Homes Fit for Purpose

Accessible Housing in Wales: Key issues & solutions

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The Medical Model of Disability

Is housebound

Needs help and carers

Confined to a wheelchair

Has fits

The problem is the Disabled person

Can't walk

Is sick
Looking for a cure

Can't get up steps
Can't walk

Can't see or hear

This is a diagram of the traditional Medical Model of Disability, which the Social Model was developed to challenge.

The Social Model of Disability

Badly designed buildings

Poor job prospects

Stairs not ramps
No lifts

Isolated families

The problem is the disabling world

Special schools

Inaccessible transport
No parking places

Discrimination

Few sign language interpreters

The Social Model of Disability states that the oppression and exclusion people with impairments face is caused by the way society is run and organised.

Housing need & development

- Chronic shortage of accessible housing but no hard evidence or strategy
- In 2018 only one LA had a target for building accessible homes (EHRC)
- Barriers: using local data, reluctance from private developers, ad-hoc planning, lack of or late engagement with disabled residents
- Positive: New LHMA guidance & Lifetime Homes

Allocations

- Only 50% of LA's have an accessible housing register (EHRC, 2018)

- What makes accessible housing allocation work/or not?
  - Proactive assessment of properties and people's access requirements
  - Trained staff resource to manage this process to facilitate a best match
  - Good access to OT's – housing OT's or close partnerships with SS
  - Partnerships with health & support with hospital discharge
  - Effective oversight: waiting times, assessment times, housing availability, adaptations times, long-term look

Communication and engagement

- Low awareness of how accessible allocation works
- Information available on websites could be better
- Proactive engagement low or infrequent
- Mostly satisfaction surveys but not disaggregated

Recent developments

- Local Housing Market Assessment guidance – focus on disability

- Draft WHQS 2023

- 'Removal' of means test for small/medium DFG's

- Changes to PAG budgets and administration

- WG Housing Adaptations Strategic Planning Framework – April 2023

- WG Disability Taskforce: Accessible Housing Subgroup

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