

# **TAI PAWB'S SUGGESTIONS TO THE DISABILITY RIGHTS TASKFORCE: *Affordable & Accessible Housing***

Ross Thomas

**Tai Pawb**

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# We know the challenges...

- Data
- Lack of co-production
  - *...understanding & awareness*
- COVID-19 back-log
- Complex allocation system
- Postcode lottery for social housing/funding
- Growing older population with mobility issues
- Difficulties in private rented accommodation
- Regulation – not clear or robust enough?

**‘...take due account of the Lifetime Homes standard to ensure that the new Welsh Government housing quality standard is reflective of current disabled people’s needs. We will set a longer term goal by 2025 at the latest to have the same standards for all homes irrespective of tenure.’**

*Action on Disability: framework for independent living (2019)*

**‘more and  
better’**

- + Local Housing Market Assessments (LHMAs)**
  - + Strengthened WHQS guidance**
    - + Disability Rights Taskforce**
- + Disabled people are ready and willing to work with providers**
  - + A sector that wants to get it right**

# 1. Develop & publish a comprehensive strategy

- More & better accessible homes
- Allocations framework
- Adaptations framework
- Dove-tail with net-zero work

# 2. Review WDQR

- Basic Wheelchair Accessibility Standard
- Introduce wheelchair accessibility quotas for new-builds according to need

# 3. Support a rights-based approach to housing

- Introduce a right to adequate housing
- Tenants become rights-holders – redress mechanism

# 4. New private homes to Lifetime Homes standard

- Disparity between social and other sectors
- Following in footsteps of England
- Mandate for wheelchair accessibility

# 5. Single point of contact in local authority

- Support!
- Helps better navigate system – esp. adaptations and equipment
- Review PAG formula

# 6. Co-produce set of 'principles' for allocation

- Effective accessible allocation system in each local authority (housing register)

# 7. Review hospital discharge

- Commission housing-focused discharge service per region
- Develop clear discharge pathway – early referrals, early communication with housing
- Good practice – Hospital to Healthy Home (Care & Repair Cymru)

# Any questions?

**Ross Thomas**

@rosslpthomas

**Tai Pawb**

@TaiPawb

