

## Solutions Series: 9

**The Solutions Series:** Making room: identifying, planning and delivering accessible homes for disabled people in Scotland

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**The Solutions Series is a series of ‘pop-up think tanks’ hosted by the Independent Living in Scotland project (ILiS), part of Inclusion Scotland.** Inclusion Scotland works to achieve positive changes to policy and practice, so that we disabled people are fully included throughout all Scottish society as equal citizens.

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Please note – this report reflects the discussion on the day. These are not necessarily the views of Inclusion Scotland and its ILiS project.

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## **Acknowledgements**

ILiS would like to thank all the participants for their contributions to the think tank. We would especially like to thank Tony Cain, Policy Manager for the Association of Local Authority Chief Housing Officers (ALACHO), for chairing the think tank.

**Look out for more reports from the Solutions Series at**  
[www.ilis.co.uk](http://www.ilis.co.uk).

## 1. Background to the Solutions Series

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**The Solutions Series is a series of ‘pop-up think tanks’ hosted by Inclusion Scotland’s Independent Living in Scotland project.**

Inclusion Scotland works to achieve positive changes to policy and practice, so that we disabled people are fully included throughout all Scottish society as equal citizens.

Each **Solutions Series** think tank brings together disabled people and others from across a range of sectors to identify solutions to a specific barrier to disabled people’s enjoyment of their rights to independent living.

The Solutions Series aims to support meaningful, focussed and strategic-level discussion across a range of perspectives by hosting subject-specific pop-up think tanks and reporting on these. Participants are targeted for their expertise and their sphere of influence and capacity to represent their community of interest or sector. They are asked to come up with some of the potential solutions – including cross-sectoral responses to and suggestions for policy, practice, research and legislative change – to sometimes quite contentious issues that create barriers to the realisation of independent living for disabled people in Scotland.

## 2. Why we had this event

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‘Making room: identifying, planning and delivering accessible homes for disabled people in Scotland’ is the ninth report in the Solutions Series.

Disabled people in Scotland have a right to accessible and adequate housing, yet many struggle to find homes which meet their needs and aspirations.

The recent inquiry by the Equality and Human Rights Commission into accessible and adapted housing for disabled people in Scotland highlighted that many disabled people are demoralised and frustrated by the housing system due to a severe shortage of accessible and adapted houses across all tenures.

We know that the systems used to identify disabled people's requirements and deliver accessible houses in Scotland can be weak and design standards for social and private housing do not always provide the space standards that disabled people need, particularly for wheelchair users.

In this context we wanted to acknowledge the complexity of issues that impede the planning, delivery and identification of accessible homes, but also to recognise that action must be taken to increase supply, given the human rights implications for disabled people of not taking sufficient action in this regard.

By bringing together a broad range of stakeholders for a solutions-focussed discussion about target setting, assessments of need for accessible homes within strategic housing planning, design standards, delivery and identification of accessible homes, we hoped to move beyond our own bubble, test our own positions on issues and listen to 'all sides of the story' and learn from those with involvement and expertise in planning and delivery of accessible homes.

We hoped to provide a forum for lively, non-adversarial and candid discussion, and to find common ground and tangible solutions that can be progressed by us and others to address the current shortfall in accessible housing for disabled people, and the future housing needs of an aging population.

The think tank took place on Wednesday 12 September 2018 at the The Studio on Hope Street in Glasgow. It was chaired by Tony Cain, Policy Manager for the Association of Local Authority Chief Housing (ALACHO).

A full list of participants is provided in Appendix 1.

### **3. Making room: identifying, planning and delivering accessible homes for disabled people in Scotland'**

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Accessible housing is at the heart of equality, independent living and a positive sense of identity and well-being for disabled people in Scotland. However, despite the now well-documented shortfall in the supply of accessible housing in Scotland, we have not yet seen a national strategic approach to tackling this issue across tenures.

The Scottish Government has committed to investing £3bn to build 50,000 affordable homes over the next five years. It is stated in the draft budget that ‘**accessible**, affordable, energy-efficient housing can contribute significantly to their wider aims to tackle poverty and health inequalities and to build confidence and capacity in communities’.<sup>1</sup>

What we have yet to see is any explicit commitment to focussing a fair share of this investment on significantly increasing the supply of accessible housing with sufficient space standards to meet disabled people’s needs into the future.

In relation to wheelchair-accessible homes we are simply not building or adapting to keep pace with need and demand.

