime objective relating to properties in Taunton would be to ensure that those assets whether they be enhanced or sold contributed to the Vision for Taunton.

The Asset Management Plan was therefore consistent with the Council's corporate priorities.

RESOLVED that the report be noted.

51. Public Rights of Way Agency Agreement

Reported that Somerset County Council as Highways Authority would normally be responsible for the maintenance of all public rights of way (Footpaths, Bridleways and RUPPs). Under an Agency Agreement the maintenance of unsurfaced public rights of way was carried out by Taunton Deane Borough Council. This Council currently contributed £54,160 per annum to this particular service and the County Council contributed £42,500. The Agreement could be terminated by either party on 31 March in any year providing notice was served on the other not less than six months in advance. Faced with the need for economies in the Council's budget all services were being reviewed in the light of the corporate priorities and statutory obligations. Consideration was therefore given as to whether this Council should inform the County Council that it intended to terminate the agreement on 31 March 2005.

The report contained details of the staffing implications of relinquishing the agency agreement together with budget implications and the result of consultations with Parish and Town Councils. The Rights of Way Service was a statutory function of

County Councils and there was no evidence to suggest that the level of service provided by the County Council would be less than under the Agency Agreement. By terminating the agency agreement the Borough Council would save £39,780 per annum at current prices. It was noted that the County Council had applied for increased funding for this service. If it were successful, this Council might seek to renegotiate the terms of the Agency Agreement and continue to provide the service in the event of the County Council agreeing to cover the full costs.

1) RESOLVED that the existing Rights of Way Agency Agreement with Somerset County Council be ended on 31 March 2005 and notice of such to be served on Somerset County Council.

2) Council be recommended to:-

- a) confirm the decision to serve notice on Somerset County Council;
- b) make the necessary amendments to the Council's base budget.
- c) maintain the existing Parish Grants budget to assist with the delivery of footpath maintenance.
- d) that any associated one off costs of termination are met within approved budgets of the Council
- e) consideration be given to renegotiation of the Agency Agreement in the event of the County Council being in a position to cover the full costs of the service.

52. Neroche Project

Reported that Forest Enterprise was co-coordinating the project bid to the Heritage Lottery Fund for the northern part of the Blackdown Hills. The Neroche Project as it was called would help to restore important historic landscapes, improve access to and interpretation of the wild life, landscape and culture of the area, provide training opportunities and apprenticeships in rural skills, and create an infrastructure to encourage visitors, benefiting local tourism operators and private land owners who wished to diversify.

This Council together with other partners was being asked to support the project in principle and to contribute towards its implementation over a five year period from 2006/07 – 2010/11.

A contribution of £73,500 was being sought by the Neroche Project from Taunton Deane Borough Council towards a bid to the Heritage Lottery Fund. The bid if successful would attract a grant of £2,000,000, which would be spent within the Blackdown Hills area nearest to Taunton and Wellington.

RESOLVED the Neroche Project be supported in principle and funding opportunities be pursued during the forth coming budget setting exercise.

53. Exclusion of Press and Public

RESOLVED that the Press and Public be excluded from the meeting for the item numbered 8 on the agenda because of the likelihood that exempt information would otherwise be disclosed relating to Clause 9 or Schedule 12 (a) of the Local Government Act 1972.

54. Proposed Industrial Development Scheme Frobisher Way off Bindon Road, Taunton.

Submitted report together with a detailed Capital Project Approval Report regarding a proposed development scheme, which would provide small light industrial units for use by starter up and young businesses in the Borough. It was anticipated that the scheme would be funded by the part retention and part sale of an existing Council owned property.

The report explained the detail of the proposed scheme and the benefits to the Council.

RESOLVED that the development scheme as detailed in the Capital Project Approval Report be agreed.

(The meeting ended at 8:40p.m)

Executive – 28 September 2004

Present: Councillor Williams (Chairman).
Councillors Bishop, Mrs Bryant, Edwards, Garner and
Mrs Lewin-Harris.

