Inclusion Scotland

Freedom of Information Request: Housing needs of Disabled People

As you will be aware there is a requirement under Part 5, para 89 (1 & 2) of the Housing Scotland Act to prepare a local housing strategy at the request of Ministers. The housing strategy must include an assessment of housing provision which takes into account – “2 (d) the needs of persons in the area for, and the availability of, housing accommodation designed or adapted for persons with special needs”

We wish to make a Freedom of Information request for the following information –

1. What is the publication date of your current local housing strategy and what period does it cover?

2. i) How many disabled people do you estimate as living within your local authority area?

   ii) How did you arrive at that estimate (i.e. what source or sources have you used)?

   iii) What is your estimate of number of disabled people in your area who need designed or adapted housing within each of the last four years?

   iv) How did you arrive at that estimate (i.e. what source or sources have you used)?

   v) What is the nature of their impairment? For example it would be helpful to receive a breakdown as to whether people require an adaptation because they are wheelchair users, have a sensory impairment, learning disability etc.

   vi) What was the availability of housing accommodation designed or adapted for persons with special needs in each of the last four years? Specifically - how many adapted/designed properties are available? What is the average waiting period for a person who has been identified as needing adapted housing? When does the council estimate that the current needs of disabled people for housing designed or adapted to their needs will be met?

3. i) What specifically has the Council done in the last 4 years to ensure the construction of homes which fully meet the needs of disabled people?

   ii) As a result, how many fully accessible homes have been built?

   iii) What percentage of all homes built in your area does this represent?

   iv) How many houses in a private and/or public (i.e. in-house or housing association) new development do you require to be fully wheelchair accessible?

   v) Do you set local quotas for new homes that are accessible for disabled people?

   vi) If yes, what are they?

   vii) According to the **Housing Scotland Act 2001** a household containing an individual who is disabled and living in housing unsuitable to their needs may register as homeless and seek alternative more suitable accommodation. How many disabled people have made applications
to your authority to be treated as homeless because their homes are unsuitable for their needs?

As you will also be aware there is a requirement under the Disability Equality Duty to involve disabled people in formulating policy. Please state –

viii) What does your Housing Department’s Disability Equality Plan state about how disabled people are to be involved in gathering evidence on housing need?

ix) In exactly what ways have disabled people been involved in setting the priorities of your local Housing Strategy? Specifically, how many disabled people were involved in the consultation and in what ways were they involved e.g. meetings, questionnaires etc.

4. i) How much was spent on adapting homes of a) tenants b) private owners by your authority in each of the last 4 years? What was the source of this revenue?

ii) What was the average spend on each category and for what? In particular how much did your authority spend on the installation of stair lifts and wet rooms?

iii) When the owner/tenant moves out of one of your properties does the adaptation have to be removed? In how many cases over the last four years have adaptations been removed and at what financial cost?

We look forward to your reply.
Aberdeen City Council

Areas of good practice

- Have a good understanding of the number of disabled people living in Aberdeen – around 37,173
- Council have a Disabled Persons Housing Service which helps to identify housing need in the area
- Council are working with the Disabled Persons Housing Service to develop a register of disabled people who require better housing
- A Disability Advisory Group are consulted on when planning the construction of new build homes
- An ‘in principle’ agreement with local housing providers to ensure that 10% of all new homes are wheelchair accessible
- Involved a Disability Advisory Housing Group in consultation when setting the priorities of the Local Housing Strategy

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Council do not know the number of adapted homes available to disabled people in Aberdeen. BUT they are working on a housing register to change this
- Figures of disabled people becoming homeless due to their home not suiting their needs are not recorded
- Could not state how disabled people were involved in gathering housing need
- Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy
- The following was spent on adapting homes in Aberdeen between 2004 – 2008:
  - Social Housing - £4.5 million (Funded through the Housing Capital Programme)
  - Private Housing - £1.7 million (Funded through Scottish Government grants)

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1 This is a standard that Inclusion Scotland would like to see all local authorities working to.
2 This should be recorded under Housing (Scotland) Act 2001.
3 Much of this money could be saved if homes were built to lifetime standards.
• Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc

• Could not give a clear indication of their policies regarding the removal of adaptations from homes

• Could not give information on the costs over the last four years for adaptations that have been removed
Aberdeenshire Council

Areas of good practice

- Council state that around 1 in 3 homes are being developed for the ‘Particular Need Client Group’
- Worked with the Disability Equality Group when gathering evidence on housing need
- Informed us of how many disabled people took part in the consultation for the Local Housing Strategy – a total of 76

Areas for improvement

- Poor estimation of the number of disabled people living in Aberdeenshire. They have estimated 4,450 people are disabled. The actual figure is around 34,000
- Could not provide figures on local unmet housing needs for disabled people
- Between 2004 – 2008 only two housing units have been built for people with physical impairments. Yet they state that they have 468 people with physical impairments waiting on homes
- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Figures of disabled people becoming homeless due to their home not suiting their needs are not recorded
- Could not provide any information on how much was spend on adapting homes over the last four years
- Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc
- Could not give us any information on their policies regarding the removal of adaptations from homes
- Could not give information on the costs over the last four years for adaptations that have been removed

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4 Inclusion Scotland have concerns around Aberdeenshire Council’s understanding of wheelchair accessible and lifetime standard homes. These are not the same as ‘housing for the Particular Need Client Group’.
5 Taken from the 2001 Census
6 Why are more accessible homes not being built if this is the case?
7 This should be recorded under Housing (Scotland) Act 2001.
Areas of good practice

- Between 2004 – 2008, 22 fully wheelchair accessible socially rented homes were built. However, this only represents 1% of all new homes built.

- From 2008, 30% of new homes delivered via the Strategic Housing Plan Investment will have to have a kitchen and bathroom that meets wheelchair user standards. However, there has been some resistance to this proposal from partners on the grounds of cost.8

- Good and wide range of consultation methods when involving people in setting the priorities of the Local Housing Strategy.

Areas for improvement

- Poor estimation of the number of disabled people living in Angus. They have estimated 4,000 people are disabled. The actual figure is around 19,500.9

- Did not provide figures on local unmet housing needs for disabled people. They have provided the number of disabled people who have been given homes, rather than those who are still waiting for homes.

- Did not provide clear information on the number of adapted properties available to disabled people.

- Council do not know the average waiting period a disabled person will wait for adapted housing.

- Council do not know when the current needs of disabled people requiring adapted housing will be met.

- Figures of disabled people becoming homeless due to their home not suiting their needs are not recorded.10

- Could not state how disabled people were involved in gathering housing need.

- Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy.

- The following was spent on adapting homes in Angus between 2004 – 2008:
  - Social Housing – £1.1 million (Funded by the Housing Capital Budget)
  - Private Housing - £1.5 million (Funded by the Scottish Government)11

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8 Inclusion Scotland has concerns over this figure as it seems very high.

9 Taken from 2001 Census.

10 This should be recorded under Housing (Scotland) Act 2001.
• Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc

• Could not give a clear indication of their policies regarding the removal of adaptations from homes

• Could not give information on the costs over the last four years for adaptations that have been removed

11 Much of this money could be saved if homes were built to lifetime standards.
Armsgill & Bute Council

Areas of good practice

- Can identify local unmet housing need for disabled people. They estimate that they will need to build around 900 accessible homes over the next five years

- Have provided an estimate on the number of adapted properties available:
  - 2005 – 1,091
  - 2006 – 1,132
  - 2007 – 1,160

- Have provided information on past waiting lists. They stated that during 2005/06 they had between 838 – 979 disabled people waiting on adaptations or a new home. However, they cannot provide information about current waiting times

- Currently developing a common housing register – ‘Home Argyll’ which will assist with the provision on waiting list figures

- Between 2005 – 2007, 50 socially rented houses were built for ‘particular needs’ and 224 socially rented houses built to ‘lifetime standards’

- Claim that 111 disabled people have applied to be treated as homeless due to their homes being unsuitable for their needs

Areas for improvement

- Poor estimation of the number of disabled people living in Argyll & Bute. They have estimated 12,538 people are disabled. The actual figure is around 18,261

- Council do not know when the current needs of disabled people requiring adapted housing will be met

- Council state that 100% of their homes are built to ‘barrier free/lifetime standards’. They then state further in the report that during 2005 – 2007 they built 1,081 units with 224 of these being built to lifetime standards. This only represents around 25%

- Could not state how disabled people were involved in gathering housing need

- Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy

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12 Inclusion Scotland have concerns over this figure. Either Argyll & Bute Council are not recording this correctly (the number is extremely high for a small local authority) or they are the best Council in Scotland at telling disabled people about their rights and are encouraging them to use them.

13 Taken from 2001 Census
The following was spent on adapting homes in Argyll & Bute between 2004 – 2008:

- **Social Housing** – Information on money spent on council properties is not available\(^{14}\)
- **Private Housing** - £1.6 million (Funded by the Private Sector Housing Grant)\(^{15}\)

- Could not provide us with a breakdown of adaptations – i.e. what was spent on stair lifts, installation of wet rooms etc
- Could not give any information on their policies regarding the removal of adaptations from homes
- Could not give information on the costs over the last four years for adaptations that have been removed

\(^{14}\) Inclusion Scotland find it strange that they can provide figures for private sector housing yet not for their own homes.

\(^{15}\) Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Can identify local unmet housing need for disabled people. They estimate during 2007-2008 there were 198 people waiting for adapted housing. However, they could not provide figures for previous years.

- Good relations between the Occupational Therapy team and the Letting’s Team. This means it is easy to identify adapted properties and allow disabled people first choice on them.

- One local housing association is currently constructing 15 wheelchair accessible homes.

- Since 2004, local housing associations have built 135 properties to ‘varying needs standards’ 16

- Have estimated that 10 people have asked to be treated as homeless in 2007 – 2008 and gave ‘physical/mental problems’ as a reason.

- Could provide an average breakdown of spend on adaptations:

  Socially Rented Homes
  - Stair lift - £2,487 (between 2004 – 2008)
  - Wetrooms - £3649 (between 2004 – 2008) 17

  Private Homes
  - Stair lift - £4,555 (between 2004 – 2008)
  - Wetrooms - £5,183 (between 2004 – 2008) 18

- Council has a policy not to remove adaptations from homes. However, they do admit that one adaptation was removed in 2006 at a cost of £1042.

Areas of improvement

- Poor estimation of the number of disabled people living in Clackmannanshire. They have estimated 4800 people are disabled. The actual figure is around 10,000 19

- Could not specify exactly how many adapted properties are currently available.

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16 Please note that this is not the same as fully wheelchair accessible. Varying Needs Standards means that all homes should be ‘visit-ability’ standards for disabled people, meaning people can visit the homes but NOT live in them.

17 However, much of this money could be saved if homes were built to lifetime standards.

18 However, much of this money could be saved if homes were built to lifetime standards.

19 Taken from 2001 Census.
- Council do not know the average waiting period a disabled person will wait for adapted housing

- Council do not know when the current needs of disabled people requiring adapted housing will be met

- Could not state how disabled people were involved in gathering housing need

- Council admit that there were no disabled people involved in the first stages of setting priorities for the Local Housing Strategy

- In the later stages of the Local Housing Strategy, only one disabled person was consulted on through a forum. However, more were invited

- The following was spent on adapting homes in Clackmannanshire between 2004 – 2008:
  - Social Housing (major adaptations) - £816,013 (Funded through the Housing Revenue Account)
  - Social Housing (minor adaptations) - £1.07 million (Funded through the Social Services budget)
  - Private Housing - £321,456 (Funded through Private Sector Housing Grant)\(^{20}\)

\(^{20}\) Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

Areas for improvement
Areas of good practice

- Can identify local unmet housing need for disabled people. The following number of disabled people required adapted housing over the last four years:
  - 2004 – 40
  - 2005 – 36
  - 2006 – 50
  - 2007 – 57

- Aware of the number of adapted houses available in Dundee – 300 fully adapted houses in the socially rented sector. A further 8 accessible houses are expected to built in 2009

- Council currently has a quota that 10% of houses (public and private) in a new development require to be fully wheelchair accessible

- A wide range of disability groups used when consulting on the Local Housing Strategy. These include:
  - Blind & Partially Sighted Society Dundee
  - Dundee Association for Mental Health
  - Sense Scotland
  - Tayside Association for the deaf

- Council has a policy not to remove adaptations from homes

Areas for improvement

- Poor estimation of the number of disabled people living in Dundee. They have estimated there are 6,676 disabled adults (16-64).\(^\text{21}\) The actual figure for all disabled people is around 32,045.\(^\text{22}\)

- Council do not know the average waiting period a disabled person will wait for adapted housing

- Council do not know when the current needs of disabled people requiring adapted housing will be met

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\(^{21}\) This was not the question we asked – we asked for a figure for ALL disabled people, including children and elderly people.

