

# WHEELCHAIR ACCESSIBLE HOUSING TARGETS



A REVIEW OF LOCAL AUTHORITY STRATEGIC  
HOUSING INVESTMENT PLANS, 2023-2028

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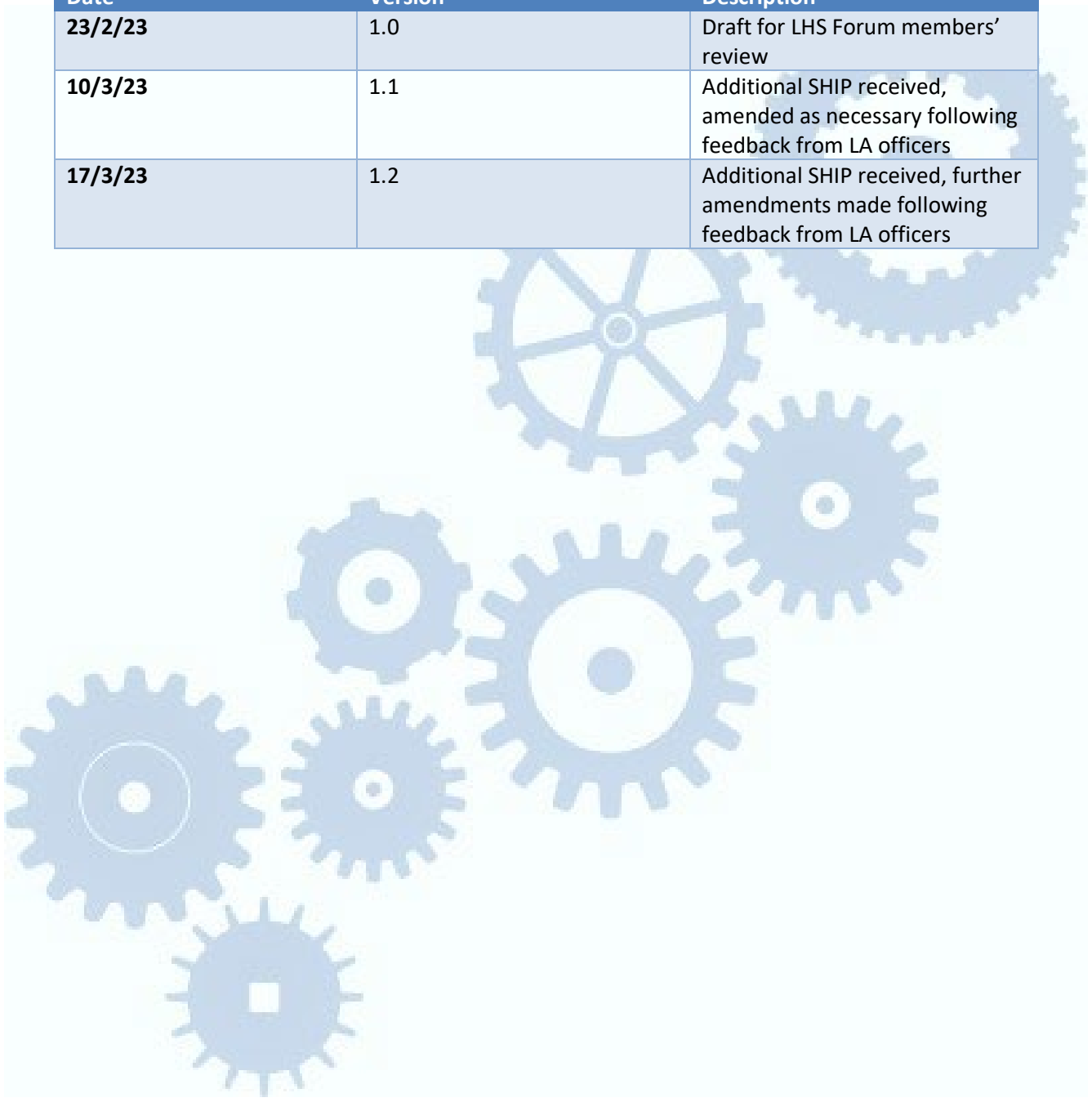
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Date	Version	Description
<b>23/2/23</b>	1.0	Draft for LHS Forum members' review
<b>10/3/23</b>	1.1	Additional SHIP received, amended as necessary following feedback from LA officers
<b>17/3/23</b>	1.2	Additional SHIP received, further amendments made following feedback from LA officers



## Introduction

In February 2022, Scotland's Housing Network (SHN) published a report reviewing local authority statements in relation to Wheelchair Accessible housing targets from the most recent Strategic Housing Investment Plans (SHIPs). We were able to review all 32 local authorities' SHIPs, and found that most LA's had set a specific numeric or percentage target for wheelchair accessible housing for new build development in the social rented sector, but only a small number referred to an all-tenure target or specific target for private sector development. The report also noted the various challenges local authorities face in introducing private sector targets, including difficulties holding private developers to account, monitoring challenges and concerns around over supply.

Following on from the publication of the most recent round of SHIPs in October 2022, SHN once again got in touch with local authorities, asking them to provide a copy of their most recent SHIP, this time covering the period 2023-2028. This report provides an update of the national position at February 2023 using as many available SHIPs as possible.

## Background

In March 2019, the Scottish Government issued a Guidance Note (MHDGN 2019/02) to Local Authorities on setting targets to support the delivery of wheelchair accessible housing<sup>1</sup>. This Guidance Note follows on from the action set out in the "A Fairer Scotland for Disabled People" delivery plan<sup>2</sup>:

*"to work with local authorities, disabled people and other stakeholders to ensure that each local authority sets a realistic target within its LHS for the delivery of wheelchair accessible housing across all tenures and report annually on progress".*

The Guidance Note highlights Ministers' commitment to the delivery of more homes across

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<sup>1</sup> Scottish Government MHDGN 2019/02 – *Guidance for Setting of Local Housing Strategy targets to support the delivery of more Wheelchair Accessible housing.*  
<https://www.gov.scot/binaries/content/documents/govscot/publications/correspondence/2019/03/wheelchair-accessible-housing-target-guidance-note-mhdgn-201902/documents/wheelchair-housing-target/wheelchair-housing-target/govscot%3Adocument/Guidance%2Band%2BProcedures%2B-%2BMHDGN%2B201902%2B%2BWheelchair%2BAccessible%2BHousing%2BTarget%2BGuidance%2B-%2BPDF%2BVERSION.pdf>

<sup>2</sup> Scottish Government *A Fairer Scotland for Disabled People: delivery plan*  
<https://www.gov.scot/publications/fairer-scotland-disabled-people-delivery-plan-2021-uk-convention/>

all tenures that are wheelchair accessible and suitable for wheelchair users to live in.

The responsibility for setting targets for wheelchair accessible homes sits with Councils as the statutory authority for housing but should be taken as a corporate responsibility as it will require input from other services, including Health and Social Care Partnerships, Social Work and planning to help with service planning and implementation.

There is no universally agreed standard to define housing for wheelchair users to live in. Terms like “Wheelchair Accessibility” or “Wheelchair Liveability” are used to refer to properties that are suitable for wheelchair users to live in as distinct from properties that may be accessible for wheelchair users to visit, or that can be adapted for wheelchair users.

The Scottish Government has made it clear that the setting of targets for the delivery of new ‘wheelchair accessible homes’ across all tenures means ‘homes that are suitable for wheelchair users to live in’ and should:

- As a minimum comply with the design criteria indicated as the ‘Basic Requirement’ for wheelchair users in the Housing for Varying Needs ‘Summary of Design Criteria’<sup>3</sup>
- Wherever possible include the design criteria indicated as ‘Desirable’ in Housing for Varying Needs.

Authorities can apply higher standards than this if they wish, however they should make clear their approach and provide specific guidance on any additional design elements required. Deliverability and value for money should also be considered and demonstrated when applying higher standards.

