

A guide to property access



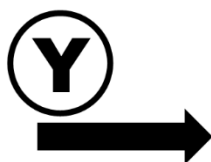
This easy read tells you about different sorts of adaptations (changes) that can make getting in and out of your home easier.



When thinking about changes you need you should think about:



- Your mobility at the moment.



- The needs you are likely to have in the future.



- Any aids or equipment you use, like a wheelchair.



This is a basic guide and not a list of every option.



The right option for you will depend on your individual needs.



If you need more help, you can ask Nottinghamshire County Council for an Occupational Therapy Assessment.



To ask for an Occupational Therapy Assessment, phone Nottinghamshire County Council's Customer Service Centre on 0800 500 80 80.

Different options



- **Grab Rails:**

If it is difficult to step in and out of your home, grab rails either side of the door might help.



Make sure they are at a good height for you to use safely.



Be aware of where door handles, locks, doorbells and key safes are.

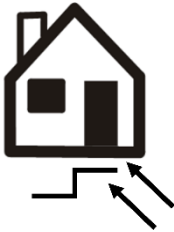


- **Half Step:**

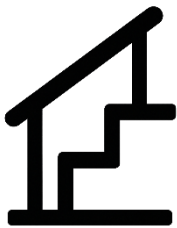
If the step out of your home is too high, extra steps might help.



Each step should be the same height and be at least 300mm deep.



The steps should also be at least the same width as the doorway.



- **Handrails:**

If reaching for a grab rail is difficult, then a handrail may be better for you.

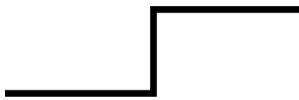


The exact measurements you will need depend on you and where you need the handrail, but the height of the handrail should be about 900mm.

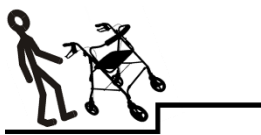
Property access for people who use walking frames



If you are using a walking frame to get in and out of your property, the step sizes you need are different:



- Each step should be at least 800mm x 800mm, maybe bigger depending on the person and equipment being used.



- Each step should be at a suitable height for you to lift the walking aid up and down each step safely.



Handrails will make getting in and out of your home safer.

Ramps for permanent wheelchair users



You should only use a ramp if you use a wheelchair.



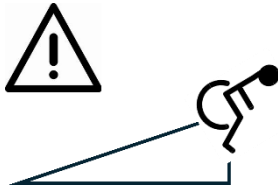
You should not use any kind of ramp if you use a walking frame because there is a higher risk that you will fall.



If you want to see a diagram of a ramp, [you can see one on the original version of the property access information.](#)



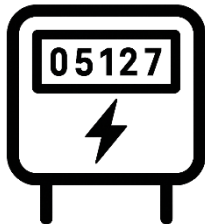
Handrails should always be on both sides of the ramp at a height of 900mm to the top of the rail and go horizontally past the ramp for 300mm.



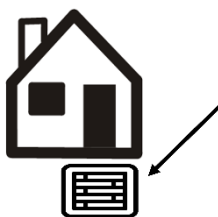
To stop the wheels of your wheelchair going off the side of the ramp, a 100mm upstand is needed. Sometimes a mid-rail is enough to keep you safe.



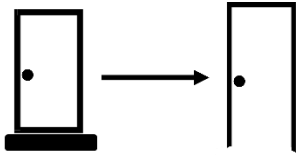
If your door swings outwards, you might need the top platform to be bigger.



Take any drain covers or electric/gas meters into account.
Modular ramping may be better if you have these.



Think about drainage.
A channel drain with a grid may be needed across entrance doorways.



Think about if the door set needs to be changed for a low-level wheelchair accessible door frame.



Think about any changes in floor levels inside your home as you may need threshold ramps.



The ramp should be slip resistant and have a lightly roughened surface to help the wheels of the wheelchair to grip. A dimpled surface is best.



If the ramp is longer than 5m then resting platforms will need to be added that are a size of at least 1200mm x 1200mm.



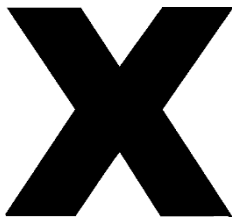
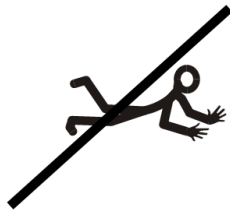
The ramp should have a minimum of 1:12 gradient.

Materials you can use for your ramp

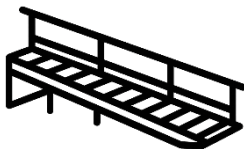


Wood:

- Make sure wood is weather protected and slip resistant.

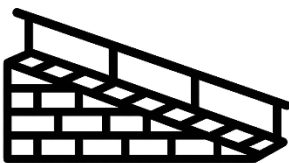


- Wood will not last very well and it is not recommended to use a wooden ramp a lot or in the long term.



Metal:

- You can use modular ramping if you need to work around drain covers or if you want the ramp to be easier to remove.



Brick Paving / Concrete.

Other things to think about



The type of walking aid or wheelchair you use will affect the type of adaptation you need.



If you have any worries, ask your GP for a walking aid or wheelchair assessment.

Choosing a contractor



A **contractor** means the person that will do the work for you.

Checkatrade



Nottinghamshire County Council works with Checkatrade so people know they are choosing someone they can trust and rely on to do the work well.



[You can visit Checkatrade's website to get more information and to find a contractor.](#)

VAT relief



You might be able to get VAT relief. This will mean that your adaptations could cost you less money.



[To find out more, you can visit the government's website page about VAT relief for disabled people.](#)

Links in this document

A guide to property access (including diagrams)

nottinghamshire.gov.uk/care/adult-social-care/social-care-publications/access-guide

Checkatrade

checkatrade.com/

VAT relief for disabled people

gov.uk/guidance/vat-relief-on-certain-goods-if-you-have-a-disability

For the original version of this information, go to:

[A guide to property access | Nottinghamshire County Council](#)

<https://www.nottinghamshire.gov.uk/care/adult-social-care/social-care-publications/access-guide>

This easy read was first published 12 May 2026.
This information was last updated 12 May 2026.