

## ★ For better management of adapted homes in social housing

France

CCAS Aix en Provence

Starting date :

### Context

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Disabled people, once the source and amount of their resources are considered, generally resort to social rented accommodation. Although the law of December 2001 (Law n° 2001-1247 of 21/12/2001) includes them in the list of people having priority, this law did not really change their situation concerning the allocation of housing. In addition to the general shortage in social housing, there are specific needs: accommodation must imperatively be located on the ground floor or in buildings with a lift. Moreover, they must have a minimum living surface area and include specific installations or have the possibility to do so in the future. The objective is to truly apply the R441-4 article of the Code of Construction and Dwelling (Decree n° 99-836 of September 22, 1999, article 2), which stipulates: " housing built or converted for occupation by disabled people are allocated to such people or, in the absence of a candidate, in priority to old people or households lodging such people whose circumstances justify this ".

**The project aims at improving this access, by organizing specific management of social housing occupied by disabled people and which has already been adapted. Indeed, for a few years now, conversion work has been financed by certain organizations and is therefore more often completed. The project "Site for Autonomous Life " to which the CCAS is committed, has emphasized this phenomenon. Adapted housing has been constructed little by little. However, these adapted houses are not very well known as they are dispersed and badly located. The financial backers do not have inventories of the houses which are either accessible, adaptable or already adapted. Work experience with the social housing department in the town of Aix has shown that organizations do not let the demanders (City, Regional Council, Préfecture, Unicil) know that housing has been adapted and that it must first be allocated to a disabled person. It is thus common to see that when disabled occupants leave, the apartments are not or are rarely reallocated in accordance with the law. It is also not rare to see adapted housing rented out to able bodied people.**

The issue is therefore to set up a project which makes it possible for local decision makers to respect their obligations (without going beyond the power attributed to them) and therefore offer more chances of access to autonomous housing for handicapped and/or old people. The traceability of housing must be guaranteed so that public investment, which has allowed for adaptation, is not wasted. To be fully effective, the project must consist of dual identification: first identifying adapted housing within council housing (HLM,) then identifying the disabled applicants among those people asking for housing. This will be put into place at a later date.

### Description

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The project will proceed in several phases:

\* PHASE 1: Sensitization of participants - Installation of structures and tools - telephone or direct contact with the main partners for agreement in principle. Sensitization meeting of all partners – Setting up the steering committee- Signature of a partnership charter - Creation/Validation of the data collection files - Study of the installation of a computer data base

**\* PHASE 2: Data collection and recording – Meeting on site with institutional, associative and financial partners, Brainstorming, sorting ideas and making up a list of adapted housing– Meeting with contingent managers and drawing up lists by managers – Visiting of apartments concerned to create files, an occupational therapist intervening if necessary- continuous recording of data**

**\* PHASE 3: Handing in of results and sustainability of action plan – handing in of results to the steering committee – setting up a procedure for the later data recordings - Prospects for setting up a data base for house seekers – presentation to partners.**

## Means

The budget primarily consists of personnel costs as follows: -1 half-time official representative for 1 year: graduate in town planning, cost: €15, 000 -1 day/week for 1 year of secretarial work, (or 2 months in ETP) Details of available budget : administrative secretarial work, computer skills cost: € 2, 500 -10 three hour part time contracts for a liberal occupational therapist, reference to ANFE tariffs (French National Association of Occupational therapists)): € 102, 50 per part time contract cost: € 1,000 – travel costs of official representative cost: € 1, 000 -1 week of work for the computer department of Aix en Provence cost: € 1 000. By way of personal contribution to the project, the CCAS will guarantee: - the provision of buildings, computer and office equipment - telephone call expenses - office supplies and postage - project supervision by the Director of Action Handicap

### Operational partners:

LIST OF PARTNERS - the organizations of social financial backers in Aix - the Regional Association of Council Housing organizations HLM PACA – the Regional Council's Departmental Service for disabled people - the services responsible for managing contingents for each demander: City, the Regional Council, Prefecture, Unicul - the DDAS, which manages the action plan "Site for autonomous life" - the CRAM of the South east - the CPCAM of the Bouches du Rhone - the CREDATT - Pact-Arim - the housing and policy management of Aix en Provence - the housing and policy management of the town and Community of the Pays d' Aix - teams which have been selected within this framework (3 teams concerned out of 8) - the Association of Paraplegics in France - the Association of the Families of Cranial Traumatism – the French Association against Myopathies - Parcours Handicap 13 (regrouping of local associations) – the HANDITOIT Association

### Financial partners:

In May 2005 the Foundation of France granted an operating subsidy of 17,000 euros. The town of Aix en Provence provides staff from the computer department for programming and lends computer equipment (portable). The Regional Council designs and provides analysis software of adapted housing.

## Assessment

This project was based on an initiative launched by the CCAS that goes to the persons. The CCAS organize general preventive activities. The role of the CCAS is modified and is more innovative, much closer to the citizens.

The partnership improves also the quality of communication and the exchanges with EDF. This project is active in many areas such as social and economic field, education, ecology and so on. It also has an intergenerational approach. The social-economic sphere is a priority because it's first an answer given to users with difficulties to manage their daily habits. In fact, even if the children do not face the reality of their parents' problems, they are sensitive.

It gives an education dimension of the project which aim is to develop awareness and information to the children and also their own responsibilities (empowerment). Simple gestures can become habits and on a long-term basis make economy on the energy consumption.

Since 2008, the CCAS is also asked on saving energy by the new arrivals (young people, retired elderly people, families over indebtedness ...) The increasing number of users asking for information show how essential, the control of energy in the daily budget management of families with increasing incomes and

## CCAS Estimation

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Based on the diagnosis by many participants, in particular within the framework of the Departmental scheme for disabled people, the CCAS can in this way offer the opportunity to commit to an experimental action plan on a town level which could be extended to the whole of the department. In addition, the law of February 2005 obliges communes to create a commission of accessibility, in charge of, among other surveys, accessible housing. This action, which had been thought of before the publication of the law is perfectly compatible as it puts procedures and necessary tools into place. The Community and Town of the Pays d'Aix which in charge of this commission, will continue the project in other communes. The partnership has been created between the participants of two sectors - social housing and disability - which used to have difficulties to work together. Even before the procedures were working perfectly, we noticed that financial backers and demanders have been making a real effort to respect the criteria for allocating in favor of the disabled people

## Target group

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The beneficiaries of the project are disabled or old people with reduced mobility looking for housing.

### CONTACT

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