\(^{22}\) Taken from the 2001 Census
• No information provided on what the Council has done in the last four years to ensure the construction of homes which fully meet the needs of disabled people.\textsuperscript{23}

• Figures of disabled people becoming homeless due to their home not suiting their needs are not recorded.\textsuperscript{24}

• Could not state how disabled people were involved in gathering information on housing need.

• Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy.

• The following was spent on adapting homes in Dundee between 2004 – 2008:
  - Social Housing - £2.7 millions (Funded through the Housing Revenue Account and the Capital Budget)
  - Private Housing – Information not provided.\textsuperscript{25}

\textsuperscript{23} This is a standard that Inclusion Scotland would like to see all local authorities working to.

\textsuperscript{24} This should be recorded under Housing (Scotland) Act 2001.

\textsuperscript{25} Much of this money could be saved if homes were built to lifetime standards.
East Ayrshire Council

Areas of good practice

- New build social housing has included:
  - 2004/05 – 0
  - 2005/06 – 1
  - 2006/07 – 15 (including 2 fully wheelchair accessible homes)
  - 2007/08 – 7 (all fully wheelchair accessible)
- Only Council to state that current building regulations are not up to the same standard as wheelchair accessible housing. Other Council's information is very misleading
- 23 wheelchair access houses have been built since 2004 with nice of these being fully wheelchair accessible. This represents 18% of all new builds
- Consulted with the local disabled persons forum when setting the priorities of the Local Housing Strategy
- Provided information on the average spend on adaptations:
  - Wet Room - £3000
  - Stair Lift - £1500
  - Curved Stair Lift - £4800

Areas for improvement

- Poor estimation of the number of disabled people living in East Ayrshire. They have estimated there are 3500 disabled people. The actual figure is around 26,451
- Could not provide current figures on local unmet housing needs for disabled people. However, they could tell us in 2003, 770 people needed an adaptation to their home and 280 required a different home
- Council do not hold records of average waiting times for people needing adapted housing
- Council have admitted that there will always be a need for designed and adapted housing and they will never be in a position where all needs are met
- Could not state how disabled people were involved in gathering information on housing need

26 However, much of this money could be saved if homes were built to lifetime standards.

27 Taken from the 2001 Census
The following was spent on adapting homes in East Ayrshire between 2004 – 2008:

- Social Housing - £4 million (Funded through the Housing Revenue Account)
- Private Housing – £1.6 million (Funded through the Private Sector Housing Grant)\(^{28}\)

State that between 2007/08 they removed 17 wet rooms/level access showers at a cost of £2000 = £34,000

\(^{28}\) Much of this money could be saved if homes were built to lifetime standards.
East Dunbartonshire Council

Areas of good practice

Areas for improvement
Areas of good practice

- Have a good estimate of local unmet housing need for disabled people. Numbers currently waiting on an adapted property or adaptations to be carried out on their current property:
  - 2004/05 – 224
  - 2005/06 – 279
  - 2006/07 – 259
  - 2007/08 – 234

- The number of disabled people re-housed due to their home not suiting their needs:
  - 2004 – 5
  - 2005 – 12
  - 2006 – 8
  - 2007 – 1

- Have provided an estimate on the number of adapted properties available:
  - 2004/05 – 16
  - 2005/06 – 18
  - 2006/07 – 18
  - 2007/08 – 20

- Only council to provide information on how long a disabled person will wait for an adapted house. They state on average this is around 65 weeks

- Local Housing Strategy has set a target whereby 10% of all new build housing is for ‘particular needs’

- Between 2004 – 2008, 11 units have been designed to meet the needs of wheelchair users

- Recorded one person as homeless due to their homes being unsuitable for their needs since 2004

- Consulted with East Lothian Access Panel and the Disability Equality Forum on setting the priorities for the Local Housing Strategy

- Provided information on the average spend on adaptations:
Socially Rented Homes

- Stair lift - £4,189 (between 2004 – 2008)
- Wetrooms - £4,062 (between 2004 – 2008)

Private Homes

- Stair lift - £4,200 (between 2004 – 2008)
- Wetrooms - £4,200 (between 2004 – 2008)

- Council have a policy that adaptations are not routinely removed. In private homes, some owners do want adaptations removed, however there is no financial help for them to do so.

Areas for improvement

- Poor estimation of the number of disabled people living in East Lothian. They have estimated there are 12,342 disabled people. The actual figure is around 17,116.
- Council do not know when the current needs of disabled people requiring adapted housing will be met.
- Disability Equality Scheme does not specifically state how disabled people are involved in gathering information on housing need.
- Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy.

The following was spent on adapting homes in East Lothian between 2004 – 2008:

- Social Housing (East Lothian housing associations) - £240,275 (Funded through the Scottish Government)
- Social Housing (East Lothian Council) - £2.35 million (Funded through the Housing Revenue Account)
- Private Housing – £1.18 million (Funded through the Private Sector Housing Grant)

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29 However, much of this money could be saved if homes were built to lifetime standards.

30 However, much of this money could be saved if homes were built to lifetime standards.

31 Taken from the 2001 Census.

32 Much of this money could be saved if homes were built to lifetime standards.
East Renfrewshire Council

Areas of good practice

- Good estimation of the number of disabled people living in East Renfrewshire – around 14,234

- Have a good estimation of local unmet housing need for disabled people. They state that there are currently 280 people waiting on an adaptation

- Have provided an estimate on the number of adapted properties available. They state that between 2003 – 2007, an average of 30 homes became available per year

- Between 2004 – 2008, 22 fully wheelchair accessible homes have been built

- Worked with various groups and organisations when setting the priorities of the Local Housing Strategy. These included:
  - Disabled Person’s Housing Services
  - Quarriers
  - Ownership Options
  - Enable Scotland

- Provided information on the average spend on adaptations:
  - Wet floor shower - £2100
  - Level access shower - £1800

- Efforts are made by the Council not to remove adaptations from adapted properties. However, they admit that this can prove difficult and adaptations have been removed in the past at the request of incoming tenants

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing

- Council do not know when the current needs of disabled people requiring adapted housing will be met. However, the Local Housing Strategy has set a target to increase 500 older and disabled people to live in a house suited to their needs by the end of 2009

33 Only 22 fully wheelchair accessible homes being built yet the Council have set a target to ensure 500 older and disabled people are living in a home suitable to their needs by the end of 2009?

34 However, much of this money could be saved if homes were built to lifetime standards.

35 This seems a very big and unrealistic target.
• Figures of disabled people becoming homeless due to their home not suiting their needs are not recorded\textsuperscript{36}

• Could not state how disabled people were involved in gathering information on housing need

• Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy

• Have stated that an average of £200,000 was spent per year on adaptations between 2001 - 2007\textsuperscript{37}

• Could not give information on the costs over the last four years for adaptations that have been removed

\textsuperscript{36} This should be recorded under Housing (Scotland) Act 2001.