Officers: Mr N T Noall (Head of Development), Mr R Willoughby-Foster
(Forward Plan Manager) and Mr A Melhuish (Review Support
Officer).

Also Present: Councillor Hayward.

(The meeting commenced at 8.35pm.)

55. Apologies

Councillors Mrs Bradley and Cavill.

56. Taunton Deane Local Plan Modifications

(Councillor Mrs Lewin-Harris declared a personal interest in this item.)

Reported that at its meeting on 28 September 2004 the Strategic Planning, Transportation and Economic Development Review Panel had considered the proposed responses to the representations which had been received during the public consultation period for the Proposed Modifications to the Taunton Deane Local Plan.

After careful consideration, the Review Panel had recommended the Executive to agree the responses to the representations received and to recommend Council to adopt the Taunton Deane Local Plan.

RESOLVED that Council be recommended to adopt the Taunton Deane Local Plan.

57. Supplementary Planning Guidance for the Monkton Heathfield Major Development Site

(Councillor Williams declared a personal interest in this item.)

Reported that at its meeting on 28 September 2004 the Strategic Planning, Transportation and Economic Development Review Panel had considered the responses to consultation on the draft Development Guide for the Monkton Heathfield Major Development Site. The guide set out the Council's requirements to assist developers in formulating their proposals for the future development of the land at Monkton Heathfield which was to be allocated in the Taunton Deane Local Plan.

After careful consideration the Review Panel had agreed that the responses to the public consultation should be noted and that, following adoption of the Local Plan, the policy references in the guide be changed. It had also been

agreed to recommend the Executive to adopt the Monkton Heathfield Development Guide as Supplementary Planning Guidance.

RESOLVED that the Monkton Heathfield Development Guide be formally adopted as Supplementary Planning Guidance.

(The meeting ended at 8.40pm.)

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE – 20 OCTOBER 2004

REPORT OF THE CHIEF ARCHITECT

DISABILITY DISCRIMINATION ACT 1995 - STRATEGY

This matter is the responsibility of Executive Councillor Mrs Lewin- Harris

EXECUTIVE SUMMARY

The Disability Discrimination Act (DDA) 1995 was introduced to prevent discrimination against disabled people. It is based on the principle that disabled people should not be treated less favourably, simply because of their disability, by those providing goods, facilities or services to the public or by those selling, letting or managing property.

The Act has been added to at various times since 1995. Since then, the council have introduced measures dependent on available finances and what was considered “reasonable”. It should be noted that the Act states (Section 21(4)) “it is the duty of the provider of that service to take such steps as it is reasonable, in all circumstances of the case, for him to have taken in order to provide that auxiliary aid or service.”

This report outlines the strategy the Council will now adopt to achieve compliance with the Act. It will also update Members as to as to decisions already made by the Council with regard to disability issues and how they relate to the Equality Policy and the Equality Improvement Plan 2003 – 2006.

1) INTRODUCTION

- 1.1) On 8th November 1995 Parliament passed the Disability Discrimination Act. . The Act was not specific in detail with many of its provisions subject to consultation. Since 1995 there has been a phased introduction of many requirements following Parliamentary approval.
- 1.2) On 9th May 2001 Parliament made the ninth commencement order. This order brings into force on 1st October 2004, section 21(2) of the Act. This requires” the provider of a service” to take such steps as are reasonable to remove, alter or adjust a physical feature present in a building from which those services are delivered which makes it impossible or unreasonably difficult for disabled persons to make use of that service. This is taken to mean that the provider of a service must at least have plans and a strategy by that date.
- 1.3) Since 1995 all refurbishment/alteration work to council properties complies with the relevant part of the DDA as known at the time and Part M of the Building Regulations. This part of the Building Regulations “Approved Document” relates to “Access and facilities for disabled people” (1999 edition) and” Access to and use of buildings”(2004 amendment).

1.4) The Council has also been pro-active on disability issues not necessarily covered by the Act. For example, the Equality Policy and the Equality Improvement Plan 2003 – 2006.

