

FOI Request - Accessible Housing and Adaptations - 101002825116

1. What definition of accessible housing do you use in your housing policies? **The definition is detailed in our Local Housing Strategy and Planning Supplementary Guidance.**
<http://www.moray.gov.uk/downloads/file123859.pdf>
<http://www.moray.gov.uk/downloads/file108113.pdf>

HOUSING STOCK AND HOUSE BUILDING?

In 2018, the Equality and Human Rights Commission reported a widespread shortage of wheelchair accessible housing. Recognising the impacts of the Covid-19 pandemic, we wanted to check whether the picture was still the same or whether it had changed.

2. What percentage of your Local Authority and/or social housing stock is (a.) accessible, (b.) wheelchair accessible?

In our 2020/21 annual return we reported our stock by provision type as per the table below. As at 31 March 2021, our stock figure was 6250.

Property Type	Self-Contained	Percentage
Ambulant Disabled	2882	46.11%
General Needs	3171	50.73%
Wheelchair Housing	47	0.76%
Sheltered Housing	150	2.40%

3. Do you have an accessible or adaptable house building target? **Yes**
 - a. If yes, do you have a set target? (For instance, since 2009, Glasgow City Council have required developments of 20 dwellings or more to provide 10% of housing to a wheelchair or readily adaptable standard)?
The Council's Local Housing Strategy and Strategic Housing Investment Plan makes provision for approximately 30% of new affordable housing to be delivered in the form of amenity bungalows and wheelchair accessible bungalows.
 - b. If there is a set target, as referred to in question (a), which tenure does this apply to?
Affordable housing mainly in the form of social rent. The Council Planning Supplementary Guidance requires that 10% of private housing in new developments is built to accessible standards.
4. Do you have any processes in place for making empty housing accessible? **No**
 - a. Does this include social housing?

HOUSING ALLOCATIONS?

5. Do you have any processes in place for prioritising those with terminal and/or progressive conditions in allocating housing? (For example, a fast-tracking process for people with terminal illness)
- If yes, how are these applications fast-tracked? If you have a written procedure, please can you share it with us?

Cases can be taken to the Housing Needs Review Group for exceptional circumstance points. Care & Support points can be awarded if an applicant is unable to return to their home following a period in hospital if it is not accessible to the applicant. Functional Assessments are carried out and points awarded are based on the applicant's condition and ability to manage in their current home. This can vary from zero to 500 points. Depending on the total level of points awarded will depend on where the applicant is placed on the housing list.

6. What is the average waiting time from a disabled person being assessed as needing an accessible home to being successfully matched with an accessible home?

There is no average waiting time as this will depend on availability of a suitable property of the size/type required in the area the applicant is seeking housing.

7. Do you have any policy that removes people from the waiting list if they refuse a particular number of properties?

All applicants are entitled to receive 2 reasonable offers. If they refuse 2 reasonable offers within a 12 month period, their application is suspended from receiving further offers for a period of 6 months.

ADAPTATIONS?

8. Do you have any processes in place for prioritising those with terminal and/or progressive conditions for adaptations to housing? (For example, a fast-tracking process for people with terminal illness).

-If yes, how are these applications fast-tracked? If you have a written procedure, please can you share it with us?

Referrals are prioritised at point of contact, and then fast tracked by adaptations team as required but there is no written procedures (designer deal with ASAP and tender time is reduced to 3 weeks if possible)

9. How many applications did you receive for adaptations between?

1st April 2019 & 31st March 2020

1st April 2020 & 31st March 2021

Financial Year	Applications Received for Council Properties	Requests to Moray Health and Social Care
1 st April 2019 & 31 st March 2020	323	90
1 st April 2020 & 31 st March 2021	255	45

10. How many of these applications were not awarded, and what were the reasons for this, between:

1st April 2019 & 31st March 2020

1st April 2020 & 31st March 2021

Financial Year	Council Properties	Moray Health and Social Care
1 st April 2019 & 31 st March 2020	38	27
1 st April 2020 & 31 st March 2021	185	4

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In accordance with section 17 of the Freedom of Information (Scotland) Act 2002 we can confirm that the reasons that applications did not proceed are not recorded.

11. For the years 1st April 2019 & 31st March 2020; and separately, 1st April 2020 & 31st March 2020:

- a. What proportion of people are awarded 80% of their mandatory grant adaptation cost (out of all applicants)?

19/20 47% awarded 80%

20/21 46% awarded 80%

- b. What proportion of people are awarded 100% of their adaptation cost (out of all applicants)?

19/20 16% awarded 100%

20/21 24% awarded 100%

12. What is the average waiting time from application for assessments for (i) a ramp to be completed and (ii) a wet room to be completed, (iii) grab/handrails to be completed?

In accordance with section 17 of the Freedom of Information (Scotland) Act 2002 please be advised that the breakdown of work types is not recorded but we can provide the figures for all works below. Average waiting times taken from date Housing Grant Application submitted to date of completion so is not the complete time scale.

1/4/19 – 31/3/20 240 days

1/4/20 – 31/3/21 294 days