MHDGN 2019/02 noted the Scottish Government’s expectation that all-tenure housing targets for wheelchair accessible housing would be in place by the end of 2019. Authorities can choose to put in place a single target across all tenures, or can distinguish requirements by tenure or sub-area where variations in need can be evidenced.

Targets can be expressed as either a number or a percentage, and should be:

- Evidence-based

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<sup>3</sup> Scottish Government *Housing for Varying Needs – A Design Guide*  
<https://webarchive.nationalarchives.gov.uk/20131205120927/http://www.archive2.official-documents.co.uk/document/deps/cs/HousingOutput/content/indexBlue.html>

- Clear about specific tenure or house type requirements
- Clear about the area(s) it relates to
- Clear about timescales for delivery
- Expressed clearly as either a number or a percentage over a five-year period
- Meaningful, Realistic and Measurable
- Supported by guidance on how it will be applied including any relevant exemptions

## Methodology

To produce this paper, we once again sought out each local authority's SHIP on their website or online Committee Papers portal. Where local authorities had not yet published their SHIP, we contacted relevant officers to request access to the document (or relevant statements within it). Using this approach, we were able to review the content (or summary content) of SHIPs produced by 27 of the 32 local authorities in Scotland. Councils' whose SHIPs (or summary content) were available at time of writing were as follows:

- Aberdeen City Council
- Aberdeenshire Council
- Angus Council
- Argyll and Bute Council
- City of Edinburgh Council
- Comhairle Nan Eilean Siar
- Dumfries and Galloway Council
- Dundee City Council
- East Ayrshire Council
- East Dunbartonshire Council
- East Renfrewshire Council
- Falkirk Council
- Fife Council
- Glasgow City Council
- Inverclyde Council
- Midlothian Council
- The Moray Council
- North Ayrshire Council
- North Lanarkshire Council
- Perth and Kinross Council
- Renfrewshire Council
- Scottish Borders Council
- Shetland Council
- South Ayrshire Council
- South Lanarkshire Council
- West Dunbartonshire Council

- West Lothian Council

As with last year's report, each SHIP was reviewed for significant statements relating to Wheelchair Accessible Housing targets, and these are presented at Appendix 1. Where no SHIP 2023-2028 was available, we have retained last year's significant statements (highlighted in red) in order to present as full a picture as possible in the interim.

Last year, we developed a summary table showing for each local authority the approach taken to the Wheelchair Accessible Housing target requirement for both the social and private sectors. This also highlighted other relevant statements made by authorities that could influence policy and practice in the future. Following on from this, a 'typology of targets' was also produced, summarising the current landscape across Scotland with regard to wheelchair accessible housing targets based on the information set out in the most recent round of SHIPs.

**Both the summary table and the 'typology of targets' have been updated with the new data from SHIPs 2023-2028 where possible.**

## Summary of significant changes

The following significant changes were identified across the various SHIPs reviewed this year relative to last year's document.

- **Angus Council:** New statement added emphasising the difficulties in setting formal targets for private sector developers with regard to wheelchair accessible housing development.
- **Dundee City Council:** Reference made to joint working with HSCP to meet the needs of people with learning disabilities and poor mental health, contributing to a tenure neutral wheelchair housing target for the city.<sup>4</sup>
- **East Dunbartonshire Council:** Last year's SHIP made reference to an all-tenure target of 10% for wheelchair **and** accessible housing, extending this requirement across private and RSL sectors. This year's draft SHIP makes reference to the Council's [Draft] Design and Placemaking Supplementary Planning guidance advising that 5-10% should be wheelchair **and** accessible housing, with an expectation that a minimum of 10% would be met in most cases. Council housing programme remains at 10%.
- **East Renfrewshire Council:** Includes statement of intention to develop Wheelchair Accessible Housing target with partners during development of the Local Housing Strategy.
- **City of Edinburgh Council:** 7% all tenure target set for wheelchair accessible homes, where previously no private sector target had been stated. 10% affordable housing target retained subject to review.
- **Falkirk Council:** 5% to 10% of new build properties to be wheelchair accessible where viable. Previously stated 'on sites subject to Affordable Housing Policy'<sup>5</sup>
- **Fife Council:** Previously 5% target for Council new build to 6.5% for all new affordable housing.
- **Midlothian Council:** Numeric targets now set – 10 wheelchair accessible homes per annum in the social rented sector, 10 wheelchair accessible homes per annum in the

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<sup>4</sup> While private sector targets have not been set, this will be reviewed following completion of HNDA, as per officers.

<sup>5</sup> Unclear if this is a change or restatement of previous policy



private sector.

- **North Ayrshire Council:** Paper to cabinet clarifies the previously set 7% target is an all tenure target.
- **North Lanarkshire Council:** Specifies that affordable housing should meet the 'desirable' elements of Housing for Varying Needs (HfVN). Currently gathering evidence to inform a private sector target.
- **Renfrewshire Council:** All tenure target set in draft LHS. 10% of all dwellings designed to be easily adaptable for residents who are wheelchair users, 5% of all homes must be designed to be wheelchair accessible.
- **Shetland Islands Council:** Social sector target set at 3.5% as a proportion of projects delivered by the SHIP. All new build social homes are designed meet the HfVN standard.
- **South Lanarkshire Council:** Following publication of LHS 2022-27, social sector target has increased from 8% to 10%, with private sector target remaining at 8%.
- **West Lothian Council:** Proposals being considered in LHS development, could include 10-15% of all homes to be wheelchair accessible

## Summary of SHIP positions in relation to Wheelchair Accessible Housing targets

Table 1: Summary of statements from Strategic Housing Investment Plans 2023-2028<sup>6</sup>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
<b>Aberdeen City Council</b>	Minimum 15% fully wheelchair accessible. Target set out in LHS 2018-2023	RSLs encouraged to deliver minimum 15% where possible	Engagement with developers to encourage more wheelchair accessible homes	<ul style="list-style-type: none"> <li>• Aberdeen City specify “fully wheelchair accessible” for both LA and RSLs</li> <li>• Role of NPF4 highlighted</li> </ul>
<b>Aberdeenshire Council</b>	15% of all new affordable homes for particular needs. 10% required to be wheelchair accessible		Encourage 10% of all new housing developments in the private sector on developments of 20 or more units to be wheelchair accessible	<ul style="list-style-type: none"> <li>• Role of NPF4 highlighted</li> <li>• Challenges recording data on private sector completions</li> </ul>
<b>Angus Council</b>	20% of all new affordable homes for particular needs, at least 10% to full		No target as yet for private sector provision. To be reviewed on completion of	<ul style="list-style-type: none"> <li>• Role of NPF4 highlighted</li> <li>• Current lack of ability to control or</li> </ul>

<sup>6</sup> Where SHIPs were not available at time of writing, targets from SHIP 2022-2027 have been retained until LA’s provide an update.

