

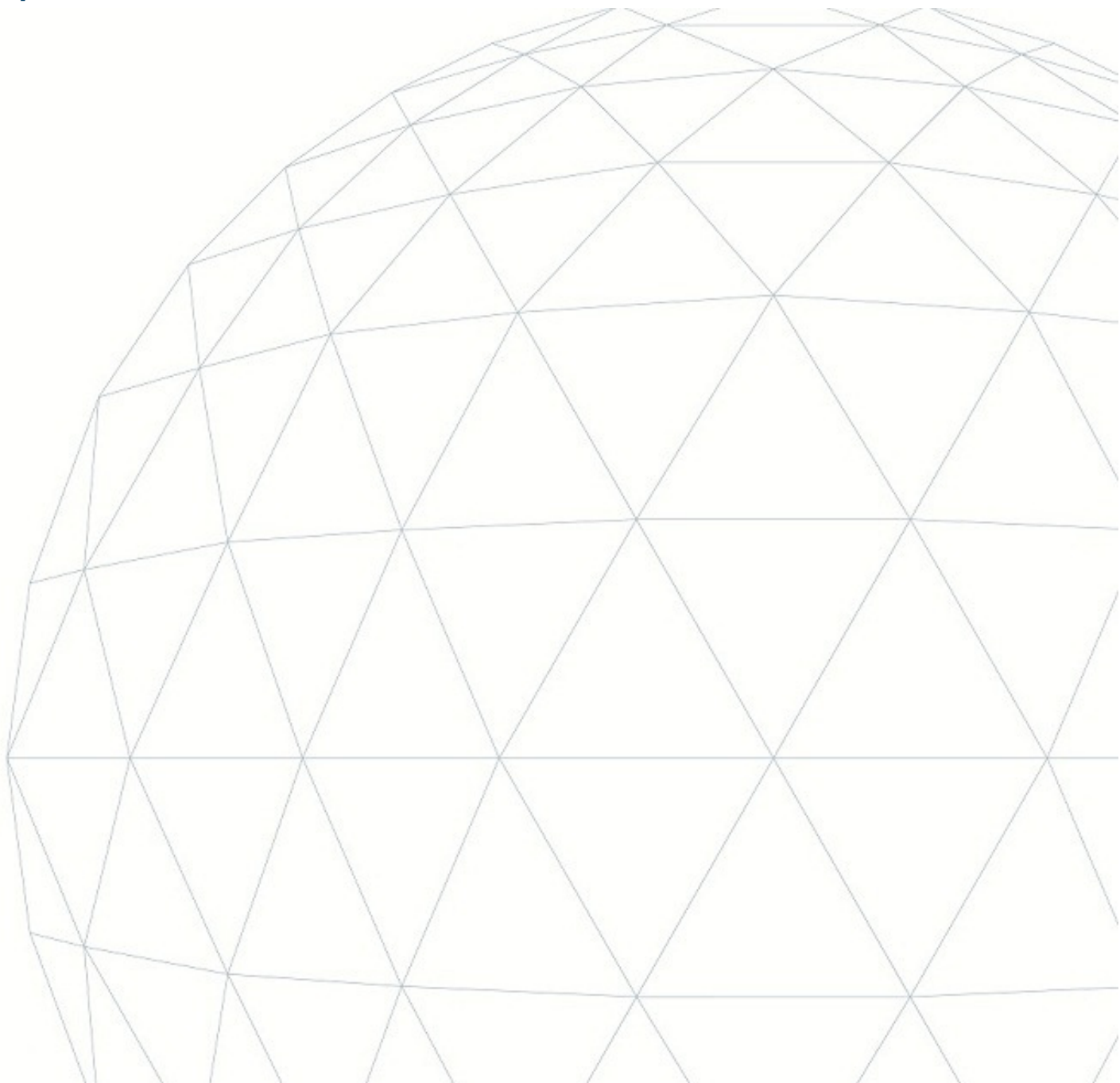


Disabled People's Housing Needs Study - An Assessment of the Housing Needs of People with Physical Disabilities

