

## **Ashford Borough Council Design Specification for Young Persons Supported Accommodation at Chilmington Green**

### **Introduction**

The affordable housing development brief for Chilmington Green prepared in February 2008 by Ashford Borough Council includes 12 x 1 bed flats in a supported housing scheme for young people.

The development brief specifies that each flat is to be self-contained but the scheme must also have communal areas on the ground floor to enable the provision of life-skills training to residents. These communal areas must include; fully fitted kitchen, office space for on-site support staff, training/meeting room, and lounge/relaxation area.

The development brief refers to Ashford Borough Council's Supported Housing Design Specification (Young People).

The Design Specification for Young Persons Supported Accommodation has been developed in partnership with a range of agencies that specialise in working with young people in a supported housing environment. These agencies include:

- Porchlight
- Stonham
- Ranier Kent 16+ Service
- KCHT
- Supporting People
- Casa Support

In addition young people have been consulted, starting with a scoping meeting with service users at a supported housing scheme run by Porchlight followed by discussions on the draft design specification with service users from Stonham and the Ranier Kent 16+ Service.

The Young Persons Supported Housing Design Specification sets out the minimum standards required to provide a safe, welcoming and non institutional scheme to enable young people to develop the skills necessary to move on towards more independent living.

## **Ashford Borough Council Design Specification for Young Persons Supported Accommodation at Chilmington Green**

### **1. Overview**

#### **1.1 Location**

All supported units of accommodation for young people are to be within walking distance of public transport and to be in a location that enables easy access to education, training facilities and health services.

#### **1.2 Accommodation summary**

12 units of rented self-contained supported accommodation for young people aged 16 – 24 inclusive, are to be provided on the development at Chilmington Green together with integrated communal facilities as detailed below.

The 12 units are to be provided in two discreet clusters:

- 8 units of self contained accommodation together with communal facilities for young people with high support needs.
- 4 units of self contained accommodation for young people with medium to low support needs.

The 4 unit cluster to be within easy walking distance of the 8 unit cluster to enable use of communal facilities and support services by young people occupying the medium to low support units.

The units will be provided as part of the s106 obligations to provide affordable housing as part of the overall development.

#### **1.3 Landlord & Support Services**

Housing management services will be provided by the landlord who is *(to be completed when details of landlord are known)*

Support services will be provide by *(to be completed when details of service provider are known)*

The 8 unit cluster will require a high level of support with 24 hour staffing

The 4 unit cluster will require, as a minimum, floating support to be available to all the young people occupying the units.

The support services will be funded by *(to be completed when funding for scheme is agreed)*

#### **8 unit high support cluster**

### **2. General Features**

8 x 1 bed flats of self contained accommodation at a minimum of 46 sq m each comprising provided in 2 clusters of 4 units over 2 floors.

Plus office/training/communal areas/laundry to be located on ground floor

All 8 flats to conform to lifetime homes standards.

All areas relating to the scheme (accommodation and shared spaces) to be accessed via one entrance, solely for use of this scheme.

### **3. Shared spaces/communal facilities**

#### **3.1 Communal Entrance Hallway**

Door to be secure with access for residents and staff via key fob entry system.

Video entry phone system linked to staff office and individual flats.

Light airy space providing access to communal facilities, offices and to the outdoor space

Access to each cluster of 4 flats to be secure from shared spaces with access via key fob entry system.

Pay phone to be provided for residents use

Built in storage space to be provided

Floor covering to be hard wearing vinyl or laminate

#### **3.2 Communal lounge**

Linked to kitchen with moveable partition wall to allow for larger space to be created if required

Floor covering hard wearing vinyl or laminate flooring

Built in storage space

Television aerial point and minimum of 3 double electrical sockets

#### **3.3 Kitchen**

Linked to communal lounge with moveable partition wall to allow for larger space to be created if required

To be of sufficient size to allow for training and group cooking with space for table and chairs to seat minimum of 6 people.

To be equipped with:

- Sink and draining area
- Worktops
- Base units under worktop
- Wall cupboards

Appliances provided to include:

- Electric cooker
- Electric hob
- Extractor fan
- Fridge/freezer
- Any additional electrical goods (e.g. microwave cooker to be agreed between developer and support provider)

Floor covering to be hard wearing vinyl

Minimum of 3 double electrical sockets

### **3.4 Activity/training room**

Room to be provided linked to office space to enable double entrance/exit to be provided

Room to be of sufficient size to allow provision of IT, life skills training and one to one keyworking.

Built in storage space

Floor covering hard wearing vinyl or laminate

Minimum of 3 double electrical sockets

Telephone and internet points

### **3.5 Laundry area**

Room to accommodate 2 robust washing machines and 1 tumble dryer

Built in storage space and work top

Floor covering hard wearing vinyl

Minimum of 2 double electrical sockets

Located away from residents accommodation to minimise noise disturbance

### **3.6 Toilet**

WC and wash hand basin

Hand dryer

Floor covering hard wearing vinyl

### **3.7 Outdoor Space**

Enclosed outdoor space to be provided for clients use to provide:

- Patio area for seating
- Hard area for games (e.g. basketball frame)
- BBQ area
- Laundry drying space
- Storage shed

Boundary fence to be solid and 1.8m high. If rear access available to include lockable gate for access for maintenance

All materials used must be robust and easily maintained

Outdoor space to be accessible from communal entrance hall via key fob system

### **3.8 Parking**

Minimum of 1 parking space per flat and visitor parking to meet local standards required

### **3.9 Other**

Bin and recycling store to be provided

Secure bicycle storage to be provided

Communal television aerial to receive digital TV

CCTV – to be positioned at front entrance, and other points considered important for monitoring security of building and occupants but not to be intrusive to residential areas.