1.5) Relevant sections relating to disability issues of the Equality Policy are as follows:-

- “promoting equality of opportunity we will oppose all forms of discrimination, whether on grounds of disability....” etc;
- “continuously improve our services to ensure that they are accessible and provided fairly in our community”;
- “Take action to identify groups in Taunton Deane with specific needs and requirements in accessing our services”.

1.6)

Relevant sections of the Equality Improvement Plan relating to disability issues are as follows:-	
Objective in Equalities Improvement Plan	Progress
Develop use of Somerset Total Communications (STC) symbols throughout Council owned/used buildings and in literature.	The use of STC symbols is progressing.
“Improve signage to Deane House in the locality.	Improvements to signage are planned for 2004/2005.
Purchase a mobile hearing loop for use in TDBC offices and in meetings outside of Deane House.	A mobile hearing loop has been purchased.
Carry out a programme of access audits of Council owned/used buildings in consultation with user groups.	An audit of the council’s properties together with proposals for actions is being undertaken by Ed Norton, Principal Building Control Surveyor with advice from Helen Allen NRAC (National Register of Access Consultants)of HADA (Helen Allen Design and Access).
Prepare a costed scheme of access improvements informed by audit outcomes. Scheme to be incorporated within TDBC as a management plan and consulted upon with local interest groups.	Approximate costings have been produced of some of the works required to meet the DDA Act. See Appendix B.
“Access improvements/responsibilities (to be assigned to individual officers”.	Ongoing.
“Produce a guide for all TDBC services setting standards and giving practical advice for staff to ensure services are accessible to minority groups”.	A guide for all TDBC services is currently being produced.

1.7) On 21 September 2004 the DDA Strategy was considered by the Community Leadership Review Panel who supported the Strategy and recommended that

the Executive supports the strategy and that it is adopted by Council on 14 December 2004.

2) ACHIEVEMENTS TO DATE

- 2.1) As stated in 1.3 where new refurbishment work has been undertaken this has had to comply with the relevant Building Regulations and the opportunity taken to include elements of work to ensure compliance with the Act. The new lift at Wellington Sports Centre and the speech facility in the Deane House lift are examples.
- 2.2) Items in 1.5 are ongoing. Clearly the Council is promoting equality of opportunity, it is continuing to improve services and has taken action to identify groups with specific needs.

3) STRATEGY FOR THE FUTURE

This includes work to all Council owned property excluding housing and leasehold property where the terms of the lease place the responsibility for DDA action on the leaseholder. It also includes a strengthened focus on overcoming any non-physical barriers disabled people may face in gaining access to Council information and services.

- 3.1) Briefly a twin track approach is proposed. On the one hand ensuring that the most used by the general public Corporate buildings are upgraded first (dependent on finance) to the appropriate standard and on the other hand achieving “quick fix”, relatively cheap, measures that affect the wider population. An example of this could be the provision of dedicated car parking spaces in accordance with the current British Standard guidelines.
 - Appendix A shows those properties that the council own or have a responsibility to ensure compliance with the DDA and Council’s Equality Improvement Plan. They are listed in priority order. Work will be arranged to follow this order.
 - Appendix B shows preliminary costs for the Council’s major buildings only.
 - Appendix C shows quick fix items.
 - Appendix D shows “Housing Revenue Account” properties that the Council are responsible for in ensuring compliance with the DDA.
- 3.2) Responsibilities. As mentioned in 2,3 above the Council has appointed Ed Norton as the Access Officer and responsible for disability audits. He has produced and is producing “Access Audits” and “Action Plans” for the Council’s properties. These are documents which he considers reasonable and in compliance with the DDA. The action plans will form the brief as to what actions will be undertaken – and nothing else.

Members should be aware that unless a disciplined approach is taken every individual will have their own opinion as to what is or is not reasonable. If this situation is allowed there will be no end to the money required.