**Nottinghamshire and Derbyshire Strategic Housing Local
Authorities**

Local Report for Derby City Council - EXECUTIVE SUMMARY

19 September 2012





Executive Summary

Introduction

1. This study examines the housing needs of people with physical disabilities in Nottinghamshire and Derbyshire. It was undertaken by Ecorys and ConsultCIH on behalf of fifteen local authorities. The aims of the study are:
 - To better understand how to meet the housing needs of people with physical disabilities.
 - To better understand the means by which appropriate housing for disabled people can be delivered.
 - To obtain a robust evidence base to support the development of plans and strategies concerned with housing for disabled people.
2. The focus of this research is the physical structure and facilities of a home (rather than care and support issues). This stand-alone report for Derby City Council is one of a series of 15 local reports and is complemented by an overview report for the study area as a whole. This section presents a summary of the key findings, conclusions and recommendations for Derby.

Methodology

3. The methodology for the project comprised the following elements:
 - A literature review of national, regional, local research, academic papers, data and statistics and best practice models.
 - Collation and interrogation of existing data from each local authority, including from; adult care; occupational therapists; disability organisations; housing registers; stock data and stock condition surveys; children's SEN data; council tax data and other housing needs assessments.
 - Collation and interrogation of data from; Office of National Statistics, Department for Communities and Local Government; Department of Work and Pensions; Department of Health, and; other government agencies including the Homes and Communities Agency.
 - Collation and interrogation of specialist datasets including; POPPI (Projecting Older People Population Information system); PANSI (Projecting Adult Needs and Services Information) EAC (Elderly Accommodation Council) and; Children in Need Census.
 - Focus groups with organisations specialising in disabled persons care, housing developers.



- Focus groups with residents and service users, including a Black and Asian Minority Ethnic (BAME) focus group.
- Structured telephone interviews and on-line surveys with households with disabled members.
- Stakeholder interviews with senior providers and experts.

The population and profile of disabled people in Derby

4. There are an increasing number of people with physical disabilities in the city, who need homes and facilities to meet their needs.
5. It is estimated there are 11,344 people with a moderate physical disability and 3,243 with a serious physical disability in Derby (2010 figures). In the future, the ageing population will have an impact on the need, although not as much as in other local authority areas in Nottinghamshire and Derbyshire
6. The factors that affect demand from disabled households for housing may change in the future due to a number of factors, including: the economic downturn; the condition of private rented sector housing; welfare reform and potential under-occupation; health service changes; and, disabled children and adults living longer.
7. By 2015 it is estimated that between 1,161 and 2,258 households in the city with a disabled member will be in unsuitable accommodation, and will require measures to be able to remain in their home or move to a suitable property. The high estimates of these indicate that by 2030, these will have increased to 2,798 (from 2,109 in 2010).

How the current housing provision and services meet needs

8. The capacity of existing provision to meet these needs is limited by constraints on public spending, the suitability of existing homes, the affordability of suitable properties, and the increasing demand from increasing numbers of disabled people for the resources available.
9. Whilst many people would like to remain in their existing homes, around 200 Disabled Facilities Grants (DFGs) have been delivered each year, and this may not be sustainable in the future. For those able and willing to move to the social rented sector, there are limited lettings available and many of these will not meet the aspirations and demands of disabled people, or are not suitable to fully accommodate their disabilities.
10. A proportion (between 7% and 15%) of the households will be able to pay for suitable adaptations themselves, or are able to find and afford an alternative property which meets their needs.



