

Access Audit The Redeemer Church of England Primary School



Jack Walker Way Fernhurst Farm, Blackburn BB4 4JJ

21st January 2022









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1.0 Audit References

Audit of: The Redeemer Church of England Primary School

Location: Jack Walker Way, Blackburn, BB4 4JJ

Date of Audit: 11th January 2022

Report Prepared by: Vivien Pascoe Tel 07866 923431

Date of Report Issue: 21st January 2022

Client Contact: Mr Mark Power Tel 01254 296400

AE Ref: 10257 Doc. Issue Number: 01

Drawing References:

Drawing description	Location/floor	Drawing No.
Existing Floor Plan	Ground Floor	Eric Wright Facilities Management

Legislation and Codes of Practice:

Building Regulations Requirements M1 – M3 Approved Document M Vol 2 2015
BS8300: 2018 Design of an accessible and inclusive built environment – Parts 1 and 2 - CP
The Equality Act 2010
Guidance for Use of Tactile Paving Surfaces



Vivien Pascoe MRICS, Consultant Member of the National Register of Access Consultants



2.0 Introduction

2.1 Legal Background

The Equality Act 2010 (EA) came into force in 2010, replacing many previous antidiscrimination laws, including the Disability Discrimination Act 1995 and 2005 (DDA). The EA covers many 'protected characteristics' including disability and sets out forms of 'prohibited conduct', i.e. discrimination.

A disabled person having rights under the Act is someone who has a 'physical or mental impairment and the impairment has a substantial and long-term adverse effect on his/her ability to carry out normal day-to-day activities.' The impairment may be mobility, hearing or sight impairments, learning disability, mental ill health, diabetes, severe facial disfigurements, cancer, HIV or multiple sclerosis.

The forms of prohibited conduct in relation to disability are:

Direct discrimination, for example refusing admission because of their disability **Indirect discrimination**, for example only providing application forms in one format that may not be accessible

Discrimination arising from a disability, for example a disabled pupil is prevented from going outside at break time because it takes too long to get there **Harassment**, for example a teacher shouts at a disabled student for not paying attention when the student's disability stops them from easily concentrating **Victimisation**, for example suspending a disabled student because they've complained about harassment

It is against the law for a school or other education provider to treat disabled students unfavourably.

The duty to make reasonable adjustments requires a school to take positive steps to ensure that disabled pupils can fully participate in the education provided by the school, and that they can enjoy the other benefits, facilities and services that the school provides for pupils.

2.2 The purpose of this report

Access-enable has been commissioned to carry out an accessibility audit of The Redeemer CE Primary School. The current accessibility plan as required under Schedule 10 of the EA is being updated and part of the duties of the Schedule require that access to the physical environment of the school is maintained and improved. This audit report documents existing access arrangements, identifies barriers for people with disabilities and makes recommendations for improvements. The main standard used for the assessment and recommendations is BS8300: 2018.

2.3. Exclusions

The report excludes assessment of management of the building, provision of information by telephone, fax, email and the internet and provision of aids and equipment provided as reasonable adjustments for pupils.



It also excludes general assessment of fire safety measures and means of escape. Where specific comments are made about some features, you are advised to consult your Fire Safety Risk Assessor. (The Regulatory Reform (Fire Safety) Order 2005 requires that the Fire Risk Assessment should include an evacuation strategy in case of fire. This should include the provision of escape for everyone, with special provision for the evacuation of wheelchair users, people with reduced mobility, blind and partially sighted people, people with hearing loss and people with learning disabilities.)

2.4 Confidentiality and Report Circulation

The report is confidential and has been prepared for the sole use of the management of the school.

2.5 Priorities

Detailed findings and recommendations for specific areas follow in the relevant section for location within the building. The latter have been given with high, medium, low and as required ratings. These reflect the nature of the barrier to access services and facilities, which are found in practice to be either the most common barriers and/or client led concerns and/or knowledge of complaints/current difficulties for building occupants. Depending upon the nature of staff, pupil's or parents disabilities, management of the school may choose different priorities.