4) ASSESSMENT CRITERIA

The criteria to be used in assessing the priority order/work to be undertaken will be as follows:-

- 4.1) Available finance. For 2004/2005 there is a budget of £100,000 plus £11,000 as a carry over from 2003/2004. This is insufficient to undertake all desirable work. The Executive has already been informed that a sum of £413.050 has been included in the unavoidable commitments pro-forma for 2005/2006 with additional monies required in future years. The necessary Project Approval Report (PAR) will be submitted at the appropriate time in the budget setting process.
- 4.2) Only those properties where this Authority has a duty to ensure compliance with the Act will be included in the proposed work.
- 4.3) With regard to the Council's Corporate Priority regarding the Vision for Taunton, those properties likely to be affected will be dealt with appropriately. If they are to remain as part of the overall scheme they will be suitably enhanced. If they are likely to go, then the minimum work will be undertaken. The Councils Asset Management Group ensure that DDA matters and asset management are viewed together.
- 4.4) Work required to Meeting Halls/shops and any other "housing" properties within the "Housing Revenue Account" will be financed from that account and not from the General Fund since the Council still has a duty to ensure compliance with the Act as far as some housing properties are concerned. Disability audits and action plans have been and are being undertaken.
- 4.5) The DDA also covers non-physical barriers a disabled person may face in accessing Council information and services, for example documents in a type face too small for a blind or visually impaired person to read. Every service of the Council will review its activities and identify any such barriers which need to be overcome. Action plans will feature within all Head of Service Plans from 2005, in a process overseen by the Corporate Equality and Diversity Group.

5) CONCLUSION

- 5.1) There is a considerable amount of work that needs to be done to ensure compliance with the Act and the Council's Equality Policy/Equality Improvement Plan.
- 5.2) Work is likely to cost more money than is currently available. If this is the case in future years there will be requests for additional finance.

6) RECOMMENDATION

- 6.1) The Executive is recommended to support the Disability and Discrimination Act Strategy for Taunton Deane and that it is formally adopted by Council.

Contact Officers:-

Stewart Rutledge - Chief Architect
email: s.rutledge@tauntondeane.gov.uk

Tel 01823 356509

Appendix A

TDBC OWNED PROPERTIES AND THOSE PROPERTIES TDBC HAVE A RESPONSIBILITY TO ENSURE COMPLIANCE WITH DDA 1995

The Council's major buildings listed in priority work order: -

- Deane House. The Council's most important building. Some DDA work cannot be undertaken until the future of Customer Services is known.
- Crematorium, Taunton DDA - extension of waiting room, toilets, ramps etc are programmed for this year. The building should then comply with DDA.
- Wellington Sports Centre (Tone Leisure)
- Vivary Golf Course (Pro shop/pay kiosk only)
- Blackbrook Leisure Centre (Tone Leisure)
- Wellsprings Centre (Tone Leisure). Although a new building there may be some issues still outstanding. By December all issues should be resolved.
- Kilkenny Court, Taunton (Call Centre)
- Market House, Taunton
- St James Street Swimming Pool, Taunton (Tone Leisure)
- Station Road Pool, Taunton (Tone Leisure)
- Flook House, Taunton.
- DLO Depot, Priory Way Taunton
- Community Offices, 28/30 Fore Street, Wellington. Since the first floor council chamber would appear to be completely unsatisfactory with little possibility of improvement it may be that the building ought to be disposed of.
- Old Municipal Building, Taunton. This building has major maintenance and fire safety issues as well as compliance with the DDA. It's future is the subject of a report to be presented this autumn.
- Nursery, Mount Street, Taunton.

Properties/rooms/offices etc leased by TDBC but which TDBC are responsible to ensure compliance with the Act:-

Estate Ref

65	Market Building 19
65	Market Building 34/35
65	Market Building 2
65	Market Building 1
65	Market Building 17
65	Market Building 16
65	Market Building 28
	All market buildings are TDBC's responsibility. Buildings are likely to be demolished within the next three years.
378	Office 3 Blackbrook Tennis Centre
153	Pavilion Vivary Park – Miniature railway and Bandstand
75	Market House - Age Concern
349	28 Fore Street Wellington - 1st Floor Offices
04	Old Municipal Building - Room A
04	Old Municipal Building - Room C