Recent evidence about the scale of the current situation in relation to wheelchair-accessible housing is provided by the headline findings of a report published by Horizon Housing Association and North Star Consulting and Research and endorsed by the Chartered Institute of Housing in Scotland.

*Still minding the step? A new estimation of housing need among wheelchair users in Scotland* estimates that there are 87,340 wheelchair users in Scotland (3.6% of all households). Of these, one in five indoor wheelchair users say their home is not suitable for their needs.

The report reveals that over 17,000 wheelchair users are living in unsuitable homes across Scotland and this unmet need is set to increase by 80% by 2024, based on current health trends which project a sharp rise in the number of wheelchair users. The report suggests that in six years we will see over 31,000 households that include a wheelchair user living in unsuitable homes.<sup>2</sup>

Between 2008 and 2016, 132,994 new homes were built in Scotland, yet only 1,427 were built to wheelchair accessible standards.<sup>3</sup> At current rates of build it would take us 95 years to meet the current unmet needs of wheelchair users and 174 years to meet their projected needs.

Given that currently only 16% of Local Authorities (5 out of 32) in Scotland have set a target for the provision of wheelchair-accessible housing, we are concerned that merely encouraging Local Authorities to

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<sup>1</sup> Scottish Government (2018), Scottish Budget, draft budget 2018-2019.

<sup>2</sup> Horizon Housing Association (2018), *Still minding the step? A new estimation of housing need among wheelchair users in Scotland*.

<sup>3</sup> Horizon Housing Association infographic from *Still minding the step? A new estimation of housing need among wheelchair users in Scotland*.

set local targets may be insufficient to tackle the unmet and projected housing needs of wheelchair users across Scotland within an acceptable timeframe.

In relation to local target-setting the EHRC inquiry found that few Local Authorities in Scotland have a clear grasp of what demand for accessible homes is in their local area – only 25% had a clear assessment of demand for new accessible housing and only 24% rated the data available to them to make these assessments as ‘good’ or ‘very good’.

Local targets, where they are in place, tend to be informed by this data, and range from 2%–16%, with the majority being at the lower end of this range.

Housing Needs Demand Assessments and Strategic Housing Investment Plans are often based on data considered to be poor by Local Authorities, and there is very little evidence of housing authorities assessing future demand for accessible homes.

The EHRC’s assessment of HNDAs and SHIPs is that 75% of Local Authorities cannot put a figure on the current or future demand for accessible or adapted housing. Many cannot estimate demand from their own waiting lists, and struggle to assess need for people in private lets or owner occupation.

It is vital to acknowledge that within and around the home, accessibility – allied with space – is a major determinant of well-being for many disabled people; particularly as they get older or experience a change in relation to their impairment/s.

It is also vitally important to emphasise that it is not simply wheelchair users who require housing built to wheelchair-accessible standards. Disabled and older people who use other mobility devices may have equivalent design and space requirements. The manoeuvring space required by a person using two sticks, or a wheeled walking aid with three or four wheels, for example, can occupy a greater or equivalent width than someone using a wheelchair.

However we find that Local Authorities and RSLs, when going through the "prove it" phase, do not think about requirements for extra space but often think quite narrowly about ‘client group’ and don’t always plan for building larger homes to shape a wider and longer-term portfolio for future as well as current needs for accessible homes.

The current focus on wheelchair users registered on a housing list omits the need to plan ahead, with very few authorities planning for future need for accessible homes, and so using this in turn to inform thinking about planning for a proportion of homes to fully accessible standards.

The think tank's discussion was framed by the following questions:

- 1. Do we need a national target for the delivery of wheelchair accessible housing in Scotland? If so, how should this target be derived?**
- 2. What sources of evidence of current and future need for accessible homes can be used by Local Authorities in their Housing Demand and Needs Assessments and Local Housing Strategies? Are there gaps in evidence? How can they be filled?**
- 3. How do we address the shortfall in supply of accessible homes, particularly wheelchair-accessible homes?**
- 4. Do we need national strategy and policy around planning and delivery of accessible homes?**
- 5. Are the current design standards for social and private housing in Scotland fit for purpose?**
- 6. Are we clear enough about the accessibility of the current housing stock across tenures in Scotland? How can we make this picture clearer?**

#### **4. Summary of the solutions**

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##### **1. We need to ensure that the Scottish Government's recent focus on rough sleeping and homelessness does not compound disadvantage for disabled people who are unsuitably housed.**

An important theme throughout the discussion was the concern that the current focus by Scottish Government in relation to homelessness, whilst welcome in many ways given the direct correlation between disability and homelessness, might in fact compound disadvantage experienced by disabled and older people who are unsuitably housed, particularly if proposals to tackle homelessness and rough sleeping were not equality impact-assessed.

