

Inclusion London response to the consultation on the Draft London Plan 2017

March 2018

More information about the consultation is available at:

<https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/>

https://www.london.gov.uk/sites/default/files/new_london_plan_document_2017.pdf

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1. Introduction

Inclusion London

Inclusion London is a London-wide user-led organisation which promotes equality for London's Deaf and Disabled people and provides capacity-building support for over 70 Deaf and Disabled People's Organisations (DDPOs) in London and through these organisations our reach extends to over 70,000 Disabled Londoners.

Disabled people

- Twenty-one per cent (13.3 million) of people reported an impairment d in 2015/16, an increase from 19 per cent (11.9 million) in 2013/14. Most of the change over the two years came from an increase in working-age adults reporting a disability (16 to 18 per cent).¹
- There are approximately 1.2 million Deaf and Disabled people living in London.²

We welcome the opportunity to respond to the consultation on the Draft London Plan. We have only commented on the areas of the plan most relevant to Deaf and Disabled people.

¹https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600465/family-resources-survey-2015-16.pdf

² See 'Disability data tables' at: <https://www.gov.uk/government/statistics/family-resources-survey-financial-year-201516>

2. Inclusion London's response

Key Recommendations

- More social housing and more accessible social housing is built as a matter of urgency
- The Mayor sets a target of 65% for affordable housing in line with the London Strategic Housing Market Assessment (SHMA).
- The London plan adopts a target of 47% of total new build housing for low cost rental housing, in line with the SHMA.
- All new build low cost rental housing is Social housing not just 'London Affordable rent'.
- More supported housing is provided, including supported housing for young people and working age people.
- The London Plan recognises the dual need for social care and support as well as accessible housing and supported housing.
- Local Authorities give Disabled people on the waiting list first refusal on accessible properties and ground floor properties
- Deaf and Disabled people are prioritised for in borough accommodation.
- Local Authorities have list of accessibility standards for temporary accommodation for Deaf and Disabled people.
- The needs of people with sensory impairments, rare syndromes or neurodiversity are included in the design and décor of new build.
- Disabled people with breathing problems are prioritised for accommodation in areas where the pollution is lower.
- The London Access Forum is supported by the GLA.
- Local access forums are financially supported by local authorities and access officers employed.
- The Mayor develops an overarching strategy to ensure that Disabled People's Organisations in London are funded to voice Deaf and Disabled people's needs.
- Re Monitoring: the target the percentage of affordable housing as whole as well the target percentages for low cost rental housing, shared ownership and London Living Rent are stated, together with how progress will be monitored.
- A detailed Equalities Impact Assessment is undertaken on the London Plan

Social model of disability

We call for the London Plan to be informed by the social model of disability which recognises that barriers are created by society. These are physical, organisational and attitudinal barriers that can be changed and eliminated.³

Co-production with Deaf and Disabled people

Disabled people's lived experience of being disabled should be used to inform GLA and Local Authorities' policies with Disabled people co-designing accessible housing and an accessible built environment.

The London Access forum can provide a consultation body for the GLA. At one time local access forums composed of Deaf and Disabled people and relevant professionals, supported by local authorities provided a good means to co-produce policy and accessible housing. Also local Access Officers provided a key contact and means to involving the wider community in decision making.

However, many forums have folded and the numbers of Access Officers have reduced due to cuts in local authority funding. Also funding for DDPOs has also been cut so many do not have the capacity to voice Deaf and Disabled people's needs at local and London wide level. Therefore we make the following recommendations:

Recommendations:

- Deaf and Disabled people work on equal basis to inform GLA and Local Authority's policies on the built environment.
- The London Access Forum is supported by the GLA.
- Local access forums are financially supported by local authorities and access officers employed.
- The Mayor develops an overarching strategy to ensure Deaf and Disabled People's Organisations (DDPOs) are funded to voice Deaf and Disabled people needs.

³<https://www.gov.uk/government/publications/2010-to-2015-government-policy-equality/2010-to-2015-government-policy-equality#appendix-9-the-social-model-of-disability>

<https://www.inclusionlondon.org.uk/disability-in-london/social-model/the-social-model-of-disability-and-the-cultural-model-of-deafness/>

Chapter 1 Planning London's Future (Good Growth Policies)

Policy GG1 Building strong and inclusive communities

We support the Mayor's aim to improve the health and quality of life of all Londoners and to reduce inequalities. We ask that the needs of Deaf and Disabled Londoners are put at the heart of the plan so this aspiration can become a reality.

Policy GG3 Creating a healthy city

Pollution/breathing problems

Disabled people suffering from breathing problems/asthma have been given accommodation in town centre/junctions and roundabouts where pollution from traffic fumes is high. Accommodation away from main roads away from the risks associated with high levels of pollution is needed.

Recommendation: Disabled people with breathing problems are prioritised for accommodation in areas where the pollution is lower.