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
	wheelchair standard		HNDA and LHS	monitor any private sector target set
<b>Argyll and Bute Council</b>	10% of the new build programme to meet particular needs, at least half (5%) to fully wheelchair habitable standard		Encouraged on all sites where appropriate	<ul style="list-style-type: none"> <li>• Prioritisation of projects will give due weight to those providing specialist provision where local demand indicates this need</li> <li>• Detail in new LHS 2022-2027 on how private development of new wheelchair accessible housing will be encouraged, including learning from other LAs, working with Homes for Scotland and the role of Planners, HSCP and NPF4</li> </ul>
<b>Clackmannanshire Council</b>	7% of all social housing to be suitable for those with some sort of physical disability, including those who require wheelchair use.		No target mentioned in SHIP	

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
Dumfries and Galloway	8 new wheelchair accessible units on an annual basis		Unclear if wheelchair accessible target includes Private Sector provision	<ul style="list-style-type: none"> <li>Highlights need for affordable wheelchair accessible housing, but unclear if also need in private sector and how this will be addressed</li> </ul>
Dundee City Council	10 new wheelchair standard houses per annum		To be reviewed after completion of HNDA	<ul style="list-style-type: none"> <li>Future development will take into account needs identified by HSCP</li> </ul>
East Ayrshire Council	Aspire to ensure 10% of housing stock in new developments that feature in the SHIP is fully wheelchair accessible			<ul style="list-style-type: none"> <li>Specific reference to requirements of Housing for Varying Needs, as set out in Guidance</li> <li>Proposals will be refined based on site-specific considerations and demand for this type of accommodation locally</li> </ul>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
East Lothian Council	No specific target, but assumptions that 15% of SHIP programme will be for particular needs; 10% of SHIP programme wheelchair housing.		No specific target	<ul style="list-style-type: none"> <li>Highlights no mechanisms in place to enforce targets on the private sector</li> <li>Emphasises inclusion of particular needs housing in SHIP</li> </ul>
East Dunbartonshire Council	10% of Council's own Housing Programme targeted as wheelchair <b>and</b> accessible housing	5-10% of any new build development should be wheelchair <b>and</b> accessible housing, expectation in most cases would exceed 10%		<ul style="list-style-type: none"> <li>Wheelchair standard housing delivered across SHIP programme, tailoring balance to take into account demand and context</li> </ul>
East Renfrewshire Council	No target in SHIP, but 10% of units expected to be suitable for particular needs or adaptable to meet changing needs		No target mentioned in SHIP	<ul style="list-style-type: none"> <li>Intention to develop wheelchair accessible housing target with partners during LHS process</li> </ul>
City of Edinburgh Council	10% of all new build social rented homes wheelchair accessible		7% all tenure target set for wheelchair accessible homes, but 10% affordable housing target retained	<ul style="list-style-type: none"> <li>Accessible Housing Study completed, informing Edinburgh's approach to accessible housing.</li> </ul>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
			subject to review	
<b>Comhairle Eilean Siar</b>	nan	5% of all new affordable homes to be wheelchair accessible	No target mentioned in SHIP	<ul style="list-style-type: none"> <li>• Additional need identified in HNDA, being addressed through unit target in SHIP (71 units)</li> <li>• Difficulties highlighted in imposing private sector targets given lack of planning mechanisms to enforce</li> <li>• No large scale housing development in area also impacts on this</li> </ul>
<b>Falkirk Council</b>		5-10% of properties wheelchair accessible where viable. 5-10% for all tenures as set out in LDP Affordable Housing Policy Supplementary Guidance 6.		<ul style="list-style-type: none"> <li>• Cross tenure target</li> <li>• Supplementary Guidance to the LDP approved May 2021</li> </ul>
<b>Fife Council</b>		30% specific needs target for new affordable housing, subsequent wheelchair target of 6.5% for all new social housing developments	No target mentioned in SHIP	<ul style="list-style-type: none"> <li>• Research into specialist and wheelchair housing commissioned</li> </ul>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
				to inform revised LHS
<b>Glasgow City Council</b>	10% of all development projects for 20 or more new affordable homes are required to be wheelchair readily adaptable housing.		No target mentioned in SHIP	<ul style="list-style-type: none"> <li>• Target to be set in forthcoming LHS</li> <li>• 'Glasgow Standard' design schedule requiring AHSP subsidised developments to include inclusive features</li> </ul>
<b>Highland Council</b>	10% of affordable homes built to a "wheelchair liveable standard"		5% of 50 or more unit developments to be wheelchair 'liveable' standard	<ul style="list-style-type: none"> <li>• "Wheelchair liveable standard" incorporates both basic and desirable criteria of HfVN.</li> <li>• New IMF Plan policy requires 5% of 50 or more unit developments to be wheelchair 'liveable' standard</li> </ul>
<b>Inverclyde Council</b>	5% of all new housing to be wheelchair accessible on new build development sites of 20 or more units			<ul style="list-style-type: none"> <li>• Wheelchair Accessible Housing policy in LDP</li> <li>• Also bolstered by</li> </ul>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
				Buybacks/Acquisition Programme
<b>Midlothian Council</b>	10 wheelchair accessible homes per annum in the social sector		10 wheelchair accessible homes per annum in the private sector	
<b>Moray Council</b>	No specific target, currently site-by-site basis to minimise risk of over-supply. HNDA work will include development of target.		No target mentioned in SHIP	<ul style="list-style-type: none"> <li>• Compliance with HfVN does not necessarily provide adequate internal circulation standards.</li> <li>• LA and RSLs own design guides</li> <li>• Had LDP policy 2015-2019 for wheelchair accessible units, but was removed by the Reporter from LDP 2020</li> <li>• Difficulty achieving wheelchair accessible housing in the private sector without planning system</li> </ul>



Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
				levers
North Ayrshire Council	7% of all new build stock fully wheelchair accessible <sup>7</sup>			<ul style="list-style-type: none"> <li>• Targets to be considered as part of LHS development</li> <li>• Specialist projects to meet individual needs put forward by RSLs supported by planning</li> </ul>
North Lanarkshire Council	10% target for the Council's new build programme	5% target across the wider social rented sector built to the desirable design criteria of HfVN	To be determined	<ul style="list-style-type: none"> <li>• Gathering evidence for defining a private sector target</li> <li>• Private sector target to be set following discussion with developers and other stakeholders</li> </ul>
Orkney Islands	2 properties per year across all tenures			<ul style="list-style-type: none"> <li>• Based on estimates of demand, target set to avoid oversupply</li> <li>• Assumption that majority of these</li> </ul>

<sup>7</sup> Paper to cabinet indicates this is an all tenure target, as such information changed in the typology and this summary to reflect this.

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
				would be in social rented or low cost home ownership tenures
Perth and Kinross Council	10% of new affordable homes built are suitable for people with particular needs, such as wheelchair users	No target mentioned in SHIP		<ul style="list-style-type: none"> <li>• Research into the need for wheelchair accessible housing carried out, to be incorporated into LHS.</li> <li>• Anticipated that this information will support developers in including wheelchair accessible housing in private developments</li> </ul>
Renfrewshire Council	<del>Targets to be set in LHS 2022-2027 (draft to be consulted on Mar-June 2022)</del> All tenure target in draft LHS – 10% of all dwellings designed to be easily adaptable for residents who are wheelchair users, 5% of all homes			

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
	must be designed to be wheelchair accessible.			
<b>Shetland Islands Council</b>	3.5% of SHIP delivery over 5 years. All new build social homes are designed meet the HfVN standard.		No private sector target specified.	<ul style="list-style-type: none"> <li>Comments on difficulty in setting targets to meet particular needs when there is limited private sector house building in the area.</li> </ul>
<b>Scottish Borders Council</b>	Annual target of 20 wheelchair accessible properties per year, of which 15 will be delivered by RSLs		“Other provides will deliver the balance of 5 homes”	<ul style="list-style-type: none"> <li>These properties will be developed to comply with HfVN standards</li> </ul>
<b>South Ayrshire Council</b>	No target mentioned in SHIP, although intention to address unmet need for wheelchair accessible housing in LHS through setting affordable Housing Supply Targets		Private development target will be considered for LDP3 if need cannot be met by affordable housing alone	<ul style="list-style-type: none"> <li>‘Lifetime homes’ approach taken to new social housing, meaning properties meet HfVN from the outset and are designed to be easily adaptable to changing needs</li> </ul>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
				<ul style="list-style-type: none"> <li>• Site specific opportunities being explored regularly with HSCP</li> </ul>
<b>South Lanarkshire Council</b>	10% target as a proportion of all new build social housing		8% target as a proportion of all new build private housing	
<b>Stirling Council</b>	5% of all affordable housing built under the SHIP. Overall specialist provision target 15%		No target mentioned in SHIP	<ul style="list-style-type: none"> <li>• ‘Wheelchair accessible housing’ defined using HfVN ‘desirable’ standard and SG Guidance</li> </ul>
<b>West Dunbartonshire Council</b>	10% on all SHIP developments for wheelchair accessible housing, only relaxed if providing for other types of specialist provision or where topography would make this unfeasible.		No target mentioned in SHIP	<ul style="list-style-type: none"> <li>• Housing Design Standard in place, specifying this 10% target and arrangements with HSCP</li> <li>• West Dunbartonshire’s LHS notes that “this requirement applies to the affordable housing sector but is discretionary for private developers</li> </ul>