\textsuperscript{37} Much of this money could be saved if homes were built to lifetime standards.
Edinburgh City Council

Areas of good practice

- Have a good estimation of local unmet housing need for disabled people. The number of people waiting on adapted housing between 2005 – 2007:
  - Council tenants – 534
  - Private - 327

- Have provided an estimate on the number of adapted properties available. They state that in Edinburgh there are currently:
  - 277 fully wheelchair accessible houses
  - 148 ambulant disabled houses
  - 45 adapted houses in the ownership of housing associations

- Have introduced New Build Target Standards which ensure that all properties are easily adaptable and 10% of all new build properties are required to be fully wheelchair accessible

- Between 2004 – 2008, 90 fully wheelchair accessible units have been completed. However, this only represents 0.68% of all new properties built

- Worked with various groups and organisations when setting the priorities of the Local Housing Strategy. These included:
  - Accessibility Working Group
  - Disability Equalities Forum

- Strategies are also being developed to address the needs (including housing) of people with physical and learning impairments. Council will also be developing a care housing strategy as part of the new City Housing Strategy

- Provided information on the average spend on adaptations:

  **Socially Rented Housing**
  - Wet floor shower - £4400
  - Stairlift - £5800

  **Private Housing**

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38 These figures only provide information up to 2007, we would like to see the current figures.

39 This is a standard that Inclusion Scotland would like to see all local authorities working to.
• Wet floor shower - £5500
• Stairlift - £3500

• Council has a policy not to remove adaptations from homes.

Areas for improvement

• Poor estimation of the number of disabled people living in Edinburgh. They have estimated there are 30,735 disabled people. The actual figure is around 76,266.\textsuperscript{41}

• Council do not know the average waiting period a disabled person will wait for adapted housing

• Council do not know when the current needs of disabled people requiring adapted housing will be met

• Have provided a figure of 686 for homeless applications over the last six years which have been awarded priority need on the basis of physical impairment. However, very few have cited their accommodation being unsuitable to their needs as the primary reason for becoming homeless\textsuperscript{42}

• Could not state how disabled people were involved in gathering information on housing need

• Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy

• The following was spent on adapting homes in Edinburgh between 2004 – 2008:
  
  \begin{itemize}
  \item Social Housing (Edinburgh housing associations) - £3.19 million (Funded through the Housing Association Grant)
  \item Social Housing (City of Edinburgh Council) - £6.36 million (Funded through the Housing Revenue Account)
  \item Private Housing – £5.26 million (Funded through the Private Sector Housing Grant)\textsuperscript{43}
  \end{itemize}

\textsuperscript{40} Much of this money could be saved if homes were built to lifetime standards.

\textsuperscript{41} Taken from the 2001 Census

\textsuperscript{42} They seem very unclear on their figures for homelessness

\textsuperscript{43} Much of this money could be saved if homes were built to lifetime standards.
Falkirk Council

Areas of good practice

- Good estimation of the number of disabled people living in Falkirk – around 29,380

- Have a good estimation of local unmet housing need for disabled people. A total of 1564 people have currently been awarded medical priority for housing. 560 applicants have indicated a need for disabled housing and 172 requesting housing that is wheelchair accessible

- Have provided an estimate on the number of adapted properties available. They state that in Falkirk there are the following adapted properties:
  - 2004/05 – 164
  - 2005/06 – 145
  - 2006/07 – 124
  - 2007/08 – 118

- There is a ‘special needs’ house building programme in place which will build 30 units over the next five years

- Council will work closely with local housing associations to ensure that provision of housing for disabled people is part of the wider housing building programme

- Between 2004 – 2008, local housing associations have delivered:
  - 13 wheelchair units
  - 8 amenity units with disabled access
  - 25 sheltered housing units with disabled access

- Between 2004 – 2008, fully wheelchair accessible homes accounted for 14% of all new builds

Areas for improvement

- Council do not have systems in place to record waiting times a disabled person will wait for adapted housing

- Council do not know when the current needs of disabled people requiring adapted housing will be met

- Could not state how disabled people were involved in gathering information on housing need

- No information on how disabled people were involved in setting the priorities of the Local Housing Strategy
The following was spent on adapting homes in Falkirk between 2004 – 2008:

- Social Housing - £3.56 million (Funded through the Housing Revenue Account)
- Social Housing - £1.87 million (Funded through the Social Work Revenue Budget)
- Private Housing – £1.5 million (Funded through the Scottish Government)\(^\text{44}\)

- Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc
- Could not give a clear indication of their policies regarding the removal of adaptations from homes
- Could not give information on the costs over the last four years for adaptations that have been removed

\(^{44}\) Much of this money could be saved if homes were built to lifetime standards.
Fife Council

Areas of good practice

- Have a good estimation of local unmet housing need for disabled people. There is currently a shortfall of 186 wheelchair accessible homes and 1675 homes without stairs
- Have also identified a need expressed by people waiting for adaptations. 875 adaptations have not yet been commissioned and 119 have received approval in principle but had not yet commenced
- Have provided an estimate on the number of adapted properties available:

<table>
<thead>
<tr>
<th>Fife Council Turnover</th>
<th>Wheelchair Accomodation</th>
<th>Accomodation without stairs</th>
<th>Sheltered Housing properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/06</td>
<td>10</td>
<td>84</td>
<td>174</td>
</tr>
<tr>
<td>06/07</td>
<td>5</td>
<td>66</td>
<td>171</td>
</tr>
</tbody>
</table>

- Since April 2007 there have been 14 presentations to the Homeless Service from people claiming that they are no longer able to maintain their current accommodation due to impairment
- The Council works with the Disabled Persons Housing Service (Fife) when consulting on issues around housing
- Council has a policy to try and always match disabled people with adapted properties. Removals of adaptations are a last resort

Areas for improvement

- Poor estimation of the number of disabled people living in Fife. They have estimated there are 44,325 disabled people. The actual figure is around 69,885\(^{45}\)
- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- In the past four years, only 3.5% of new builds have been wheelchair accessible\(^{46}\)
- No information on how disabled people were involved in setting the priorities of the Local Housing Strategy
- The following was spent on adapting homes in Fife between 2004 – 2008:

\(^{45}\) Taken from the 2001 Census

\(^{46}\) Inclusion Scotland would like to see all local authorities working to a 10% quota.
- Social Housing - £13.1 million (Funded through the Housing Revenue Account and Social Work Account)