Sport and physical exercise

The draft London plan mentions that only 34% of Londoners report doing the 20 minutes of active 'travel' each day. Long hours on low pay with work venues that are too far to walk or cycle to, together with family responsibilities can combine to making it difficult to be involved in health giving physical activity on a daily basis. However, Deaf and Disabled people experience additional barriers, which prevent Sport or physical activity (SPA) which we detail under Policy S5 Sports and recreation facilities.

Mental health/welfare reforms

The government's welfare benefit reforms have had a negative impact on Deaf and Disabled people's mental health and wellbeing. This includes inaccurate assessments which deny people the benefits they entitled to and punitive benefit sanctions, which stop benefits for weeks or months.

Research by the Universities of Oxford and Liverpool has shown that suicides have increased due to the Work Capability Assessment (WCA) for Employment

Support Allowance⁴ (ESA) and collaborative study led by the University of York found that the effects of welfare sanctions and conditional support were “profoundly negative”.⁵ Sanctions push Deaf and Disabled people further away from finding work. We have been contacted by Disabled people facing eviction from rented properties, or on the edge of losing their homes because of sanctions or inaccurate welfare benefit assessments causing delays in benefit receipt. As the Chair of the Public Accounts Select Committee said:

““It is an article of faith for the Department for Work & Pensions that sanctions encourage people into work.Suspending people’s benefit payments can lead them into debt, rent arrears and homelessness...”⁶

The need for low cost housing is even more urgent because of the impact of welfare benefit reforms. Sanctions should be abolished for Deaf and Disabled people and the current assessments for ESA and Personal Independence Payments (PIP) should end and be co-designed by Deaf and Disabled People’s Organisations (DDDPOs), based on the social model of disability.

We call on the Mayor and the London Plan to recognise the negative impact of welfare benefit reforms on the mental health of Deaf and Disabled Londoners and the increased need for low cost housing.

Recommendations:

- The London Plan recognises the increased need for low cost housing due to the impact of welfare benefit reforms.
- The Mayor calls on the government to end all welfare benefit sanctions for Deaf and Disabled people. Also that the current assessments for ESA and PIP are replaced by an assessment co-designed with Deaf and Disabled People’s Organisations, based on the social model of disability.
- In accordance with the UN Committee on UNCRPD’s recommendation⁷ we ask the Mayor to call on government for a cumulative impact assessment with disaggregated data on the impact of welfare benefit reforms on Disabled people.

⁴<http://jech.bmj.com/content/early/2015/10/26/jech-2015-206209>

⁵ <https://www.york.ac.uk/news-and-events/news/2016/research/welfare-conditional/>

⁶ <https://www.parliament.uk/business/committees/committees-a-z/commons-select/public-accounts-committee/news-parliament-2015/benefit-sanctions-report-published-16-17/>

⁷ ‘(b) Carry out a cumulative impact assessment, with disaggregated data, about the recent and coming reforms on the social protection for persons with disabilities;: http://tbinternet.ohchr.org/_layouts/treatybodyexternal/Download.aspx?symbolno=CRPD/C/GBR/CO/1&Lang=En

Chapter 2 Spatial Development Patterns

Policy SD6 Town centres

Pedestrianised town centres and Oxford Street

The lack of access for cars and buses will make pedestrianised areas such as Oxford Street and town centres totally inaccessible for people that can only walk short distances. Many Disabled people were not aware of the consultation on Oxford Street becoming pedestrianised so could not raise their concerns. In addition not all underground stations are not wheelchair accessible so this cuts down access as well.

Chapter 3 Design

Policy D3 Inclusive design

We welcome the Mayor's commitment to Inclusive design and recognition that barriers to Disabled people's independent living are created in the built environment when inclusivity is not build into the design.

Lighting and design features

All impairments should be included in inclusive design not just wheelchair users. Below are access measures recommended for people with sensory impairments, rare syndromes or neurodiversity, which are often overlooked:

- Good even lighting is needed in stair wells, external corridors and the surrounding environment.
- Edges of stairs need to be highlighted in white or light paint.
- Avoid large areas of glass (e.g. large glass windows) particularly at ground level because they cannot be easily seen partially sighted people and also dazzle people.
- Use muted pastel colour throughout building complexes - avoid bright, white dazzling gloss paint.
- Use colour contrast to highlight doors and to differentiate between walls and floors.
- Avoid intricate patterns as part of the decor.

Recommendation: the needs of people with sensory impairments, rare syndromes or neurodiversity are included in the design and décor of new build.

3.3.5 Buildings should be designed and built to accommodate robust emergency evacuation

The emergency evacuation and safety measures for Deaf and Disabled people in all buildings, but especially in tall building need to be improved as the tragedy of the Grenfell tower fire highlights.

Policy D5 Accessible housing

Disabled people's rights

Deaf and Disabled people's rights are vital when considering housing needs.