11. However, there is an undersupply of accommodation of different types and sizes and tenures available to meet the needs of people with physical disabilities. The extent of this undersupply is detailed in paragraphs 16-20 below
12. Planning policies and emerging strategic documents to require the development of new housing to meet the needs of people with physical disabilities have not yet been implemented. Private sector provision is restrained by market forces, although there is new provision (albeit very low numbers) being made in affordable housing through s106 planning agreements.
13. Local and county-wide services to meet the needs of disabled people in Derby include; advice and information; repairs; improvements and safety measures; disabled facilities grants; housing-related support and choice based lettings scheme. Whilst many of these services seem to be valued and effective in most aspects, there are some gaps in provision, and some changes could be considered which would improve the services. Particular concerns are about the process for DFGs and the lack of co-ordinated accessible housing and other advice for disabled people. There is good understanding in Health and Social Care about the extent to which the right home will reduce on-going care, health and support inputs.

The type of housing, facilities and services which disabled people want

14. Surveys, focus groups and interviews with residents and organisations highlighted that there are a number of factors which many disabled people want from their homes, whether in their existing home, or by moving. These include; ground floor accommodation or stair lifts or through floor lifts to access upper floors; level access to a walk-in shower or wet room; level access to the front door.
15. Those considering a house-move mainly indicate a demand for bungalows, although consideration may need to be given to whether/how well these demands could be met through suitable, well-designed ground floor flats, or adapted houses such as those meeting lifetime homes standards. Being near to friends and family is a major consideration for many. Any new provision of homes being considered should be mainly two-bedroomed, although there is also a need for one-bedroomed and larger homes.

The shortfall in properties to meet unmet need

16. A shortfall in the provision of suitable properties has been identified, showing that there is unmet need which could potentially be met by the provision of new homes. This also provides evidence to support relevant planning policies, strategic documents and funding bids.
17. We have made some estimates of the size and type of programme that could be introduced to meet these needs. The figures are based on 2015 projected needs, and



if the programme was implemented it would clear the backlog of need in its entirety. The local authority would have to balance the actual size and shape of this programme with those responding to other priority housing requirements.

High or low estimate of unmet housing need	2010	2015	2020	2025	2030
High estimate: based on ONS population change figures	1,651	1,792	1,939	2,106	2,296
Low estimate: based on High Level DLA claims	751	768	783	798	814

18. These figures are broken down by estimated tenure; property type and size; and properties to wheelchair standard.

19. Tenure of new provision:

- *37% would be able to afford to buy a suitable new home and access private sector provision*
- *63% would need Affordable housing - Social Rented, and/or other rented tenures such as Affordable Rented – dependent on local affordability issues and funding restrictions.*
- *Shared Ownership or shared equity properties may fall into the “private sector provision”, or the affordable housing provision– depending on the percentage share bought and other local market conditions.*

Tenure of new housing for 2015	Percentage	Number of properties (low estimate)	Number of properties (high estimate)
Private Sector Provision (to buy)	37%	284	663
Affordable Housing	63%	483	1128

20. Property type and size of new provision:

- *Private Sector Provision being developed to meet the needs of disabled households should be mainly two-bedroomed bungalows. Affordable housing to meet the needs of disabled housing should be mainly two-bedroomed bungalows or flats, although provision also needs to be made for one-*



bedroomed and larger properties. It is not assessed here, whether/how the demands of people wanting a bungalow ideally, might be met through suitable, well-designed ground floor flats, although it may be necessary to consider this in the light of financial constraints.

New housing – High needs assessment for 2015

Size of accommodation required	1 bed	2 bed	3+ bed
Bungalows	336	806	201
Flats	90	216	53
Houses	21	53	13
Total	447	1076	267

New housing – Low needs assessment for 2015

Size of accommodation required	1 bed	2 bed	3+ bed
Bungalows	144	346	86
Flats	38	93	23
Houses	9	23	5
Total	192	461	115

21. Wheelchair properties:

- *We estimate that there are 324 households with wheelchair users whose needs will not be met as of 2013, as set out below. This figure increases to 393 by 2033. (This is an estimated 17% to 58% of those in unsuitable accommodation with unmet needs for 2015)*

