

Developing an Accessible Housing Register for London

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LONDON

Summary

- London Plan and London Housing Strategy – Choice
- The need for more accessible housing
- Social Model of Disability
- What the AHR will and will not deliver
- Benefits to social landlords
- Integration with Capital Moves
- Removing barriers for disabled people



Summary (cont.)

- National Register of Social Housing
- Progress on London AHR project
- Structure of project
- Methodology
- Challenges



London Plan

Housing Choice – Policy 3A.4

Boroughs should take steps to identify the full range of housing needs within their area. UDP Policies should seek to ensure:

- all new housing is built to ‘Lifetime Home’ standards
- 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.



London Housing Strategy 2005-16

Has set clear milestones for the development of pan-London choice and mobility, incorporating and accessible housing register



The need for more accessible and adapted housing

GLA survey of local authorities and housing associations 2003

- Lack of comprehensive data on need for accessible and adapted housing
- Incomplete and inaccurate data on accessible and adapted housing stock



The need for accessible and adapted housing (cont.)

- London and Sub-Regional Strategic Support Studies GLA 2005
 - An estimated 13% (412,400) of London's 3.1 million households contains someone with 'special needs'
 - Nearly a third (130,000) of London's 'special needs' households live in 'unsuitable housing'
 - Special needs households are twice as likely as other households to be living in unsuitable housing.



The need for accessible and adapted housing (cont.)

- 32% (41,057) need to move to alternative housing with specialist adaptations
- 21% (27,363) need to move to alternative housing with specialist care/support
- 20% (26,461) need additional handrails inside the home
- 20% (26,341) require wheelchair access
- 19% (25,268) need a lift or stair lift
- 20% (25,543) need other alterations or adaptations.



The need for accessible and adapted housing (cont.)

- Gap between need and supply for accessible housing
 - London Plan targets incorporated into LHS would deliver a maximum of 3,000 new wheelchair accessible homes per year
 - existing need for wheelchair accessible housing in London is over 26,000



Social Model of Disability

It is the way society responds to people with impairments that creates disability not the impairment itself.

- physical environment**
- information**
- policies and procedures**
- discriminatory practices**



Objectives of London Accessible Housing Register

- To deliver high quality housing information, informed choice and mobility across London for disabled people
- To ensure that accessible and adapted housing is used more effectively to meet the needs of disabled people
- To be developed with full involvement of disabled people



What the London AHR will deliver:

- common pan-London system for social landlords to provide high quality standardised information about accessible and adapted housing
- common pan-London system for social landlords to identify the needs of disabled people
- remove barriers for disabled people using choice based lettings schemes
- promote and signpost information, support, advice and advocacy as part of ‘housing options’ approach
- develop ways of advertising and marketing private sector accessible housing.



What the AHR will NOT deliver

- Separate system for allocating housing to disabled people
- One website where disabled people can obtain info about accessible housing and bid for properties
- Full pan-London mobility for disabled people – only a proportion of accessible units will be advertised for people outside borough
- Additional advice/support services



Benefits to social landlords

- Allocation of accessible/ adapted housing to people who need it
- Disability Equality Duty for the public sector comes into force Dec 2006
- Part of regional strategy to promote housing choice for disabled people – model for other areas and promoted in ODPM publications.



Integral part of Capital Moves

- GLA and LDA funding of £50,000 contributed to Capital Moves for the London AHR
- The London AHR project will develop standardised systems, good practice, and identify management system requirements to be provided by Capital Moves technical solution.



Removing barriers for disabled people

- Allocations policies and procedures of social landlords
- Information in a range of formats
- Virtual Tours
- Aids and Adaptations package
- Identify support needed with bidding process
- Involving disabled people from the outset to identify their needs



National Register of Social Housing (NROSH)

- Accessibility standards
- Wheelchair accessible lifts
- Number of steps inside and outside block and dwelling
- Accessibility of garden
- Wheelchair accessible parking in garage, open parking and street



Progress on London AHR

- Consortium of consultants appointed to develop key elements of London AHR
 - Home Connections with specialist knowledge of CBL and project management systems
 - Mandy Ruddock – Housing OT who has developed AHR in Tower Hamlets
 - Virginia Shaw – Author of good practice guide on Disability Housing Registers and Social Model Advisor
 - Ramya Da Silva - Disability Adviser appointed separately by GLA who will advise on user involvement and representative structures for disabled people



Structure of Project

- London AHR Steering Group
- Reports to Capital Moves Project Board
- AHR Disability Advisory Group to be set up by consultants – disabled people from local access groups



Methodology

- **Survey of local authorities and RSLs**
 - How do you allocate accessible housing?
 - How do you categorise accessible housing?
 - What procedures do you have for collecting info about accessible housing?
 - How do you identify the needs of disabled people?
 - How is information/ advice provided to disabled people?
 - How do you consult with disabled people?



Project Methodology (cont.)

- Pilot standardised categories
- Dissemination of good practice
- Identify gaps in support/advice services and how these can be addressed
- Targeted information!
- Develop prototype website to identify information it could display and used as part of CBL



Challenges

- Get all London boroughs, RSLs and CBL schemes on board
- Minimise additional workload for borough officers and RSLs
- Maintain good links with development of Capital Moves – good relationship between consultants
- Full involvement of disabled people
- Any others?

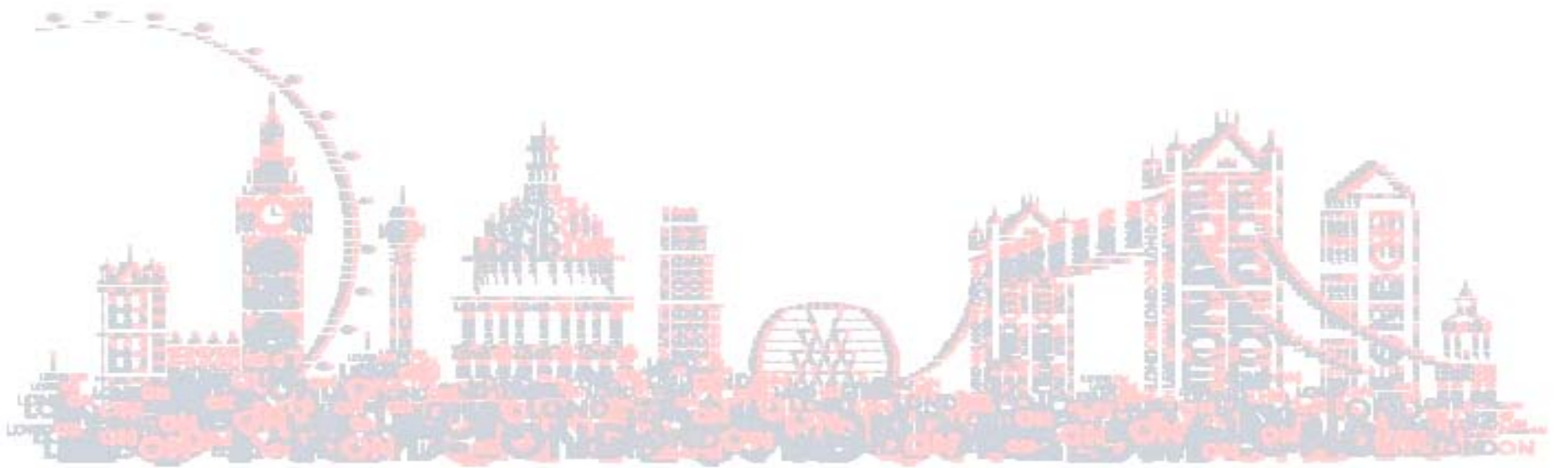


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