



Tuesday, 4 November 2025

Report of Councillor Virginia Moran
Cabinet Member for Housing

Mobility Vehicle Policy

Report Author

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Purpose of Report

To seek approval from Cabinet for the adoption of the Mobility Vehicle Policy having been recommended by the Housing Overview and Scrutiny Committee meeting held on 17 March 2025.

Recommendations

The Committee is recommended to:

- 1. Approve the draft Mobility Vehicle Policy.**
- 2. Delegate to the Director of Housing and Projects, in consultation with the Cabinet Member for Housing authority to make minor amendments to the policy, as required by changes to regulation or legislation.**

Decision Information

Is this a Key Decision? No

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? Housing

Which wards are impacted? (All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 Implementation of the Mobility Vehicle Registration Scheme will be resourced from existing budgets. The implementation of the storage and charging hubs and pods will incur additional costs. At the appropriate time a separate budget request will be made for these and a procurement exercise undertaken.

Completed by: David Scott – Assistant Director of Finance and Deputy s151 Officer.

Legal and Governance

- 1.2 Any legal or governance concerns are already reflected within other comments on the report (in particular the Health and Safety comments).
- 1.3 The report was recommended to Cabinet by the Housing Overview and Scrutiny meeting held in March 2025.

Completed by: James Welbourn, Democratic Services Manager

Risk and Mitigation

- 1.4 The Regulatory Reform (Fire Safety) Order 2005 requires that fire risks in communal areas are assessed, and actions taken to reduce these risks. Fire Risk Assessments of the communal areas of our sheltered housing schemes have identified fire risks from mobility vehicles stored and charged in these areas. The implementation of this policy and associated registration scheme will assist in mitigating these risks. It is also essential that the owner of the mobility vehicle has the appropriate insurance as referred to within the Mobility Vehicle Policy 2025.

Completed by: Tracey Elliott, Governance & Risk Officer

Health and Safety

- 1.5 The Regulatory Reform (Fire Safety) Order 2005 requires that fire risks in communal areas are assessed and actions taken to reduce these risks. Fire Risk Assessments of the communal areas of our sheltered housing schemes have identified fire risks from mobility vehicles stored and charged in these areas. The

implementation of this policy and associated registration scheme will assist in mitigating these risks.

Completed by: Phil Swinton, Head of Health, Safety, Compliance and Emergency Planning

Equalities, Diversity and Inclusion

- 1.6 There are equality implications related to the introduction and implementation of this policy. It is acknowledged that in some settings there is insufficient space to safely store charge mobility scooters but these vehicles are a lifeline to many people. All reasonable adjustments must therefore be made to accommodate the needs of our tenants.

Completed by: Carol Drury, Community Engagement Manager

Safeguarding

- 1.7 South Kesteven District Council is committed to safeguarding the welfare of children and/or young people and adults with care and support needs within the Mobility Vehicle Policy 2025. This policy references our safeguarding duties and highlights that our role and responsibilities are clearly defined in our Safeguarding Policy (2024 – 2027).

Completed by: Sarah McQueen, Head of Housing and Safeguarding Lead for SKDC

2. Background to the Report

- 2.1. The Regulatory Reform (Fire Safety) Order 2005 requires that fire risks in communal areas are assessed, and actions taken to reduce these risks. In residential buildings, mobility scooters and other battery-operated vehicles, pose a fire risk when stored in communal areas and fire escape routes, to residents, Council employees, contractors, visitors and firefighters.
- 2.2. A review of the mobility scooter storage facilities at the Council sheltered housing schemes across the district has established that many scooters are being stored and charged inside schemes or externally and adjacent to buildings, potentially causing unacceptable fire and health and safety risks. The residents are using the Council's electricity supply (which is being consumed at no additional charge to the owner of the scooter). In addition, mobility vehicles are also being stored in locations which are obstructing fire escape routes. Finally, officers report that some mobility scooters are being charged outside via an extension lead through the window of resident accommodation, which is also a recognised fire risk.
- 2.3. The policy (Appendix 1) clearly sets out to both Council tenants and leaseholders of both sheltered and general needs housing, the responsibilities they have as

owners of the mobility vehicles. This is in regard to the storage and charging of these mobility vehicles within Council premises, and the requirement for written permission to be granted (by way of a new Mobility Vehicle Registration Scheme) by the Council for both existing owners of vehicles and those intending to acquire one.