Where recommendations are made, these are not based on financial consideration, but are based upon the extent of departure from best practice guidance and the actual and potential impact of discrimination.



3.0 Summary and Recommendations

The report has been commissioned to assist the school in meeting the duties of Schedule 10 of the Equality Act 2010, which require that access to the physical environment of the school is maintained and improved.

The school is a relatively new single storey school built under Building Regulations Requirement M in force at the time of construction in 2004. The school and facilities provide excellent accessibility when compared to best practice guidance. However, as awareness and expectations rise over the years, so do the standards for new build premises and there are always improvements to be made when compared with BS8300: 2018 the main British Standard for new buildings.

Sections 4 – 10 of the report provide specific recommendations with priorities.

As a summary, the items below are those identified as high priority by the Auditor and it is recommended that these are actioned as soon as possible:

- 1. Report the worn zebra crossing markings to Blackburn with Darwen Borough Council. (Item 5.2)
- 2. Provide a contrasting band of 150mm to the top of all low-level bollards. (Item 5.3)
- 3. Reset the leaning bollard or obtain certification of stability (located near the church entrance).(Item 5.3)
- 4. Provide a contrasting band of 150mm to the top of all the outer edge cycle stand hoops. (Item 5.3)
- 5. Provide 150mm colour contrasting bands to lighting column at the pedestrian entrance gate at heights of 1500mm and 800mm above ground level. (Item 5.4)
- 6. Make good the surface on the ramp adjacent to the secure playground. (Item 5.4)
- 7. Provide guarding to a height of 1100mm above the grass surface level on the ramp to the upper level playing field to prevent falling. (Item 5.5)
- 8. Reposition the automatic door push pad and bell to the left-hand side of the door from outside. (Item 6.2)
- 9. Alter the cable ties to allow height adjustment of the reception sign in screen. (Item 6.2)
- 10. Provide contrasting nosings to fire escape steps from church hall. (Item 6.4)
- 11. Ensure a plan is in place for people with reduced mobility who cannot manage steps to evacuate via the external fire exit. (Consult the Fire Risk Assessor) (Item 6.4)
- 12. Carry out alterations to allow the accessible w.c. door to open to 90 degrees and be openable with maximum force of 20N. (Item 9.1)
- 13. Move items from the side transfer area of the accessible w.c. (Item 9.1)
- 14. Until the emergency pull cord in the accessible w.c. to hang within 150mm of the floor. (Item 9.1)

Some items given medium or low priority may be considered a higher priority by school management, with knowledge of the specific needs of pupils, parents/guardians and staff.









