

Appendix C

Sheltered Housing Standard for Refurbished Properties – DRAFT FOR CONSULTATION

(Please note that when refurbishing properties the work undertaken will also meet with current building regulation standards)

AREA	STANDARD
Space and flexibility	<ul style="list-style-type: none"> • Wheelchair access to all common areas of the scheme and tenants' private accommodation. • Private accommodation could be 'open plan' including kitchen and living rooms to allow for a flexible use of internal private space. • Living rooms should be large enough for a 2 piece sofa, chair and TV. • Kitchens should be fitted with adjustable units/cupboards and worktops if required. • Space for a dining table and 2 chairs should be available in either the kitchen or living room area • Kitchens should contain enough space for a dishwasher, range of worktops, washing machine, fridge and freezer. • Bathrooms should be wheelchair accessible and include a w.c. • Bedrooms should be large enough to allow for a double bed and wardrobes and circulation space. • All tenants should have access to multi use space such as communal lounges and gardens. • Lift access should be available to all floors above ground level.
Daylight in home and shared spaces	<ul style="list-style-type: none"> • Habitable rooms such as the living room should be light and should not require perpetual artificial lighting . Ideally corridors and communal lounges should also not need perpetual lighting.
Shared and communal areas	<ul style="list-style-type: none"> • All schemes should have communal areas that are purpose built/designed. • Communal facilities should be securely separated from private accommodation areas in order to accommodate visitors. • Catering, kitchen and toilet facilities (including a disabled WC) should be available • Entrances to buildings will be level access. • There will be cloakroom facilities for coats/umbrellas etc. • Communal/common spaces should be large enough to accommodate all residents and visitors. • If possible, a guest room facility should be available within the scheme
Equipment	<ul style="list-style-type: none"> • Level access showers and bathing facilities should be installed in bathrooms. • Wi-Fi should be installed in schemes.

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	<ul style="list-style-type: none"> • Assistive technology should be able to be installed at each scheme for provision of facilities to enable future needs (such as by installing trunking) when carrying out refurbishments. • Sockets and light switches should be installed at accessible heights.
Energy efficiency	<ul style="list-style-type: none"> • Heating Recovery Ventilation Systems, which meet minimum SAP energy efficiency ratings, should be installed (to include mechanical ventilation). • Properties should be easy and economical to heat. Communal boilers (including combined heat and power units) should be installed at each scheme wherever possible to reduce potential for fuel poverty and maximising energy efficiency. • Individually controlled radiators will be installed in each room. • Motion based lighting in communal areas maximised, but reduce institutional lighting panels-more wall/distributed lighting.
Storage facilities	<ul style="list-style-type: none"> • Sufficient storage facilities for residents should be included within private accommodation, at each scheme. • Common storage facilities should be provided for mobility scooters where these have been provided on the recommendation of an Occupational Therapist or those in receipt of Disability Living Allowance.
Outside space	<ul style="list-style-type: none"> • Attractive and wheelchair accessible external areas should contribute to health and well-being by providing outdoor leisure opportunities such as exercise and gardening. • Refurbishment projects will explore the feasibility of installing balconies above ground floor where possible, to increase access to outdoor space. • Ground floor flats doors should open directly onto private space. • External areas should be well lit, highly visible (including car parking amenities) so tenants and visitors feel safe. • The need for garages and parking amenities should be reviewed at each scheme.