

PE1554/S

City of Edinburgh Council Letter of 11 May 2015

CONSIDERATION OF PETITION [PE1554](#)

Calling on the Scottish Parliament to urge the Scottish Government to take action to ensure that all new homes in Scotland are built to fully meet all the Lifetime Homes Standards, with at least 10 per cent of new homes built to full wheelchair accessibility standards.

The Scottish Parliament's Public Petitions Committee considered the above petition on 31 March 2015. At that meeting, the Committee agreed to write to the City of Edinburgh Council seeking the following information:

- What are the City Council's views on what the petition seeks?
- What percentage of new build homes within your city council area are adapted to full wheelchair accessibility standards?
- How many people within your city council area are (i) on a waiting list for disabled friendly housing; and (ii) are accommodated with disabled friendly housing?

Response to Public Petitions Committee

1. What are the City Council's views on what the petition seeks?

The Council supports the aims of the petition. All Council owned new build homes are built to Housing for Varying Needs standard. The Council and RSLs aim to provide fully wheelchair accessible housing in suitable locations, with good transport links and close to local amenities. The majority of new homes in Edinburgh are flatted developments and not all are suitable for wheelchair accessible housing, however the council aims for 10% wheelchair accessible homes in its new developments.

We feel that the proposals in the petition would help increase the supply of disabled friendly housing, and would support the introduction of the proposals on a statutory or regulatory basis. The Council aims to ensure that people are able to stay in their home where possible; adapting current housing to meet people's needs rather than having to move home. Further support in adapting current homes would also be welcome.

2. What percentage of new build homes within your city council area are adapted to full wheelchair accessibility standards?

The council also aims for 10% wheelchair accessible homes in its new developments. The table below shows the current 21st Century Homes projects completed and underway and the percentage of those homes that are or will be wheelchair accessible.

Site	Council homes	Wheelchair Accessible Homes	Status
Gracemount	87	10%	Complete
Greendykes C	60	2% - As a result of taking over a development at an advanced stage of design.	Complete
West Pilton Crescent	34	12%	Complete
Pennywell	356	10%	Under Construction
Leith Fort	32	10%	In procurement

3. How many people within your city council area are:

(i) on a waiting list for disabled friendly housing

The City of Edinburgh Council maintains a common housing register, EdIndex, with 16 other housing providers in the city. EdIndex is a choice based letting scheme, allowing housing applicants to choose the homes they would like to be considered for. There is not a separate waiting list for disabled friendly housing; however different levels of priority status are awarded to applications in some cases.

Gold Priority is awarded when an applicant's current home does not meet, and cannot be adapted, to the housing needs of the applicant or a member of their household. This includes people who have mobility issues and require a home more suited to their needs. As of the 31 March 2015 there were 570 Gold Priority cases on the housing register.

Urgent Gold Priority is usually only awarded in exceptional circumstances, for example to enable a hospital discharge. This priority is also awarded to prevent long term hospital and care home admissions and forms part of a wider support and care package. As of the 31 March 2015 there were 16 Urgent Gold Priority cases on the housing register.

(ii) accommodated with disabled friendly housing?

Specific figures on the number of disabled friendly homes are not held. The Council seeks to ensure people are able to live independently in their own home where possible, and offers priority in securing a new, more suitable home where not. Since 2006/07 the Council has funded 5,677 adaptations across all housing tenures, investing over £22.5m.

	Private Adaptations		Council Adaptations (Major)		Housing Association Adaptations		Total Adaptations	Total Spend
	Number	Spend	Number	Spend	Number	Spend		
2006/07	327	£1,247,000	371	£1,500,000	202	£689,479	900	£3,436,479
2007/08	298	£1,400,000	284	£1,200,000	200	£882,653	782	£3,482,653
2008/09	305	£1,470,000	134	£860,000	200	£618,452	639	£2,948,452
2009/10	334	£1,276,000	178	£1,050,000	230	£601,472	742	£2,927,472
2010/11	261	£1,045,279	173	£790,276	239	£522,946	673	£2,358,501
2011/12	257	£948,000	164	£725,000	114	£354,695	535	£2,027,695
2012/13	250	£1,085,412	220	£1,101,219	209	£478,643	679	£2,665,274
2013/14	251	£998,126	206	£1,233,710	270	£504,369	727	£2,736,205
2014/15	233	£1,069,286	229	£866,128	308	£558,509	762	£2,494,414
	2,516	£10,539,103	1,959	£9,326,333	1,964	£5,211,709	6,439	£25,077,145

Major adaptations can include installing ramped access, wet floor showers, alterations to doorways, or changes to kitchens such as lowering work surfaces. In addition the Council funds minor adaptations to Council homes such as installing handrails or the lowering of light switches, of which 653 were carried out in 2014/15 financial year.

This approach allows for people to live independently in their own home where possible, rather than having to move to a new home.

In addition to this, new homes built through the Affordable Housing Supply Programme (AHSP) include a number of older persons housing, wheelchair accessible homes and supported housing. 19% of all homes funded through AHSP are for older people, wheelchairs users and supported housing.

AHSP tenure	2009/10	2010/11	2011/12	2012/13	2013/14	Total
General	651	433	465	443	512	2504
Older/ambulant	62	65	44	33	51	255
Wheelchair	25	27	80	25	28	185
Supported Housing*	50	0	68*	0	0	50
Total	788	525	657	501	591	3062