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
4.0 Car parkin	g, garaging, setting down	and picking up	L	
4.1. On-street parking	No Find Parks	There is no designated on-street parking. There are traffic calming measures, pedestrian crossings and double yellow lines to the school frontage on Harry Potts Way.	N/A	N/A
4.2. Designated off-street parking	E.	There is 1 designated parking space on firm and level ground in the staff car park which has 15 spaces in total. BS8300 recommends that one space is provided for each employee who is a Blue Badge holder.	Provide one parking space for every employee who is a Blue Badge holder.	As required
		The space has a hatched accessibility zone to the side, but not to the rear. This is to safety allow leaving or entering the car, clear of other vehicles. This staff car park is used by people familiar with colleagues needs therefore given a low priority.	Provide safety hatching 1.2m wide to the rear of the space(s).	Low
		No signage is provided in case of snow or leaves covering the ground markings. As the car park is for staff who are familiar with the layout of the parking spaces, provision of a sign is given a low priority.	Provide a sign on a post at 1m high with the international symbol for access or "Blue Badge Holders only" in front of the designated spaces.	Low
		Designated spaces should have adequate lighting. There are lights fitted externally adjacent to the designated parking space.	None	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		There is 1 designated parking space on firm and reasonably level ground in the church/visitors car park which has 11 spaces in total. BS8300 recommends that a minimum of 1 accessible space is provided or 5% of total spaces whichever is the greater with one space for each employee who is a Blue Badge holder.	Review ongoing need for one additional accessible parking space.	Medium
		There is no indication upon entering the car park of the location of the designated space.	Provide a sign at the vehicle entrance indicating the location of church/visitor designated parking space.	Medium
		The space has a hatched accessibility zone to the side, but not to the rear. This is to safety allow leaving or entering the car, clear of other vehicles.	Provide safety hatching 1.2m wide to the rear of the space(s).	Medium
		No signage is provided in case of snow or leaves covering the ground markings.	Provide a sign on a post at 1m high with the international symbol for access or "Blue Badge Holders only" in front of the designated spaces.	Medium
		Designated spaces should have adequate lighting. There are lights fitted externally above the church/visitors parking area.	None	N/A
4.3. Garaging	None	No garage or enclosed parking spaces are provided	N/A	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
4.4. Entrances to car parks and parking controls	No root from the control of the cont	The entrance gates are wide without a height or security barrier. There is no payment meter. The car park gates are closed for 30 minutes at the start and end of the day to prevent the movement of vehicles within the school grounds as pupils are arriving and leaving.	None	N/A
		A street light is located adjacent to the entrance.	None	N/A
4.5. Setting down and picking up points	8. Days Control of the Control of th	There is no designated setting down/picking up point marked on the ground near to the entrance. Cars dropping off pupils with disabilities need to stop near the pedestrian route, crossing the staff car park, which may cause problems when reversing. This is the location of the only dropped kerb directly between the nearest car park surface and the main entrance. As the car park gates are closed for 30 minutes at the start and end of the day to prevent the movement of vehicles within the school grounds as pupils are arriving and leaving, measures are in place to prevent interaction between vehicles and pedestrians.	None	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
5. External acc	cess routes to the building	<u> </u>		
5.1. Public footway approaches to the school		The public footways approaching the school from both North and South are reasonably level, well lit, wide tarmac surfaces in good order, with cycle paths marked.	None	N/A
5.2. Highway crossings		There are 2 zebra crossings located to the North and South of the school frontage, which are raised to footpath level. The alternate black and white ground markings are extremely worn and require remarking which is the responsibility of the Highway Authority.	Report the worn zebra crossing marking to Blackburn with Darwen Borough Council - https://www.blackburn.gov.uk/roads-and-highways/roads-report-problems	High









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
5.3. Approach from designated parking spaces		The direct route from the staff car park designated parking space to the main school entrance and church entrance is via a dropped kerb across the large paved area. There are no height restrictions on the route and lighting is provided.	None	N/A
		The direct route from the Church/visitors designated parking space to the main school entrance and church entrance is via an uncontrolled car park crossing. Two of 4 low level bollards have a contrasting band at the top.	Provide a contrasting band of 150mm to the top of all low-level bollards.	High
		One bollard is leaning and should be reset vertical or obtain certification of stability.	Reset the leaning bollard or certify stability.	High
		The sloping route does not have handrails or seating so people with reduced mobility can hold or rest.	Provide a handrail to the North facing church ramp wall and a seat by the East facing ramp wall.	Medium
		The route beyond the crossing is via a sloping paved area past the cycle stands. The hoops do not provide good colour contrast against the background from both directions.	Provide a contrasting band of 150mm to the top of all the outer edge cycle stand hoops.	High









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
5.4. Pedestrian access in the school grounds		A one-way system is in operation with parents/guardians and pupils entering through the Northernmost pedestrian entrance. One of the double gates providing a clear width of 1000mm, which contrasts in colour against the background is open for 30 minutes whilst the car park entrance is closed.	None	N/A
		A street light column is located in the middle of the path and does not contrast in colour with the background against which it is seen.	Provide 150mm colour contrasting bands to lighting column at heights of 1500mm and 800mm above ground level	High
		Two areas of the surface appear to be from cut off timber posts and note level with the tarmac surface and may cause trips.	Make good the surface.	Low
		The sloping path leads to the rear playground and entrance doors for the school year groups. There is lighting fitted to the building, however, the audit was carried out during daylight hours and no assessment of lighting levels was carried out.	Check lighting levels on route around the building to the playground.	Medium
		Immediate inside the Northernmost pedestrian entrance, there is a sloping path and ramp leading to the car park level. The path and ramp are 1800mm wide, have a paved surface with varying gradients.	Provide a handrail to the secure playground side of the ramp.	Medium









