

Mobility Vehicle Policy

1.0 Introduction

Mobility vehicles were developed to allow outdoor mobility to those who would otherwise be confined to their home and help to maximise independence. It is the responsibility of individual residents to meet the costs of ownership of mobility vehicles.

One Manchester aims to support resident's right "to a quality of life" including the desire to use a mobility vehicle and we are committed to all residents within our independent living schemes, multi-storey and communal blocks, to lead as full and independent a life as possible. We recognise the importance of mobility vehicles to residents who may rely on them as an essential element for leading an active and independent life, giving them access to the wider community.

However, One Manchester is bound by both health and safety, and specific fire safety regulations. This means that there are certain aspects of living within One Manchester communal schemes which are governed by statutory regulations. The appropriate use and storage of mobility vehicles is one area which falls within the regulations enforced by the Fire Service.

2.0 Purpose

In recent years within One Manchester's accommodation, there has been an increased use of mobility vehicles. One Manchester must ensure that the use of these aids does not have a detrimental affect on the health and safety of other residents. The aim of this policy is to support independence for customers who want to use vehicles, whilst at the same time safeguarding the health and safety of other residents.

The Regulatory Reform (Fire Safety) Order 2005, states we must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times and we take such general fire precautions as may be reasonably be required in the circumstances to ensure that the premises are safe.

In operating this policy One Manchester intends to take reasonable steps to ensure the health and safety of all users of buildings it owns and manages including any risks posed by the use of storage or charging of mobility vehicles in buildings with communal parts.

3.0 Scope

This policy sets out One Manchester's stance for the use of mobility vehicles in domestic properties including those with shared access points or shared common parts.

One Manchester will take a fair approach to the issue of mobility vehicles in buildings with communal areas, working with individuals and only taking legal action when all other reasonable alternatives have been exhausted.

4.0 The Policy

- Any resident living in a One Manchester, Independent Living Schemes, High Rise or Low Rise block of flats will require permission to keep a mobility vehicle;
- When assessing the request to store a mobility vehicle we will not unreasonably refuse a request but will:
 - Take reasonable steps to ensure residents can keep mobility vehicles in their home;

- Ensure that other residents are not unduly inconvenienced by other peoples mobility vehicles;
 - Ensure an understanding of the users responsibilities' to their neighbours and One Manchester for the use of mobility vehicles.
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- One Manchester will not permit Mobility vehicles to be stored in communal areas. Where possible they must be stored within the individuals home or boundaries, where it is safe and practical to do so;
 - Where we become aware that a mobility vehicle is being stored or charged in communal areas or their use is causing damage to the property, we will identify those responsible and work with them to find a solution to the problems caused taking in to account any individual circumstances;
 - One Manchester will remove vehicles stored in communal areas, following the resident being given formal notice and that notice is not followed;
 - In some circumstances we may provide assistance to residents for the provision of a hard standing and an electric charging point in line with any Risk Assessment. However, it will be the resident's responsibility to purchase, install and maintain a store and ensure they gain any planning permissions that are required;
 - If permission is granted for a resident to have a mobility vehicle they will be informed they must only use mobility vehicles in lifts where they are within the weight limit. It is the responsibility of the resident using the vehicle to check the weight limits are safe prior to using the lift;
 - Individual users of mobility vehicles will be recharged the cost of any damages caused to any One Manchester building in particular communal areas;
 - It is the responsibility of the owner to ensure they know how to use the vehicle and they understand highway safety. One Manchester will not accept any responsibility or liability for accidents or damage caused by residents using mobility vehicles;
 - One Manchester may request an inspection by an expert if we believe a vehicle is unsafe. The cost of this inspection maybe recharged to the owner of the vehicle and if the vehicle proves to be unsafe we may revoke a residents right to store the vehicle in one of our properties;
 - One Manchester where practical will provide provisions for mobility vehicle storage and charging as part of any future new housing provision and refurbishment of existing communal accommodation. This may involve providing dedicated vehicle storage within the communal areas or in the grounds;
 - One Manchester will ensure mobility vehicle storage solutions are fully risk assessed, giving consideration to arson, location, construction, fire spread, access/egress and maintenance.
 - Where individuals use mobility vehicles and they are stored and charged entirely within the confines of their own home, with no adverse impacts on the fabric of the building or fixtures, it will be at the residents own risk. However, we would always advise residents that they do not restrict access to their own property in any way;
 - To ensure mobility vehicles are not stored/charged in communal areas in Independent Living or high rise communal areas a daily visual check will be carried out by the Independent Living Adviser or Caretaker.

5.0 Method and approach

This policy should be read in conjunction with any procedures, service level agreements and guidance notes prepared to meet and support its aims.

6.0 Responsibility

The Director of Place is responsible for ensuring this policy complies with legislative requirements.

Managers and staff who deal with the allocation of properties and starting and maintaining tenancies are responsible for implementing this policy.

7.0 Equality and Diversity

The use of mobility vehicles may not be limited to individuals with a recognised disability or living in designated properties.

One Manchester is committed to ensuring no person or group of persons will be treated less favourably than another person or group of persons and will carry out our duty with positive regard to the characteristics within legislation.

An Equality Impact Assessment has been completed and although there are differential and potentially adverse impacts for groups who have disabilities requiring the use of mobility vehicles, the approach adopted by One Manchester is appropriate to preserve the health and safety of all other residents.

8.0 Monitoring, review and evaluation

In monitoring this policy we will:

Update this policy as required with changes in legislation or working practices and a full review will be completed every three years;

Carry our regular compliance and fire risk assessment checks of all Independent Living, High Rise and Low Rise accommodation.

9.0 Legislation and Link to other Documents

This policy has been written in accordance with relevant guidance and legislation, which includes:

- OM FSMP for Residential High rise Blocks - Nov 2018;
- National Fire Chief's Council - Mobility Vehicle Guidance - May 2018;
- National Fire Chief's Council - Fire Safety in Specialised Housing - May 2017;
- The Regulatory Reform (Fire Safety) Order - Jun 2005;
- Local Government Association – Fire safety in purpose-built blocks of flats - May 2012;
- The Building Regulations Approved Document B - Fire Safety – Dec 2010, Amended Dec 2018;
- HM Government - Fire safety risk assessment - sleeping accommodation - Jun 2006;
- OM Adults at Risk of Harm Policy;
- OM Neighbourhood Management Policy;
- OM Adult and Child Safeguarding Policies.