




HANDOVER NOTES

April 2, 2013

- Analysis of reasons for refusal and possible impacts of refusal penalties on disabled households.
- Pros and cons of pilot processes.
- Recommendations about whether accessible homes should be let via CBL or direct lets.
- Report to HSDMT and Digest.

Papers:


Title	Content	
Accessible housing and adaptations pilot FINAL 22 June 2012	Details of lettings activity pre-pilot and pilot objectives.	 Accessible housing and adaptations pilot
Accessible housing pilot midpoint review Nov 2012	Outcomes of the pilot after the first 3 months.	 Accessible housing pilot mid point review
Accessible housing pilot amended process Jan 2013	Amended procedure note to include eligibility of households in TA.	 Accessible housing pilot amended proces

ACCESSIBLE HOUSING DEMAND

The AHR data held on IBS provides valuable information that can be used to inform projections of housing need and influence delivery of new accessible housing. A report template has been developed to capture demand for accessible housing (data on applicant need on IBS) and supply (from lettings activity on IBS). The stats have been extracted from spreadsheets provided by Arvind.


One area that still needs clarification is the demand for wheelchair accessible housing. All of the applicants that have been awarded an A category require wheelchair accessible accommodation. However, some wheelchair users have been awarded a C category and the IBS data does not allow for these to be extracted from the remaining C category applicants that do not need wheelchair accessible accommodation. The Housing OT Team Leader should be clarifying and resolving this.

Papers:






Title	Content	
Accessible housing demand June 2012	Report outlining demand for accessible housing split into different housing types designed to inform need for accessible homes through the delivery of new build housing.	 Accessible housing demand June 2012.d

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An access audit checklist has been developed to assist housing landlords of any tenure to assess the communal areas of residential estates and blocks. The interactive form can be found at: <http://www.rbkc.gov.uk/housing/partnerships/guidance.aspx>




Title	Content	
RBKC Access audit checklist Nov 2012	<p>Access audit toolkit for housing landlords.</p> <p>To be used by housing management, estate staff, OTs, etc.</p>	 <p>RBKC Access audit checklist Nov 2012 int</p>

Access appraisals have been provided for a number of developments in the borough. The key contact in Housing for these is Ruth Angel, Housing Strategy and Regeneration Manager.

Scheme	Details	
Hidden Homes	The TMO have been working on delivering new housing as part of their Hidden Homes Programme.	 RE Elm Park House and Grenfell Tower.rr  Grenfell Tower access appraisal.docx  Holmfield House access appraisal.docx
Kingsgate	Catalyst have indicated that they would like plans for this site appraised. Plans sent by Eve Wright in March 2013 were retracted as they needed amendments. Revised plans to follow.	Plans to follow
Odeon Cinema/ Post Office	The Post Office site on Kensington High Street is being considered for off-site provision of affordable housing for the Odeon Cinema re-development (s106). The PO site is a narrow site which does not lend itself to family housing so we have proposed that it be designated for older people's housing (not extra care).	 FW PO site Kensington High Street  FW Post Office Site Kensington High street

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Old Court Place/ Lancer Square	<p>Old Court Place is being proposed as an off-site provision of affordable housing for the Lancer Square development (s106).</p> <p>It is proposed that these flats would be older people's housing.</p>	 Plans received 22.03.13.pdf  RE FW RE Old Court Place (Lancer Square)
Wornington Green	<p>We have had extensive conversations with Catalyst about the delivery of wheelchair accessible housing at Wornington Green.</p> <p>Catalyst are delivering 10% of wheelchair accessible housing across the development. Their planning application for Phase 1 indicated that there would be a number of wheelchair units in Block 2. Catalyst requested reviewing this provision so that they could meet their decant needs. After some initial confusion about their proposals we have agreed to postpone the delivery of some wheelchair units to future phases. Numbers are outlined in the email attached.</p> <p>The plans for all phases will need to be reviewed to:</p> <ul style="list-style-type: none">• Ensure that the correct number of wheelchair units are provided.• That these meet required bedroom sizes and tenure types (i.e. mixed across affordable and private sale).• Appraise the designs of wheelchair units. <p>Main contacts:</p> <p>Ruth Angel, Housing Strategy and Regeneration Manager</p> <p>Rob Shaw, Housing Needs</p> <p>Edward George, Planning</p> <p>Conor Kilbane, Catalyst</p>	 RE PHASE 1 WCH UNITS.msg

Note: Celia Caliskan should have access to the papers attached in case they don't open. They are stored in the GN Older People's Housing folder on the O drive.