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		Guarding is provided to both sides, no handrails are provided to the lower sloping path, a handrail is provided to one side of the ramp. The handrail contrasts with the background against which it is seen.		
		The ramp surface has gaps and raised pavings.	Make good the surface on the ramp adjacent to the secure playground.	High
		The route from the top of the ramp to the main entrance is next to the car park. Generally bollards or barriers would be required where parking abuts pedestrian routes, however, as the pedestrian gates are locked when the car park gates are open, and visa versa, measures have been put in place to prevent interaction between cars and	None	N/A
		pedestrians. To the rear of the building via the one way pedestrian route, there is level access to school year group entrances, via the playground. The exit route continues around the South of the building via a sloping tarmac path to the Southernmost pedestrian access gates. The gates have a clear width of min 1000mm and contrast with their background.	None	N/A









5.5.	Upper
level	playing
field.	







The upper level playing field beyond the
retaining wall is reported as poorly drained
and only used in the summer months when
dry.

There is stepped access between the rear playground and field. The gates around the top and bottom landings are locked and it is reported that the steps are not used.

Access to the field is provided via a grassed slope leading off the rear playground. The length of the ramped access results in the grassed level being substantially higher than the playground level. For any change in level over 300mm, guarding should be provided to a height of 1100mm above the higher surface level. The walls do not provide adequate guarding.

No handrails are provided and the slope is likely to be slippy due to poor drainage. Assistance is provided to pupils who are wheelchair users to access the playing field, however, handrails should be provided for staff and parents and guardians visiting for sports days.

There is no hard surface Leading from the playground to the playing field.

None

None

ramp.

N/A

N/A

High

Medium

Provide a hard surfaced path to the playing field for the length of the sloping area.

Provide a minimum of one handrail to one side of the

Provide guarding to a height of 1100mm above the

grass surface level to prevent falling. This could be

incorporated with a handrail - see below

Low

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Provision	Photos/Evidence	On site assessment	Recommendations	Priority	
6. Entering the building					
6.1. External Doors Generally		All external doors have a clear width of minimum 800mm, have vision panels, contrasting ironmongery and level thresholds.	None	N/A	
6.2 Main Entrance		The main entrance is clearly distinguishable with signage, canopy provides shelter, although poorly lit due to the canopy. The entrance door is not easily distinguishable against the adjacent panels.	Provide colour contrast to the doors	Low	
		The door has automatic opening via a push pad and doorbell located beyond the door guard rail to the right of the door,causing difficulty of access.	Reposition the automatic door push pad and bell to the left-hand side of the door from outside.	High	
		Internally the automatic door push pad is located within good design parameters, a	None	N/A	
		chair in front may restrict access for wheelchair users and will prevent access if the chair is occupied. As there is insufficient space for a wheelchair user to wait, this	Remove the chair from in front of the door push pad.	Medium	









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		space will provide a waiting area, clear of the route through.	None	N/A
		Upon entering through the double doors, entrance matting is provided to remove water from footwear and wheels to reduce the risk of wet slippy floors internally.	Alter the cable ties to allow height adjustment of the sign in screen.	High
		A reception window is located in the lobby and electronic signing in is provided. The height adjuster on the arm on the sign in screen is restricted by cable ties, which are securing cables.	Provide an induction loop and provide signage	Medium
		No induction loop is provided at reception. An induction loop improves sound for hearing aid users and should be provided at reception areas, with a sign to indicate. They can be installed or portable.		
6.3. Church Entrance		The Church is entered from both the school hall internally and externally. Steps and a ramp provide the approach to the external door. The ramp is level with handrails guarding the change in level. The steps have 3 risers with handrails to both sides and an intermediate handrail.	None	N/A
				Medium