75	Market House - Part 1 st and 2 nd floors.
75	Market House - 1 st floor offices
53	Blackdown Business Park, Wellington - Unit 2.
68	Flook House - Registrars Office
04	Old Municipal Building - Room 7.
04	Old Municipal Building - Rooms 3,4,5,6,10,11, and 12
04	Old Municipal Building - Room 8
04	Old Municipal Building - Room 9
349	28 Fore Street. Wellington - Former cash office and First Floor Offices
04	Old Municipal Building - Room B 2 nd Floor
04	Old Municipal Building - Room 2
349	28 Fore Street, Wellington - First Floor Offices.
15	The Gazebo, Wellington - Longforth Road Car Park/ Wellington Park Bandstand.

Public conveniences - Properties owned by TDBC

Canal Road	(Disabled facilities already provided)
Canon Street	“ “ “ “
Castle Green Gents	“ “ “ “
Castle Green Ladies	“ “ “ “
Eastwick Road	(Currently closed – future pending)
French Weir	(Disabled facilities already provided)
Goodland Gardens	“ “ “ “
Hamilton Road	(Currently closed – future pending)
High Street	(Disabled facilities already provided)
Kingston Road	(Currently closed - future pending)
Paul Street (multi storey)	(Disabled facilities already provided)
Priory Bridge Road	“ “ “ “
Station Road	“ “ “ “
Tancred Street	“ “ “ “
Taunton Bus Station	“ “ “ “
Taunton Green Park	(Currently closed – future pending)
Victoria Park	(Disabled facilities already provided)
Vivary Park	“ “ “ “
Wilton Lands (Fons George)	“ “ “ “ “ “
Longforth Road	“ “ “ “
North Street Wellington	(To be refurbished 2004 – 2005)
Rockwell Green (Oaken Ground)	(Disabled facilities already provided)
Wellington Park	“ “ “ “
Creedwell Orchard	(No disabled facilities. Impossible to provide suitable facilities due to lack of space)
Mount Street Bishops Lydeard	(Disabled facilities already provided)
North Street, Wiveliscombe	“ “ “ “
Recreation Ground Milverton	(No disabled facilities. Impossible to provide due to lack of space)
West Somerset Railway, Bishops Lydeard	(Disabled facilities already provided).

Leisure Pavilions

- Dobree Park, Rockwell Green. This is a new building so should comply with much DDA legislation
- Wellington Playing Field
- Wellington Recreation Ground
- Galmington
- Taunton Green
- Priorswood (Cleeve Road)
- Hamilton Gault
- Victoria Park
- Cotford St Luke (There is no lease at present, therefore whether TDBC has a duty to provide additional facilities if needed is unclear)

Car Parks - General Fund financed

Whirligig Lane
 Castle Green
 Fons George
 Belvedere Road
 Kilkenny
 Coal Orchard
 Tangier (A)
 Enfield (B)
 Crescent (North and South)
 Canon Street
 Castle Street
 Victoria Gate
 Greenbrook Terrace
 Duke Street
 Wood Street
 Priory Bridge Road
 Elms Parade
 Old Market Shoppers Multi Storey (Paul Street) Taunton
 High Street/Mary Street
 Station Road, Bishops Lydeard
 Creedwell Orchard, Milverton
 South Street (Bulford), Wellington
 Longforth Road, Wellington
 North Street, Wellington
 Springfield, Wellington
 Croft Way, Wiveliscombe
 Fore Street, Milverton
 North Street, Wiveliscombe.

Appendix B

THE DISABILITY DISCRIMINATION ACT - PRELIMINARY COSTS FOR THE COUNCILS MAJOR PROPERTIES

Property	Cost £
DLO Depot	59,700
Flook House	55,200
Market House	53,000
Kilkenny Court	61,150
Deane House	47,800
St. James Street Swimming Pool	71,200
Community Office, Fore Street, Wellington	62,300
Wellington Sports Centre	45,900
Vivary Golf Club	18,600
Old Municipal Building	82,300
Blackbrook Leisure Centre	15,600
Total	£513,050

Appendix C

THE DISABILITY DISCRIMINATION ACT - “ QUICK FIX” ITEMS

1) Disabled parking. The British Standard for the provision of designated parking spaces (BS 8300:2001) now advises a different configuration and an increase in bay size. The price to provide both the symbol, markings and lines in yellow is £60 per bay with an additional charge of £25 per bay if there is line removal.