Local authority	Local authority new build approach	RSL new build approach	Private sector approach	Other information
				and delivering private wheelchair user standard homes can be a challenge and may require national policy change”
West Lothian Council	30 units per annum		No all-tenure housing target at present	<ul style="list-style-type: none"> <li>• Need for wheelchair accessible accommodation identified in HNDA to be addressed in LHS’s HST</li> </ul>

## Typology of targets

Table 2: Typology of wheelchair accessible housing targets by local authority as set out in SHIPs 2023-28<sup>8</sup>

Type of targets currently in place	Local authorities	
	Numerical target	Percentage target
Social sector target only	<ul style="list-style-type: none"> <li>Dumfries and Galloway</li> <li>Dundee City</li> <li>West Lothian</li> </ul>	<ul style="list-style-type: none"> <li>Aberdeen City</li> <li>Angus</li> <li>Argyll and Bute</li> <li>Clackmannanshire</li> <li>East Ayrshire</li> <li>Comhairle nan Eilean Siar</li> <li>Fife</li> <li>Glasgow City</li> <li>Shetland Islands</li> <li>Stirling</li> <li>West Dunbartonshire</li> </ul>
Social sector target only with different target for RSLs and LA		<ul style="list-style-type: none"> <li>North Lanarkshire</li> </ul>
All tenure target	<ul style="list-style-type: none"> <li>Orkney</li> </ul>	<ul style="list-style-type: none"> <li>Falkirk</li> <li>Inverclyde</li> </ul>

<sup>8</sup> Where SHIPs were not available at time of writing, targets from SHIP 2022-2027 have been retained until LA's provide an update.

		<ul style="list-style-type: none"> <li>• North Ayrshire<sup>9</sup></li> <li>• Renfrewshire</li> <li>•</li> </ul>
<b>Social sector target and private sector target</b>	<ul style="list-style-type: none"> <li>• Midlothian</li> </ul>	<ul style="list-style-type: none"> <li>• Aberdeenshire</li> <li>• East Dunbartonshire</li> <li>• City of Edinburgh<sup>10</sup></li> <li>• Highland</li> <li>• Scottish Borders</li> <li>• South Lanarkshire<sup>11</sup></li> </ul>
<b>No specific targets for wheelchair accessible housing</b>	<ul style="list-style-type: none"> <li>• East Renfrewshire</li> <li>• Moray</li> <li>• Perth and Kinross<sup>12</sup></li> <li>• South Ayrshire<sup>13</sup></li> </ul>	
<b>Other</b>	<ul style="list-style-type: none"> <li>• East Lothian – no specific target set, but research conducted and 10% assumption for wheelchair accessible housing (and 15% for particular needs) in SHIP new build developments prior to setting formal target</li> </ul>	

## Key findings

Most local authorities' SHIPs have now set out a specific numerical or percentage target for

<sup>9</sup> Reading of supporting paper to Cabinet confirms this is an All Tenure target, so North Ayrshire moved to reflect this.

<sup>10</sup> City of Edinburgh Council's target for the private sector is expressed as an all-tenure target of 7%, with the caveat that the current target for affordable housing (10%) will be retained as the social sector currently delivers more wheelchair housing than the private sector. 10% target will be subject to review.

<sup>11</sup> South Lanarkshire Council – social sector target 10%, private sector target 8% as per new LHS.

<sup>12</sup> 10% target to meet particular support needs, including wheelchair accessible housing

<sup>13</sup> Numerical target set by Local Housing Strategy, to be reflected in future SHIPs

wheelchair accessible housing in the social sector. Relative to last year, we can see that some LA's have increased their social housing targets, or changed these to ensure targets also apply to RSL developments. A few authorities have set wider targets for particular needs housing, with wheelchair accessible housing forming a defined part of this.

Compared to last year, a few more local authorities' SHIPs now refer to an all-tenure target, an 'all tenure minimum', or a specific target for private sector development being in place.

Crucially, a number of local authorities have indicated this year that targets are currently being considered as part of Local Housing Strategy development.

Nevertheless, many SHIPs still acknowledge the challenges in holding private developers to such targets, but equally tended to highlight authorities' current practice or intentions in encouraging wheelchair accessible housing development in the private sector. These included:

- Difficulty holding private developers to a target without specific planning mechanisms being in place. Supplementary Guidance introduced by one authority requiring private developers to build wheelchair accessible stock removed by the Reporter in LDP 2020.
- Challenges around monitoring details of private sector development.
- Concerns around over-supply or building accommodation that is not needed locally in the private sector.

Some authorities reported success in this area by issuing Supplementary Guidance to the LDP introducing all-tenure or private sector targets. Others noted a hope that NPF4 could introduce mechanisms to support efforts by local authorities to introduce and enforce targets.

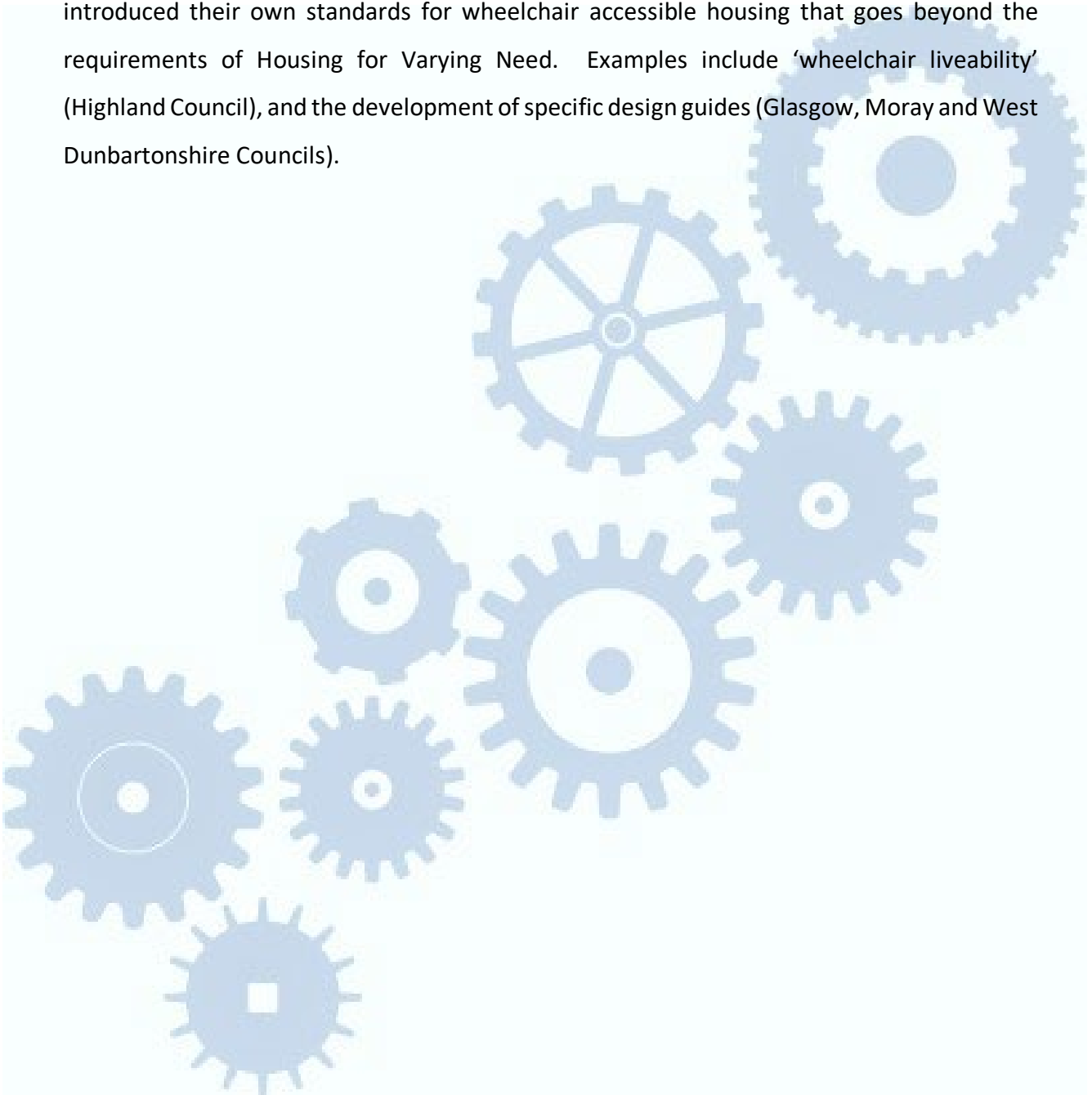
In addition to targets, a number of Councils also made specific reference in their SHIP to close working relationships with Health and Social Care Partnerships in addressing specific individual needs as these arise through new supply - either as part of existing programmes or one-off projects.

