

Taunton Deane Borough Council

Tenant Services Management Board 24 September 2012

Mobility scooters policy for council housing blocks of flats

Report of the Housing Estates Manager

(This matter is the responsibility of Executive Councillor Jean Adkins)

1.0 Executive Summary

Taunton Deane Borough Council Housing Services has produced a fire safety policy for council housing blocks of flats.

TDBC seek to identify, assess and reduce risks to ensure compliance with Regulatory Reform (Fire Safety) Order 2005.

TSMB are asked to consider and support a recommendation to the Portfolio Holder for Housing Services to approve the new mobility scooter policy.

1. Background

- 1.2 TDBC recognises its responsibility as a landlord to ensure the safety of its tenants and leaseholders, staff, contractors and visitors.
- 1.3 The new draft mobility scooter policy has been produced to support the fire safety policy.
- 1.4 The new draft policy applies to all blocks of flats owned and or managed by TDBC irrespective of tenure.

2.0 Mobility Scooter Policy for council housing blocks of flats

See appendix 1 for draft Fire safety policy for council housing blocks of flats.

3. Finance Comments

The views of the finance team were agreed that resources can be met within existing budget, and this will be monitored on a regular basis.

4. Legal Comments

Tenancy condition 5.2 applies.

5. Links to Corporate Aims

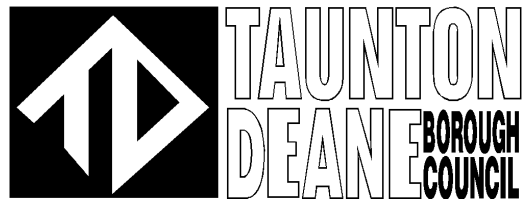
This policy supports the HRA business plan 2012-2042 strategic housing objectives, which reflect the council corporate priorities.

- 6. Environmental Implications**
No adverse implications.
- 7. Community Safety Implications**
The recommendations from this report will form part of the overall policy on security and safety in TDBC flats.
- 8. Equalities Impact**
Equality impact assessment has been undertaken as part of this policy and finding recorded in appendix 2
- 9. Risk Management**
The Regulatory Reform (Fire Safety) Order 2005 places a duty on TDBC as a landlord to take general fire precautions to ensure, as far as reasonably practicable, the safety of the people on the premises and in the immediate vicinity. Mobility scooters in communal hallways have been identified as a risk.
- 10. Partnership Implications**
In order to deliver the policy it is crucial that we will continue to work in partnership with key agencies including the Devon & Somerset Fire & Rescue Service and Somerset West Private Sector Housing Partnership.
- 11. Tenants Forum comments**
On 12th September 2012 TDBC officers met with members of the tenants forum to discuss the draft mobility scooter policy for council housing blocks of flats. And the following comments are observations made:
 - Some people will clearly be disadvantaged;
 - Assessment of designated areas suitable for storage and re-charging;
 - Guidance on storage and re-charging to be extended to those tenants considering purchasing mobility scooter.

The tenants forum expressed their support for this policy with the few adjustment, which have been included.

- 12. Recommendation**
TSMB are asked to;
 - Consider and comment on the draft mobility scooter policy for blocks of flats,
 - support a recommendation for approval of the policy to portfolio holder.

Norah Day - Housing Estates Manager
01823 356331
n.day@tauntondeane.gov.uk



MOBILITY SCOOTER POLICY FOR COUNCIL HOUSING BLOCKS OF FLATS

SEPTEMBER 2012

Policy Title:	Mobility Scooter Policy for Council Housing Blocks of Flats
Lead Officers:	
Policy drafted by:	Norah Day – Housing Estates Manager
Date Agreed by Board:	
Date Equality Impact Assessment completed:	
Next Review Date:	



Taunton Deane Borough Council Mobility Scooters Policy - In blocks of flats

TDBC aims to provide a safe environment in which tenants and leaseholders, contractors, visitors and staff are assured that the risk of injury is minimised. Mobility scooters and powered wheelchairs must not be parked or stored in protected corridors, staircases, passageways, and surrounding areas servicing the premises. Exception only in designated areas which have been assessed as suitable for storage and re-charging.

