

Hammersmith and Fulham Disabled People's Housing Strategy 2021

Strategy: this means a big picture plan.

Objective 4

The council will find ways to offer more accessible housing to residents.



Objective: this means the Council's goals to make housing services better for disabled residents. If these objectives become a reality housing services will be fairer for everyone.

Resident: in this document this means people living in Hammersmith and Fulham.

Background information:

At the moment, most of the homes that the council own are not accessible for disabled residents. There are not a lot of **accessible or adaptable homes**.



Accessible home: this means a house or flat that a disabled person can live in independently. The building is designed to be accessible. There might also be accessible equipment such as stair lifts and handrails.

Adaptable home: this means a house or flat that is not yet accessible for a disabled resident. However, it is easy to make changes to this home to make it accessible in the future.

The only option for some disabled residents might be new housing. The Mayor of London and Hammersmith and Fulham Council said that 90% of new housing must be accessible and 10% must be wheelchair housing.



There are also policies about how to make **affordable housing** a reality.

Affordable housing: this is housing that costs less. This is so that people that earn less money can rent or buy homes.



However, the cost of land and building work in London is very high. This means that most new housing is too expensive for disabled residents who get benefits or do not earn lots of money.



What is accessible housing?

In 2015, a document was written about what accessible homes should look like. It is called Document M. It talks about the **building standards** that **landlords** must meet to make housing accessible.



Building standards: this is a set of rules that must be met by the council to make sure housing is accessible.

Landlords: this means people or groups who own houses and rent them out to people.

The London Plan is a document written by the **Greater London Authority**. It says that 9 out of 10 homes must be accessible and adaptable. It says that 1 out of 10 homes must be accessible for wheelchair users.



Greater London Authority: this is a government organisation that has powers over planning, transport, police and fire and rescue services in London.

The document talks about two different types of homes for wheelchair users:

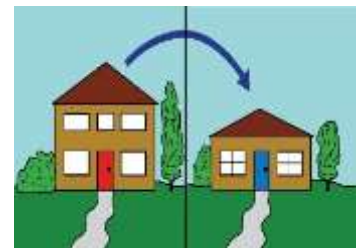
- **Wheelchair adaptable homes**, this means homes that are not yet accessible, but could be easily adapted for wheelchair users. This type of house is good for residents whose access needs might change over time.



- **Wheelchair accessible homes**, this means homes that are already accessible for wheelchair users. These homes are ready for wheelchair users to move in to straight away.



These different types of homes can be found in both private housing and in affordable housing. This gives disabled people a choice.



What is supported housing?

Supported housing is for people who need support to live in an independent way in their homes. It could be for people with:

- Complex needs, this means people who have lots of different health and support needs.
- Learning difficulties
- Mental health conditions



What is extra care housing?

Extra care housing is for disabled and older people. This housing is for people who need full time support to meet their care needs. These homes are built to meet these needs.



However, these types of housing need lots of funding to build. They also need funding to run the support services and to cover housing costs.



What is the Disability Forum Planning Group?

The Disability Forum Planning Group is an **independent** group run by disabled residents. They have **direct experience** of using housing, public buildings, and public spaces.



Independent: this means that the group is not part of the council itself. It is a separate group that works with the council.

Direct Experience: this means when a person uses or has used services for disabled people. It is important that these people give their views about services because they know the most about them and these services affects their lives.

The group gives important advice to the council's housing and planning services.



They make sure new public buildings and new housing have no steps and are accessible to everyone. This means all disabled residents, people with long term health conditions and older disabled residents.



The group reviews suggestions about planning. They support planning and housing officers to make sure building plans meet building standards.



The group wants to make sure that all new **social rent housing** and **affordable rent housing** meet building standards.



Social rent housing: these are homes that are owned by the council. They are usually the cheapest rented housing residents can get.

Affordable rent housing: these are homes owned by the council. They are usually more expensive than social rented homes, but cheaper than renting privately.

These homes must meet building standards. This will mean homes are accessible and adaptable. These standards must be met for wheelchair users too.



The Disability Forum Planning Group is not funded. However, the council wants to support members of the group to find funding.



This will help them to reach out to more disabled residents to take part in co-production and work together with the council on planning.