While the information contained in SHIPs is unlikely to be exhaustive, it appears that definitions of 'wheelchair accessible housing' vary considerably between local authorities.



Some authorities have been very specific about what they mean by ‘wheelchair accessible housing’, referring to relevant guidance and setting out their broad approach to achieving more supply, while others have provided less detail.

In addition to those using the Scottish Government’s definition above, some authorities have introduced their own standards for wheelchair accessible housing that goes beyond the requirements of Housing for Varying Need. Examples include ‘wheelchair liveability’ (Highland Council), and the development of specific design guides (Glasgow, Moray and West Dunbartonshire Councils).



## Appendix 1 – Significant statements on wheelchair accessible housing from SHIPs 2023-2028

### Aberdeen City Council

“The Council is committed to reducing waiting lists for accessible housing by working with its internal design team and RSL partners to ensure that the needs of those who are currently on the housing waiting lists for wheelchair accessible housing are met through the Affordable Housing Supply Programme.”

“There is robust information on the supply and demand for the Council’s wheelchair accessible housing. Work is ongoing to establish the supply and demand for other sectors. Aberdeen City Council are working with registered social landlords, developers, and Disabled Person’s Housing Service (DPHS) to establish a baseline. This work is being overseen by the Independent Living & Specialist Provision Strategic Group that delivers and monitors the Aberdeen City Local Housing Strategy’s Joint Delivery Action Plan in relation to specialist provision housing.”

“The intended approach is to increase the overall provision of wheelchair accessible properties and is articulated in the Local Housing Strategy 2018 – 2023. This sets a 15% target for delivery of wheelchair accessible social rented housing.”

“The target for wheelchair accessible housing in affordable housing is in place and engagement with private developers will continue, to encourage an increased provision of wheelchair accessible housing across all tenures. Scotland’s Fourth National Planning Framework Position Statement states our policies should reflect our diverse housing and accommodation needs, including the housing needs of older people and disabled people. We will work with developers to encourage more wheelchair accessible homes through National Planning Framework 4.”

“The LHS identifies an affordable housing target with a minimum 15% being fully wheelchair accessible. [...] RSL partners are also encouraged to deliver a minimum 15% as fully wheelchair accessible where this is possible. [...] In relation to the private sector, the Council will make the case for greater numbers of accessible homes to be delivered during the consultation on National Planning Framework 4 (NPF4). Engagement with private developers will continue to encourage an increased provision of fully wheelchair accessible housing in the private sector, in line with the requirements of NPF4.”

**Aberdeenshir  
e Council**

“As part of the target of 15% of all new affordable homes to be developed as Particular Needs housing, 10% is required to be wheelchair accessible, meantime we will encourage 10% of all new housing developments in the private sector on developments of 20 or more units to be wheelchair accessible.”

“For working towards meeting the targets for development in the private sector we support the Scottish Government’s approach as set out in the National Planning Framework 4 ‘NP4 position statement’ to working with planners and private developers to increase the delivery of all-tenure wheelchair housing targets. However, the recording and monitoring of this data is challenging and further discussions are required with planning colleagues to ensure that we have a robust policy and database in place to be able to implement and monitor this effectively.”

**Angus  
Council**

“To address the need for specialist housing the LHS 2017-22 set a target that at least 20% of new affordable housing will be delivered to meet particular needs and at least 10% to full wheelchair standard.”

We await the outcome of the Scottish Government’s review of Housing for Varying Needs which it is hoped will further strengthen the

opportunities to futureproof homes to meet a range of needs. In the meantime, all ground floor flats built by Angus Council will by default be delivered to the older / ambulant disabled standard, to increase scale of delivery for those with particular needs and RSL partners are being encouraged to take the same approach”

“Housing to 2040 commits to increasing homes across tenures. The strategy highlights that the new approach to planning set out in the National Planning Framework 4 (NPF4) will support the development of quality homes by private developers that meet people’s needs and will make more accessible homes available by helping to deliver all-tenure wheelchair housing targets. Whilst we welcome this direction of travel, there is likely to remain a lack of robust evidence on which to set any target. Furthermore, there is no real ability to ensure that these targets would be met. This will be reviewed again on completion of the revised HNDA and considered in next iteration of the LHS. However, the likelihood is that beyond encouraging developers to include a percentage of delivery as wheelchair suitable housing through our discussions and formal planning consultations, the current framework does not lend itself to formal targets for private developers.”

**Argyll and  
Bute Council**

“All SHIP projects, seeking public subsidy from the Council or Scottish Government, are required to meet basic design and building standards (of the Housing for Varying Needs Standard as a minimum) and should incorporate adequate provision to meet any additional identified particular needs. Prioritisation of projects will give due weight to those which incorporate elements of design or additional specifications for specialist forms of housing where the local profile of need and demand indicates such a requirement. The committed and planned programme include provision for elderly and disabled residents and through the close partnership working with Health & Social Work, including

Occupational Therapists, the SHIP will continue to ensure the strategic aims of the LHS in this respect are carried forward.”

“Solutions such as aids and adaptations or support services will have a crucial role to play, nevertheless, the SHIP will continue to require a target of 10% of the new build programme to provide some form of specialist provision (to include retirement housing, amenity housing, and other specially adapted properties); and within that, half (i.e. 5% of the total new builds) should be built to the fully wheelchair habitable standard as defined in the relevant Section of the current HfVN standards guidance.”

“As far as possible, the wheelchair housing targets will also be encouraged within the private sector, across all tenures, on all developments where this would be appropriate.”

**Clackmannan  
shire  
Council<sup>14</sup>**

“It would therefore be reasonable to aim for 7% of all social housing to be suitable for those with some sort of physical disability, including those who require wheelchair use. The Council will continue to provide an element of specialist housing on suitable sites to meet the identified needs currently on our waiting list.”

**Dumfries and  
Galloway**

“The HNDA has identified there is a need to provide additional social rented wheelchair accessible properties through SHIP developments. Physical features of these homes would include low level appliances, wider door openings, barrier free bathrooms and ramped access. The need for these can be identified via waiting list information and also in the public consultation phase prior to project delivery. In light of the expected demographic changes the need for wheelchair adapted social housing properties is a total of 125 units by 2035. To deliver this, a target of building 8 new wheelchair accessible units on an annual basis has been set for the region.”