- Private Housing – £3.3 million (Funded through the Private Sector Housing Grant and Fife Council)\(^{47}\)

- Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc

- Council have spent the following in the removal of adaptations since 2004:

<table>
<thead>
<tr>
<th></th>
<th>04/05 LA</th>
<th>04/05 Private</th>
<th>05/06 LA</th>
<th>05/06 Private</th>
<th>06/07 LA</th>
<th>06/07 Private</th>
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<tbody>
<tr>
<td>No of adaptation</td>
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<td>£12,818</td>
<td>£26,359</td>
<td>£18,840</td>
<td>£26,923</td>
<td>£4,478</td>
<td>£4,400</td>
</tr>
</tbody>
</table>

\(^{47}\) Much of this money could be saved if homes were built to lifetime standards.
Glasgow City Council

Areas of good practice

- Glasgow Centre for Inclusive Living (GCIL) are preparing a database of the current number of people who require adapted housing – this will help identify unmet need
- Council have a 10% quota of housing that must be fully wheelchair accessible
- Council have set targets to build 210 wheelchair accessible units over the next three years

Areas for improvement

- Poor estimation of the number of disabled people living in Glasgow. They have estimated there are 20,083 people in Glasgow who are wheelchair users or having mobility problems.\(^{48}\) The actual figure is around 150,245 to encompass all impairments\(^{49}\)
- Current difficulties analysing the unmet need of housing for disabled people as Glasgow has over 60 housing associations in operation
- Could not provide an estimation of the number of adapted properties available. However, this is an area that will be worked in during the Local Housing Strategy 2009
- Have provided a figure of 134 for homeless applications priority need on the basis of ‘vulnerable physical disability.’ However, this is not recorded as the reason they require housing on account of their unsuitability of their previous housing\(^{50}\)
- No information on how disabled people were involved in setting the priorities of the Local Housing Strategy
- No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy
- The following was spent on adapting homes in Glasgow between 2004 – 2008:
  - Social Housing - £9.5 million (Funded through the Development Funding Programme)
  - Private Housing – £7.8 million (Funded through the Private Sector Housing Grant)\(^{51}\)
- Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc

\(^{48}\) Have only provided us with figures for people with physical impairments when we specifically asked for a figure for all disabled people.

\(^{49}\) Taken from the 2001 Census

\(^{50}\) They seem very unclear on their figures for homelessness

\(^{51}\) Much of this money could be saved if homes were built to lifetime standards.
- No information provided on policies regarding the removal of adaptations from properties
- Could not give information on the costs over the last four years for adaptations that have been removed


Highland Council

Areas of good practice

- Good estimation of the number of disabled people living in the Highlands – around 38,474
- Have provided estimations of local unmet housing need for disabled people:
  - 7% of all households have homes with problematic features
  - 52% of households have problems with stairs
  - 13% require wheelchair access
  - 7% have problems with steps outside the home
  - 11% have difficulty accessing an upstairs bathroom
- Have a good estimation of local unmet housing need for disabled people. Accommodation which is adapted, wheelchair accessible, sheltered and ambulant disabled include:
  - Council housing – 759
  - Housing association – 833
  - Private housing – 2,044
- The following were built to fully wheelchair accessible standards:
  - 2004/05 – 5 wheelchair units
  - 2005/06 – 28 wheelchair units approved
  - 2006/07 – 29 wheelchair units
- Council has a policy to try and always match disabled people with adapted properties.

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Figures of disabled people becoming homeless due to their home not suiting their needs are not recorded\(^{52}\)

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\(^{52}\) This should be recorded under Housing (Scotland) Act 2001.
• Council have not yet agreed a process for involving disabled people in gathering evidence around housing need

• Could not tell us how many disabled people were involved during the consultation process for the Local Housing Strategy

• The following was spent on adapting homes in the Highlands between 2004 – 2008:
  • Social Housing - £4.5 million (Funded through the Housing Revenue Account)
  • Private Housing – £5.3 million (Funded through the Private Sector Housing Grant)\(^53\)

• Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc

• Could not give information on the costs over the last four years for adaptations that have been removed

\(^{53}\) Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Good estimation of the number of disabled people living in Inverclyde – around 14,676
- Have provided estimations of local unmet housing need for disabled people. 3,375 currently require adapted housing
- Have provided an estimate on the number of adapted properties available. They state that in Inverclyde there are currently:
  - Very sheltered – 39
  - Sheltered – 467
  - Wheelchair accessible – 60
  - Medium dependency – 363
  - Community alarm – 900
  - Adapted for wheelchair accessibility – 52
- 250 new built homes have been provided to lifetime standards over the past four years
- Various disability organisations were consulted when setting the priorities of the Local Housing Strategy. These included:
  - Inverclyde Council on Disability
  - Inverclyde Elderly Forum
  - Inverclyde Community Care Forum
- Could provide an average spend for adaptations:
  - Wet rooms - £3181
  - Stairlift - £3000\(^54\)

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met. They claim it is not possible to answer this question as needs are currently changing.

\(^{54}\) However, much of this money could be saved if homes were built to lifetime standards
However, the Council are conducting a Housing Needs and Demands assessment and these results will inform future investments

- No information on how disabled people were involved in setting the priorities of the Local Housing Strategy
- No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy
- An average of £519,908 was spent between 2003 – 2007 (tenants and private owners) per year on adapting houses\textsuperscript{55}
- Could not provide clear policies on the removal of adaptations from adapted homes
- Could not give information on the costs over the last four years for adaptations that have been removed

\textsuperscript{55} Much of this money could be saved if homes were built to lifetime standards.
Midlothian Council

Areas of good practice

- Council has a policy not to remove adaptations from an adapted house when a disabled person moves out

Areas of improvement

- Poor estimation of the number of disabled people living in Midlothian. The Council estimate that the number is around 4790. However, the actual estimate is 15,378.
- Could not provide any information on local unmet need on adapted housing for disabled people
- Could not provide any information on the availability of adapted properties for disabled people
- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Could not state how disabled people were involved in gathering housing need
- No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy
- The following was spent on adapting homes in Midlothian between 2004 – 2008:
  - Social Housing - £1.5 million
  - Private Housing – £1.2 million\(^{56}\)
- Could not provide us with a breakdown of adaptations – i.e. what was spend on stair lifts, installation of wet rooms etc

\(^{56}\) Much of this money could be saved if homes were built to lifetime standards.
Moray Council

Areas of good practice

- Good estimation of the number of disabled people living in Moray – around 9,450
- Have provided estimations of local unmet housing need for disabled people. 5,400 households have one member of the household that requires one or more adaptations to their homes.
- Between 2004 – 2008 the following homes were built to fully accessible standards:
  - 2004/05 – 152
  - 2005/06 – 222
  - 2006/07 – 90
  - 2007/08 – 24
- Could provide an average spend for adaptations:
  - Wet rooms - £5,178
  - Stairlift - £6,465
- Council has a policy not to remove adaptations from an adapted house when a disabled person moves out. However, they state that this is not always possible.

