



*Service providers  
will have to make  
reasonable adjustments  
...to overcome physical  
barriers to access by  
disabled people*

Disability Discrimination Act  
effective from 1/10/2004

# Disability Access Audits

TO MEET THE REQUIREMENTS OF THE NEW REGULATIONS

E-mail: [enquiries@css-surveys.com](mailto:enquiries@css-surveys.com)

CSS Consultants & Specialist Surveyors has introduced a disability access audit service for all providers of goods and services – whether they be employers, landlords or tenants – who by October 1st 2004 must have taken reasonable steps to enable access to their buildings for the disabled.

- Specialist team of trained auditors
- Professional reports supplied including detailed recommendations for action

### **The Disability Discrimination Act 1995**

The final stages of this Act effective from October 2004 require reasonable physical adjustments, if necessary, to be made to buildings to avoid discrimination. Service providers should be proactive in preparing for these extended obligations.

There is a legal duty to remove, alter or avoid a physical feature which makes it impossible or unreasonably difficult for a disabled person to make use of a service, or to provide the service in a different way.

The widest range of disabilities must be considered and evaluated, not solely those involving the use of wheelchairs but including also;

- Mobility
- Manual Dexterity
- Physical co-ordination
- Hearing, sight or other sensory impairment
- Learning, memory or concentration difficulties
- Difficulties perceiving physical danger risks

### **What is an Access Audit ?**

The Act applies to the provision of services, not to premises. So an Access Audit will look at and report on the external environment, car parking, entrances, horizontal and vertical circulation, sanitary accommodation and means of escape.

It will make recommendations that are prioritised so that adjustments can be planned.

Each environment requires its own audit to ensure that practices, policies and procedures can be put in place to avoid discrimination.

### **Monitoring and Review**

The use of buildings and spaces change and so does best practice as further research is carried out. It is important therefore to audit regularly, particularly following building alterations or refurbishment.



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