Disabled people have the right to be part of the community and not to be separated or segregated from the community under UN Convention on the Rights of Persons with Disabilities (UNCRPD), particularly 'Article 19 Living independently and being included in the community',⁸ which gives all Disabled people the right:

'to have the opportunity to choose their place of residence and where and with whom they live on an equal basis with others and are not obliged to live in a particular living arrangement;'

i.e. Disabled people should not be forced to live in a care home or another arrangement. Article 19 also includes the right to access support services

'including personal assistance necessary to support living and inclusion in the community, and to prevent isolation or segregation from the community;'⁹

Recommendation: In accordance with the UNCRPD Committee's recommendation¹⁰ we ask the Mayor to call on the government to place UN Convention on the Rights of Persons with Disabilities (UNCRPD) in domestic law.

We are concerned as there seems to be a misunderstanding regarding the concept of independent living in the Draft London plan, which states:

⁸<http://www.ohchr.org/EN/HRBodies/CRPD/Pages/ConventionRightsPersonsWithDisabilities.aspx#19>

⁹<http://www.ohchr.org/EN/HRBodies/CRPD/Pages/ConventionRightsPersonsWithDisabilities.aspx#19>

¹⁰ 7. The Committee recommends that the State party:

(a) Incorporate the Convention into its legislation....

http://tbinternet.ohchr.org/_layouts/treatybodyexternal/Download.aspx?symbolno=CRPD/C/GBR/CO/1&Lang=En

4) accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible. ¹¹

All disabled people can live independently when the appropriate support is provided as the UN CRPD makes clear.

The Draft London housing strategy stated:

5.38 'Many Londoners need support in order to continue living independently in their communities. These includes people who have developed support needs as they have grown older, disabled people requiring ongoing support to remain independent.....

5.7 'It is important that London's housing enables older and disabled Londoners to lead independent and fulfilling lives. There needs to be a range of options available, particularly as more older people are choosing to remain in their own homes rather than move into residential institutions.'

The recognition in the draft London housing strategy ¹² that Disabled people wish to live in the community with the option of living in our own home is hugely important and this needs to be clearly stated in the London plan.

Disabled people, particularly people of working age wish to live in their own home in the community, yet their rights Article 19 UNCRPD are being ignored. As the case of Lakhvinder Kaur , reported by the Disability News Service illustrates:

Lakhvinder 'has spinal muscular atrophy, says she has been "fighting non-stop" for seven years to secure a proper care package that will keep her safe, and allow her to live in her own home, manage her own support, and enjoy the typical social life of a young woman in her 20s. Instead, she has had to move from one inappropriate care home and supported living setting to another since she turned 21. ¹³

¹¹ See Policy H14 Supported and specialised accommodation:

https://www.london.gov.uk/sites/default/files/new_london_plan_december_2017.pdf

¹² https://www.london.gov.uk/sites/default/files/2017_london_draft_housing_strategy.pdf

¹³ <https://www.disabilitynewsservice.com/shocking-case-of-disabled-woman-trapped-in-care-home-that-wants-to-evict-her/#prettyPhoto>

People with learning difficulties have been forced to stay in hospital units or care homes because of a lack of accessible or supported housing and social care and support in the community:¹⁴

- Over 35,000 people with learning difficulties are in residential, nursing homes or assessment & treatment units in England.¹⁵
- 32% of the 3000 people with learning difficulties that were inpatients in September 2015 in England, even though their care plan did not suggest a need for inpatient care¹⁶

The draft London Plan recognises that

‘that new, non-specialist residential developments play in providing suitable and attractive accommodation options for older Londoners, particularly developments in or close to town centres, near to relevant facilities and in areas well-served by public transport.’

This type of accommodation if accessible is also of interest to Deaf and Disabled people because as mentioned above Disabled people wish to remain part of the community and not to be segregated or isolated from it.

Regulations

While we also welcome the policy that all new build will be constructed to M4(2) ‘accessible and adaptable dwellings’ standards we are concerned that some of the M4(2) optional Building Regulations are weaker than the Lifetime Homes standards, which previously had to be adhered to. Crucial regulations have been weakened under M4(2) such as ‘Future shower provision no longer required in 1 and 2 bed houses with smaller WC’, the minimum stair widths have been reduced and provision to ensure that hoists can be installed are no longer required,¹⁷ all of which can be vital to ensure wheelchair users can access all areas of their homes.

Recommendation

The 18 specifications Lifetime homes specifications that have been disapplied or downgraded under M4(2) are brought up to Lifetime homes standards and

¹⁴ In 2010- 2015 there was £4.6 billion reduction in social care and support funding:

<https://www.adass.org.uk/media/4345/key-messages-final.pdf>

¹⁵ <http://www.content.digital.nhs.uk/catalogue/PUB21934/comm-care-stat-act-eng-2015-16-rep.pdf>

¹⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508909/ld-census-further-sep15-rep.pdf

¹⁷ <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-part-m.html>
[file:///C:/Users/Henrietta.Doyle/Downloads/Accessible-Housing-Standards-2015-edition-2-June-2016%20\(1\).pdf](file:///C:/Users/Henrietta.Doyle/Downloads/Accessible-Housing-Standards-2015-edition-2-June-2016%20(1).pdf)

all compulsory building regulations under Part M have the same or improved level of accessible standards as Lifetime Homes Standards.