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing.
- Council do not know when the current needs of disabled people requiring adapted housing will be met.
- Could not state how disabled people were involved in gathering housing need.
- Groups of disabled people were not specifically involved to take part in setting the priorities for the Local Housing Strategy. However, the Council will seek to involve these groups in setting the priorities for 2009 – 2014.
- The following was spent on adapting homes in Moray between 2004 – 2008:
  - Social Housing - £1.1 million (Funded through the Housing Revenue Account)

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57 Inclusion Scotland has concerns over this figure. The Council do not understand the term ‘fully wheelchair accessible’, these appear to be the figures for ‘house for varying needs’.

58 However, much of this money could be saved if homes were built to lifetime standards.
- Private Housing – £957,000 (Funded through the Private Sector Housing Grant)\(^{59}\)

- In the last four years, four adaptations have been removed from houses in Moray at a cost of £240 each

\(^{59}\) Much of this money could be saved if homes were built to lifetime standards.
North Ayrshire Council

Areas of good practice

- Good estimation of the number of disabled people living in North Ayrshire – around 23,216
- Have provided estimations of local unmet housing need for disabled people. There are currently 240 ‘live’ applications looking for adapted homes. There is an average of 12 new cases every month
- Council have a Disabled Persons Housing Service which helps to identify housing need in the area
- Could provide information on the number of adapted socially rented properties – 2648
- Between 2004 – 2008, the Council have built 69 ‘special needs’ units and 16 wheelchair units. On average this represents 6% of all new homes built
- Have recorded the number of homeless applications made by disabled people. Between 2007 – 2008, 60 people with physical impairments declared themselves homeless
- Consulted with the local disability and elderly forums and the Disabled Persons Housing Service when setting the priorities of the Local Housing Strategy
- Could provide an average spend for adaptations:
  - Wet rooms - £3,057
  - Stairlift - £3,016

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Could not state how disabled people were involved in gathering housing need. Could only state involvement in general through disability forum, access panel etc
- No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy

\[\text{60} \text{ Inclusion Scotland would like to see all Council’s adhering to a 10% quota}\]

\[\text{61} \text{ However, much of this money could be saved if homes were built to lifetime standards}\]
• Between 2004 – 2008, £5.3 million was spent on adapting homes in North Ayrshire between 2004 – 2008\textsuperscript{62}

• Could not provide a clear policy on the removal of adaptations for homes

• States that in recent years 10 adaptations have been removed. However, they could not provide us with financial costs of removing them

\textsuperscript{62} Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. The state they need an additional 613 accessible homes to meet the needs of disabled people. However, they currently only have 222. This leaves a shortfall of 391.

- Between 2004 – 2008 the following homes were built to fully accessible standards:
  - 2004/05 – 3
  - 2005/06 – 5
  - 2006/07 – 2

- The following were also built to varying and particular needs standards:
  - 2003/04 – 177
  - 2004/05 – 196
  - 2005/06 – 418
  - 2006/07 – 98

- The next Local Housing Strategy Review will indicate that targets for accessible homes to built by the Council have been exceeded.

- Could provide a spend for adaptations between 2004 - 2008:
  - Wet rooms - £1.6 million
  - Stairlift - £32,408

- Council have a policy not to remove adaptations from homes. The reallocate properties to suitable applicants.

Areas for improvement

- Poor estimation of the number of disabled people living in North Lanarkshire. The Council estimate that the number is around 18,500. However, the actual estimate is 73,845.

- Council do not know the average waiting period a disabled person will wait for adapted housing. Results from the next Local Housing Assessment will assist in informing of future needs.

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63 However, much of this money could be saved if homes were built to lifetime standards
64 Taken from the 2001 Census
• Council do not know when the current needs of disabled people requiring adapted housing will be met

• Could not state how disabled people were involved in gathering information on housing need

• No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy

• The following was spent on adapting homes in North Lanarkshire between 2004 – 2008:
  
  ▪ Social Housing - £7.3 million
  
  ▪ Private Housing – £3.1 million\textsuperscript{65}

\textsuperscript{65} Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Could provide information on the number of adapted socially rented properties – 12 amenity properties and 7 wheelchair accessible properties.
- Council works closely with the Orkney Disability Forum when setting the priorities of the Local Housing Strategy.
- Could provide a spend for adaptations between 2004 - 2008:
  - Wet rooms - £104,202
  - Stairlift - £15,146
- Council have a policy not to remove adaptations from homes.

Areas for improvement

- Could not provide an estimate for the number of disabled people living in Orkney. The estimated number is around 3,271.
- Could not provide figures on local unmet housing needs for disabled people.
- Council do not know the average waiting period a disabled person will wait for adapted housing.
- Council do not know when the current needs of disabled people requiring adapted housing will be met.
- Council do not know how many fully accessible homes have been built between 2004 – 2008.
- Council do not know when the current needs of disabled people requiring adapted housing will be met.
- No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy.
- The following was spent on adapting homes in Orkney between 2004 – 2008:
  - Social Housing - £196,014 (Funded through Housing Revenue Account)
  - Social Housing – £41,936 (Funded through the Social Work budget)
  - Private Housing - £123,000 spent on grants during 2007/08. Figures not provided for other years (Funded through the Scottish Government).

66 However, much of this money could be saved if homes were built to lifetime standards.
67 Taken from the 2001 Census.
68 Much of this money could be saved if homes were built to lifetime standards.
Perth & Kinross Council

Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. There is currently a waiting list of 21 people who require an adapted home.

Areas for improvement

- Could not provide an estimate for the number of disabled people living in Perth & Kinross. The Council have stated that there are 13,802. The estimated number is around 22,946.

- Cannot provide figures on the availability of housing accommodation which has been adapted – specifically how many adapted properties are available.

- Council do not know the average waiting period a disabled person will wait for adapted housing.

- Council do not know when the current needs of disabled people requiring adapted housing will be met.

- Council do not know how many fully accessible homes have been built between 2004 – 2008.

- Claim that since 2002 540 disabled people have applied to be treated as homeless due to their homes being unsuitable for their needs.

