

Vulnerable People Housing Assessment

People with a Physical Disability – including people with a Sensory impairment

Full reference should also be made to:-

- Derbyshire Supporting People Strategy 2005/10– pages 49 - 52 and Appendix C – pages 76 – 83
- Erewash Housing Needs Assessment 2006 – pages 87-97 & page 171
- Erewash Stock Condition Survey 2004
- Derbyshire Extracare Strategy
- Housing And Support Needs Of Young Disabled People In Derbyshire. 2006. Report Collated By Derbyshire Coalition for Inclusive Living

Summary

There are around 10,000 households in Erewash which have a member with a physical disability (including sensory impairment) – around 68% of these are older people households.

The Housing and Support needs of people with physical disabilities are in ensuring that accommodation is suitable to meet their physical needs – through adapting or building properties to meet needs, warden, alarm and telecare services, bringing properties up to a decent standards to handyperson and gardening schemes. People may need housing related support because of issues other than their physical or sensory disability – for example mental ill health, domestic violence, or young people living independently for the first time.

The key issue therefore is that housing and support provision is accessible for people with a physical disability or sensory impairment, and that staff providing services are aware of disability issues.

As for many other local authorities, Erewash does not currently have good information on suitable accommodation in the area, but we are hoping to improve this over the next 2 years.

We are more successful in assisting disabled people in Erewash through Disabled Facilities Grants than most other local authorities in Derbyshire.. We aim to provide assistance that will enable 170 disabled people to remain in their own homes as a result of grant funded adaptations being made in 2006/07. However we know that there is ongoing need for Disabled Facilities Grants and for handypersons schemes.

Suitable housing for people with physical disabilities is of strategic importance in Erewash, which is also demonstrated by the commitment to these services by EBC Members and staff.

The current priorities for future development are to produce planning guidance on the provision of housing and design, continued delivery of Disabled Facilities Grants, expansion of handypersons schemes, ensuring provision in supported accommodation, awareness raising amongst council staff and other partners.

Number of people with a Physical Disability in Erewash homeless, in housing need or requiring housing support

<u>Information</u>	<u>Number</u>	<u>Breakdown</u>																																
Number of households with a member who is 'Physically disabled' (Erewash Housing Needs Assessment 2006)	7,619 (16% of all households)	<table border="1"> <thead> <tr> <th colspan="2">Household size</th> </tr> </thead> <tbody> <tr><td>One</td><td>2,598</td></tr> <tr><td>Two</td><td>3,444</td></tr> <tr><td>Three</td><td>1,036</td></tr> <tr><td>Four</td><td>335</td></tr> <tr><td>Five</td><td>107</td></tr> <tr><td>Six or more</td><td>107</td></tr> <tr> <th colspan="2">Age of household members</th> </tr> <tr><td>No older people</td><td>2,583</td></tr> <tr><td>Both older & non older people</td><td>1,394</td></tr> <tr><td>Older people only</td><td>3,642</td></tr> <tr> <th colspan="2">Tenure</th> </tr> <tr><td>Owner-occupied (no mortgage)</td><td>3,794</td></tr> <tr><td>Owner-occupied (with mortgage)</td><td>1,547</td></tr> <tr><td>RSL</td><td>1,821</td></tr> <tr><td>Private rented</td><td>457</td></tr> </tbody> </table> <p>Percentage living in unsuitable housing – 15.2%</p>	Household size		One	2,598	Two	3,444	Three	1,036	Four	335	Five	107	Six or more	107	Age of household members		No older people	2,583	Both older & non older people	1,394	Older people only	3,642	Tenure		Owner-occupied (no mortgage)	3,794	Owner-occupied (with mortgage)	1,547	RSL	1,821	Private rented	457
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Number of households with a member who has a severe sensory disability (Erewash Housing Needs Assessment 2006)	2,245 (4.7% of all households)	<table border="1"> <thead> <tr> <th colspan="2">Household size</th> </tr> </thead> <tbody> <tr><td>One</td><td>1,136</td></tr> <tr><td>Two</td><td>799</td></tr> <tr><td>Three</td><td>97</td></tr> <tr><td>Four</td><td>128</td></tr> <tr><td>Five</td><td>47</td></tr> <tr><td>Six or more</td><td>38</td></tr> <tr> <th colspan="2">Age of household members</th> </tr> <tr><td>No older people</td><td>579</td></tr> <tr><td>Both older & non older people</td><td>245</td></tr> <tr><td>Older people only</td><td>1,419</td></tr> <tr> <th colspan="2">Tenure</th> </tr> <tr><td>Owner-occupied (no mortgage)</td><td>1,062</td></tr> <tr><td>Owner-occupied (with mortgage)</td><td>429</td></tr> <tr><td>RSL</td><td>602</td></tr> <tr><td>Private rented</td><td>153</td></tr> </tbody> </table> <p>Percentage living in unsuitable housing – 15.3%</p>	Household size		One	1,136	Two	799	Three	97	Four	128	Five	47	Six or more	38	Age of household members		No older people	579	Both older & non older people	245	Older people only	1,419	Tenure		Owner-occupied (no mortgage)	1,062	Owner-occupied (with mortgage)	429	RSL	602	Private rented	153
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Number of households applying for Disabled Facilities Grants in Erewash	<u>2005/06</u> 352	In response to your request for information regarding the supply and demand for Disabled Facilities Grants please find details below for the last two financial years.
	2006/07 - 371	
		<u>2005/06</u> No. of grant referrals received - 352 No. of DFG Approvals issued - 149 No. of DFG Payments issued - 129 (Total Spend £638k)
		<u>2006/2007</u> No. of grant referrals received – 371 No. of DFG Approvals issued - 173 No. of DFG Payments issued – 158 (Total Spend £706K)

