

**PE1554/R**

**Glasgow City Council (GCC)**

**Public Petition Committee Response**

Glasgow City Council welcomes the opportunity to respond to the Petition from Jacq Kelly on behalf of the Leonard Cheshire Disability on the provision of disabled-friendly housing

We respond to the questions put to local authorities below.

**GCC'S view on what the petition seeks?**

One of the key objectives of Glasgow's Housing Strategy 2011 -16 is to increase the supply of new and converted accessible housing. In support of this aim, the Council has set targets for the delivery of new homes to be built to Housing for Varying Needs standards and to full wheelchair accessible standards in both our Strategic Housing Investment Plan (SHIP) and in City Plan 2.

Glasgow City Council is supportive of the proposal but, in addition to provision of targets for development of new build homes to full wheelchair accessibility standards, there is a need to ensure that there are effective and robust mechanisms for matching new supply with demand. This was an issue raised by local Housing Associations when consulted on City Council draft annual Strategic Housing Investment Plans.

Much of the existing stock in Glasgow is flatted (over 70%) so this presents various particular challenges in terms of disabled friendly housing and meeting the housing needs of disabled people.

**Percentage of new build homes within Glasgow adapted to full wheelchair accessibility standard?**

**Glasgow City Council's Affordable Housing Supply Programme**

- The Council, through its Affordable Housing Supply Programme, requires that all new affordable housing in Glasgow is built to comply with Housing for Varying Needs standard.
- The provision of fully wheelchair accessible housing through this Programme has been identified as an investment in the Council's Strategic Housing Investment Plans (SHIPs) since 2009. SHIP 2015/16 – 2019/20 – target is 40 units /year which represent 3.8% of proposed new affordable housing supply.

- Generally the provision of wheelchair accessible new build housing is more expensive than housing for general needs. In addition, much housing development in the city is on brownfield sites which can also add to costs. The Scottish Government has a benchmark subsidy level as part of its national programme which applies to Glasgow. This benchmark is based on general needs housing. Therefore there are financial challenges for both the Council and local Housing Associations to delivering disabled friendly housing. Nevertheless, setting targets, as above, within Strategic Housing Investment Plan indicates the City Council's support for increased provision.

The figures below are approvals for new provision in each financial year (these figures do not include GHA): -

2012/13 – total new build 283 units – 19 w/c accessible = 6.7%  
 2013/14 – total new build 626 units – 33 w/c accessible = 5.3%  
 2014/15 – total new build 431 units – 36 w/c accessible = 8.3%

## **City Plan 2**

- Since 2009, the Council has operated a planning policy requiring all housing providers to submit a Design and Access Statement setting out how the needs of potential wheelchair users have been addressed in proposals for new build housing and in developments of 20 units or more, there is a requirement to provide 10% of units to wheelchair standard, or readily adaptable to meet the standard.

### **How many people within Glasgow are: (i) on a waiting list for disabled friendly housing; and (ii) accommodated in disabled friendly housing?**

- GCC no longer owns housing stock and so does not hold waiting list information. There are 68 RSLs in the city operating their own separate waiting lists. The Glasgow Centre for Independent Living (GCIL) has provided information that it holds. There are 578 people on GCIL's waiting list (2014) for wheelchair accessible housing although we understand that this figure does not capture the full extent of demand in the city. Of these 466 (81%) need full wheelchair accessible housing and 112 (19%) require barrier free housing. These figures are provided from GCIL's Home2Fit Housing Register as at June 2014.
- Analysis of the RSL stock database (data from 2013) suggests that there are somewhere in the region of 2088 units in the social sector with adaptations, including 343 units described as fully wheelchair accessible.
- As per above the AHSP provided an additional 88 new wheelchair accessible houses developed through the 2012/13 – 2014/15 programmes and around 800 adaptations each year funded through the AHSP Stage 3 budget.

- The City Council manages Private Sector Housing Grant (PSHG) funding for aids and adaptations in the private sector. In 2014/15 497 wet floor /level access showers & 203 stairlifts were fitted.
- In terms of sheltered /very sheltered housing, there are 87 sheltered housing schemes providing 2,958 tenancies and 17 very sheltered housing schemes providing 511 tenancies in Glasgow.
- **Scottish House Condition Survey 2011 – 13**

We have extracted some relevant information from the above as it relates to this issue in Glasgow.

There is a relatively significant proportion off households in Glasgow where one or more members are Long Term Sick or Disabled (LTSD) = 39% (30% owners, 60% social rented sector, 15% Private Rented Sector)

The percentage of households that report having adaptations is 22% (19% owners, 30% social rented sector, 10% PRS)

In terms of dwellings 4% in Glasgow require adaptations