***'Most of the conversation in housing policy circles, for pretty much the last year, has been dominated by homelessness but we need to be cautious here. For every "winner" in relation to the provision of a social let there are "losers".***

***That conversation has not only crowded out quite a lot of other discussions, but has become a particular focus around who gets the available stock of social rented housing without looking at who misses out, it's been short of that analysis and totally short of anything that looks like an Equalities Impact Assessment or equalities proofing exercise.***

***It's essentially dropped down on to more of these houses should go to homeless folk without, in my opinion, very much of a conversation about what happens to the other people who aren't getting houses.***

***Housing is a rationed resource. If we increase the proportion of social lets to those presenting as homeless by 43%, in the context of only having 53,000 voids within the social rented sectors per year, in terms of available social housing, what happens to disabled people who need to be rehoused because their current home is unsuitable and cannot be adapted?'***

The cohort of disabled people who are unsuitably housed in Scotland may be very significant.

***'We're coming across people, stuck in literally a room because they can't access their house anymore and don't want to declare as homeless because they can potentially be put into an even worse situation in temporary accommodation.'***

The Scottish House Condition Survey provides the following information about disabled people living in unsuitable housing in Scotland:

- 61,000 households include a disabled person who can't get up or down the stairs inside their own home.
- 34,000 find it difficult to access their bath or shower.
- 11,000 can't get around the house because of the design/layout.
- 9,000 find it difficult to access their own toilet.
- 8,000 can't leave the house because of stairs to the house.<sup>4</sup>

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<sup>4</sup> Scottish House Condition Survey 2015 - An ad-hoc analysis of questions CC5 – CC9



Sections 24 of the 1987 Housing Act provide that a person is to be treated as homeless even if he or she has accommodation, if it would not be reasonable for that person to continue to occupy it.

These statistics show that significant numbers of disabled people in Scotland may constitute the 'hidden' homeless because their homes are inaccessible and it is unreasonable to expect them to occupy homes where they cannot wash themselves, use the toilet or leave their home without support. They are 'hidden' from the discourse on homelessness because they do not know that they may have a legitimate right to present as homeless, or do not choose to follow this route as they have a rational fear that presenting as homeless will only lead to more distress if temporary or permanent accommodation offered is less accessible than their current home.

Given that disabled people who are unsuitably housed could be considered to be homeless but don't present as such, delegates felt that it was imperative that the current focus on tackling homelessness also takes into account the needs of disabled people whose homes do not meet their needs.

There was a call for clear equalities proofing and Equality Impact Assessments to be carried out on work to implement the recommendations of the Scottish Government's Housing and Rough Sleepers Action Group.

## **2. We need to situate housing policy within a human rights framework.**

We know that significant numbers of disabled people are currently living in inaccessible homes across Scotland where they cannot wash themselves, use the toilet, cook and prepare meals in a kitchen, or get in and out of the house without considerable support. These intolerable housing situations can breach disabled people's human rights to adequate housing, their right to a private and family life, to freedom from degrading treatment and peaceful enjoyment of possessions.

To tackle this a number of delegates felt that we needed to look at our whole housing system through the lens of a human rights perspective. This would allow us to see the breadth of what is being achieved and what is not being achieved by interventions in the housing system.

***'I have said, for some time, I do not think you can look at housing outcomes from a human rights' perspective and conclude anything other than we're failing miserably to achieve a consistent, human rights-based approach, there is a failing, and amongst certain groups there's a particular disadvantage, we have the beginnings of a language, familiar to the sector, civil servants and politicians, which can help frame a debate in a more positive way'.***

The Scottish Government is starting to articulate its ambition in relation to housing in terms of everyone in Scotland having a home that is 'warm, affordable and accessible', and we need to ensure that these commitments are unequivocally anchored in human rights.

Rather than being recipients, beneficiaries or 'objects' of housing policy, when disabled people are recognised as rights holders, they are active subjects, empowered to engage and be involved in decisions affecting their lives and the enjoyment of their rights. This means they can assist in ensuring strategies are responsive to their lived experiences and are thus more effective.

