



**HBI**

**Healthy Buildings International**

HBI Ltd, 229 Hyde End Road, Spencers Wood, Berkshire RG7 1BU United Kingdom

**NEWS  
UPDATE**



**Volume 2 Issue 1**

# DISABILITY DISCRIMINATION AND YOUR PREMISES

**Employers and service providers are required by law to make proper provision for disabled people. Do your buildings meet requirements?**

The Disability Discrimination Act 1995 introduced new measures aimed at ending the discrimination that disabled people face in their daily lives. Since 1996, any company with over 15 employees has been required to take reasonable steps to accommodate the disabled. This is known as "the duty of reasonable adjustment".

From October 1999, this same duty has applied to organisations providing goods, facilities and services

to the public and those selling, letting and managing premises.

HBI advises many organisations on the adjustments required. In addition, we can prepare them for the year 2004, when companies will be further compelled to modify their premises. The legal microscope will be focused on anything that affects ease of movement, even on fixtures, fittings and furniture.



Martin Hamilton Knight

*Award-winner for disabled access: The Point, Doncaster Community Arts Centre*

HBI Disability Access Audits cover everything from access to egress in emergency, taking in reception areas, stairs, lifts, lighting, even signs and controls. The Audit report is often the first stage of a rolling programme of

works designed to help clients comply with the law at an affordable price.

*Please contact David Heslop at HBI for further clarification and information on the Disability Discrimination Act 1995 and advice on Disability Access Audits.*

## Cable and Wireless calls on HBI

**HBI is pleased to announce a recent partnership agreement with communications giant Cable and Wireless. This entails carrying out air and water quality management throughout their key-operations buildings.**

An HBI project team is currently conducting a rolling programme of visits

to inspect air-handling systems, provide quantitative analysis of indoor air quality, identify legionella risk systems in line with HS(G) 70, take water samples and produce comprehensive maintenance manuals and logbooks.

Says John Middleton, HBI's Operations Director: *"We have received very positive*



*support and feedback throughout our investigations. This is an excellent measure of the impact we are having on both the buildings and Cable and Wireless staff."*

**USE OUR FAXBACK SHEET FOR MORE INFORMATION**

## WORLD FIRST

**HBI's Claire Vitel was one of the first people in the world to graduate from university with a Masters Degree in Intelligent Buildings. Claire, an experienced member of the HBI team, studied for this unique degree at Reading as part of a Continual Development Programme.**



Her studies covered intelligent buildings, sustainability architecture, IT and communications, financial analysis and the many professions involved in buildings, all of which will bring HBI and our clients a considerable degree of expertise.

*Look out for Claire's articles, appearing shortly in industry journals.*



# HBI

## HEALTHY BUILDINGS, HEALTHY PEOPLE

- Indoor Air Quality Inspections
- Legionella Surveys and Risk Assessments
- Pro-active Monitoring Programmes
- Health & Safety Risk Assessments
- Occupational Health and Safety
- Leisure Safety
- Accident Prevention
- Stress Audits
- Potable Water Monitoring
- Pre-Occupancy Surveys
- Food Hygiene and Safety
- Analyses of VDU Workstations
- Architectural Design Consulting
- Odour Investigations
- Wellness and Wellbeing
- Disability Access Audits

# FIVE YEAR CONTRACT WITH GSA



In February, HBI was awarded a 5-year global contract by the US General Services Administration (GSA). This multiple award contract was negotiated through the Environmental Advisory Services in Washington State after a rigorous 8-month qualification process. To date, HBI is the only company on GSA's schedule that specialises in the study and consultation of indoor air quality.

The contract allows us to sell both Pro-active IAQ monitoring and inspection services and innovative technological and design services to GSA procurement and building managers. When a company is "On Schedule" GSA managers do not require competitive bids, because they know that every qualifying contractor has been through a strict investigation process covering organisational and financial stability, industry reputation and technical competency.

The Public Building Service (PBS) is the GSA arm that manages all GSA owned and leased real estate, with properties in all 50 US states, all US territories and numerous countries with US embassies, chanceries and military bases. This adds up to over 8,000 buildings and over 350 million square feet of space. The PBS has a stated goal to be the best public real estate organisation in the world, and recognises that Pro-active IAQ investigations are a vital step in accomplishing that goal.

In addition, the PBS wishes to be viewed as "the best in class" when it comes to office facilities both inside and outside the Government. With HBI, the organisation has an energetic partner to meet its objectives. We are thoroughly looking forward to the next 5 years and will keep readers posted with new developments.

*The Federal Supply Schedule contract number is: GS-IOF-0125K, SIN-2 for Pro-active Indoor Air Quality Inspection and Monitoring.*

## THE FACTS CAN MAKE YOU ILL

Part of the requirement for Claire Vitel's MSc qualification (see cover story) was to complete a unique piece of study. What better start than to utilise HBI's unique database of building health information? This concentrated on buildings monitored for the first time, and the main findings are summarised here.

Research data was gathered from 183 buildings over a period of 6 years and it was found that only 15% reached optimum environmental conditions. Why were so many buildings unhealthy? Over half of those studied had little or no air entering the property which meant an internal build-up of pollutants. Over a third of all filtration systems were either inadequate for the job, poorly fitted or heavily laden with dirt. Just under half of all systems surveyed (air handling units, condensate trays and duct work) were contaminated. Microbial contamination, which constitutes the greatest risk to health, was found in just under half of the buildings surveyed.

The majority of HBI clients now adopt a pro-active approach and have long ago resolved serious indoor environmental problems.

