

Advertising & Allocation of Adapted Properties

When a purpose built property or property with significant adaptations, which deem it suitable for a disabled person, becomes vacant, the Council and Registered Social Landlords will advertise and allocate the available adapted property through the Housing Choice scheme. Both properties and applicants will be banded in accordance with the Allocations policy, as summarised below. Suitable applicants as identified by the Council's Community Occupational Therapy Team (COT) will be able to bid for an appropriate property through the Housing Choice system.

Properties

All significantly adapted or purposely built properties, which allow full wheelchair access both internally or externally will be banded as 'Accessible' – 'A' properties. This 'A' category will have two sub-categories, 'A1' and 'A2':

- A1 - An accessible, highly adapted or purpose built property, providing wheelchair access **throughout the property.**
- A2 - A wheelchair accessible, highly adapted or purpose built property, providing wheel chair access to areas identified as necessary for the disabled person but which **may not include the entire property.**

A property may be a:

- Bungalow;
- Ground floor flat;
- First floor flat with vertical lift access;
- Two storey building house allowing vertical lift access to first floor.

Access to the Property will need to be:

- Level or ramped (maximum gradient 1:12);
- Doorways to have a minimum opening width of 780mm.

When an adapted property becomes vacant, the property will be assessed using the criteria above and banded as either 'A1' or 'A2'.

The adapted property will then be advertised in the weekly 'Housing Choice' advert and listed as either A1 or A2.

Applicants

When registering with 'Housing Choice', an applicant will state that they are in need of an adapted property and what specific adaptations are required. MTCBC Housing will refer to the Community Occupational Therapy (COT) team for the applicant to be assessed. The COT team will carry out an assessment and based on the aforementioned criteria and an individual's needs, place the applicant in either 'A1' or 'A2'.

An applicant will be able to bid for an 'A-banded' accessible property, providing that the applicants' needs have been identified by the COT team as requiring them to be placed in the relevant 'A-band'. If more than one suitable applicant bids for the same property, the bids will be brought to the Local Housing Panel (LHP) for discussion; the COT Manager will also attend the Local Housing Panel to discuss and agree the allocation to ensure those in most need are prioritised. The Panel will select the applicant/household in greatest need and the applicant will be notified accordingly.

If the COT team identifies that the applicant does not meet the needs threshold for the 'A' band, they will be placed in one of the other bands based on their housing need (i.e. Emergency, Gold, Diamond, Silver Plus, Silver or Bronze) and will be able to access social housing in accordance with the Common Allocations Policy.