We welcome the continuation of the policy of at least 10 per cent of new housing will be wheelchair accessible.

Urgent need for accessible housing

According to the SHMA 'around 25,000 households are attempting to move somewhere more suitable to cope with a disability'.

Inclusion London is aware of an urgent need for accessible housing in London as currently Deaf and Disabled people who are being offered or placed in rented property which is far from suitable for their needs. DDPOs are contacting Inclusion London's Disability Justice Project Co-ordinator for advice and support because Local Authorities are just not responding to housing problems so Deaf and Disabled people are left in unsuitable/inaccessible properties. We give examples below of the type of problem Deaf and Disabled people are experiencing:

Problems obtaining a DFG in privately sector accommodation

Disabled people have difficulties obtaining the adaptations needed in their homes because the Local Authority (LA) house them in the private rented sector. The way the law is drafted, people usually don't have choice to reject the offer, they have to accept it and then argue it is not suitable. The main problem with this is that private tenancies are often offered on 1 year basis. To apply for the Disabled Facilities Grant (DFGs) a person has to show they will live in a place for at least 5 years. So DFGs are not possible for people who are accommodated in private sector.

Recommendation: The Mayor and local authorities press landlords to sign up to longer tenancy agreements for Deaf and Disabled people.

Difficulties with obtaining adaptations

Disabled people are finding it difficult to obtain permission for adaptations which ever sector they are housed in, as the two examples below illustrate:

'In Ealing a disabled person wanted to go into shared ownership with a Housing Association (HA) for an accessible property. However, the bathroom is not accessible and the HA will not allow any major adaptations to make it accessible.

‘Deaf people are asking for a flashing/vibrating doorbell. However, Local Authorities (LAs) are refusing to do the adaptations saying ‘we’ve no money’ and the same has occurred with private Landlords so the accommodation is not suitable for Deaf people.’

Waiting times for people who are on housing register

Even when Disabled people are given high priority they often find it difficult to bid because there are too few accessible homes.

Recommendation: Local Authorities give Disabled people on the waiting list first refusal on accessible properties and ground floor properties.

Problems with homelessness regulations/inaccessible temporary accommodation

Local Authorities often leave it until the very last minute to act on cases when Disabled person is at risk of homelessness. So people may come to them when they still have somewhere to live, but have eviction notice for example. The LA just tell them to come back when they have nowhere to live in. This often means that when the person is homeless the LA’s often have to act quickly to sort out temporary accommodation and because they have to do it in a hurry it is often not accessible.

Recommendations:

- Local Authorities have list of accessibility standards for temporary accommodation for Deaf and Disabled people.
- The Mayor calls for the regulations to be changed so local authorities are should be able to take action before the Deaf or Disabled person has nowhere to go.

Difficulties caused by out of borough accommodation

When LAs discharge homelessness duties, they often offer accommodation out of borough, and don’t take into consideration the fact that a Disabled people lose much more than a non-disabled person. For instance access to other services which are disability specific, social care packages, and supportive social care networks all can be lost if a Deaf and Disabled person is placed out of borough.

Recommendation: Deaf and Disabled people are prioritised for in borough accommodation.

Below are case examples provided by DDPOs in London that illustrate other difficulties with inaccessible accommodation:

‘Sonya’ a Disabled woman was promised that her bathroom will be adapted by the time she moves, she has been at a property for 6 months and still not even had an Occupational Therapist’s assessment. ‘Sonia’ has to strip wash and can’t use the bathroom at all.

A Disabled women’s surgery was being delayed because of a lack of insulation: ‘Tanya’ is due to have surgery, but cannot go ahead as her GP is concerned that her recovery will be compromised because she can’t use her specialised bed in her bedroom because the room is too cold for her to use due to lack of insulation. Also ‘Tanya’ asked her housing association to remove 2 kitchen units so that she could sit in the kitchen as she can’t carry food to the table and they refused.

“A neuro-diverse person was put into a noisy flat with a shared bathroom, couldn’t cope with it and is now back in hospital.”

Council housing departments and housing associations are simply ignoring the duty to find suitable accommodation, the duty to make reasonable adjustments for Deaf and Disabled people and the public sector equality duty, probably because of the lack of available accessible housing. There is an urgent need for more accessible housing.

