

HOUSING AND DISABILITY STATISTICS

From the Scottish Household Survey 2005:

<http://www.scotland.gov.uk/Resource/Doc/140387/0034518.pdf>

NUMBER OF DISABLED PEOPLE

- 34% of households include someone with a long term illness, sickness or disability – table 6.90
- More than 1 in 6 people class themselves as having a long term illness, sickness or disability – table 6.93
- Around 1 in 10 people report themselves as disabled – table 6.93

TENURE – from Table 6.91

Households including a disabled person are:

- less than half as likely to be buying a house using a mortgage as those without a disabled member. 21% of households including a disabled person are doing so, versus 46% of those without.
- around 2½ times as likely to be living in social rented accommodation. 41% of households including a person live in council or housing association property, versus 17% of households without a disabled member.
- Less than half as likely to live in the private rented sector, with only 4% of these households doing so versus 9% of households without a disabled member.

SUPPLY AND DEMAND FOR HOUSING SUITABLE FOR DISABLED PEOPLE¹

From Communities Scotland's Mind the Gap report in 2004, using figures from the Scottish House Condition Survey 2002

http://www.communitiesscotland.gov.uk/stellent/groups/public/documents/webpages/cs_009018.pdf

Overall situation

A crude analysis suggests that only 13% of the need for ambulant disabled properties and 19% of the need for wheelchair accessible properties is currently being met. This equates to a need for **230,000** additional properties suitable for disabled people and their families.

- 26,000 ambulant disabled properties compared to 199,402 households using a stick or walking framework = 13% of need met. An additional 173,400 properties needed.

¹ Communities Scotland – Mind the Gap 2004, using figures from the Scottish House Condition Survey 2002

- 7,000 full wheelchair properties compared to 36,221 wheelchair users = 19% of need met. An additional 29,221 properties needed.

This is a crude approach and does not take account of the housing needs and aspirations of households including those with sensory or learning difficulties, nor the fact that not all wheelchair accessible properties are occupied by someone in need of this type of housing.

Supply by accessibility of property

Level	000s	% of all dwellings
Permanent wheelchair	7,000	<0
Temporary wheelchair	21,000	1
Ambulant disabled	26,000	1
Visiting wheelchair	11,000	1
Total Barrier Free	65,000	4

Definitions from above:

Permanent wheelchair – as temporary, but on the ground floor

Temporary wheelchair – access must be step free or potentially step free. The size of common circulation areas (including kitchen, bathroom and WC must meet minimum requirements). If the dwelling is not on the ground floor it must be accessible by lift.

Ambulant disabled - where the dwelling is suitable for people who are disabled but ambulant. Access should not involve more than two steps, and the size of the bathroom and / or WC must meet minimum requirements.

Visiting wheelchair – access must be step free or potentially step free. At least one WC must meet minimum requirements. If the dwelling is not on the ground floor it must be accessible by lift.

Case example:

During 2003-04, Margaret Blackwood Housing Association received 233 new applications seeking wheelchair housing, and a further 339 seeking ambulant disabled housing.

104 houses were re-let in the year 2003/04, of which 33 were to wheelchair user standard and 23 to ambulant disabled standard. 6 new houses were built to wheelchair user standard and 1 to ambulant disabled standard. It can be concluded that supply met only 10% of the expressed need per annum.

HOUSING ADAPTATIONS REQUIRED

In 2003/4 the following major adaptations were required by, but had not been provided for, disabled people in Scotland²:

- 62,000 households needed a specially adapted bath or shower
- 19,000 households needed a stairlift
- 17,000 households needed a specially adapted toilet
- 8,000 households needed a ramp
- 4,500 households needed doors widening
- 3,500 households needed an extension
- 1,000 households needed a through-floor lift

Whilst just over 57%³ of disabled people live in the private sector, nearly 60% of all adaptations required⁴ are in the *public* sector.

FUNDING OF DISABLED ADAPTATIONS

Private sector

In 2003/4 only 4,500 grants for private sector housing adaptations were made by local authorities across Scotland⁵. This compares badly with the 47,000 private sector major adaptations of the types identified above required in that period.

There is obviously a huge demand for disabled adaptation grants and many local authorities operate queues. The Scottish Executive recognizes this demand and has made housing adaptations a national priority. Unfortunately, less is spent providing adaptation grants than for providing grants for home improvements (removing lead pipes, etc) and grants for repairs (such as tenement repairs) for private sector homes.

Council housing

There is no central record of adaptations made, and money spent doing so, by local authorities.

Richard Hamer
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² Communities Scotland - Scottish House Condition Survey (SHCS) 2002

³ Scottish Household Survey 2003/4

⁴ Data from a statistician working at Communities Scotland, drawn from the SHCS 2002

⁵ Scottish Executive's Statistics Group - Number of improvement grants and amount of grants approved by work type and financial year