

Freedom of Information Act 2000 – disability friendly housing

Your request for information has now been considered and the Council's response to your questions is shown below.

You asked:

In response to the questions below marked with a star [*], please include figures for both publicly and privately funded/owned properties if possible, and specify which you are providing if both figures are not available.

Where we refer to 'disabled people', we are referring to the definition included in the Equality Act 2010:

"You're disabled under the Equality Act 2010 if you have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities."

Where we refer to 'supported living' we are referring to: housing for people with a disability (which the tenant rents or owns) with support options available and provided by the same, or a separate organisation. This would not include residential care services and or "shared lives" (adult placement) schemes.

Questions:

1. Please provide a copy of your Housing Plan, or equivalent document.

For your information this part of the letter constitutes a refusal notice under Section 17.1 of the Freedom of Information Act 2000 because an exemption under Section 21 of the Act is being applied, namely the information is accessible by other means, e.g. the Council Website, as it is already in the public domain.

Please follow link below for Core Strategy which contains policies on the number of new homes which should be provided in the city
www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/ldf/ldfcore-strategy/

2. How many new homes were built this year, and in each of the previous three years in your local authority area?

The table below shows the housing completions over the last 4 years:

2010/11	1188
2011/12	897
2012/13	1144
2013/14	1126

3. Have you undertaken any analysis of the need for accessible homes in your area?

- a. If so, please provide the figures for the last three years, or the latest figures available if they pre-date 2011/12.

Analysis of Estimated Shortfall for Wheelchair Accessible Homes as at 31 March 2014.

1. Since 31.3.13 the total estimated shortfalls has fluctuated and has ranged from 102 (as at 31.3.13) to 111 (as at 31.3.14). See table below.
2. The proportion of the total shortfall which is for one bedroom homes has consistently been higher than for other property sizes. See table below.

Estimated shortfall for wheelchair accessible homes, 31.12.11 – 31.03.14

	1 bed		2 bed		3 bed		4 bed		5 bed		6 bed		Total	
31.12.11	33	32%	28	27%	27	26%	13	12%	1	1%	2	2%	104	100%
31.03.12	39	34%	31	27%	29	25%	14	12%	0	0	2	2%	115	100%
30.06.12	37	34%	26	23%	30	27%	13	12%	1	1%	3	3%	110	100%
30.09.12	37	31%	38	32%	28	24%	11	9%	3	3%	1	1%	118	100%
31.12.12	37	32%	36	30%	32	27%	9	8%	2	2%	1	1%	118	100%
31.03.13	45	44%	26	25%	19	19%	7	7%	2	2%	3	3%	102	100%
30.06.13	45	41%	25	23%	25	23%	9	8%	2	2%	3	3%	109	100%
30.09.13	47	42%	29	26%	22	20%	8	7%	2	2%	3	3%	111	100%
31.12.13*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31.03.14	42	38%	30	27%	26	23%	7	6%	3	3%	3	3%	111	100%

a) Demand (D) and Supply (S) for Cat B properties¹ 31.12.11 – 31.03.14

	1 bed		2 bed		3 bed		4 bed		5 bed		6 bed		Total	
	D	S	D	S	D	S	D	S	D	S	D	S	D	S
31.12.11	46	25	43	10	45	12	11	2	7	0	1	0	153	49
31.03.12	56	25	45	12	46	12	14	1	8	0	1	0	170	50
30.06.12	57	25	51	12	50	12	14	1	8	0	1	0	181	50
30.09.12	76	30	55	10	57	8	22	0	6	1	2	0	218	49
31.12.12	83	43	51	13	67	10	26	1	5	1	1	1	233	69
31.03.13	76	55	62	15	47	14	24	2	6	2	2	1	217	89
30.06.13	73	20	65	5	55	3	20	1	7	0	2	0	222	29
30.09.13	82	13	55	5	64	2	18	0	8	0	2	0	229	20
31.12.13*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31.03.14	108	19	72	4	59	4	24	0	7	0	3	0	273	27

1: 'Demand' is the number of applicants on Housing Register who require accessible properties up to wheelchair access standard. All of these households have had an Occupational Therapist assessment to determine the level of adaptations needed. All of them have mobility issues and need level access showers and lift transfers.