Recommendations:

- More accessible housing is built as a matter of urgency
- Local Authority housing officers fulfil their duties to find suitable accommodation, the duty to make reasonable adjustments for Deaf and Disabled people and the Public Sector Equality Duty,

Disability Facilities Grants insufficient

Disabled Facilities Grants (DFGs) are not sufficient and they are discretionary payments so applications can be refused. Freedom of Information requests by the Muscular Dystrophy UK revealed that ‘well over a third of local authorities have awarded no discretionary payments for DFGs, and many had a policy not to offer discretionary payments at all’.¹⁸ A shocking finding, which demonstrates a lack of commitment on the part of some local authorities to ensuring Disabled people have accessible housing.

The maximum amount awarded through DFG is £30,000. It has been at that level since 2008 so the grants have not kept pace with the increase in costs

¹⁸ <http://www.muscular dystrophyuk.org/app/uploads/2015/09/POL5-C-Housing-briefing-final.pdf>

over the last nine years. The Breaking point highlights that, ‘In some cases, the amount contributed by the family was nearly three times the amount put forward by the council.’¹⁹ So it is not surprising that some Disabled people are experiencing huge debts in order to pay for much needed adaptations.

Recommendations

The Mayor uses his influence to ensure all London boroughs provide Disability Facilities Grants and that the amount awarded for a Disabled Facilities Grant is increased to reflect the rise in costs since 2008 and is then increased again in line with inflation on an annual basis.

Policy D8 Tall buildings

Policy D11 Fire safety

As mentioned previously the Grenfell tower disaster highlighted concerns about the lack of effective evacuation policies for Disabled people in emergencies such as fire, particularly regarding tall buildings, this situation needs to improve so an effective strategy to evacuate Deaf and Disabled people is always in place.

Chapter 4 Housing

Policy H7 Affordable housing tenure

This section of the London plan on affordable housing tenure is of prime importance to Deaf and Disabled people because Deaf and Disabled people urgently need low cost, accessible housing with secure tenancies. This is because although less than 20% of the population Disabled people, or families with a Disabled member, now make up half of all people in poverty²⁰ as the statistics below illustrate.

- 30% of households with at least one Disabled member were in “absolute poverty” in 2013-14, a rise from 27% in 2012-13²¹.
- Income, after housing costs, of Disabled Londoners fell by 29% between 2007/8 and 2013/13. This is double the drop for non-Disabled Londoners.²²

¹⁹ <http://www.muscular dystrophy uk.org/news/news/breaking-point-the-crisis-in-accessible-housing-and-adaptations/>

²⁰ Disability and Poverty report by the NPI See report at: http://www.npi.org.uk/files/3414/7087/2429/Disability_and_poverty_MAIN_REPORT_FINAL.pdf

²¹ <https://www.gov.uk/government/statistics/households-below-average-income-19941995-to-20132014>

Recent research commissioned by the Equality and Human Rights Commission shows that:

‘On average, tax and benefit changes on families with a disabled adult will reduce their income by about £2,500 per year; if the family also includes a disabled child, the impact will be over £5,500 per year. This compares to a reduction of about £1,000 on non-disabled families.’²³

The loss of £2,500 for a Disabled adult and £5,500 for a family with a Disabled child is a huge loss of income especially when many are already on a low income and struggling to cover household bills. So low cost housing, accessible housing with secure tenancies is of prime importance to Deaf and Disabled people.

Security of tenure

Security of tenure is an important issue for Deaf and Disabled people as accessible housing is very difficult to find. Also by moving to a different property in a different area a Deaf or Disabled person may lose access to disability specific services, or may lose their social care package as well as the vital support of local social networks. Housing in the private sector does not provide the security tenancy needed so more social housing is needed.

Recommendations:

- More social housing is built as a matter of urgency
- The Mayor uses his influence on London boroughs to encourage Local Authorities and Housing Associations in London to offer lifetime tenancies in to Deaf and Disabled Londoners.

While we appreciate that the London Affordable rent will be based on social rents we are disappointed that the London Plan does not clearly state targets for new build social housing. We are also very concerned that 30% of Social Rent/London Affordable rent will not be sufficient to meet the need.

²² Research from LSE commissioned by Trust for London for the 2016 London Poverty Profile see <http://www.trustforlondon.org.uk/news-and-events/news-and-comments/blog-inequalities-and-disadvantage-in-london-focus-on-disability/>.

²³ <https://www.equalityhumanrights.com/en/our-work/news/poorest-hit-hardest-tax-social-security-and-public-spending-reforms>
<https://www.equalityhumanrights.com/en/publication-download/impact-tax-and-welfare-reforms-between-2010-and-2017-interim-report>

The Mayor's strategic target is for 50% of all new homes in London to be affordable. Yet according to the Draft London Plan the London Strategic Housing Market Assessment (SHMA) identified that 65 per cent of London's need is for affordable housing.²⁴ Also the SHMA stated:

'... the net requirement for new homes in London between 2016 and 2041 is estimated to be around 65,900 homes a year. Of this total, 47% would need to be 'low cost rent' (social rent and Affordable Rent) and 18% intermediate (e.g. shared ownership and London Living Rent) based on standard affordability tests..²⁵

The London Plan has totally changed the percentages allocated to low cost rental housing in favour of shared ownership/London Living Rent as the London plan states:

'...the following split of affordable products should be applied to development':

- 1) a minimum of 30 per cent low cost rented homes, allocated according to need and for Londoners on low incomes (Social Rent/ London Affordable Rent)
- 2) a minimum of 30 per cent intermediate products which meet the definition of affordable housing, including London Living Rent and London Shared ownership
- 3) 40 per cent to be determined by the relevant borough based on identified need, provided they are consistent with the definition of affordable housing.

