

SANITARY FACILITIES

1. There is a regular inspection, cleaning, re-stocking and maintenance regime for all sanitary facilities.
2. The time and date of the last inspection is displayed within the sanitary facility.
3. Where there is a requirement to keep accessible or Changing Places toilets locked a key is always available nearby and there is a clear notification of where it can be obtained.
4. There are regular checks to ensure that the assistance alarms are fully operational and accessible.
Building managers ensure that
5. trained staff are always available to respond to assistance alarms and provide appropriate and effective assistance.
Information regarding hoist
6. operation and sling compatibility is provided in Changing Places toilets.
There are regular checks to
7. ensure that transfer space in accessible WC's is not obstructed and wheelchair manoeuvring spaces are maintained free of obstructions.

SURFACES

1. There is a regular inspection, cleaning and maintenance regime.
2. Where modifications or re-decoration is carried out the works achieve the original performance objectives.

BUILDING SERVICES

1. There is a regular monitoring and maintenance programme to ensure that adequate lighting levels are maintained to all areas. Light bulbs are replaced as soon as they have failed and fluorescent tubes are replaced if they start to flicker.
2. Regular inspections, statutory testing and servicing is carried out on all equipment.
3. There is a regular inspection, cleaning an maintenance regime for all air-conditioning, mechanical ventilation and heating systems.
4. Windows are cleaned on a regular basis and blinds and solar control devices are inspected, cleaned and maintained on a regular basis.

COMMUNICATIONS

1. Information regarding a buildings facilities and access arrangement is available in a range of formats and is updated on a regular basis.
2. Pre-visit information regarding access and facilities is available on a web site and / or a telephone number is provided for audio description services.
3. Hearing enhancement and public address systems are monitored, tested and maintained on a regular basis. There is a system in place for the loan of headsets for infrared and radio hearing enhancement systems, where provided, including retrieval, cleaning, testing and security.

4. Signage and communication systems are updated as required to respond to changes in the buildings' occupants, services and facilities. All new signage is integrated with the existing. Temporary signage is removed as soon as it is no longer relevant. Signage removed for redecoration is replaced correctly.

MEANS OF ESCAPE

1. There are regular checks of internal and external emergency exit routes and access for fire fighting vehicle is available at all times.
2. Regular inspections, statutory testing and servicing is carried on fire alarm systems.
3. Building evacuation tests are carried out on a regular basis to ensure that fire marshals are properly trained and all staff are implementing emergency evacuation procedures and duties correctly.
4. There is regular liaison with vulnerable users and visitors to agree and update personal emergency evacuation plans. See Section 11.1.

9.1.2 MANDATORY DESIGN OBJECTIVES

GENERAL

1. If the facilities provided for vulnerable users are not available due to lack of maintenance or poor management a facility can be rendered inaccessible. Accessibility cannot be achieved by good design and code compliance alone. In most cases the same good maintenance practices required to ensure a building is safe and easy to use will also ensure that it remains accessible.
2. All buildings and external areas should have comprehensive management plans that address:
 - a) Staff training.
 - b) Inspection, testing and maintenance regimes.
 - c) Health and safety
 - d) Parking provision and availability
 - e) Facilities provision and availability.
 - f) Communication systems.
 - g) Means of escape
3. Information about a building's facilities, services and accessibility should be made available on the internet to allow visitors to plan their visit in advance e.g. provision and location of designated parking.
4. Appropriately trained staff should be available to provide information / assistance to users regarding the building's facilities and access arrangements. However, the provision of well thought out signage and communication systems should mean that users are able to access facilities and services independently for most of the time.