It is proposed that the following work is undertaken in the following order:-

The Deane House (connected to TDBC buildings)
Flook House “ “ “ “
Blackbrook Leisure Centre
Old Municipal Building

Car Parks

Castle Green
Whirligig
South Street, Wellington
Cannon Street
Coal Orchard
Old Market Shoppers, multi storey in Paul Street
Crescent car parks
Longforth Road, Wellington
High Street
Belvedere Road
Wood Street
North Street, Wellington
Fons George
Victoria Gate
Kilkenny
Castle Street
Priory Bridge Road
Croft Way, Wiveliscombe
Greenbrook Terrace
Elms Parade
Duke Street
Fore Street, Milverton
Enfield
Tangier
Northgate, Wiveliscombe. (Parish Council objected when one was provided – it was subsequently removed)
Springfield
Bishops Lydeard. (It is suggested that this car park be deleted – it does not have a metalled surface)

- 2) Clear signage inside and outside of TDBC buildings.
- 3) Voice activation on all TDBC lifts. Approx cost £1500 - £1700 per lift car.
The Deane House – already provided.

Kilkenny Court (to be funded by “Housing”. 4 No. lifts.)
Paul Street Car Park (3 lifts)
Station Road Swimming Pool (1 lift)
Wellington Sports Centre (1 lift)
Wellsprings (1 lift)

- 4) Lighting and decoration to Deane House reception including revising reception desk, seating and general clutter.
- 5) Ramps to shops the responsibility of TDBC.
- 6) Amending inappropriate staircase handrails and door furniture (and closers).
- 7) Providing up – to – date alarm buttons and cords in Accessible w.c’s.
- 8) Amending wall colours in Accessible w.c’s .so that rails and sanitary ware are easily distinguishable.
- 9) Repositioning switches and sockets.

Appendix D

TDBC “HOUSING” OWNED PROPERTIES WHERE TDBC HAVE A RESPONSIBILITY TO COMPLY WITH DDA 1995

Ref	
35	No 20 Howard Road, Wellington
10	No 15 Bacon Drive, Taunton
82	119 119A Outer Circle, Taunton
67	Hairdressing Salon, 14 Churchill Way, Taunton
82	Ground Floor, 106 Roman Road, Taunton
98	Garage, 13 Priorswood Place, Taunton
120	Apple Tree Stores, 107 Laxton Road, Taunton
98	Garage 3, Priorswood Place, Taunton
82	1 st Floor Flat, 106A Roman Road, Taunton
35.	No 18 Howard Road, Wellington
82	110 Roman Road and 1 Inner Circle, Halcon, Taunton
114	Lock up Shop Plain Pond, Wiveliscombe
82	121 Outer Circle, Halcon, Taunton
82	123 and 123A Outer Circle, Halcon Taunton.

MEETING HALLS

Bulford, Wellington (and guest room)
Creedwell Orchard, Milverton
Darby Way, Bishops Lydeard (and guest room)
Heathfield Drive, Monkton Heathfield (and guest room)
Hope Corner Lane, Taunton (and guest room)
Lodge Close, Wellington (and guest room)
Monmouth Road, Taunton
Moorland Place, Taunton
Middleway, (Churchill Way) Taunton (and guest room)
Newton Road, Taunton (and guest room)
Parmin Close, Taunton (and guest room)
Robin Close, Bishops Hull
Taunfield Close, Taunton (and guest room)
Wellesley Street, Taunton
Holyoak Street, Wellington (and guest room)
Broomfield House, Wellsprings Road, Taunton
Kilkenny Court, Taunton (and guest room)