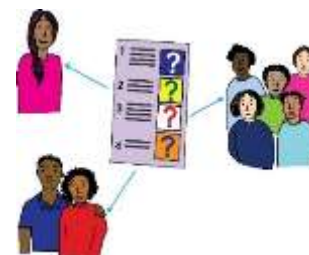


The council will also help to run training for the group. They will support them to hire staff too. They will do this with the support of disabled residents.



Here are some recommendations from the Disability Forum Planning Group. The council must:

- Make sure planning and housing departments work together with disabled residents.
- **Co-produce** information to make the planning system easier to understand.



Co-produce (work together): this means that disabled people and decision makers are working together in an active way. They do this to plan, design and review policy and services that affect our lives, to get rid of the barriers we face.

- Co-produce accessible easy-read information about the standards for new housing.
- Make sure disabled residents have better access to information about building work that is being done in the borough.



- Make sure that homes are built for disabled residents. The homes must then be made fully accessible after they are built.



- Make sure all homes for wheelchair users are always lived in by wheelchair users from the Hammersmith and Fulham housing waiting list. This is a list of wheelchair users in the borough who are waiting for housing.



What is the plan for building affordable housing on land owned by the council?

The council has said yes to a plan about building affordable housing on council land.

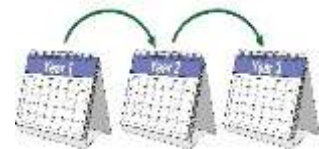


The plan is to work with **housing providers** to build up to 800 new affordable homes in the borough.



Housing provider: this means groups that own affordable housing. They run housing projects in communities.

These homes will be built on land that the council owns. This will happen over six years. The main aims of the plan are to:



- Build more affordable homes in areas that need them.
- Give the council nomination rights, this means they will have the right to suggest which residents should get this housing.



- Build these homes as soon as possible and within six years.



- Use council **resources** to support affordable housing.



Resources: this means money, staff, buildings or anything else that the council has to offer.

The homes will be affordable and meet the housing needs of lots of groups. This means disabled residents too.



The council has clear standards about building houses. You can read about these standards online. These rules are written in the borough's **Local Plan**.



The Local Plan: this is a document that talks about the council's plans for the borough until 2035. It talks about lots of aims such as putting more people in good, affordable homes. It aims to give people a place to live where there are good training and job opportunities for residents.

For any building work that will build 11 or more homes, these standards must be met:

a. At least half of all houses built should be affordable. This should happen across the borough.



b. 60% of affordable housing should be for social renting or affordable renting. They should be built especially for families.



c. 40% of homes built should be **intermediate housing**.



Intermediate housing: this is a housing option for people who can't get social housing but can't afford to rent or buy private houses. People who earn less than £60,000 per year, can rent a house or flat. People who earn less than £90,000 per year, can buy a house or flat.

d. Affordable homes should be spread out across the land and not just on one part of the site.



e. Residents should have the chance to buy affordable rented and social rented housing.



The London Plan also says that building work on private land should lead to at least 35% affordable housing. Building work on public land should lead to at least 50% affordable housing.



Our commitments

Commitments: this means what the council promises to do, to make our objectives a reality.

What promises can we make about offering more accessible housing?



1. We will: Build affordable homes that meet the needs of disabled residents.

This will mean that: disabled residents can access homes that they can afford. These homes will meet their needs.



2. We will: Look at getting funding to make sure more and more disabled residents can give advice to the council about new building plans.



This will mean that: disabled residents will have the power to make change happen. They will play a big role in building new housing in the borough from the very start of the building work.



3. We will: Support the Disability Forum Planning Group to hire and train disabled residents who are interested.



This will mean that: disabled residents will have the power to make decisions about housing in the borough.



4. We will: work together with disabled residents to review the Local Plan. We will work together to think about making changes to the plan.



This will mean that: disabled residents will be able to make changes to the Local Plan. They will be able to make sure planning applications meet the needs of disabled residents.



5. We will: work with Greater London Authority on special housing and look for housing opportunities.



This will mean that: there will be more funding in the borough to build housing that meets the needs of disabled residents.