<sup>14</sup> SHIP not approved at time of writing, but lead officer confirms this remains accurate for 2023-2028

“The SHIP aims to achieve a minimum of ten social rented wheelchair standard houses per annum. In addition, other particular-needs housing will be incorporated into developments to meet the needs identified in the Dundee Health and Social Care Partnership’s Strategic Needs Assessment and Strategic Plan, an additional 14 units to meet the needs of learning disabilities and mental health have been planned for 2023/24. This will contribute to the tenure neutral wheelchair housing new-build target for the City.”

“A specific aim of this strategy is to deliver affordable and good quality housing for:

- Ethnic Minorities including economic migrants
- Particular Needs Housing Groups
- Gypsy/Travellers
- Homeless people.

An increase of appropriate provision for these groups will be encouraged over the period of plan.”

“In addition, it should be noted that the accommodation needs of individuals with particular needs requiring new-build supported, adapted or wheelchair housing have been taken account of within the SHIP. Discussions on the appropriate models of accommodation, number of houses, locations, and funding for these types of housing over the period of the SHIP are currently ongoing with commissioners.”

**Dundee City Council**

**East Ayrshire Council**

“As noted in the Council’s Wheelchair Accessible Housing Target report to the Scottish Government dated 17 August 2020, the Council will, where possible and practicable, aspire to ensure that 10% of housing stock in new developments that feature in the SHIP is fully wheelchair accessible.”

“Future proposals will continue to be developed to take account of the Wheelchair Accessible Housing Target and the Council will continue to use the new build programme to increase the supply of specialist housing to meet particular needs. Development proposals will be considered on a site by site basis, relative to the target in terms of identified and emerging need, and site constraints.”

**East  
Dunbartonshi  
re Council**

“The Council is committed to the delivery of wheelchair accessible homes in all new residential developments provided through the Strategic Housing Investment Plan. The Council’s [Draft] Design and Placemaking Supplementary Planning guidance advises that 5- 10% of any new build development should be wheelchair and accessible housing. In most cases it is expected that the number of wheelchair and accessible dwellings will be or exceed 10%. The Housing Service targets this across the SHIP programme, tailoring the balance on each site to context and to local needs. The Council's own Housing programme targets 10% of homes as being wheelchair and accessible housing with other forms of amenity housing in addition to this.”

“The LDP2 contains an all tenure target to underpin and extend the requirements across the private and RSL sectors. The Plan proposes the need to provide a minimum of 5-10% of the total units for each tenure type as wheelchair and accessible housing.”

**East Lothian  
Council**

“East Lothian supports the delivery of more wheelchair accessible housing, however, it does not have a specific target for wheelchair housing nor does it have the mechanisms in place to enforce any targets on the private sector. It has, however tried to account for a variety of specialist housing needs by including the delivery of housing for people who are ambulant disabled, people who require wheelchair housing and housing to meet the needs of an ageing population. Suitability of the site and location are all considered and specialist housing will be included as required. The details of many of the

developments in this SHIP have not yet been finalised and the potential of developments to meet those specialist-housing needs still needs to be fully assessed. The proportion is therefore likely to change as developments progress. In the meantime, an assumption has been made in the SHIP for 10% wheelchair housing.”

“In the meantime, an assumption has been made in the SHIP for a total of 15% within each new build development for particular needs housing through a combination of housing with support and wheelchair accessible housing”

“The approach to date in East Renfrewshire is that adapted or adaptable homes will make up at least 10% of all new social rented homes in the area. This covers a range of specialist needs, not solely wheelchair accessible housing.

LDP2 currently reinforces this commitment by encouraging all new housing to be built to ‘lifetime homes’ standards to support independent living, to be accessible and allow the potential for future adaptation.

Over 2021/22, housing, health and other partners worked jointly to commission research to quantify the need and nature of demand for wheelchair and accessible housing in East Renfrewshire, across all tenures. This has been to support setting of targets across tenures for new build as well as adaptation of homes. It is also with a view to providing a robust assessment of demand which can be used for development of a firmer housing mix policy within LDP, to encourage delivery of accessible homes in private developments.

A new, more realistic target for wheelchair accessible housing, which will be agreed in co-production with housing and health and other stakeholders through the LHS. Targets set will be monitored annually against new provision, as well as existing provision, which will inform East Renfrewshire in the ongoing developments to achieve compliance

**East  
Renfrewshire  
Council**



with the nationally agreed target of 10% wheelchair accessible housing. The intended outcome is to provide increased choice and flexibility for wheelchair users and others requiring accessible housing. Meantime, the current target of 10% new affordable homes to be adapted or adaptable to lifetime needs remains relevant and in place pending finalisation of the emerging LHS targets.”

“The Housing Service commissioned a study on accessible housing. Key findings and recommendations will feed into continuing work with the Health and Social Care Partnership. The study was informed by partners, stakeholders, service user interviews and telephone and online surveys to provide a greater insight into the need for accessible and adapted homes across the city now and in the future. These findings demonstrate a need and demand for accessible housing overall.

They highlight the challenges in obtaining robust data on accessible housing, particularly in the private sector, as well as the challenges in delivering accessible homes in the context of Edinburgh’s housing stock profile and market conditions.”

“The findings of the Accessible Housing Study will also feed into the Scottish Government review of the Housing for Varying Needs standard (HFVN). Most new build properties funded through the AHSP are designed to meet the HFVN which was published in 1998 and sets out good practice on the design of housing to achieve flexibility and suitability for people of all abilities. For example, ensuring ground floor properties have step free access, wider doors, accessible height switches and electrical sockets and reinforced joists for future hoist installation. Many properties delivered through the AHSP are therefore accessible and easily adaptable for people of limited mobility, meaning needs housing requirements can often be met through allocation of a standard general needs property.”

**City of  
Edinburgh  
Council**

“The City of Edinburgh Council was one of the first local authorities to have a Wheelchair Accessible Homes target; with 10% of all social rented homes being wheelchair accessible. The Edinburgh Design Planning Guidance includes Lifetime Homes as the standard sought for older peoples and particular needs housing within the city.

The Accessible Study findings have been used to inform an indicative, cross tenure wheelchair accessible homes target of 7% annually for all completions. Council officers will engage with the development sector regarding delivery of the target.

The current target of 10% for affordable housing will be retained as this is well understood by partners and reflects the fact that the affordable sector currently delivers more wheelchair housing than the private sector. The current SHIP forecasts that around 8% of grant funded homes for completion will be wheelchair designed. The target will be subject to review following more detailed discussions with partners and stakeholders and as data collection is improved.”

“The challenges in implementing and monitoring delivery of a target for private sector housing have been raised by local authorities since the Scottish Government introduced guidance on cross tenure target setting. These include difficulties in holding private developers to a target without specific planning mechanisms being in place and in monitoring details of private sector developments.”

“Further discussions with Planning colleagues will determine whether there are policies or upcoming changes from NPF4 that could support increased delivery. However, engaging with the private sector to encourage delivery of wheelchair housing and accessible housing overall, discussing any barrier to delivery, is the approach being taken more generally.”

“The proposed introduction of a new Scottish Accessible Homes Standard, as noted earlier, may also give an opportunity to clarify

accessibility standards across all tenures. Challenges in delivering affordable housing at scale, with additional costs relating to wheelchair or specialist housing, need to be taken into account in terms of overall deliverability.”

**Comhairle  
nan Eilean  
Siar**

The Comhairle set a target that 5% of all new Affordable Homes should be built to wheelchair accessible standard. The Comhairle’s last Housing Need and Demand Assessment highlighted the potential requirement for additional wheelchair accessible housing due to the changing demographics of the area.

“The proposals in the SHIP for 10 ECH units in Castlebay, Barra and the recent development of 50 HVEC units at Goathill Farm in Stornoway, will help address this demand. For planning purposes, in addition to the 10 ECH units in the SHIP, a further 11 units will meet wheelchair accessible standard, giving an anticipated target of 21 units.”