It was felt that any rights-based strategy should draw on the right to housing not only as a set of legal standards, but also as a transformative vision and a call to action.

The beginnings of a human rights-based conversation about the housing system in Scotland would give us scope to start asking the right questions about who is benefiting from current housing policy and who is missing out.

### **3. We need a national strategy for the accessible housing in Scotland.**

Delegates felt that to adequately respond to the housing needs of disabled and older people across Scotland we need three interlocking systems to be functioning properly: an adequate new supply of accessible homes; effective allocations practice for adapted social rented housing, and timely and person-centred adaptations, and the support for this to happen.

It was felt that in each of these areas there is some good policy, practice and strategy in Scotland – but despite national and local work to improve the position, the experience of disabled people who need accessible and adapted housing is that good housing experiences often happen by

chance rather than by design, and often only after years of lack of independence or constraint in daily or family life.

Whilst increased awareness of the issue of accessible housing in Scotland has undoubtedly brought progress over the last twenty years, not least in the development of Housing for Varying Needs and its application to current building standards, delegates saw that we still lack a strategic approach to policy and practice about identifying, planning and delivering accessible homes which is logical and coordinated.

***‘[A national strategy for accessible housing] – relating to both new build and existing stock – has the opportunity to line everything up and say for each one of them, the players, this is what needs to change. So, in the health and social care partnerships it could be the way they set out their own strategic plans and how they do their needs analysis. For the building regs it might be what needs to change in there. At least a strategy allows you to set that out in a coherent way, right now there is nothing coherent across all of these players and moving parts.’***

Delegates felt that a national strategy would provide a locus for this much-needed coordination as well as a clear statement of the Scottish Government’s ambition in relation to accessible housing.

It was also felt that a strategy could encourage preventative spend decisions on accessible homes as part of health and social care integration.

***‘So there is something about the resource planning that has to start now that's different about what we're doing at the moment; there's so much money goes into social care and health, that needs to be better distributed across the whole sector to allow us to make the shift to stop people going into hospital and needing care and all of these things rather than just dealing with the aftermath at the other end which is what we're still predominantly spending time, energy and resources on.’***

#### **4. The long term needs of disabled and older people will have to involve a range of solutions across all tenures.**

Delegates stressed that we cannot expect social housing to provide all the solutions to the housing needs of disabled and older people in Scotland.

***'The long-term needs of older and disabled people will have to involve a range of solutions across tenures. People can't expect social housing to provide all those solutions: we don't have the resources and the sector isn't big enough. The Social Housing Sector isn't the solution to everything and can't be.'***

## **5. A national target for the provision of wheelchair-accessible housing.**

There were strong arguments in favour of a national 10% target for the provision of wheelchair-accessible housing across tenures, particularly from Disabled People's Organisations working to support disabled people who need wheelchair-accessible homes.

***'We fully endorse the recommendation in the Equality and Human Rights Commission report that a minimum of 10% should be set by the Scottish Government. Over the 25 years I've been involved in housing, there's always been a chronic shortage of wheelchair-accessible housing.'***

***The failure to design, build and allocate mainstream housing across tenures with sufficient design and space standards to be wheelchair-accessible puts needless strain on carers, and generates avoidable cost for health and social care services. It prevents disabled people's full contribution to society and their participation in the economic and social life of their communities.***

***It's not just enabling people to get out and about, it's about the whole economic growth of disabled people and society that we're living in and disabled people being an untapped resource.***

***When you look at where the 10% idea came from, one of the first examples of that was Ken Livingston's London Plan where they had 10% and followed that through for all tenures, not just social rented, all tenures. Glasgow City Council, after a lot of lobbying from ourselves, introduced 10% across tenures for sale and rent in their City Plan II, they had that for five years, it can be done. A minimum target gets away from the failures of a reactive approach which has failed significantly for decades and has resulted in significant harm to disabled people.***

***In terms of why it's the way forward, I don't think local assessment of need is going to adequately respond to the problem because it's***

***difficult to assess and, I would argue, impossible to assess, on an ongoing basis how many people require new wheelchair housing, how many people are going to have strokes, amputations due to diabetes, come off a motor cycle or be hit by a bus. We have to be building to meet current need but also to respond to immediate and future needs. By the time you count, assess, and that then leads to a property with a door, those people have either been rehoused, their condition's changed or they've died.'***

Supporters of a target were clear that they wouldn't expect 10% of all new homes in Scotland to be fully kitted-out to be wheelchair-accessible or indeed allocated as such – what they are calling for is for this level of new-build housing to be built to sufficient space standards to be fully accessible to disabled people, including wheelchair users, or easily adapted to be so.