The Draft London plan proposes that 30 per cent of affordable housing is for Social Rent/London affordable rent, which is no-where near the stated need in the SHMA for 47 per cent of total housing. In addition rather than following the stated need 18 per cent of total housing for shared ownership and London Living rent in the SHMA, the London Plan aims at 30 per cent.

It is extremely disappointing that the Mayor/the Draft London Plan proposes that less low cost rental housing is built than the SHMA analysis of needs indicates. The Mayor seems to favour shared ownership/London Living rent over the need for Social rent/Affordable rent. This will hit Deaf and Disabled Londoners hard because many are on low incomes.

We recommend that the London Plan follows the percentages of affordable housing and low cost rental housing stated in the SHMA.²⁶ Therefore we made the following recommendations:

²⁴ See point 4.5.4 of Draft London Plan:

https://www.london.gov.uk/sites/default/files/new_london_plan_december_2017.pdf

²⁵ See point 0.20. of SHMA

https://www.london.gov.uk/sites/default/files/london_shma_2017.pdf

Recommendations:

- The Mayor sets a target of 65% for affordable housing in line with the London Strategic Housing Market Assessment (SHMA).
- 47% of total new build housing is for low cost rental housing in line with the SHMA
- All new build low cost rental housing is Social housing not just 'London Affordable rent'.

To enable the boroughs to build more social housing we recommend that:

- Mayor the calls on government to enable local authorities in London to keep 100% of the funds raised by right to buy social housing sales.

Mayor should also strongly recommend that:

- The 40 per cent of affordable housing to be decided by the borough should be Social housing and that this should be the case across all the London boroughs.

As the Mayor has said 'Social housing forms the foundation of our mixed city' so it is important that social housing is built in more affluent boroughs such as Kingston and Richmond, then the London plan will help to ameliorate the current divisions between affluent and low income areas in London.

The financial speculation on the London property market needs to be addressed and there should some form of penalty for properties that left empty. Rent controls and controls on the fees charged by agents should also be considered.

Policy H14 Supported and specialised accommodation

Supported housing

Some Disabled people, including people with learning difficulties require supported housing so we support the Mayor's aim in the draft housing strategy to provide more supported housing and adaptable housing. We also agree that the government's new funding arrangements 'should meet the support and housing costs of supported housing in London'.

Working age and young people

²⁶See point 4.7.1

https://www.london.gov.uk/sites/default/files/new_london_plan_december_2017.pdf

There is little or no supported housing for working age and younger people from 18 – 25 years.

Recommendation: More supported housing is provided, including supported housing for working age and young people.

Danger of institutionalisation

While we welcome the Mayor’s plans to provide more supported housing which enables Disabled people to remain in the community, we have concerns regarding the use of the Care and Support Specialised Housing Fund by some Local Authorities. Councils are investing in large, specialist housing units or care homes as an alternative to funding support to live independently in the community,²⁷ which represents a return to segregation.²⁸

It is very important to Deaf and Disabled people that the London Plan recognises the importance of the two elements of social care and accessible housing or supported housing so Deaf and Disabled people are not segregated into institutions and unable to participate in the community.

Recommendation: The London Plan recognises the dual need for social care and support as well as accessible housing and supported housing.

Chapter 5 Social Infrastructure

Policy S1 Developing London’s social infrastructure

Services that Deaf and Disabled people need to access such as health services and jobcentres are being co-located and police stations are being closed. It is important that efforts are made to engage with local Deaf and Disabled People’s Organisations to ensure the negative impacts of co-location are prevented and that the services are fully accessible in the future.

Policy S2 Health and social care facilities

The Draft London plan proposes that boroughs work with Clinical Commissioning Groups (CCGs), the NHS and community organisations on health and social care provision and facilities. We would welcome the

²⁷ Southampton Council consulted on proposals to cap community care support packages at the same time as investing £12 million in a “super care home”, with accommodation for up to 95 disabled people²⁷.

²⁸A review by Lambeth Healthwatch of local extra care housing facilities found that many residents seemed lonely and isolated:

<http://www.healthwatchlambeth.org.uk/extracarereview/>

involvement of DDPOs to voice the needs of Deaf and Disabled people but many DDPOs need funding into order to engage in the process. As previously mentioned we recommend that the Mayor develops a strategy to ensure that DDPOs in London are funded.