N/A
N/A
None
High High









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
7. Horizontal	circulation			
7. HOHZOHIA	<u>Circulation</u>			
7.1. Doors Generally	AASA I	All internal doors have a clear width of 800mm, contrasting ironmongery, vision panels, hinge guarding and contrast well with the walls.	None	N/A
7.2 Corridors and Passageways	Belong harvan Gerpara, ya Hafe	The reception lobby leads to a corridor which is 1800mm wide and well lit. Furniture, which contrasts well, narrows the route to 1150mm There is good colour contrast between the walls and floor. The reception office, staff room and staff toilets are accessed off this corridor.	None	N/A
			None	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		The corridor leads into the central core circulation area, from which all classrooms, assembly hall, library and toilets are accessed. The wide route provides good circulation, good colour contrast between walls and floor and furniture. Signage is provided to all rooms and areas, no braille is provided. Classrooms are accessed off Infants, Upper and Lower Junior corridors, which have good colour contrast and lighting, moveable tables and chairs, providing a reasonable circulation width around.	Add braille to signage None	Low N/A
8. Rooms				
8.1 Classrooms		Classrooms are laid out according to class size and needs, with good colour contrast and lighting.	None	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		Most rooms have sinks or a kitchen area, set in standard height worktops. Lever taps, which can be operated with a closed fist are required for people with limited manual dexterity. Lowered worktops with space under are required for wheelchair users. These are for staff use, reasonable adjustments for employees will be required.	Make reasonable adjustments as required.	As required
8.2 The Assembly Hall and Church	No Photos of the hall as occupied by children	The assembly hall is a multi-use space located off the central core circulation area. The walls contrast well with the floor, lighting levels are good and furniture is moveable for flexibility of layout.	None	N/A
		A large sliding partition opens up the assembly hall into the church for worship. There is colour contrasting moveable furniture, the area is well lit and a raised	None	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		stage has steps and a ramp to access the stage level.		
		All chairs do not have arm rests which may be required for people with reduced mobility.	Provide some chairs with arm rests	Medium
		There is no evidence that an induction loop is provided.	Provide an induction loop in the assembly hall	Low
8.3. Staff Room		Furniture comprises both standard height and low level tables and chairs, with good circulation around.	None	N/A
		The kitchen has standard height worktops with no lowered worktop area with space under as would be suitable for a wheelchair user.	Carry out reasonable adjustments to layout as required.	As required
		The taps are lever taps, suitable for all.	None	N/A
		All chairs do not have arm rests which may be required for people with reduced mobility.	Provide some chairs with armrests as required	As required
	PARE OD	Sockets and switches are white on a white dado rail providing no colour contrast for people with sight loss.	Carry out reasonable adjustments to provide colour contrast as required.	As required









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
8.4 Cloakrooms		Cloakrooms are provided at entry doors, heights according to the needs of pupils. There is good colour contrast of walls, floor and doors.	None	N/A
9.0 Sanitary Ad	commodation			
9.1. Accessible toilet and shower off the central core (unisex)		The enlarged w.c., provided for people with disabilities is accessed off the central core. Signage should be provided from the entrance corridor for user who choose to use the accessible toilet.	Provide directional signage from the entrance corridor to the accessible toilet.	N/A
		The door is outward opening door providing a potential clear width of 800mm. The hinge guard prevents the door opening fully as it abuts the adjacent wall. In addition, the self-closing device, further causes the force required to open the door to be approximately 30kN, which is at the limit of best practice guidance.	Carry out alterations to allow the door to open to 90 degrees and be openable with maximum force of 20N, by either: a) Adjusting/replacing the self-closing device, and/or b) Replacing the hinge guard with a smaller/flexible profile c) Removing the self-closing device – consultation with the Fire Risk Assessor should be carried out before removing.	High
		As the door has a self closing device, no pull rail is fitted to the inside of the door. The light switch is located on the wall outside	Fit pull rail to inside of door is self-closing device removed.	As required
		the room and does not contrast with the surrounding wall. Tonal contrast of switches	Provide colour contrast to the light switch. OR	Medium









