

Case Record

Upgrade of Carillion property



Date	January 2003
Location	550 Mauldeth Road West
Client	Carillion Estates Dept.
Main Contractor	H.G. Interiors (Front elevation) & OTIS for lift
Facilities Management	Carillion Services

Upgrade front access at 550 Mauldeth Road West, Chorlton and upgrade passenger lift.

Business Benefits

- **Improve customer relations**

No barrier to entry. Access by all.

- **Improve community relations**

Seen to be addressing the issues raised by the Disability Discrimination Act in advance of it being law

- **Employee motivation**

Easier Access and operation of the lift.

Information supplied by:
David Isteed

550 Mauldeth Road West, Chorlton was built in 1971 and therefore was not built with disability in mind. At the beginning of the year the building underwent a disability discrimination audit.

Carillion has an obligation to ensure that all their properties are legally and legislative compliant. One of the areas of legislative compliance is disability.

Carillion Specialist Services carried out on our instruction a Disability Audit on the premise and found a number of areas, which require attention. A major part of the Disability Act is that there should be no barrier to entry and that all those with a disability can gain access to a property by the same means as that of someone with no disability. Unfortunately, 550 Mauldeth Road West does preclude people with disability gaining access via the car park.

The proposal is to re-surface the front elevation with ramps and planters.

The planters have to be more fragranced at the main entrance and less fragrance as you move away. This means that a partially sighted person would know where they are in relation to the front of the building.

New disabled car parking spaces would be painted into the car park and improved signage giving direction to the Reception area.

We have also been given permission by the client to upgrade the lift by implementing a new Braille button operation and rails placed around the middle of the lift.

It is important to remember that improvements to satisfy the audit must be reasonably practicable and can only be implemented if the structure of the premises allow.