Integration of health and social care

We have some concerns regarding the integration of health and social care. There is a different culture of involvement in health compared with social care. There are health services where patients are recognised as experts by experience and services are co-designed²⁹ but they are the exception rather than the rule. The opportunity of co-decision making by patients is generally low in the health services. While the control of the disabled person receiving care is set in legislation, as according to the Care Act 2014 the delivery of care services should be controlled by the individual.³⁰ A change of culture is needed in health services so services are co-designed with those receiving services.

Lack of funding

However, even though the Care Act 2014 requires control by the individual over their social care this is often scuppered by lack of social care funding. Cuts in funding has resulted in a very basic clean and feed model of care in many areas of London and Disabled people are being required to contribute more towards care. Lack of funding also threatens the whole integration of health and care according to research funded by the government.³¹

Policy S3 Education and childcare facilities section The Alliance of Inclusive Education's³² submission to the Mayoral of London's Draft London Plan

²⁹<http://www.innovationunit.org/projects/living-well-collaborative/>
<http://lambethcollaborative.org.uk/>

³⁰ <http://www.legislation.gov.uk/ukpga/2014/23/part/1/crossheading/general-responsibilities-of-local-authorities/enacted>

³¹ <http://www.communitycare.co.uk/2016/05/13/cuts-making-difficult-achieve-health-social-care-integration-warns-research/>

³² <https://www.allfie.org.uk/>

There are 2,004,033 children with SEN across the capital,³³ who are at significant higher risk of being excluded and segregated than the general pupil/student population nationally including across the capital.³⁴ Therefore we want the Mayor of London to be proactive in upholding and promoting disabled pupils and students human rights to mainstream education under the UNCRPD Article 24 and support LAs duties around promoting presumption of mainstream education under Children and Families Act. The UNCRPD Committee recommended that the state (i.e. the Government, Greater London Authority and Local Councils) must work together to develop a policy framework for inclusive education that will promote disabled pupils and students rights to mainstream education under CRPD Article 24.³⁵ We therefore want the Mayor of London and GLA to do the following which reflects the spirit of UNCRPD committee:

- To only approve establishment of mainstream schools and colleges and universities that will develop and share good inclusive practice for disabled pupils and students with different impairments, health conditions and abilities.
- To only grant permission to build new mainstream schools that are inclusive of all.
- To bring together London Councils, LAs, Schools, Colleges and universities and Disabled People's Organisations to work together to identify barriers and solutions to promoting access to mainstream education provision across the capital for Disabled pupils and students.
- To share good inclusive education practice across

London education providers

There is no evidence that parents opt for segregated education. The only evidence is that parents are forced into placing their children in special schools as a result of many years of underfunding of mainstream schools to fulfil their statutory duties to promote presumption of mainstream education under the Children and Families Act.

Adult Education Budget Devolution

³³ DFE SEN statistical Analysis 2017

³⁴ Permanent and fixed-period exclusions in England: 2015 to 2016 DFE 2017

³⁵ <http://docstore.ohchr.org/SelfServices/FilesHandler.ashx?enc=6QkG1d%2FPPrICAqhKb7yhspCUnZhK1jU66fLQJyHlkqMIT3RDaLiqzhH8tVNxhro6S657eVNwuqlzu0xvsQUehREyYEQD%2BldQaLP31QDpRcmG35KYFtgGyAN%2BaB7cyky7>

The Mayoral of London has responsibility for directing the shape and developing the London Skills Strategy (LSS) for how £400m will be spent of adult education and skills across the capital. We want the Mayoral of London to comply with their duties to promote inclusive practice in further and higher education and apprenticeships as outlined in CRPD Article 24.

Too often disabled students in further education have few options, often fewer than their peers attending mainstream schools and universities. For we found from a series of FOI requests during 2016, that most young people with learning difficulties are only funded to attend segregated courses for people with learning difficulties. Disabled students with learning difficulties are not participating in mainstream vocational and skill based courses. The Mayoral of London with £4million at his disposal can decide to change the life chances of disabled people, particularly those with Learning Difficulties by:

- Commissioning Colleges that will demonstrate and willingness to build their capacity to develop inclusive education practice across their mainstream courses.
- Provide colleges with ring-fenced funding for disabled students reasonable adjustments.
- Supporting the development and sharing of good inclusive education practice in education, training and apprenticeships.

Policy S5 Sports and recreation facilities

Deaf and Disabled people encounter complex physical, economic and attitudinal barriers that hinder and prevent them from getting involved in Sport and Physical Activity (SPA). This results in low rate of activity amongst Disabled people:

- 43% of Disabled people are inactive compared with 21% of non-disabled people
- Since 2012 the levels of physical activity among Disabled people have been decreasing.