- Could not state how disabled people were involved in gathering information on housing need.

- When asked how disabled people would be involved in setting the priorities of the Local Housing Strategy, the reply was – “Needs of disabled people would be put forward by colleagues who have a good working knowledge of the needs of disabled people.”

- No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy.

- £420,000 was spent between 2007 – 2008 on adaptations (Funded through the Housing Revenue Account).

- Did not provide an answer for the question regarding Council policy on the removal of adaptations from homes.

- Could not provide any information on how much the Council has spent over the last four years in removing adaptations.

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69 Taken from the 2001 Census

70 Inclusion Scotland have concerns over this figure. Either Perth & Kinross Council are not recording this correctly (the number is extremely high) or they are one of the best Council in Scotland at telling disabled people about their rights and are encouraging them to use them.

71 Disabled people can tell our own needs and views; we do not need Council workers and officials to do it for us!

72 Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. They state that 8% of houses have features which cause problems for the occupants. Also, that 9% of properties required adaptations. Around 23% of homes in Renfrewshire already have adaptations – above the Scottish average of 18%

- Current Housing Allocation Policy includes provision for 10% of all vacant properties to be let to applicants with a mobility impairment

- The following were built to fully wheelchair accessible standards:
  - 2004/05 – 15
  - 2005/06 – 2
  - 2006/07 – 3
  - 2007/08 – 9

  This accounts for 4% of all new builds.\(^\text{73}\)

- Worked with various disability organisations when setting the priorities for the Local Housing Strategy. These included:
  - Renfrewshire Association for Mental Health
  - Enable Scotland
  - Breathe Easy

- Could provide an average spend for adaptations:
  - Wet rooms - £2,136
  - Stairlift - £1,210\(^\text{74}\)

- The Council have a policy to try and re let its adapted properties to people requiring them. However, this is not always possible

Areas for improvement

- Could not provide an estimate for the number of disabled people living in Renfrewshire. The Council have stated that there are 9000. The estimated number is around 34,573\(^\text{75}\)

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\(^\text{73}\) Inclusion Scotland would like to see all Council’s adhering to a 10% quota
\(^\text{74}\) However, much of this money could be saved if homes were built to lifetime standards
\(^\text{75}\) Taken from the 2001 Census
Council do not know the average waiting period a disabled person will wait for adapted housing. Having a waiting list would provide the Council with very little useful planning information.

Council do not know when the current needs of disabled people requiring adapted housing will be met. However, they state that adaptations to Council owned homes are generally completed within 30 days.

Could not state how disabled people were involved in gathering information on housing need.

No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy.

The following was spent on adapting homes in Renfrewshire between 2004 – 2008:

- Council housing - £2.1 million (Funded through Housing Revenue Account)
- Housing Associations - £1 million (Funded through the Social Work budget)
- Private Housing - £853,100 (Funded through the Scottish Government)76

Could not provide any information on how much the Council has spent over the last four years in removing adaptations.

76 Much of this money could be saved if homes were built to lifetime standards.
Scottish Borders Council

Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. Over the last four years an estimated 2,334 households have required adaptations to their homes.

- Have provided estimations of adapted housing available:
  - Medium dependency – 689
  - Sheltered – 993
  - Very sheltered – 52
  - Wheelchair – 88
  - Ambulant disabled – 35

- Council have a set target for 1% of all housing to be fully wheelchair accessible.

- In 2007 – 2008, ten applications were made to the Council by disabled people to be treated as homeless due to their homes not suiting their needs.

- A steering group of disabled people was set up to feed into the development of the Local Housing Strategy and help set its priorities.

- Could provide an average spend for adaptations:
  - Wet rooms - £4 – 6k
  - Stairlift - £3 – 5k

Areas for improvement

- Could not provide an estimate for the number of disabled people living in the Scottish Borders. The Council have stated that there are 10,519. The estimated number is around 18,149.

- Council do not know the average waiting period a disabled person will wait for adapted housing.

- Council do not know when the current needs of disabled people requiring adapted housing will be met.

- Could not state how disabled people were involved in gathering information on housing need.

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77 Inclusion Scotland would like to see all Council’s adhering to a 10% quota

78 However, much of this money could be saved if homes were built to lifetime standards

79 Taken from the 2001 Census
• No information on how many disabled people were involved in setting the priorities of the Local Housing Strategy

• Could not provide figures on how much was spent adapting Council properties in the last four years. However, £1.6 million was spent on adaptations to private housing\(^80\)

• Could not provide any clear policy on the removal of adaptations from properties

• Could not provide any information on how much the Council has spent over the last four years in removing adaptations

\(^80\) Much of this money could be saved if homes were built to lifetime standards.
Shetland Islands Council

Areas of good practice

- Good estimation of the number of disabled people living in the Shetland Islands – around 3,300
- Have provided estimations of local unmet housing need for disabled people. There are currently 104 active applicants waiting on adapted housing
- Council are currently working on a database of adapted properties which would provide information on the attributes each property has
- Local housing associations are planning on building 11 wheelchair accessible homes and another two which are easily wheelchair adaptable
- Provided information on the spend on separate adaptations between 2004 - 2008:
  - Wet Room - £270,877
  - Stair Lift - £156,487

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing. However, they are not aware of any tenant requiring major adaptations
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Could not state how disabled people were involved in gathering information on housing need
- No information on how disabled people were involved in setting the priorities of the Local Housing Strategy
- Since 2004, £510,741 has been spent on adaptations to homes. A further £368,264 has also been spent on Community Care Capital Expenditure\(^1\)
- Could not provide any clear policy on the removal of adaptations from properties
- Could not provide any information on how much the Council has spent over the last four years in removing adaptations

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\(^1\) Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

Areas for improvement
South Lanarkshire Council

Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. There are 631 people currently on the waiting list for adapted housing

- Could provide information on the number of adapted socially rented properties:
  - Wheelchair accessible – 785
  - Ambulant disabled – 5834
  - Other – 4

- In 2003, 16 fully wheelchair accessible units were built through the housing associations new build programme

- Over 100 very sheltered units have been built to fully wheelchair accessible standards

- Worked with access panel and housing sub group within South Lanarkshire Disability Forum when gathering evidence on housing need

- Disabled people’s groups and organisations were consulted on when setting the priorities of the Local Housing Strategy. These include:
  - South Lanarkshire Disability Forum
  - East Kilbride Disability Forum
  - Hamilton Disability Forum

- Provided information on the spend on separate adaptations between 2004 - 2008:
  - Wet Room - £731,972
  - Stair Lift - £5.04 million\(^{82}\)

Areas for improvement

- Poor estimate for the number of disabled people living in South Lanarkshire. The Council have stated that there are 93,950. The estimated number is around 63,465\(^{83}\)

- Council do not know the average waiting period a disabled person will wait for adapted housing

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\(^{82}\) Much of this money could be saved if homes were built to lifetime standards.