Housing and Support needs of people with a physical disability, and how these are met in Erewash:

One ‘overriding message’ from a study by Esmond et al 1998 was that “disabled people want the same as non-disabled people: the opportunity to live in their own homes, with whom they choose or by themselves, to participate in their communities, and to have a reasonable quality of life.”

Local events and literature indicate that young disabled people want the same things as other young people:

- choice in where they live, with whom, and how they’re supported;
- inclusion in mainstream provision rather than ‘special needs’ arrangements;
- access to ordinary social networks and livelihood.

(From Housing And Support Needs Of Young Disabled People In Derbyshire. 2006)

We understand that the numbers of people likely to need housing-related support solely because of their physical disability or sensory impairment are very small. People may need housing related support because of issues other than their physical or sensory disability – for example mental ill health, domestic violence, or young people living independently for the first time (after leaving school or their family home)

(From Derbyshire Supporting People Strategy 2005/10)

<u>Housing and support needs</u>	<u>How met in Erewash (see below for more detail)</u>
Warden and alarm services	Over 2,200 RSL sheltered housing units with mobile or resident wardens and alarms
Telecare technological support	Three Valleys Housing CareLink and extended Telecare provision to residents in all tenures
Extracare provision	Currently no specific Extracare scheme, although need for Extracare provision has been identified
Other services to help maintain and remain in own home – e.g. gardening, handy person schemes, advice services, home improvement agency	<ul style="list-style-type: none"> • Handypersons schemes through voluntary agencies • Private gardening and cleaning services • Walbrook Home Improvement Agency
Suitable housing available for those with mobility problems– e.g. bungalows, ground floor flats, flats with lifts	Approx 6,000 bungalows in Erewash, of which approx 1,500 are RSL properties
Bringing homes up to Decent Homes Standard	<ul style="list-style-type: none"> • Home Improvement Agency • Home Repair Assistance • Home Improvement Grants & Loans • Landlord Grants • Disabled Facilities Grants
Adaptations and disabled facilities	Derbyshire County Council Social Services Disabled Facilities Grants

Disabled Facilities Grants 2005/06 - Erewash

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**Adapted, Mobility, Wheelchair accessible, Lifetime Homes
Accommodation and Other Services for people with physical
disabilities in Erewash:**

As for many other local authorities, Erewash does not currently have good information on suitable accommodation in the area. Improvements on

information throughout Derbyshire is being co-ordinated via the Disability Partnership Board Housing Sub Group

The information we are aware of includes:

Accommodation:

Service	Area	Type of Service
Three Valleys Housing	Dispersed within Erewash	22 units of accommodation specifically for people with physical disabilities
Step Forward	In Long Eaton	10 units of accommodation with support
Properties of all tenures with adaptations (from Erewash Stock condition survey 2004)		2,085 properties with adaptations (all tenures) (4.5% of all properties) Of which: 63% adapted bathroom 39% Chair/Stairlift/Hoist 35% Level/Ramped Access 18% Ground Floor bedroom/bathroom 10% Repositioned electrical controls 8% Wheelchair WC 4% Adapted Kitchen

Sheltered and supported accommodation:

There are over 2000 sheltered and other designated dwellings for older people resident or mobile warden support. (See Older People's Housing Assessment) Many of these schemes are also made available to younger people with physical disabilities.