**Falkirk  
Council**

“The Affordable Housing Policy (Supplementary Guidance to the Local Development Plan SG06) provides guidance on affordable housing requirements within private housing sites. The updated Affordable Housing Policy guidance now considers the all-tenure wheelchair accessible housing target contained within the Local Housing Strategy. This means that the target for new-build wheelchair accessible housing now applies to all tenures, which assists the attainment of this target. The percentage achievable on any site will be assessed on a case-by-case basis.”

“The affordable housing supply target set out in the LHS is 123, with 5-10% of properties being wheelchair accessible where viable. Since the publication of the Falkirk LHS, Scottish Government have advised that wheelchair housing should as a minimum meet their Housing for Varying Needs Standard wheelchair ‘basic’ requirement and an all-tenure target should be set for wheelchair housing. This is between 5% to 10% for all tenures as set out in the Local Development Plan

Affordable Housing Policy Supplementary Guidance 6 approved by members in May 2021.”

“Since 2017, a target of 30% has been set for specific needs housing provision within affordable housing programmes, inclusive of a 5% wheelchair housing target. Following the conclusion of HNDA3, Fife Council commissioned consultants to carry out a wheelchair and accessible housing study to review these targets. The study was informed by extensive primary and secondary research on the supply and unmet need for wheelchair and accessible housing in Fife. Research outcomes have helped develop estimates for wheelchair and accessible homes which have formed an evidence base for setting tenure specific targets within the LHS and SHIP for future housing delivery.”

**Fife Council**

“A range of housing solutions will be explored to meet the social housing net annual need identified through the study rather than relying solely on the affordable housing programmes to deliver new build accessible and wheelchair housing. The targets for new affordable housing delivery for specific needs will remain at 30% for the duration of the LHS as evidence suggest this is adequate to meet the outlined need. This is inclusive of wheelchair, accessible, amenity and extra care housing. The subsequent wheelchair target will however increase from 5% to 6.5% for all new affordable housing developments. The revised target of 6.5% will not result in an immediate increase in the supply of new wheelchair homes as developments due to be completed up to the 2025-26 period have been agreed at 5%. For this reason, it is anticipated the 6.5% target will come into effect from year 4 of the LHS. The outlined need and targets for wheelchair housing will be reviewed alongside the development of phase 4 of the Affordable Housing Programme as well as on an annual basis through the LHS.”

**Glasgow City Council**

“Glasgow Health and Social Care Partnership’s Housing Health and Social Care Group advises on requirements to meet particular housing

needs, including wheelchair accessible and wheelchair readily adaptable homes. Glasgow has set a target for 10% wheelchair adaptable homes to be delivered across development projects involving 20 new affordable homes or more.”

### Highland Council

SHIP not available at time of writing, but officer comments provided:

- where possible social rented ground floor housing is being build to HFVN standards and aims to be wheelchair accessible,
- providing wheelchair liveable housing, and setting such targets, in smaller and more rural communities is challenging given costs; grant levels; competing priorities; limited evidence on need
- it continues to be difficult to influence the private housing developers
- the Highland design guide is under review and will be updated following the HFVN standards review:  
[https://www.highland.gov.uk/downloads/file/19461/firm\\_fou ndations\\_design\\_brief - building\\_homes\\_for\\_the\\_highlands](https://www.highland.gov.uk/downloads/file/19461/firm_fou_ndations_design_brief_-_building_homes_for_the_highlands)

“We will aim to provide a minimum of 10% of affordable houses built to a “wheelchair liveable standard” – i.e. meet both basic and desirable criteria as specified in Housing for Varying Needs standards”.

### Inverclyde Council

“A recent Interim Specialist Housing Provision Review highlighted the need for more wheelchair housing in Inverclyde. A key recommendation was for a new cross-tenure Wheelchair Accessible Housing Target seeking the provision of 5% of all new housing in Inverclyde to be wheelchair accessible. This recommendation was discussed during the consultation process of Inverclyde’s proposed LDP. The Proposed LDP has subsequently received Committee approval for the implementation of a new Wheelchair Accessible Housing Policy: ‘POLICY 21: WHEELCHAIR ACCESSIBLE HOUSING – The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units’. Therefore all new developments in Inverclyde are now required to provide wheelchair accessible housing, regardless of tenure.”

“Further, Inverclyde’s Acquisition Programme aims to secure stock in

areas of existing housing, providing additional housing options where households have particular requirements”.

**Midlothian Council**

“In August 2022 Midlothian Council set wheelchair accessible housing targets for the five year period between 2022/23 – 2026/27. The targets cover both social and market housing and have been set following consultation with Midlothian residents, RSL partners, the Health and Social Care Partnership and Planning Officers. The targets state that 20 wheelchair accessible homes will be built per annum with 10 in the social sector and 10 in the private sector, while other available opportunities shall also be maximised.”

**Moray Council**

“All housing delivered by the SHIP is expected to comply with Housing for Varying Needs (HfVN) standards. However, HfVN is silent on the definition of minimum internal space standards and local experience has shown that compliance with HfVN does not necessarily provide the level of internal circulation space required to meet the needs of full-time wheelchair users. [...] Within the Council’s own new build programme, these properties will include enhanced internal space standards, enhanced door widths and hall widths, level access showers, variable height kitchens, car ports and powered door entry systems; all intended to minimise the requirement for Stage 2 and/or Stage 3 disabled adaptations. Many developing RSLs have their own Design Guides which achieve similar standards resulting in successful long term outcomes for wheelchair users where Stage 3 disabled adaptations are much less likely and/or where the need for further house moves are minimised. All local development partners are encouraged to adopt this approach. Moray Council will support provision of funding for Stage 2 adaptations to facilitate this approach to design and delivery.”

“Rather than set an arbitrary target for provision of new wheelchair accessible housing, the SHIP will respond to this need on a site by site

basis and will consider factors including current housing list data (demand), current provision and current relet rates (supply), in an effort to minimise the risk of over-provision and under-use in any given settlement.”

“Looking to the next Local Development Plan (LDP), the Council has commissioned its next Housing Need and Demand Assessment, due for completion summer 2023. This work will include development of a target for provision of wheelchair accessible housing, in accordance with Scottish Government guidance.

In the meantime, the Council will continue its current approach i.e. all but the smallest developments in the SHIP will include a small number of specialist bungalows intended to better meet the needs of wheelchair users.”

“During the period 2015 to 2019 the Council had been implementing a LDP policy which required a modest quota of wheelchair accessible units built in bungalow form, for open market sale. This policy had formed part of the LDP 2020 but the requirement for bungalows was removed from the policy by the Reporter. It will be challenging to achieve delivery of wheelchair accessible housing in the private sector, as required by the Guidance, without the associated planning system levers.”

“To ensure need is met now and in the future, the LHS sets a target for all partners to ensure at least 7% of all new build stock is fully wheelchair accessible.”

“In 2019, the Scottish Government issued guidance for local authorities on the setting of LHS targets to support the delivery of more wheelchair accessible housing, including the requirement for a private sector target. The Council will consider this during renewal of the LHS in 2022, and the next Local Development Plan due to be published in 2023. Occasionally it may be necessary to build larger

**North  
Ayrshire  
Council**

specialist housing to meet the specific needs of individual households. Where this is being provided by an RSL, the Council will approve the proposals before a planning application is submitted”

**North  
Lanarkshire  
Council**

“A target to deliver 10% of homes within the council’s own new build programme and 5% across the wider social rented new build programme built to the desirable design criteria as indicated in HfVN column D is in place, with progress monitored and reported annually via the LHS annual progress report. The target is also subject to annual review, to enable an increase where evidence is supportive of a housing need.

