



## ENVIRONMENTAL SERVICES

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Your reference:

Our reference: RA/TJS/

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Dear Ms Robinson

### **CONSIDERATION OF PETITION PE1554**

Thank you for your enquiry and for the opportunity to comment on the petition. Our responses are as follows:

#### **1. What are your Local Authority's views on what the petition seeks?**

Moray Council is acutely aware of the issues identified in Petition PE 01554. Moray's Housing Need and Demand Assessment 2011 concludes that, in common with many other areas, there is significant unmet need arising from the ageing population, the lack of accessible or adaptable housing in the private sector, and limited public sector spending.

The Council has approved an Accessible Housing Supplementary Guidance as part of its Local Development Plan Proposed Plan, which was subject to examination by the Scottish Government's Reporter in April 2015. The Supplementary Guidance will require 10% of new private sector housing to be built to wheelchair accessible standard, for development of 10 or more units. This policy applies to new build and conversion/redevelopment projects, and will be implemented through the Development Control process.

#### **2. What percentage of new build homes within your local authority area are adapted to full wheelchair accessibility standards?**

Moray Council's Local Housing Strategy places an emphasis on delivery of accessible housing for affordable rent. Since 2011 approximately 15% of affordable housing completions have been built to comply with Housing for Varying Needs for wheelchair users. A further 10% have been built to comply with Housing for Varying Needs for older or ambulant disabled people. Both of these groups of house types exceed the space standards in current Building Regulations, e.g. hall widths, external and internal door frame widths, wet room sizes etc. Moray Council Housing Development staff has consulted extensively with our OT colleagues on new build design issues, in an effort to provide house types which are readily adaptable to individual needs throughout the lifespan of the property, a reasonable cost, and with minimum disruption to the occupant.

Moray Council does not maintain records of private sector housing completions which have been built to full wheelchair accessibility standards as defined by Housing for Varying Needs. However, we believe the numbers to be extremely small.

**3. How many people within your local authority area are: (i) on a waiting list for disabled friendly housing; and (ii) accommodated with disabled friendly housing?**

- (i) Our HNDA 2011 assumes that the vast majority of housing applicants on each of our 10 RSL's waiting lists will also be on the Council's waiting list. Moray Council's Housing List shows that 22% of housing applicants need accessible housing (ground floor), following a medical assessment process. This assessment process often involves consultation with OT colleagues. This process frequently identifies a need for level access showers and kitchen adaptations as well as stairlifts, telecare and grabrails.
- (ii) Types of affordable rented housing in Moray area are detailed in the table below. Moray Council's Allocations Policy requires that best use is made of accessible or adapted housing.

<b>House type (ARC indicator C18)</b>	<b>Moray Council</b>	<b>RSL</b>	<b>Total self contained units</b>	
General needs	4,035	1,339	<b>5,374</b>	<b>67.12%</b>
Ambulant disabled	1,800	284	<b>2,084</b>	<b>26.03%</b>
Sheltered	113	364	<b>477</b>	<b>5.96%</b>
Wheelchair housing	19	53	<b>72</b>	<b>0.90%</b>
<b>Total</b>	<b>5,967</b>	<b>2,040</b>	<b>8,007</b>	<b>100.00%</b>

I hope this information is of assistance.

Yours sincerely

**Richard Anderson**  
**Head of Housing and Property**