***'73% of Scotland's Housing Stock was built before 1982 and is not subject to more recent accessibility requirements. Much of this stock includes pre-1919 tenement flats and post-war terraced houses that in many cases cannot be adapted to meet the needs of disabled people. A national target would be a transparent commitment to increasing new supply, a method of compensating for the historic shortfall in accessible housing, and a way to future-proof housing stock in Scotland to address the level, or levels, of accessibility which are appropriate in relation to demographic evidence about our age and mobility.'***

Delegates in support of a national target felt that it is vital to emphasise that it is not simply wheelchair users who require housing built to wheelchair-accessible standards. Disabled and older people who use other mobility devices may have equivalent design and space requirements. The manoeuvring space required by a person using two sticks, or a wheeled walking aid with three or four wheels, for example can occupy a greater or equivalent width than someone using a wheelchair. Families with children would also appreciate housing with more generous space standards.

Unless Local Authorities can demonstrate that they have robust data to the contrary, some delegates felt that a 10% target, if adopted, would enable the Scottish Government to secure stock which will meet the projected 80% increase in demand.

Delegates in support of a target were also keen to address the oft-quoted argument that not all disabled people are wheelchair users and to rebut the suggestion that a 10% target for wheelchair-accessible homes would lead to calls for similar targets for other types of housing:

***'We deal with people with autism, mental health and all kinds of impairments, but it's people who use wheelchairs who wait the longest for suitable homes. They require significantly different-sized houses in order to live independently.'***

***So, someone with autism may require a sensory room, but when we're finding a house for that person it doesn't have to be designed differently, just have an extra room for the sensory room. There's a difference there, the government says, and they have done to me as well: "We'd have to set targets for gypsy travellers, Roma", whatever it is. That's simply not true. The needs of wheelchair users are the ones which require differently designed houses. That's why it's different. Other groups of people can live in houses that are currently available. They might need additional support, might need to be in a specific location but they're not designed differently and that is what the difference is here.'***

Other delegates however were concerned that a 10% target might be limiting:

***'I'm on the fence about whether there should be a national target.'***

***We generally don't know what stock we have in every sector that is either accessible, has been adapted or has some other adaptation that would make it accessible, so it's very difficult to say a 10% target because that doesn't necessarily reflect the local need.'***

***I think there is a huge issue about how we capture, record and monitor what is currently available in any area'***

***If you get to the point where we are data rich rather than data poor it would probably tell us we need a target of 40%; even looking at the demographics, I'm worried if we say 10% that's nowhere near ambitious enough, but lets us off the hook because it's not stretching enough. I caution at this point until we know more about what exists already in the sector that we don't go down that road, it will potentially give us a ceiling to reach easily, and will go nowhere near tackling the issues for disabled and older people.'***

Those who supported a 10% target were keen to stress that it should be a minimum rather than a maximum and would not limit Local Authorities from exceeding it, but instead provide a jumping-off point for meeting the current and project need for wheelchair-accessible housing:

***‘The 10% would be a minimum, a guideline, particularly for Local Authorities who are struggling to assess need locally.’***

Some of those involved with creating local housing strategies felt that, rather than a national target, local assessments of need should be improved to capture current and future needs of wheelchair users:

***‘What we should be working towards is looking at what the need is and making sure we're building to meet that need, we need to be looking at what the future need is and we need our evidence base to be correct, we need to be building homes that are fully accessible but can be allocated to general needs housing.’***

## **6. A new cross-tenure space and quality standard.**

There was strong support for the development of a new cross-tenure design, adaptability and quality standard that would provide for full wheelchair accessibility. Participants felt that a cross-tenure approach to ensuring accessible design and space standards was a vital first step in shaping a wider and longer term housing portfolio that can respond to future as well as current need for accessible homes across tenures.

Delegates at the think tank felt that if the Scottish Government wants the national policy direction for housing beyond 2021 to clearly articulate what we need as a sector, they need to start now in relation to the development of a new cross-tenure standard in order to influence the next round of development of new homes in Scotland.