Deaf and Disabled Peoples Organisations (DDPOs) across five London boroughs involved in the Into sport project funded by Sport England, led by Inclusion London found solutions to some of these barriers, which include DDPOs:

- Working with local SPA providers to create activities that are fully inclusive
- Helping to schedule disability-specific sessions at local venues, as a first step for some service users

- Supporting people to find specific activities that meet their needs
- Supporting local clubs or providers to apply for funding for specialist equipment and dedicated sessions
- Using local knowledge to help support service users with accessing and planning transport and travel
- Coordinating volunteers to accompany service users
- Encourage participants to support each other to get to activities³⁶

However, funding is needed for DDPOs to continue this work.

Recommendation: The Mayor ensures that DDPOs are funded to continue the work to ensure that Deaf and Disabled people can access Sport and Physical Activities.

Policy S6 Public toilets

We welcome the proposals for a range of toilets facilities in the Draft London Plan.

Chapter 7 Heritage and Culture

A regularly produced government report found that engagement in the arts, heritage and museums or galleries is lower amongst adults from ‘minority groups’ such as disabled people.³⁷ Research revealed that for 57% of the disabled people surveyed transport was a major issue regarding participation in cultural life, recreation, leisure and sport, while for 52% the price of tickets was a financial barrier.³⁸ Disabled people are also at a substantial disadvantage compared to non-disabled people when booking tickets to sporting events and more than half have had to sit in an unsheltered seating area at a sporting event.³⁹ ⁴⁰ We would welcome the Mayor’s involvement to address these barriers.

³⁶ <https://www.inclusionlondon.org.uk/training-and-support/consortia-working/into-sport-consortium/yes-can-executive-summary/>

³⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/539312/Taking_Part_2015-16_Quarter_4_Report_-_FINAL.pdf

³⁸ file:///C:/Users/Henrietta.Doyle/Downloads/shape_understanding_disabled_people_as_a_udiences_2012-13.pdf

³⁹ <http://www.muscular dystrophyuk.org/app/uploads/2016/09/Move-the-goal-posts-final.pdf>

⁴⁰ <https://www.equalityhumanrights.com/en/our-work/news/morethird-premier-league-clubs-will-not-meet-disabled-accessibility-standards>

Chapter 8 Green Infrastructure and Natural Environment

Deaf and Disabled people wish to access green spaces and the natural environment as non-disabled people do, so wheelchair accessible paths are needed and well defined paths are needed so visually impaired people are aware when they are leaving a path and entering rough ground.

Chapter 10 Transport

Policy T1 Strategic approach to transport

Vehicle use

While we welcome the proposal to move away from car use towards walking and cycling some Disabled people have no choice but to use their vehicle because public transport is not completely accessible yet and in some residential areas the routes to bus stops or underground stations are not accessible. Also some Disabled people need to carry equipment such as oxygen, which cannot be carried on public transport.

Spontaneous travel

Disabled people wish to travel spontaneously on the rail network as non-disabled people can. Rail /train staff are needed to place ramps between the train and platforms to enable wheelchair to enter and exit trains when stations are not fully accessible, booking in advance for this service should not be necessary.

Toilet facilities

Disabled people need toilet facilities on the transport system this includes the underground system.

Policy T5 Cycling

Cycling for Disabled people

Wheels for Wellbeing's⁴¹ mini manifesto highlights a number of physical, financial and cultural barriers which prevent more Disabled people from cycling, these include:

⁴¹ <https://wheelsforwellbeing.org.uk/>

- Infrastructure: There is a lack of fully inclusive infrastructure across cycling networks.
 - Cost: Non-standard cycles are typically more expensive than standard road bikes, with access to hire and loan schemes also limited, while Disabled people are more likely to be on lower incomes
 - Facilities: The majority of cycle parking and storage facilities fail to accommodate non-standard cycles.⁴²
 - Cycles not recognised as mobility aids: Many disabled people find cycling easier than walking. However, under existing legislation cycles are not recognised as a mobility aid, meaning disabled cyclists may be asked to dismount in places where ‘cyclists dismount’ signs are displayed.

We would welcome the Mayor’s intervention to remove these barriers. As a first step a variety of non-standard bikes should be provided amongst the hire bikes that are already available.

Policy T6.1 Residential parking

Policy T6.3 Retail parking

Policy T6.5 Non-residential disabled persons parking

Recommendation: Disabled people call for more blue badge parking bays to be allocated and for use of these by blue badge holders only to be enforced.

Policy M1 Monitoring

Recommendation: There is a detailed Equality Impact Assessment to ensure the impact of the London plan on Deaf and Disabled people can be seen clearly.

More detail is needed in the Key Performance Indicators and Measures. In the Table 12.1 under Supply of affordable homes it only states:

‘Measure Positive trend in percentage of planning approvals for housing that are affordable housing (based on a rolling average). ‘

Recommendation: the percentage of affordable housing as whole as well as the target percentages for low cost rental housing, shared ownership and London Living Rent are provided, together with how progress will be monitored.

⁴² <https://wheelsforwellbeing.org.uk/wp-content/uploads/2017/06/Mini-manifesto-FINAL.pdf>

That concludes this response.

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