- 2.4. The Mobility Vehicle Registration Scheme will ensure that owners of the vehicles have somewhere to safely store and charge the vehicle; that adequate insurance is in place; the owner commits to the terms and conditions of the policy and that the vehicles have regular servicing and Portable Appliance Tests (PATs) to ensure they are safe. An assessment of the property will be undertaken before permission is granted. The number of vehicles on any one site will be managed, so as not to compromise the safety of residents or anyone else visiting the site.
- 2.5. The introduction of the Mobility Vehicle Registration Scheme will be a phased approach which will start with residents of the sheltered housing 'corridor schemes' as mobility vehicles pose the highest fire risk to the residents and buildings at these schemes.
- 2.6. A review of the number of mobility scooters at the Council's Sheltered Housing Schemes was undertaken during October 2024 and it is projected that the number of mobility scooters and other battery-operated vehicles such as electric wheelchairs, bikes and scooters will increase due to the increasing popularity of them.
- 2.7. To meet this demand, the use of storage 'pods' will be investigated as a solution. The installation of pods and a 'hub' to accommodate the pods would be introduced on a phased approach and initially be where there are currently the highest number of mobility vehicles in use at sheltered housing schemes.

3. Key Considerations

- 3.1. Implement this policy, assign and implement designated storage and charging facilities at the sheltered housing schemes (initially at the identified schemes set out at 2.14 of this report) and commence a Mobility Vehicle Registration Scheme (initially requiring only the sheltered housing corridor scheme residents to do this).
- 3.2. The policy will be reviewed in 6 -12 months' time from the date of approval. The timescale will be dependent upon the progress of the implementation and if any changes are needed to the policy.

4. Other Options Considered

- 4.1 Option 1 – do nothing. The Council could choose to not implement this policy and Mobility Vehicle Registration Scheme. The implication of this is continued fire, safeguarding and health and safety risks.

4.2 Option 2 – implement this policy but not implement the outside designated storage and charging facilities at the sheltered housing schemes. The implication of this would be reliance upon indoor designated storage and charging facilities at the sheltered housing schemes, which are insufficient for the number of mobility scooters at some schemes.

5. Reasons for the Recommendations

5.1. To ensure the Council complies with legislation regarding fire, health and safety risks and provides a clear policy framework for tenants and leaseholders.

6. Consultation

6.1. A Mobility Scooter Policy was first developed in 2021 and a widespread consultation took place. The policy has been revised since then and now encompasses other battery-operated mobility vehicles and is now the Mobility Vehicle Policy. The policy was presented to the Housing OSC in March 2025 and consultation took place on this during August/September 2025.

6.2. All tenants in the sheltered housing corridor schemes and a sample of other sheltered housing and general needs housing residents were asked for their views. The consultation report outlines further details on those consulted, how and the results.

6.3. The main concern from the feedback received is that if they were refused permission to have or keep their mobility scooter, they would lose their independence and become housebound.

6.4. It is proposed that indoor designated storage and charging facilities are assigned at the sheltered housing schemes and, at some of the schemes, outdoor storage and charging facilities will be implemented. Where adequate facilities do not exist at a general needs Council property, a tenant/leaseholder may seek permission to make alterations to the property, and the Council will not unreasonably withhold permission for alterations.

6.5. Where storage facilities do not exist and alterations cannot be made either at our sheltered housing schemes or at any other South Kesteven District Council property, the household will be considered for a transfer to a more suitable property. This will be in exceptional circumstances and Council officers will work with residents to ensure all other options are explored prior to consideration for a transfer.

6.6. The Council would like to ensure that, as a minimum, residents are arranging for their mobility vehicles to be regularly serviced and maintained and are minimising

fire risks in how they are storing and charging their vehicles. This policy and the associated registration scheme will allow the Council to do this.

7. Background Papers

- 7.1. Housing Overview and Scrutiny Committee Report (24th March 2025)

[http://moderngovsvr/documents/s46075/Draft%20Mobility%20Vehicle%20Policy.pdf?LO\\$=1](http://moderngovsvr/documents/s46075/Draft%20Mobility%20Vehicle%20Policy.pdf?LO$=1)

8. Appendices

- 8.1. Appendix 1 – Draft Mobility Vehicle Policy
- 8.2. Appendix 2 – Consultation Report (October 2025)
- 8.3. Appendix 3 - Equality Impact Assessment