All communal areas **MUST** be free of obstruction.

What TDBC housing service will do:

- TDBC housing services officers will carry out inspections of the blocks of flats to ensure clear hallways;
- Tenants and leaseholders will be made aware of their own obligations to safely maintain their tenancies in a fashion that minimises the risk to themselves and the other occupants of the blocks in which they reside;
- If space permits it may be possible to create designated charging/storage facilities;
- TDBC housing service will offer positive guidance on re-charging and storage to those tenants with mobility scooters; or considering purchasing a scooter;
- Provide relevant employees with safety training.

Tenants must formally request permission to make alterations to their home to accommodate mobility scooters, and the housing service will consider all such requests for mobility scooters in blocks of flats.

Tenancy Condition 5.2 states:

You will undertake to keep the communal hall, staircases, landing, lifts, passageways and surrounding area serving your dwelling in a clean and tidy condition and free from obstruction. These areas must not be used in such a manner as to cause nuisance or annoyance to other residents.

Equality Impact Assessment – pro-forma

Responsible person	Norah Day	Job Title Housing Estates Manager
Why are you completing the Equality Impact Assessment? (Please mark as appropriate)	Proposed new policy/service	√
	Change to Policy/service	
	Budget/Financial decision – MTFP	
	Part of timetable	
What are you completing the Equality Impact Assessment on (which, service, MTFP proposal)	Taunton Deane Borough Council Housing Services Mobility Scooter Policy 2012	
Section One – Scope of the assessment		
What are the main purposes/aims of the policy/decision/service?	<i>Aims to provide a safe environment in which tenants and leaseholders, contractors, visitors and staff are assured that the risk of injury or damage to their homes caused by fire are minimised.</i>	
Which protected groups are targeted by the policy/decision/service?	<i>Mobility Scooter Policy is targeted at all the protected groups including: Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or belief; Sex, and Sexual Orientation; Marriage and civil partnerships.</i>	
What evidence has been used in the assessment - data, engagement undertaken – please list each source that has been used The information can be found on....	<p>Data: Regulatory Reform (Fire Safety) Order 2005</p> <p>Engagement: Consultation with a diverse group of tenants, staff, senior managers within the housing services carried out since January 2012.</p>	
Section two – Conclusion drawn about the impact of service/policy/function/change on different groups highlighting negative impact, unequal outcomes or missed opportunities for promoting equality		
Consultation with tenants and officers concludes that some people will be disadvantaged.		

I have concluded that there is/should be:	
No major change - no adverse equality impact identified	
Adjust the policy/decision/service	Actions will be identified that will help mitigate the impact of this policy
Continue with the policy/decision/service	
Stop and remove the policy/decision/service	
Reasons and documentation to support conclusions <i>Consultation with tenants on 12 September 2012.</i>	
Section four – Implementation – timescale for implementation	
TSMB report 24 September 2012.	
Section Five – Sign off	
Responsible officer Norah Day Date September 2012	Management Team Housing estates Date
Section six – Publication and monitoring	
Published on	
Next review date September 2015	Date logged on Covalent

Action Planning

The table should be completed with all actions identified to mitigate the effects concluded.

Actions table						
Service area	Housing Services			Date	September 2012	
Identified issue drawn from your conclusions	Actions needed	Who is responsible?	By when?	How will this be monitored?	Expected outcomes from carrying out actions	
Storage and re-charging of mobility scooters	If space permits it may be possible to create designated storage/recharging facilities	Housing services managers	2012 – on going	Inspections on site.	Providing a safe environment and support tenants with mobility needs.	
Guidance and advice	Estate officers will offer positive guidance on storage and re charging to tenants with mobility scooters and those considering purchase.	Estate officers	2012 – on going	Regular meetings and monitor of inspections carried out by officers.	Ensuring a safe environment and supporting tenants to safely maintain their tenancies in a fashion that minimises the risk to themselves and the other occupants of the blocks in which they reside.	