Wheelchair accessible provision (within new housing as above) to 2013

Size of accommodation required	1 bed	2 bed	3+ bed
Bungalows	62	148	35
Flats	7	20	4
Houses	4	9	4
Supported	7	20	2
Total	79	196	46



Recommendations

Recommendations for Derby City	Details
A. Scrutinise allocation activity	Ensure that adapted and wheelchair homes are only let to those who need them; including letting of over 60s accommodation to younger disabled people. Process analysis, and changes in policy (for example, holding a pool of void suitable properties). Consider extending use of choice based lettings system and development of accessible housing registers.
B. Draw up and update database of all affordable housing adapted / wheelchair stock.	Keep records of private sector stock that has benefited from DFGs. Consider extending use of choice based lettings system and development of accessible housing registers – including private sector landlords.
C. Review preventative policy in conjunction with adult services and health agencies	Consider tri-partite resourcing arrangements. To include explicit agreement of who should pay for adaptations or transfer to appropriate accommodation. Link policy to clear preventative rationale.
D. Introduce a residential design Supplementary Planning Document	Where not already in progress, introduce a residential design SPD that states where adaptable/ accessible/ wheelchair standard homes will be required (as a quota or by reference to a site design guide) and what is meant by accessible or adaptable. Ensure that developers are clear about what is expected of them in any proposed development, address concerns about financial viability or practical difficulties and consider any additional funding available to ensure viability and deliverability.
E. Implement existing planning policy around 'Special Needs Housing'	Include Lifetime Homes and Wheelchair properties. Include negotiations with developers. Use evidence in this report to implement policy.
F. Develop 'one-stop shop' approach for services for people with disabilities	Could involve improved referral and co-ordination or replacement / integration of services. Internal negotiations within authority, and with County and housing associations.
G. Overcome barriers which discourage people moving to a more suitable property	Address concerns about the upheaval of moving, provide help with planning and moving, including advocacy through One Stop Shop service to explain and discuss all housing options and offer a range of tenure options; home ownership/shared ownership/social rent/affordable rent.
H. Address Specific Urban and Black and Asian Minority Ethnic Equalities Issues where they exist	Derby has a significant BAME and urban population which face specific issues regarding accessing housing services which need to be taken into account.



General Recommendations	Details
I. Raise Awareness	Raise awareness of the housing needs and aspirations of disabled adults and children and promote joint agency / partnership working
J. Ensure housing needs assessments highlight the needs of disabled people	Ensure that housing needs assessments and strategic housing market assessments distinguish customer characteristics that influence design in new homes and the need for adaptations of existing homes.
K. Promote preventative and early intervention investment	Promote preventative and early intervention investment, so that benefitting agencies (in particular health and social care) understand the value for money of investment.
L. Further Develop Home Improvement Agency	Further develop the Home Improvement Agency and a system of recycling adaptations – stair lifts in particular Work with Home Improvement Agencies (HIAs) to explore additional funding possibilities e.g. extending menu of services for self funders; social care and health investment . Work with HIAs and ICES services locally to explore demand and opportunity.
M. Introduce more comprehensive stock condition survey and recording systems.	Record nature of adaptation and level (e.g. LHS, wheelchair etc) Record nature of adaptation and level jointly with provider partners.
N. Agree a protocol for adaptations.	Agree a protocol for adaptations to homes across tenure, so that resources are more effectively used to meet the needs of more disabled people.
O. Ensure private sector / developer obligations are enforced	Ensure private sector / developer obligations are enforced in a co-ordinated way across the study area. Identify opportunities to bring together OT, housing and Planning expertise, plus local disabled people and representatives in development of a design guide. Engage OTs in detailing key features required to improve adaptability of new homes. Use this together with site design guides to ensure that both developers and development control understand what you require and S106 agreements to deliver these. Take specific design requirements into account in determining site viability.
P. Use publically owned land to meet needs	Agree a partnership approach to how publically owned land can be used to improve the viability of homes that are designed specifically for the needs of disabled people,