\(^{83}\) Taken from the 2001 Census
Council do not know when the current needs of disabled people requiring adapted housing will be met as housing needs change over time.

The following was spent on adapting homes in South Lanarkshire between 2004 – 2008:

- Social housing - £10.8 million (Funded through Housing Revenue Account)
- Private Housing - £7.9 million (Funded through the Scottish Government)

Council has a policy where they remove temporary adaptations.

Since 2004, 1,630 adaptations were removed as a cost of £142,574.

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84 Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Good estimation of the number of disabled people living in Stirling – around 18,124
- Have provided estimations of local unmet housing need for disabled people. During 2007, 2981 people required some form of adapted housing with an additional 867 needing housing with support\(^8\)
- Could provide information on the number of adapted socially rented properties:
  - Wheelchair accessible – 91
  - Ambulant disabled – 145
  - Learning disability units - 90
- Stirling University also has the following available:
  - Units for students with physical impairments – 35
  - Wheelchair units – 4
  - Braille flats – 3
- Between 2004 – 2008, 9 new builds plus 21 extensions have been built. This represents around 2% in the area\(^8\)
- Council are looking at setting quotas for building wheelchair accessible homes. This has been discussed by the Local Housing Strategy Community Care Sub-group
- Could provide a spend for adaptations between 2004 - 2008:
  - Wet rooms - £373,964
  - Stairlift - £269,501\(^7\)

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing. This can vary significantly depending on the nature of impairment and the type of housing required

\(^8\) However, could not provide current estimations
\(^8\) Inclusion Scotland would like to see all Council’s adhering to a 10% quota
\(^7\) However, much of this money could be saved if homes were built to lifetime standards
• The Council looks to meet the backlog of housing needs over a 10 year period. However, this is unlikely to happen as it would require large quantities of money and labour being spent on house extensions and adaptations.\(^{88}\)

• Could not state how disabled people were involved in gathering information on housing need

• No information on how disabled people were involved in setting the priorities of the Local Housing Strategy

• The following was spent on adapting homes in Stirling between 2004 – 2008:
  
  - Council housing - £986,000 (Funded through General Fund Budget and Social Work)
  - Private Housing - £1.4 million (Funded through the Scottish Government)\(^{89}\)

• Could not provide any clear policy on the removal of adaptations from properties

• Could not provide any information on how much the Council has spent over the last four years in removing adaptations

\(^{88}\) Housing needs won’t be met in the next 10 years?

\(^{89}\) Much of this money could be saved if homes were built to lifetime standards.
Areas of good practice

- Good estimation of the number of disabled people living in West Dunbartonshire – around 20,000

- Have provided estimations of local unmet housing need for disabled people. Around 5000 people between 2002 – 2006 required adapted housing. In 2007 – 2008 there was a shortfall of 2158 accessible houses. However, this is expected to fall to 632 by 2016 - 2017

- In 2007, 279 adapted housing were available for disabled people

- Council worked with the Dumbarton Disability Resource Centre in setting the priorities of the Local Housing Strategy

- Council have a policy not to remove adaptations and re-let adapted houses to people with similar requirements

Areas for improvement

- Council do not know the average waiting period a disabled person will wait for adapted housing

- Council do not know when the current needs of disabled people requiring adapted housing will be met. However, they do expect the level to drop from 2158 to 632 by 2016 – 2017

- Could not state how disabled people were involved in gathering information on housing need

- The following was spent on adapting homes in West Dunbartonshire between 2004 – 2008:
  - Council housing - £3.3 million (Funded through Capital and Social Work)
  - Private Housing - £1.3 million (Funded through the Private Sector Housing Grant)

- Could not provide any information on how much the Council has spent over the last four years in removing adaptations

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90 Much of this money could be saved if homes were built to lifetime standards.
West Lothian Council

Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. Around 2,100 households currently have some sort of unmet need with housing requirements
- Wheelchair accessible housing accounts for 8% of all Council housing
- Council works with the West Lothian Disability Forum when gathering information on housing need
- Could provide an average spend for adaptations between 2004 - 2008:
  - Wet rooms - £2,200
  - Stairlift - £1,400

Areas for improvement

- Could not provide an estimate for the number of disabled people living in West Lothian. The Council have stated that there are 14,300. The estimated number is around 28,568
- Council do not know the average waiting period a disabled person will wait for adapted housing. Requirement is fluid and the Council reacts through Community Occupational Therapists
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- No information on how disabled people were involved in setting the priorities of the Local Housing Strategy
- The following was spent on adapting homes in West Lothian between 2004 – 2008:
  - Council housing - £5.7 million
  - Private Housing - £3.2 million
- Council have a policy to remove adaptations at the Council’s expense
- Could not provide any information on how much the Council has spent over the last four years in removing adaptations

91 Inclusion Scotland would like to see all Council’s adhering to a 10% quota.
92 However, much of this money could be saved if homes were built to lifetime standards.
93 Taken from the 2001 Census.
94 Much of this money could be saved if homes were built to lifetime standards.
Western Isles Council

Areas of good practice

- Have provided estimations of local unmet housing need for disabled people. Since 2004 –
  - Major adaptations – 123 (social rent sector)
  - Minor works – 115 (social rent sector)
  - Major adaptations – 324 (private sector)
  - Minor works – 667 (private sector)
- Council have a policy not to remove adaptations from homes

Areas for improvement

- Could not provide an estimate for the number of disabled people living in the Western Isles. The Council have stated that there are 2,830. The estimated number is around 5,300\(^{95}\)
- Council do not know the average waiting period a disabled person will wait for adapted housing. However, they are not aware of any tenant requiring major adaptations
- Council do not know when the current needs of disabled people requiring adapted housing will be met
- Council have no set requirement to build homes that are fully accessible
- Council do not know how disabled people were involved in gathering information on housing need
- Council do not know how disabled people were involved in setting the priorities of the Local Housing Strategy
- The following was spent on adapting homes in the Western Isles between 2004 – 2008:
  - Council housing - £427,057 (Funded through Housing Capital Programme)
  - Private Housing - £1.5 million (Funded through the Private Sector Housing Grant)\(^{96}\)

\(^{95}\) Taken from the 2001 Census

\(^{96}\) Much of this money could be saved if homes were built to lifetime standards.