

Dreamland Cinema Margate – Proposed Funding of Disability Discrimination Act Compliant Lift

Report to	Cllr Hunter Stummer-Schmertzling Cabinet Member for Regeneration and Enterprise Services
	Cllr John Townend Cabinet Member for Financial Services and Estates
Report Author	Helen Havercroft, Head of Growth & Development
Portfolio Holder	Councillor Hunter Stummer-Schmertzling - Cabinet Member for Regeneration and Enterprise Services
Status	For Information
Classification:	Unrestricted
Key Decision	Yes Budget and Policy Framework
Reasons for Key	Expenditure not in budget and exceeds virement rules
Ward:	Margate Central

Executive Summary:

Identified monies are required to be allocated to the capital programme to facilitate the payment of the lift installation within the Dreamland Cinema complex to allow DDA compliance for the Sunshine Café.

Recommendation(s):

To allocate £110k from the Capital Project Reserve Fund to the 2017/18 Budget Framework and Capital Programme to fund an urgent capital project to fund the installation of a compliant lift in the Dreamland Sunshine Cafe.

CORPORATE IMPLICATIONS	
Financial and Value for Money	<p>Funding of £110k has been identified from within the Capital Projects Reserve to fund the works.</p> <p>Competitive quotes were sought for the manufacturer of the lift. The main contractor for the work is Coombs (Canterbury) Ltd. Coombs are to carry out the lift installation works within the 'Phase II' contract, thereby saving on additional unfunded overheads.</p>
Legal	The Council is under a duty to maintain this Grade II* structure.
Corporate	<p>The Council is under a duty to find the best value tenant for the Sunshine café and Dreamland Bars.</p> <p>The installation of this lift supports securing the best rental income from the space.</p>
Equalities Act 2010 & Public Sector Equality Duty	The proposed lift fulfills the three aims of Public Sector Equality Duty
	Please indicate which aim is relevant to the report.
	Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act. Yes
	Advance equality of opportunity between people who share a protected characteristic and people who do not share it. Yes
	Foster good relations between people who share a protected characteristic and people who do not share it. Yes

CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	
Promoting inward investment and job creation	✓
Supporting neighbourhoods	

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	✓
Supporting the Workforce	
Promoting open communications	

1.0 Introduction and Background

- 1.1 Retrofitting lifts into historic (listed) buildings without damaging their historic character can often be challenging. In the case of Dreamland Cinema the lift shaft of a former dumb waiter installation can be utilised to connect by lift the basement, ground floor, entrance lobby and Sunshine Café levels with minimum intervention into the historic structure. The lift will comply with Part M of the Building Regulations, which deals with disabled access making it DDA compliant. The funding for this post was not in the original grant envelope and has needed to be sourced from the Capital Programme reserve Fund.
- 1.2 This matter is urgent as the works are currently being undertaken and there is a need to ensure that the monies are available to pay the invoice when received. The work to fit the lift has been previously agreed.

2.0 The Current Situation

- 2.1 The Dreamland Cinema Complex of 1935 is listed Grade II*. The freeholder is Thanet District Council. Work ('Dreamland Phase II Works') has recently been completed to reroof the structure, repair the steel frame, rebuild brickwork, and replace windows and external doors and to reproduce the historic neon signage. This work was funded with Coastal Communities Fund monies. A tenant is currently being sought for both the Dreamland Bars and the Sunshine Café at the seafront end of the building. It would be incumbent upon the tenant to fit out these spaces.
- 2.2 The circulation areas within the building are the responsibility of the freeholder. The Disability Discrimination Act of 1995 superseded by the Equality Act 2010 requires that service providers (such as the Council) may have to make other 'reasonable adjustments' in relation to the physical features of their premises to overcome physical barriers to access. In the case of Dreamland Cinema a suitable design and location for a lift which complies with the Act and Listed Building Consent has been secured for the work. The building is a three storey structure currently utilising stairs for vertical circulation.
- 2.3 A compliant lift is required to enable the Council to fulfill its duties under the Equalities Act and to ensure that the best rental value is achieved for the space.
- 2.4 The works have already been instructed due to time constraints on the Coombs contract, withdrawal of works at this stage will result in associated costs.
- 2.5 The funding has been identified and approval is required to move it into this Capital Programme.

3.0 Options

3.1 Option 1

To approve the movement of the identified £110k funds to complete the lift installation works.

3.2 Option 2

To not approve the funds and risk being in an overspend position on the project.

Contact Officer:	Nick Dermott, Heritage Development Advisor
Reporting to:	Helen Havercroft, Head Of Growth & Development

Annex List

Annex 1	none
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Background Papers

Title	none
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Corporate Consultation

Finance	Nicola Walker - Finance Manager - HRA, Capital & External Funding –
Legal	Tim Howes, Director Corporate Governance