



Mersea island Trust

Mobility Scooter Storage Policy

Controlled document

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1. Aims Of Policy

To set out Mersea Island Trust's (MIT) approach to requests from MIT residents for mobility scooter storage due to the limited mobility scooter storage available at each site.

2. Definition Of a Scooter

The policy defines mobility scooters as being electrically powered mobility vehicles. They can be broken down into two groups:

Class 2 – with a top speed of 4mph and are either 3 or 4 wheeled

Class 3 – with four wheels with a top speed of 8mph or above

This policy does not apply to electric wheelchairs. It is recognised that residents that have a disability which necessitates the use of a motorised wheelchair to enable them to carry out normal day to day functions would need to have a wheelchair stored in their property.

Electric wheelchair provision will be considered by MIT house chairs on a case-by-case basis separate to this policy.

3. Legislation And Guidance

It is a legal requirement under The Regulatory Reform (Fire Safety) Order 2005 that ensure that "routes to emergency exits from premises and the exits themselves are kept clear at all times and that we take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe."

MIT will establish procedures for the safe use, storage and charging of mobility scooters to reduce the risk of fire starting and spreading within the sheltered housing schemes owned and managed by MIT in accordance with The Regulatory Reform (Fire Safety) Order 2005 and the conditions of tenancy stated in the tenancy agreement.

MIT recognises that the use of mobility scooters can enhance the quality of life for many older or less mobile residents, who otherwise may be limited in their ability to access common facilities provided in the premises and also access external facilities in the wider community. However, for some people, the use of mobility scooters is more of a lifestyle choice and their use is not critical to their continued independence.

Due to the limited number of safe storage spaces within designated areas MIT has introduced an application process for residents to reduce fire risk and to accommodate mobility scooter storage for those who meet a specified criterion storage space permitting.

4. General Provisions

MIT aspires to provide safe designated scooter storage at each of its sheltered housing schemes, however scooter storage is limited by the layout and design of the buildings.

Designated mobility scooter stores may be internal or external to the scheme.

MIT does not permit the driving, storage or charging of mobility scooters in communal areas, residential flats or any other area than those determined, specified and allocated to its residents.

All mobility scooter storage will be allocated on a first come, first served basis and will require the residents to formally apply for a scooter storage space prior to the purchase of a mobility scooter or moving into a property allocated by the Trust. All applicants will be given a letter advising if a space has been allocated or the reason for refusal.

Applicants for mobility scooter storage are limited to suitable space being available and the applicant supply evidence of receipt of one of the following:

- Blue Badge
- Disabled Person's Bus Pass
- Attendance Allowance
- High-Rate Mobility Disability Living Allowance/Enhanced rate Mobility Personal Independence Payments
- An Occupational Therapist Assessment
- A letter of support from a medical professional

Couples occupying a property where one applicant meets the above criteria, but does not drive, the individual will be able to apply for a scooter storage space as well as their partner having a car parking space or parking on street.

5. Enforcement

MIT tenancy conditions of tenancy state under paragraphs 4.7 & 4.10 that:

“The Tenant may park their car or mobility scooter free of charge in one of the designated areas provided, but these spaces are offered on a first come first served basis and only one car or mobility scooter per flat. These facilities are offered on the strict understanding that all vehicles are parked at the owner’s risk and are well maintained”.

“The Tenant shall comply with all reasonable regulations the Landlord may make from time to time in connection with the use of the Property or any common or shared parts”.

Tenants who store mobility scooters in areas other than the allocated designated storage facility such as communal areas, or block safe egress

from buildings, or fail to seek permission for mobility scooter storage will be asked to remove the scooter immediately.

If MIT deem that the scooter poses immediate risk to others and is not moved immediately by the residents MIT will remove the scooter and seek legal action such as an injunction to remove the mobility scooter from the site.

Failure to comply with request to remove scooters from high-risk areas will revoke any permission previously granted.

To aid the management of the limited spaces available, tenants who do not use their mobility scooter for a period of 3 months will be asked to remove the scooter from the designated store to enable others on the waiting list to have a space allocated.

6. Appeals procedure

Appeals will be considered by the house chairs and fire safety lead.

7. Communicating The Policy

All trustees and staff will have access to a copy of the policy in paper and online. Training will be provided on the implementation of the policy to enable staff, trustees & committee members to comply with the policy.

All residents and prospective residents will be able to view a copy of the policy held within the reception areas of each scheme and will be advised of the policy as part of the application process.

8. Monitoring And Review

The policy will be reviewed:

- after one year to ensure it is working effectively and fairly
- or by a change in fire safety legislation
- or by construction of additional mobility scooter storage

Future reviews will take place every 3 years.

9. Document Control Sheet

Title	Mobility Scooter Storage Policy
File location	MIT Mobility scooter policy V1.0 Nov 21.docx
Consultation	Trustees Admin Manager

	Wardens Deputy Wardens
Committee approval	
Next Review	October 2028
Circulation method	

Document Amendment History

Version	Type	Date	Notes
1.0	New document	Nov 2021	New Policy
1.1	Minor amends	Oct 2022	Change to enable couples to apply when one partner does not drive and meets the criteria
1.2	Minor amends	Jan 2025	Added attendance allowance and confirmation in writing to allocate a space