



ASHFORD
BOROUGH COUNCIL

Design Specification for Supported Accommodation for Young Families

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Contents	Page
1. Introduction.....	1
1.1 Background.....	1
1.2 Landlord & Support Services	1
2. General Features.....	2
2.1 Layout.....	2
2.2 Communal Entrance Hallway.....	2
2.3 Outdoor Space.....	2
2.4 Parking.....	3
2.5 Other.....	3
3. Client Occupied Flats	4
3.1 General Features.....	4
3.2 Kitchen.....	4
3.3 Living Room.....	5
3.4 Bedroom	5
3.5 Bathroom	5
3.6 Furnishings	5
3.7 Windows	5
3.8 Others.....	6
4. Communal flat/office space	7
5. Exit Strategy	8

1. Introduction

1.1 Background

This design specification sets out the minimum requirements for a supported housing scheme for young families who maybe living in isolation or facing other difficulties.

Young families who would be eligible for this accommodation are to be parents aged between 16 and 25 years old with a child(ren) under 4 years of age.

Any young families supported housing scheme is to be located where there is easy access to a range of services, such as GP, Children's Centre, Shops and outdoor play space.

The scheme will provide short-term accommodation, maximum tenancy for 2 years, and promote/provide training/advice and support to enable vulnerable young families to move-on into settled independent living with the skills needed to maintain a tenancy in the future.

*Additional information in this section will include:
location and number of units in the scheme*

1.2 Landlord & Support Services

The service should: -

- § Provide a safe and supportive environment for the service user.
- § Develop a service user's capacity to live independently following the completion of a time-limited programme of support, or
- § Sustain / increase the capacity of a service user to live independently through a package of welfare services.
- § Employ staff commensurate to the numbers of service users dependent on business risk.

Additional information in this section will:

- *Identify the Registered Provider of Social Housing (RPSH) landlord,*
- *The type of support services that will be provided and by which organisation,*
- *How the support services will be revenue funded and details of any bids made.*

Landlord/support provider will agree polices on topics such as keeping pets. smoking, visitors etc

2. General Features

2.1 Layout

The ideal number of self contained flats in one block is 6. Two discrete blocks of flats (6 units each) within a reasonable distance of each other that can share support services would also be considered. The maximum number of flats for this supported scheme will be 8. Consideration will be given where a scheme can be located with in larger block of flats where the scheme has a discrete entrance.

Wherever possible the ground floor accommodation to be designed to wheelchair standards, to provide supported housing options where a young family contains a disabled adult and/or child(ren)

One flat to be retained unoccupied as a shared space for training, house meetings, support staff facilities or communal/office spaces designed in such way to allow easy conversion to residential accommodation in the future.

Where supported housing is to be delivered as part of a larger flatted development then the supported flats should be located within a discrete cluster e.g. on a single landing.

2.2 Communal Entrance Hallway

- Secure door entry into the block
- To include telephone point for 'freephone' (to access out of hours or emergency services only) if required.
- Sensor lighting to be installed in communal hallway.
- Floor covering to be washable non-slip vinyl
- Individual, lockable letterboxes to be provided so post can be delivered without gaining entry to building.

2.3 Outdoor Space

Outdoor space/garden area provided for clients use:

- To be accessed from communal hallway or communal space
- To include play area
- Access from outside for garden equipment
- Storage for outdoor play equipment, chairs etc
- To be easily maintained either by residents or contractor (would incur increase to service charge)
- To include outdoor laundry drying area

2.4 Parking

Car parking to meet minimum parking standards applicable at time of development for residential flats, include sufficient parking space for staff and visitors.

2.5 Other

- Bin store to be provided (flats to be provided with individual numbered bins)
- Recycling facilities to be provided
- Bicycle storage to be provided
- Communal television aerial to receive digital TV

3. Client Occupied Flats

3.1 General Features

For each individual flat:

- Flats to be 1 bedroom two person units to meet at least minimum space standards required by the Borough Council and the Homes and Communities agency at the time of development, allowing sufficient room to accommodate extra equipment associated with babies/young children such as baby changing and storage for supplies and pushchair.
- To be self-contained
- To have an internal hallway with all other rooms opening from this
- To conform to Lifetime Homes standards
- To have phone entry system connected to front entrance door
- To have individual front door bells & spy holes
- To incorporate a sprinkler system
- To have Individual gas boilers for space and water heating.
- Each flats to be individually metered for gas and electricity and water (supply and disposal)

3.2 Kitchen

Can be combined with living space but must be a defined kitchen area that can be sectioned off securely (e.g. with stair gate).

Washable non-slip flooring

Lockable cupboard to be included in kitchen units for medicines/cleaning materials

Provision (sockets/plumbing) to be made for

- Fridge/ freezer
- Washing machine

Appliances to be provided to include:

- Electric cooker
- Electric hob

- Extractor fan - connected to light or humidisat for automatic activation
Additional sockets for microwave, toasters etc

3.3 Living Room

To be light airy room but without doors on to outdoor space (ground floor) or balconies (first floor or above)

Television aerial socket

Telephone point

3.4 Bedroom

To be double room size with sufficient space to accommodate a baby bed/cot and furniture (e.g. dressing table and wardrobe).

A built in wardrobe and /or cupboards should be included in the design whenever possible.

3.5 Bathroom

Bathroom to include a thermostatically controlled shower over a bath except in wheelchair accessible flat where a flush floor shower to be provided with capacity to install a bath if required.

Bath/shower area to be tiled to ceiling height

Walls to have capacity to be fitted with grab rails etc if required

3.6 Furnishings

Curtains/blinds to be supplied

Any floor coverings supplied to be hardwearing and easily cleaned

Furniture is the client's responsibility to provide unless other arrangements are made with Landlord and/or support provider

3.7 Windows

Windows to be fitted with child locks unless against building control regulations

3.8 Others

A lift to the upper floors is desirable but not essential, need to consider cost to service charge

Sound proofing between flats to exceed minimum requirements to reduce noise disturbance as far as possible.

4. Communal flat/office space

To be located on the ground floor

Size a minimum of a one bed two person unit

To be self-contained

To conform to Lifetime Homes standards

To have phone entry system to front entrance door

CCTV link to front entrance door

To have Individual gas boiler for space and water heating

Kitchen and living areas can be combined but designed so kitchen area can be separated from living space.

Kitchen to be large enough to accommodate 3 people to enable training to be undertaken

Kitchen to include electric oven and hob, space and provision for fridge/freezer and washing machine

Extractor fans in kitchen

Bathroom as per clients' flats

Bedroom space to be occupied as an office to include:

Lockable door

Telephone point

Computer point

5. Exit Strategy

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