

# Tai Pawb

Equality and Human Rights Toolkit for  
Councilors on Accessible Housing



# Tai Pawb

## Our Purpose

To inspire Wales to be a fairer place to live

## What we do

We promote equality and social justice in housing, we work positively and constructively to advance equality and reduce prejudice, discrimination and marginalisation related to housing.

[www.taipawb.org](http://www.taipawb.org) @TaiPawb [ceri@taipawb.org](mailto:ceri@taipawb.org)

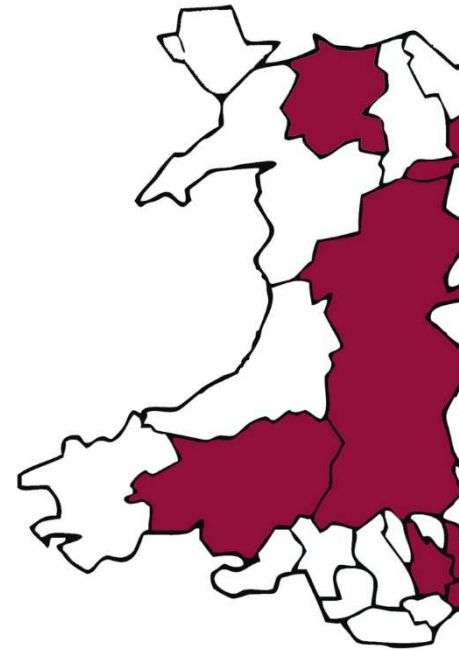
# Tai Pawb

We are a membership organisation, with members from the housing, community, equality and other related sectors in Wales.

# Our Members

# All Housing Associations in Wales are members of Tai Pawb

The following local authorities are members of Tai Pawb:  
Newport, Torfaen, Carmarthenshire, Caerphilly, Conwy,  
Powys and Wrexham.



[www.taipawb.org](http://www.taipawb.org) @TaiPawb [ceri@taipawb.org](mailto:ceri@taipawb.org)

# Key Facts about Disability in Wales

- How many people in Wales consider themselves disabled?
- How many people living in social housing in Wales consider themselves disabled?
- For every £1 spent on housing adaptations, how much is saved on health and social care?
- What is the percentage increase in number of people over 65 with mobility problems by 2035?

[www.taipawb.org](http://www.taipawb.org) @TaiPawb [ceri@taipawb.org](mailto:ceri@taipawb.org)

**There is a chronic shortage of accessible housing**

[www.taipawb.org](http://www.taipawb.org) @TaiPawb [ceri@taipawb.org](mailto:ceri@taipawb.org)

# EHRC Toolkit - background

- EHRC Report - *'Housing and disabled people - Wales's hidden crisis'*
- EHRC commissioned a number of toolkits, including,  
*'Housing for disabled people - A toolkit for local authorities in Wales'*
- Surveys, focus groups, scrutiny panels and one to one interviews
- Toolkit due to be launched w/c 15<sup>th</sup> October
- Cardiff Council is the first local authority to have the toolkit presented to them

# Toolkit – How it Works

## 3 Main Areas

- Equality duties
- Policy development process
- Practice

## Each Area includes:

Key questions, case studies, good practice examples and tips.

## Case study

### Cardiff Accessible Homes: Accessible housing register

Cardiff Accessible Homes (CAH), established in September 2002, is a central housing register for disabled people with physical impairments who want to move. CAH works closely with its partners (the local authority and seven housing associations) to provide quality homes for people who are looking for adapted or accessible housing. CAH was originally funded by the Welsh Government but is now fully funded by its partners. The aim of the service is to enable available adapted and accessible properties to be best matched to those people who need them.

The service offers re-housing, assessments, advice and support. This involves working in partnership with several agencies and organisations with a view to re-housing the client or obtaining an occupational therapist assessment, in order for adaptations to be installed. The underlying objective of the service is to help disabled people relocate/ remain within their home, and to continue to enjoy independent living.

## Personal story

### Leuan

Leuan was involved in a road traffic accident in 2016. Following a lengthy stay and rehabilitation in hospital, Leuan was referred to Cardiff Accessible Homes by his social worker. Leuan was unable to return to his previous property due to him not being able to use the communal stairs. He was assessed and placed on the accessible housing waiting list in late June 2016. Leuan was offered a two-bed ground floor flat in August 2016. He and his carer have settled at the property and enjoy the local amenities. Leuan stated the move from hospital to his current property was a difficult and anxious time, but he is now enjoying living independently in a secure environment.



## ! Top Tip

A cost-effective and time-efficient way of making your information instantly accessible to a larger percentage of your audience is to:

- write in plain language (i.e. use short sentences, everyday words and a logical structure)
- make it as concise as possible
- ensure it is as legible as possible, for example using a minimum 14 point text size, and that there is a good colour contrast
- use the accessibility checker in Microsoft Word documents to pick up on anything that might be difficult or inaccessible for people using screen-reading software

## ? Key questions

- Does our authority ask private developers to develop accessible housing as part of their targets, and how are these monitored and reported?
- Do we use the private rented sector to house disabled people?
- What information do we provide for private landlords about funding for adaptations for their tenants?

### **Supplementary questions:**

- If we house disabled people in the private rented sector, do we provide advice, guidance and/or training to the landlords on tenants' requirements?
- How do we assess the suitability of private rented property for disabled people, including people with a learning disability or mental health conditions?
- Have we considered including private rented/private properties on the accessible housing register?
- If private rented housing is being considered, what is the length of tenancy being offered and how secure is it?

How can the toolkit be disseminated and embedded across Wales?