*Analysis was not completed for this quarter.

4. How many disabled people, broken down by disability type (i.e. physical, sensory, mental health, learning disability) if possible, are there currently on your housing waiting list?

See below – point 5

5. How many disabled people, broken down by disability type if possible, were there on your housing waiting list at the end of each of the last three years?

We are not able to give a breakdown of the different types of disability of applicants on the Housing Register. However, the total number of applicants with a disability who had been given access and health priority on the Housing Register was as follows:

As at 31/03/2014	496
As at 31/03/2013	458
As at 31/03/2012	386

6. *How many wheelchair accessible properties^[1] were built this year, and in each of the last three years in your local authority area?

We do not hold this data across all tenures. In terms of Affordable Housing, the numbers of wheelchair accessible properties* built 31.03.11 to 31.03.14 are detailed below:

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
31.03.11	52	45	14	5	0	0	116
31.03.12	5	3	6	1	0	0	15
31.03.13	0	0	0	0	0	0	0
31.03.14	1	0	5	1	0	0	7
Indicative Numbers due for completion as at 31 March 2015	15	9	7	1	0	0	32

*wheelchair accessible properties include supported living accommodation

^[1]For details of wheelchair accessible housing guidelines, please see here: http://www.habinteg.org.uk/mediaFiles/downloads/77493040/bpg_wheelchair_acc_housing_pdf.pdf

7. *How many homes meeting Lifetime Homes Standards^[2] were built this year, and in each of the last three years in your local authority area?

Leicester City Council do not hold this information. Therefore this letter acts as a refusal notice under section 17.1 of the Freedom of Information Act 2000, because in accordance with section 1.1. of the Act this information is not held by the Council.

8. *How many houses were built that did not comply with part M building specifications^[3], this year, and in each of the last three years in your local authority area?

Nil.

Leicester City Building Control have not withheld a Completion Certificate or carried out enforcement action on any new dwelling due to non-compliance with Approved Document M.

The majority of new dwellings in the city over the last three years have been covered by Approved Inspectors and not the Council. Nevertheless we have not received any Reversions for non-compliance on new dwellings.

9. *What proportion of homes in your local authority area are currently:

- **Built to wheelchair accessible standards?**

Leicester City Council do not hold this information

- **Built to Lifetime Homes standards?**

Leicester City Council do not hold this information

- **Non-compliant with Part M building specifications?**

This information is not held by LCC, to provide this information would require an inspection of all existing properties in Leicester.

10. Do you currently provide an accessible housing register, or similar document?

a. If so, how many accessible properties are currently on the register?

The Council's Housing Register is used to identify the number of applicants requiring accessible housing with adaptations. It does not record the total number of accessible properties with adaptations within the Council's housing stock. There were however 121 lettings of accessible housing with adaptations in 2013-14.

^[2] For details of Lifetime Homes Standards guidelines, please see here:
<http://www.lifetimehomes.org.uk/>

^[3] For details of Part M building regulations, please see here:
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/>

For your reference please see via link below Leicester City Council's Affordable Housing programme Report which has recently been presented to Housing Scrutiny.

<http://www.cabinet.leicester.gov.uk/ieListDocuments.aspx?CIId=735&MIId=6505>

The legislation allows you to use the information supplied for your own personal use, or for journalistic purposes. If the information is a dataset (which does not relate to the environment), you may also use the information for commercial re-use under an [Open Government Licence](#).

If you are dissatisfied with the handling of your request please write to:

**Information Governance Manager
Information and Support
Leicester City Council
Bosworth House
9 – 15 Princess Road West
LEICESTER LE1 6TH
e-mail: info.requests@leicester.gov.uk**

Your request for internal review should be submitted to the above address within 40 (forty) working days of receipt by you of this response. Any such request received after this time will only be considered at the Council's absolute discretion.

You may also seek independent advice from the Information Commissioner at:

**Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow SK9 5AF
Telephone: 01625 545 700
www.informationcommissioner.gov.uk**

Please be aware that the Information Commissioner does not normally consider requests until the internal appeals process of the Council has been exhausted. You are therefore advised to appeal to the Information Governance Manager before contacting the Commissioner.