***‘Policy-makers in Scottish Government need to be proactive about it now, at least to start to think about it and get ready for what comes after 2021.’***

***If nothing else, a review, even a proper full review of current standards would take at least 18 months for the right people involved, but if you wanted to do something more challenging then that might take even longer.’***

Delegates were keen to emphasise that a new design standard would need to be monitored to check compliance by developers across

tenures. Having a new accessibility standard is only going to contribute to solving the shortfall in wheelchair-accessible homes if it is adhered to:

***'I was invited by a private housing builder to view properties, they knew we worked with disabled people, and they said their property would be available for wheelchair users, it was open plan which was lovely and I looked at the toilet and said: "Okay, they would get into the toilet, how would they close the door?" The answer was: "They would leave the door open." I just left.'***

***'It can't be just a standard, building-control would have to be able to check that the standard was being met by all developers.'***

There was also a note of caution that any work to create a single cross-tenure standard should not lead to any regression in terms of the current standards:

***'You have to be careful about reviewing the building standards. The pressure from the house-builders will be to decrease space standards, we've seen that in 2015. We need to take a broader, strategic view. We're responsible for the people stuck in hospital or stuck in nursing homes or discharged to a fourth floor of a tenement. The private sector view will always be about shareholder profitability and bonuses for their staff. They're private sector companies, that's understandable.'***

***Scottish Government and local authorities should take a more strategic view and base on the needs of people and not on profit for particular companies.'***

## **7. A help to buy for disabled people.**

When expanding on the need for a cross-tenure approach to provision, delegates at the think tank also suggested the need for a vehicle to assist disabled people to buy accessible homes. There was broad support for a Help to Buy Scheme specifically for disabled people that would provide financial assistance to those needing to buy more spacious homes for reasons related to their impairment.

## **8. Guidance on allocations needs to include disabled people who are not registered on a housing list.**



The EHRC's assessment of HNDAs and SHIPs is that 75% of Local Authorities cannot put a figure on the current or future demand for accessible or adapted housing. Many cannot estimate demand from their own waiting list, and struggle to assess need for people in private lets or owner occupation.

Delegates were concerned about an over-reliance on housing list data for local assessments of need, given that only 5% of adults in Scotland are on a housing list, particularly in relation to housing built to wheelchair user standards.

Delegates felt that housing lists, while relevant, will always underestimate need and demand and are not particularly suitable as a planning tool unless there is a history of monitoring trends. Even then, they can never offer more than a snapshot of demand from a narrow segment of the potential need.

This approach also assumes that disabled people live in the social rented sector, ignoring that people in 36% of households including someone with a long-term physical or mental condition in Scotland own their own home (outright or with a mortgage) and 24% rent privately meaning they may very well not be interested in social rented housing if other options are available.

Given that the Scottish Government is currently reviewing the guidance for allocations and has a work stream rewriting the core guidance, there is a key opportunity to include new guidance on how to include disabled and older people who might not be on a housing list but who may be a high priority for a particular house that becomes available.

## **9. Improved identification and marketing of accessible homes.**

Finally, when trying to picture the accessibility of the housing stock in Scotland delegates felt that there are important pieces of the puzzle that are missing. At present we simply do not know how many homes have been adapted by RSLs or by private owners, for example, or how many homes in the private sector may be accessible to wheelchair users or those with mobility needs. This knowledge gap impedes effective planning and negates effective marketing of accessible homes to disabled people looking to buy or rent. Delegates had a number of suggestions for improving the identification and marketing of accessible homes, including a ratings scheme similar to the energy efficiency

ratings system where buyers and renters can easily recognise the levels of accessibility that any house offers.

## Appendix: List of participants

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Tony Cain (Chair)	ALACHO
Janice Burt	Fife DPHS
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Angela Gardiner	Link
William Langdon	Argyll and Bute LHS
Caroline Baisley	OT lead, Argyll and Bute Wed
Rita Jardine	Falkirk LHS
Damian Dempsey	North-Ayrshire LHS
Mell Booth	Aberdeen City LHS
Dorothy Askew	Aberdeen City LHS
Hannah Kettles	Perth and Kinross LHS
Eileen Dobbie	South Lanarkshire LHS
George Smith	West Lothian LHS
Morag Gilchrist	Fife Health and Social Care Partnership
Angela Currie	Blackwood
David Petrie	Homes for Scotland
Graham Anderson	Autism Network Scotland
Susie Fitton	ILiS
Heather Fiskien	ILiS
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## Solutions Series: 9

**The Solutions Series: Making room: identifying, planning and delivering accessible homes for disabled people in Scotland**

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**Independent Living in Scotland (part of Inclusion Scotland) 2017**

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