Our Action Plan

Action plan: this means the steps that the council must take to make our objectives a reality.

What steps must we take to offer more accessible housing to residents?

Action 1:

The council must spread the word about the work that the Disability Forum Planning Group are doing.



Outcome, this means the changes that our work will lead to:

More people will know about the work that the Disability Forum Planning Group are doing.



Who is responsible for making sure this happens?

- Housing Strategy
- Disability Forum Planning Group



Action 2:

The council must support the Disability Forum Planning Group to hire and train members.



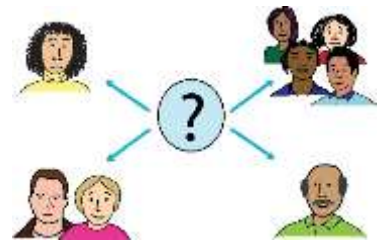
Outcome, this means the changes that our work will lead to:

More members of the Disability Forum Planning Group will be trained.



Who is responsible for making sure this happens?

- Housing Strategy
- Disability Forum Planning Group



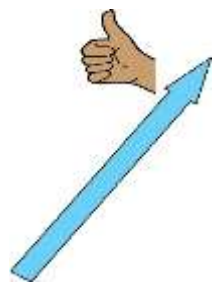
Action 3:

The council must support the Disability Forum Planning Group to find funding. They must use this funding to build up their group and get more and more disabled residents to join.



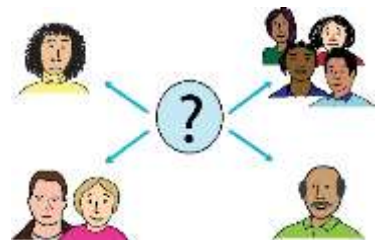
Outcome, this means the changes that our work will lead to:

This will lead to better relationships between the council and the Disability Forum Planning Group.



Who is responsible for making sure this happens?

- Housing Strategy
- Disability Forum Planning Group



Action 4:

The council must work with the Disability Forum Planning Group to write accessible information about building work. Together, they must write information about accessible housing standards.



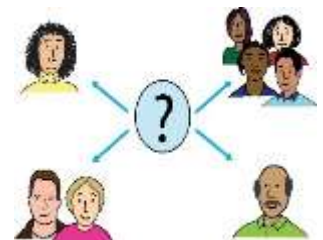
Outcome, this means the changes that our work will lead to:

This will mean disabled residents will have better access to information about building work and accessible housing standards.



Who is responsible for making sure this happens?

- Housing Strategy
- Disability Forum Planning Group



Action 5:

The council must work with the Disability Forum Planning Group to get housing for disabled residents. The work must meet the building rules written in the Local Plan.



Outcome, this means the changes that our work will lead to:

This will mean there will be more housing for disabled residents. This housing will meet the building rules written in the Local Plan.



Who is responsible for making sure this happens?

- Housing Strategy
- Disability Forum Planning Group



Action 6:

The council must work with the Disability Forum Planning Group to review the Local Plan. They must work together to make suggestions and changes.



Outcome, this means the changes that our work will lead to:

This will mean disabled residents can work on the Local Plan to make sure their housing needs are met.



Who is responsible for making sure this happens?

- Housing Strategy
- Disability Forum Planning Group



Action 7:

The council must make sure that disabled residents get good support from housing services.



They must get support with things like:

- Signing up for housing
- **Housing allocations**
- Moving homes
- Talking to managers about rent



Housing allocations: this means the way that the council decides who gets housing and which houses or flats they can live in.

They should also be put in touch with Hammersmith and Fulham link to get support with benefits if they need to.



Outcome, this means the changes that our work will lead to:

This will mean that disabled residents will be a lot happier with the support they get around housing.



Who is responsible for making sure this happens?

- Housing Solutions



How could we measure the changes that our work leads to?



We could ask these questions:

- How many disabled residents are taking part in the work that the Disability Forum Planning Group are doing?



- Is the Disability Forum Planning Group getting funding?



- How many affordable homes are there in the borough? Do these homes meet the needs of disabled residents?



- How many disabled residents are giving feedback about housing?



- Are disabled residents taking part in reviewing the changes being made to the Local Plan?