“Gathering evidence for defining a target for the delivery of homes in the private sector is well underway, with a resident survey planned for Autumn 2022 which will inform this target, supplementing the existing evidence gathered through the LHS evidence base and recent Housing Needs and Demand Assessment 3. Engagement work with developers was also undertaken in 2021. This sought to increase awareness of the need for accessible housing provision and to gain views from private developers on a potential target for the delivery of wheelchair homes. The LHS sets out a commitment to work with private developers to continue to increase awareness of the need for wheelchair liveable homes to further encourage development.”

**Orkney  
Islands  
Council**

“Orkney Islands Council has set a target for two properties a year across all tenures”

“The Council will review this target in line with the Scottish Government’s recently published strategy, Housing to 2040. The Council will work with partners in Health, Social Care and Orkney Housing Association to explore options for evidencing need for wheelchair housing further”

“The majority of these would probably be in the social rented or low-



cost home ownership tenures”

**Perth and Kinross Council**

“Work is currently underway with our RSL partners to deliver wheelchair accessible homes across urban and rural Perth and Kinross. Through our Strategic Local Plans, the aim is to ensure that where possible, 10% of all homes built are suitable for people with particular needs, such as wheelchair users, where this can be met within affordable housing development sites.”

“Improvements in information on the requirement for wheelchair accessible homes alongside demographic information has developed a clearer picture of the future requirement for wheelchair accessible housing. This will be incorporated into the 2022-27 LHS to support developers to include specialist housing provision in private sector developments.”

“To address specialist needs, at least 10% of new affordable homes will be delivered to meet particular support needs (this also includes wheelchair accessible).”

**Renfrewshire Council**

In line with Scottish Government guidance, targets for the inclusion of wheelchair accessible homes as part of all tenure new build developments have been identified as part of the development of the new draft Local Housing Strategy 2022-2027.

The new draft Local Housing Strategy proposes that:

- New residential proposals must provide a minimum 10% of all dwellings designed to be easily adaptable for residents who are wheelchair users; and
- 5% of all new homes must be designed to wheelchair accessible standard.

**Scottish Borders Council**

“In January 2020 consultants also provided their final report “Space to live – Wheelchair Accessible Housing in the Scottish Borders”, which

provided an evidence base for Council to set an annual Wheelchair Accessible Housing Target of 20 homes. It was agreed that RSLs will provide 15 homes and it is hoped that other providers will deliver the balance of 5 homes. This was agreed by the Council’s Executive Committee at its meeting of 17 November 2020. It is envisaged that these homes will all be built to Housing for Varying Needs – Wheelchair Housing Standard. Delivery of Wheelchair Accessible Housing in the context of new homes completed is now being monitored and reported annually to the Council’s Executive Committee.”

**Shetland Islands**

“The Scottish Government introduced new Guidance to local authorities on setting targets in the LHS to support the delivery of wheelchair accessible housing. From the work done in relation to specialist housing provision in the LHS a target of 3.5% of the SHIP delivery over 5 years would meet that need. This would equate to 8 units over the period.

It is very difficult in island areas to set targets for specific types of property to meet particular needs when we are dealing with very small numbers across a dispersed geography. The target is designed nationally to cover all housing supply. This is problematic in areas such as Shetland where there is very limited speculative house building and the target is potentially only going to be delivered by social housing. The target and its delivery will be monitored.”

“All of the new build proposals in the SHIP will meet the required building standards and will follow the Housing for Varying Needs guidance.”

**South Ayrshire Council**

“Unmet need [for wheelchair accessible housing] will be addressed in the upcoming Local Housing Strategy when setting affordable supply targets<sup>15</sup>.

<sup>15</sup> A numeric figure has been proposed in SAC’s draft LHS, to be published later this year.

In terms of demand for housing, we work closely with the Integrated Joint Board to identify specific needs and through Council and RSL new build seek to address the needs of wheelchair users through the AHSP.

In addition, all social housing developed as part of the AHSP meets Housing for Varying Needs, and as such can be adapted to meet the needs of households with disabilities.

If wheelchair accessible housing targets cannot be met from public sector housing developments alone, the council will consider introducing a percentage wheelchair accessible housing policy for private market housing developments in LDP3, based on the findings of the HNDA and the deliberations informing the LHS”

**South  
Lanarkshire  
Council**

“An important priority for the LHS is for housing and health and social care partners to work together with stakeholders to identify the extent of need for additional wheelchair accessible housing in South Lanarkshire and look to opportunities through the Strategic Housing Investment Plan and via the Affordable Housing and Housing Choice Supplementary Planning Guidance, to increase fully wheelchair accessible housing supply.

‘As per the LHS Guidance (2019) a target for the proportion of new-build properties across all housing tenures was set at 8%. Following consultation and publication of the new 2022-27 LHS, the target for the social housing aspect was increased to 10%. The private sector aspect of the target will remain at 8% whilst discussions with planning, building standards and developers continue.’

**Stirling  
Council**

“Through the forthcoming LHS and SHIP, Stirling Council has set a minimum target of 5% of all affordable units built under the SHIP to be built to wheelchair accessible standard as defined by the Housing for Varying Needs “Desirable Standard” and Scottish Government Guidance on Wheelchair Accessible Housing.”

“Furthermore, the aim is that overall, 15% of all affordable units built per annum under the SHIP will be built for specialist provision that will include wheelchair, amenity housing, extra care housing and ambulant disabled housing. These targets will be subject to annual monitoring and review via the annual Strategic Housing Investment Plan.”

“Given the local demographic, the prevalent topography and the nature of our housing stock, accessibility to housing for people with a mobility issue is a big concern in West Dunbartonshire. We continue to encourage developers to prioritise developments which meet the needs of people with mobility issues, and our Housing Design Standard sets out our requirements”.

“While all new housing supported by the AHSP is required to satisfy Housing for Varying Needs (HfVN) criteria, the West Dunbartonshire Design Standard applies additional obligations on developers to achieve the high standard of modern housing we aspire to”.

“We also aim to continue to improve the supply of housing suitable for wheelchair users. In some circumstances the provision of lifts may present a solution to accessibility issues. The West Dunbartonshire Design Standard: 2019 requires that all SHIP projects provide a minimum 10% proportion of wheelchair accessible homes (see 17.2 below). This requirement may only be relaxed in exceptional circumstances where, for example, the project is being developed for different specialist housing purposes or where the topography is particularly difficult. Where no specific specialist housing provision is stipulated in the project, it will generally be assumed that around 10% on each site will be for this purpose, with the detail being agreed at a later date in consultation with HSCP colleagues. We will continue to keep our Design Standard under review. We have an aspiration to extend this quality standard to all new housing in West Dunbartonshire, regardless of tenure and are liaising with colleagues

**West  
Dunbartonshire  
Council**

in Planning over encouragement measures which can be taken locally, in advance of Scotland –wide regulation.”

“Targets for wheelchair accessible housing were set out in the West Lothian Local Housing Strategy 2017-2022. A target of 30 wheelchair accessible homes per annum was set over the duration between 2017/18 and 2021/22. Targets for wheelchair housing across all tenures will be proposed in the new Local Housing Strategy 2023/24-2027/28, this could include 10-15% of all homes built being wheelchair accessible.”

**West Lothian Council**

“Work is ongoing in relation to developing the housing mix for future WLC sites and there is an ongoing commitment to provide accessible housing.

In February 2022, a Strategic Housing Event was hosted by West Lothian Council to encourage affordable housing providers to consider increasing the range of standard house types that could meet a range of housing needs.”



**Scotland's Housing Network**

## About Us

Scotland's Housing Network is the national benchmarking club in Scotland and supports social landlords to improve services by benchmarking cost and performance results and sharing best practice. The organisation provides support to landlords through our data collection and benchmarking service, our invaluable forums and through our self-assessment resources. With over two thirds of social landlords in Scotland as members of the network, representing almost 90% of the sector by stock, the organisation plays an important role in driving up service standards across the social rented sector in Scotland.

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