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
		is important for people with sight loss. This can be improved by painting the wall, replacing the switch or providing a contrasting coloured border around the switch. Alternatively automatic (motion activated) lighting could be provided.	Install movement activated lighting	
		The grab rails, walls and fittings to the corner w.c. are white, providing no colour contrast for people with sight loss.	Replace grab rails for colour contrast.	Medium
		The majority of grab rails to the corner shower contrast well with the wall.	None	N/A
		The transfer space to the side of the w.c. and shower should be kept free for side transfer.	Move items from the side transfer area.	High
		The emergency pull cord is tied up at high level. Should a visitor use the facility, they will be unable to reach this in an emergency. The pull cord should extend to within 150mm off the floor.	Untie the pull cord to hang within 150mm of the floor.	High
		The emergency alarm reset button is located near the door and should be within reach of the w.c.	Move the emergency alarm reset button to within reach of the w.c.	Medium









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
9.2. Accessible toilet and shower in the		The enlarged w.c. is located to the rear of the infants' toilet cubicles. It is used with supervision from teaching staff.	None	N/A
Infants' area		The grab rails, walls and fittings to the corner w.c. are white, providing no colour contrast for people with sight loss.	Replace grab rails for colour contrast.	Low
		The majority of grab rails to the corner shower contrast well with the wall.	None	N/A
		The emergency pull cord is wound around one of the grab rails. As the facility is used with staff supervision, in case of needing urgent assistance, the pull cord should extend to within 150mm off the floor.	Untile the pull cord to hang within 150mm of the floor.	Medium
		The shower and w.c. areas are used for storage of items and staff report it is used only occasionally and items are moved when needed.	None	N/A
9.2. Male and Female w.c.s		The male and female toilets for staff and visitors are located near the staff room. The doors contrast with the surroundings and are clearly signed. Washbasin taps are operated by push button.	None	N/A









Provision	Photos/Evidence	On site assessment	Recommendations	Priority
9.4. Pupils' toilets		Cubicle doors, toilets, urinals and washbasins contrast well with the surroundings. Wash basin taps are operated by push button and easily used by a pupil with reduced manual dexterity.	None	N/A N/A



10. Action Plan for High Priority Items

The action plan provides a summary of items identified as high priority in the access Audit Report of 21st January 2022. Some items given medium or low priority in the full report may be considered to be a higher priority by school management, with knowledge of the specific needs of pupils, parents/guardians and staff.

Cost Band Code	Estimated Cost Range
A	£0 - £100
В	£100 - £1,000
С	£1,000 - £5,000
D	Over £5,000

Item	Audit Report Reference	Priority	Cost Band
Report the worn zebra crossing markings on Jack Walker Way to Blackburn with Darwen Borough Council.	5.2	High	A
Provide a contrasting band of 150mm to the top of all low-level bollards.	5.3	High	A
Reset the leaning bollard or obtain certification of stability (located near the church entrance).	5.3	High	A
Provide a contrasting band of 150mm to the top of all the outer edge cycle stand hoops.	5.3	High	A
Provide 150mm colour contrasting bands to lighting column in the middle of the path by the Northernmost pedestrian entrance gate at heights of 1500mm and 800mm above ground level.	5.4	High	A









Make good the surface on the ramp adjacent to the secure playground.	5.4	High	В
Provide guarding to a height of 1100mm above the grass surface level on the ramp between the playground and upper level playing field.	5.5	High	D
Reposition the automatic door push pad and bell to the left-hand side (from outside) of the main entrance door.	6.2	High	В
Alter the cable ties to allow height adjustment of the reception sign in screen.	6.2	High	А
Provide contrasting step nosings to fire escape steps from church hall.	6.4	High	В
Ensure a plan is in place for people with reduced mobility who cannot manage steps to evacuate via the Church fire exit. (Consult the Fire Risk Assessor)	6.4	High	A
Carry out alterations to allow the accessible w.c. door to open to 90 degrees and be openable with maximum force of 20N.	9.1	High	В
Move items from the side transfer area of the main accessible w.c.	9.1	High	А
Untie the emergency pull cord in the main accessible w.c. to hang within 150mm of the floor.	9.1	High	A

End of Report