## **4. Client Occupied Flats**

### **4.1 General Features**

For each individual flat:

- Minimum of 46 m<sup>2</sup> (a one bed two person unit)
- To be self-contained
- To have an internal hallway with all other rooms opening from this
- To conform to Lifetime Homes standards
- To have video-phone entry system connected to front entrance door built in to the wall to prevent damage
- To have individual front door with spy holes
- To incorporate a sprinkler system
- Space and water heating to be controlled centrally
- All kitchens, living rooms and bedrooms to have windows to give light airy spaces but designed to prevent access in or out through window spaces.

### **4.2 Kitchen**

To be a separate room including:

- Sink and draining area
- Worktops
- Base units under worktop
- Wall cupboards

Appliances provided to include:

- Electric cooker
- Electric hob
- Extractor fan
- Fridge/freezer
- Any additional electrical goods (e.g. microwave cooker to be agreed between developer and support provider)

Space and plumbing for connection of washing machine as part of exit strategy (not supplied). Space to be filled with cupboard or shelving

Floor covering to be hard wearing vinyl

Minimum of 3 double electrical sockets

#### **4.3 Living/Dining Room**

Television aerial socket  
Telephone/internet point  
Built in storage space  
Floor covering to be hard wearing vinyl or laminate

Minimum of 3 double electrical sockets

#### **4.4 Bedroom**

To be double room size (required as part of exit strategy)  
Built in wardrobe, cupboard/drawer unit and shelving  
Floor covering to be hard wearing carpet

Minimum of 2 double sockets

#### **4.5 Bathroom**

To be flood proof and include

- Thermostatically controlled shower
- Basin with fixed mirror above
- Toilet
- Bathroom cupboard
- Shaver point
- Towel rail
- Provision for bath to be included as part of exit strategy

Floor covering to be hard wearing vinyl

#### **4.6 Decorations/furnishings**

Walls to be finished in neutral colours in washable hard wearing vinyl matt or similar.  
Furniture other than built in units is the client's and/or support providers responsibility to provide

### **5. Staff areas and office space**

To enable 24 hour staffing the following accommodation will be required

#### **5.1 Main office**

Office space to accommodate 3 staff  
Adjacent to front entrance  
Letter box for delivery of post directly to main office  
Linked to the activity/training room  
Video-phone entry system to front entrance door  
CCTV monitoring  
Telephone/internet points

Floor covering to be hard wearing carpet

#### **5.2 Small office**

For individual staff use  
Telephone/internet point

### **5.3 Staff accommodation**

Sleeping room

Bathroom with toilet and shower unit

Kitchen

### **4 units medium to low support cluster**

## **6. General features**

4 x 1 bed flats of self contained accommodation at a minimum of 46 sq m each

To be located in easy walking distance of 8 unit high support cluster.

All 4 flats to conform to lifetime homes standards.

All areas relating to the scheme (accommodation and shared spaces) to be accessed via one entrance, solely for use of this scheme.

### **6.1 Communal Entrance Hallway**

Door to be secure with access for residents and staff via key fob entry system.

Video entry phone system linked to staff office in high support cluster and individual flats.

CCTV to cover main entrance linked to monitoring in main office

Access to each individual flat from communal hallway

Pay phone to be provided for residents use with direct link to main office

Floor covering to be hard wearing vinyl

## **7. Client Occupied Flats**

### **7.1 General Features**

For each individual flat:

- Minimum of 46 m<sup>2</sup> (a one bed two person unit)
- To be self-contained
- To have an internal hallway with all other rooms opening from this
- To conform to Lifetime Homes standards
- To have video-phone entry system connected to front entrance door built in to the wall to prevent damage
- To have individual front door with spy holes
- To incorporate a sprinkler system
- All kitchens, living rooms and bedrooms to have windows to give light airy spaces

## **7.2 Kitchen**

To be a separate room including:

- Sink and draining area
- Worktops
- Base units under worktop
- Wall cupboards

Appliances provided to include:

- Electric cooker
- Electric hob
- Extractor fan
- Fridge/freezer

Space and plumbing for connection of washing machine

Floor covering to be hard wearing vinyl

Minimum of 3 double electrical sockets

## **7.3 Living/Dining Room**

Television aerial socket

Telephone/internet point

Built in storage space

Floor covering to be hard wearing vinyl or laminate

Minimum of 3 double electrical sockets

## **7.4 Bedroom**

To be double room size (required as part of exit strategy)

Built in wardrobe, cupboard/drawer unit and shelving

Floor covering to be hard wearing carpet

Minimum of 2 double electrical sockets

## **7.5 Bathroom**

To be flood proof and include

- Bath
- Thermostatically controlled shower over the bath
- Basin with fixed mirror above
- Toilet
- Bathroom cupboard
- Shaver point
- Towel rail

Floor covering to be hard wearing vinyl

## **7.6 Decorations/furnishings**

Walls to be finished in neutral colours in washable hard wearing vinyl matt or similar.  
Furniture other than built in units is the client's and/or support providers responsibility to provide.

## **7.7 Garden**

Flats to have access to shared garden with hard landscaping to provide

- Patio area for seating
- Laundry drying space

## **8. Exit Strategy**

If in the future the need for supported housing for young people reduces to the extent that a supported housing scheme is no longer required then the scheme will be converted by the RSL to general needs flats. Therefore the design of the scheme as a whole must allow for easy conversion.