Not all properties are suitable for those with disabilities who are wheelchair users.

Other Services:

Carelink	Throughout Erewash	24 hour emergency Call Centre and community support workers. Also telecare products.
Home Improvement Agency	Throughout Erewash	<ul style="list-style-type: none"> Assists eligible owner-occupiers to apply for Home Repair Assistance grants to bring property up to Decent Homes Standard. Provide Support in obtained estimates for

		<p>eligible works, and in submitting valid application to Erewash Borough Council</p> <ul style="list-style-type: none"> • Provides a range of advice to owner-occupiers on other possible sources/options in funding works to their properties. (including equity release)
Grant Aid	<p>Throughout Erewash to those in receipt of income related benefit</p> <p>Except for Home Improvement Grants – available only in Hallam Fields, Old Park, Long Eaton Nottingham Road, Derby Road East Wards.</p> <p>Aged 60+ for Home Repair Assistance</p>	<p>Home Repair Assistance grants Home Improvement grants Home Improvement Loans Landlord Grants</p>
Disabled Facilities Grants	Throughout Erewash	Grant aid towards the cost of providing adaptations and facilities to enable a disabled person to continue to live in their own home
Handy persons	Throughout Erewash	Handyvan - Through Help the Aged – provide security-based products
	Throughout Erewash	Amber Valley & Erewash CVS – Handypersons scheme
	Throughout Erewash	Erewash Concern – garden maintenance and decorating
	Erewash	Private gardening and cleaning services

Protocols/Forums etc

- Disability Partnership Board Housing Sub Group
- Erewash Borough Council Disability Equality Scheme

Relevant Strategies

Erewash Fit for Purpose Housing Strategy 2005 – 2008:

As part of the commitment to targets set out in the Local Area Agreement, we continue to manage the disability facility grants (DFG) and we will target additional funding set aside for these grants towards the over 65s to help reduce the number of elderly people entering residential care. It is hoped that home adaptations funded through the DFGs will prolong the ability for people to remain living independently in their own homes.

Erewash Borough Council Corporate Plan 2006 – 2009:

Assisting in delivering homes for all: To seek to deliver appropriate and affordable homes and accommodation: We aim to provide assistance that will enable 170 disabled people to remain independent in their own homes as a result of grant funded adaptations being made in 2006/07.

Erewash Borough Council Disability Equality Scheme

2006 – 2009 – Draft:

The following barriers have been identified through existing research and consultation:Inaccessible housing. The Council will need to continue to challenge what it currently does to find out if this disadvantages disabled people. To do this we will need to encourage constructive feedback and then take action to make reasonable adjustments.

Ensure that training on disability legislation and issues is delivered to all staff. By March 2007 and ongoing

Commitment made by Erewash Council Members & staff to projects for people with physical disabilities

Erewash Borough Council commitment to disabled facilities grants - £600,000 for 2007/08;

Available Funding

- Disabled Facilities Grants
- Home Improvement Grants/Loans, Landlord Grants, Home Repair Assistance grants

Future Housing Needs and Housing-related support needs

- Continue delivery of mandatory Disabled Facilities Grants
- Expansion of Handypersons schemes
- Over the next 2 years, we hope to gain better knowledge of the requirements for purpose built accommodation.
- Over the next 2 years, as part of the Local Development Framework – we will be developing planning guidance on the design and provision of housing for people with special needs, including those with physical disabilities.
- We will also be providing guidance on the requirement for Lifetime homes, and are currently in discussions with developers about the development of lifetime homes on specific sites in Erewash.
- Ensuring that all accommodation based support services have provision for people with physical disabilities
- Ensuring council staff, housing and support provider are aware of disability issues.