

Accessible Housing Allocations Policy

The Common Allocations Policy applies to everyone who wants to apply for social housing.

Please read the Common Allocations Policy before reading this policy.

This is an extra policy which covers people who need an accessible property.

Information for people who want to apply for accessible social housing

Accessible housing is designed to be easy for disabled people to move around and live in.

Everyone who wants social housing must apply to the Common Housing Register. The Common Allocations Policy explains the rules for applying to this Register and how available properties will be allocated.

People who need accessible housing can then apply to the Accessible Housing Register.

People who need support to live independently can only go on this register if they also need the property to be adapted or accessible.

The person needing an adapted or accessible home can be a child or adult.

People who need accessible housing can also apply to:

- the Affordable Housing Register.
- the Designated Older Persons Register, if they are aged 55 or older.

How we decided what to put in this policy

Here are the things we thought about when we wrote this policy:

- **The Equality Act 2010.** The Act says:
 - we must treat people fairly.
 - we must make sure disabled people can use our services. This might mean we need to do things differently for disabled people.
 - we must take action so disabled people and the rest of the community have equal chances in life and can get on together
- The **United Nations Convention on the Rights of Persons with Disabilities.** This says disabled people have a right to live independently and be part of the community.
- The **Social Model of Disability.** This says people are disabled by the way society does things. Housing can be a disabling barrier. This policy will help to remove the barrier. We want social housing to support disabled people to have the same kind of housing choices as everyone else.
- The Welsh Government's **Framework for Action on Independent Living.** This says disabled children and adults in Wales should enjoy the right to independent living and being part of their community.
- **Ceredigion for All: Single Integrated Plan 2013–17.** This plan says people in Ceredigion:
 - can live in safe and affordable homes and communities.
 - can live fulfilled lives.
- **Housing for All: A Local Housing Strategy for Ceredigion.** This says we want the right services and housing across Ceredigion so that people can live independently.

What we want the policy to achieve

We want to make sure disabled people can get accessible housing.

Our policy also helps achieve the aims of our Common Allocations Policy.

We want to:

- use social housing to make communities stronger.
- make sure properties go to the people who need our help the most.
- make sure people know where they stand.

Using social housing to make communities stronger

Our Accessible Housing Allocations policy will make communities stronger by:

- making sure people living in or very close to Ceredigion are more likely to get housing.
- helping people stay independent and part of their community by helping them stay close to their support networks.
- helping disabled people move into the area if they are moving to start a job.

Making sure homes go to the people who need our help the most

We need to make sure we help the people who need our help the most. We will:

- make decisions using the rules in the Housing (Wales) Act 2014.
- do what we can to solve problems with poor quality privately rented housing.
- work with housing providers to make sure people only live in accessible or supported housing if they need it.

Making sure people know where they stand

We want people to know where they stand with us. We want them to know:

- if they are likely to get accessible social housing.
- how long they might have to wait.
- how we will decide who is offered an available property.
- what we expect from them, for example how we expect them to behave.

We will:

- use a band system, not a points system.
- take into account how long someone has been waiting, but also make sure people with an urgent need can get our help.
- not let a home to anyone who keeps behaving badly.

Application to the Registers

We use bands to help us allocate homes.

Please read the Common Allocations Policy to find out about the banding system.

Our banding system looks at your:

- **housing need**
- **local connection**

We also have a Band F for people who are waiting to be put in another band. For example, they might be in rent arrears, or we might be waiting to see if their private landlord will make their current home safe and fit to live in.

When you apply to the Common Housing Register, we will tell you which band you are in.

When you apply to the Accessible Housing Register, a professional will look at your application so we can give you an accessible housing category. They can also give you advice and help while you are waiting for an accessible home.

The different categories of accessible housing are:

- Full Wheelchair – this means you need a fully adapted home.
- Part wheelchair – this means you need a home that meets some of the wheelchair accessibility standards.
- Lifetime homes – this means you need a home that meets the Lifetime Homes standards. These are housing standards for homes that are easy for people to live in when they get older, or become disabled.
- Step free – this means you need a home without any steps or stairs.
- Max three steps – this means you need a home with no more than 3 steps at a time.
- Specific adaptation – this means you need something specific done to the home so you can move around and live there.

The Common Allocations Policy allows people joining the Register to choose 3 areas where they want to live.

The Accessible Housing Allocations Policy allows people joining the Register to choose up to 10 areas. This is because there are not as many accessible homes.

Some disabled people need to live in a particular area. For example, this might be where their support network is. This means they have less chance of being offered an accessible home. To make up for this, we will treat them as if they have been waiting 6 months longer than they have actually been waiting.

Allocating housing to people on the Accessible Housing Register

When a property is available, the Housing Register Team will allocate it to Band A, Band B or Band C.

We will look at the Accessible Housing Register for people who:

- are in that band.
- who need that category of accessible housing.

We will take into account:

- how long a person has been on the Common Housing Register.
- how long a person has been on the Accessible Housing Register.
- whether a person needs to live in one particular area.

Is this policy working?

Every 3 months, we will check this policy is working.