



Update

01/06/2005

This information will be updated regularly, normally every second Thursday morning. This document will remain in the "Access Online" section of the **accessible** website until there is no further space available and will then be archived in a "Show all Announcements" Section.

READILY AND BASICALLY ACCESSIBLE

Feedback to Enable New Zealand and **accessible** has indicated that further clarification of the published 'readily and basically accessible' information would be helpful to assessors.

The following update replaces the readily and basically information published on the **accessible** website on 15 September 2004. Please note the additional information on through floor lifts in the Notes section at the bottom of this document.

Assessors are encouraged to consider all options with their clients (including moving to another home), before commencing work on complex housing modifications that may not be eligible for funding approval. Where assessors are unsure of potential funding approval, please contact either the Professional Advisor or Housing Advisor at Enable New Zealand or **accessible** for clarification.

Point 16

No further funding approval given for housing modifications if the house is not readily and basically accessible.

The Housing Manual describes that a housing modification must be essential for mobility into and within the home. This translates to mean external access into the home and internal access within the home. As such, Enable New Zealand and **accessible** have split the information required into 2 sections to provide clarity of decision making.

1. Access Into The Home

Considered to be access from the land/ground in the immediate vicinity of the dwelling into the home via an existing doorway.

Access modifications into the home may include:

- a. The addition of external rails to existing steps where a permit would not have been required when the steps were installed
- b. Conversion of steps to easy-steps
- c. Installation of ramps (permanent or temporary)/low rise lifts/domestic passenger lifts
- d. Widening of the door into the home

Only minor works will be considered to provide an accessible link from an existing access into the home to where a vehicle could reasonably park.

Definitions:

The area considered for an 'accessible link' refers to the stretch of land between the existing access to the home (with or without modifications) to where a vehicle could reasonably park.

'Minor works' includes the widening of an existing path or the provision of handrails but does not include the provision of passenger lifts.

Funding may be approved for linking works up to a maximum of 5m. If more than 5m of linking works are required then the property will be considered not readily and basically accessible and the request for funding will be declined.

For example, this means that a person may access funding for a ramp to allow access into their home via an existing doorway (where this is the most cost-effective and appropriate solution) and also access funding for up to 5m of path widening to provide an accessible link from the end of the ramp to where a vehicle could reasonably park.

Only minor earthworks and/or retaining of land will be approved if required for the access modifications

e.g.: minor preparatory work to level the ground is required prior to the access modifications.

Where the access requires use of adjacent land that is not part of the land owned by the registered property owner this will be considered as not being readily and basically accessible

e.g.: where council land, neighbouring properties must be modified to provide access to the home, an application will not be approved.

Where the property does not offer reasonable access from vehicle parking to the home, this will be considered as not being readily and basically accessible.

e.g.: where the house is situated above or below the road level and there is no driveway access direct to the home.

As part of the consent process there may be a requirement for a specialist report to be sourced from a consultant. Where the resulting report is unfavourable, the home may be considered as not readily and basically accessible

e.g.: a Geotechnical report outlines the requirement for extra retaining of land to allow the modification to proceed.

Where a cable car or similar mechanical device as defined by the Building Act 2004 to traverse the ground between the home and vehicle is required for access into the home for the person with a disability, the home would not be considered readily and basically accessible.

2. Mobility Within The Home

Considered to be provision of essential access within the home through doorways or between levels and the provision of sufficient turning circles where a wheelchair is required for mobility.

Access modifications within the home may include:

- a. The addition of internal rails to existing steps between different floor levels where a permit would not have been required when the steps were installed
- b. Widening or removal of doorways
- c. On a case-by-case basis - Removal of walls or alteration to corners of adjoining walls to provide greater turning circles
- d. Wedge ramps or minor ramping for small stepped areas
- e. Passenger lifts

Only minor wall alterations will be considered to provide adequate turning circles or direct line access between rooms
e.g.; where a wall must be removed between the bathroom and toilet to provide adequate areas to mobility.

On a case-by-case basis - Where a load bearing wall must be removed to provide adequate mobility, the home would not be considered readily and basically accessible
Only minor preparatory installation work will be approved where a passenger lift is required for essential access within the home.
e.g.; where a new space must be created within the home to install the lift, the home would not be considered readily and basically accessible

As part of the consent process there may be a requirement for a specialist report to be sourced from a consultant. Where the resulting report is unfavourable, the home may be considered as not readily and basically accessible

3. Notes

Where the registered property owner agrees to contribute the costs to ensure that the home is considered as readily and basically accessible, then an application will be considered for access modifications.

Prior to the access modifications the registered property owner is responsible for compliance with the current Building Code for the home as it is constructed.

Where applications are lodged for high cost housing modifications Enable New Zealand and **accessable** may refer the application to the Ministry of Health for consideration of funding. This will include some applications under \$20,000 where clear reasoning to support the long-term cost-effectiveness of the proposed solution has not been provided. For example applications requesting a passenger lift travelling more than one metre, and/or a through floor lift or multiple passenger lifts may not receive funding approval if clear reasoning to support the long-term cost-effectiveness of the solution has not been provided.

Through-floor lifts refer to those lifts that travel from one floor to another either inside the home or attached to the outside of the home. All applications for Ministry of Health funding for through floor lifts are processed as housing modifications and considered permanent housing modifications and not items of equipment.