

# Ashford Borough Council Design Specification for Supported Accommodation

## 1. Introduction

### 1.1 Background

*To be completed on a scheme-by-scheme basis.*

*This section will specify the client group and include information on how the need has been identified, where the units will be located (on which development), use of s106.*

### 1.2 Landlord & Support Services

*To be completed on a scheme-by-scheme basis.*

*This section will identify the RSL 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.*

## 2. General Features

### 2.1 Layout

*To be specified on a scheme-by-scheme basis.*

*As an example, for an 8 units scheme of supported housing in a discrete block of flats:*

*4 flats (3 residential and 1 used as office/communal space) to be located on ground floor*

*4 flats (all residential) to be located on first floor*

*Flats may be accessed off one staircase*

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

To include telephone point for payphone installation if required

Floor covering to be carpet or non-slip vinyl

### 2.3 Outdoor Space

Outdoor space/garden area provided for clients use:

To be easily maintained

To be accessible directly from ground floor flats

To include outdoor laundry drying area

### 2.4 Parking

Minimum of 1 parking space per flat and visitor parking

### 2.5 Other

Bin store 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:  
Size a minimum of 55m<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  
To have individual front door bells & Spy holes  
To incorporate a sprinkler system  
To have Individual gas boilers for space and water heating

### **3.2 Kitchen**

Must be a separate room  
Appliances provided by the RSL to include:

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

Space and plumbing for connection of washing machine

### **3.3 Living/Dining Room**

Ground floor flats to have door to access communal outdoor space  
First floor flats to have balconies (Juliet balconies are acceptable)  
Be wired to accept telecare  
Extractor fan in living room, depending on client group  
Television aerial socket  
Telephone point

### **3.4 Bedroom**

To be double room size

### **3.5 Bathroom**

Bathroom to include either a thermostatically controlled shower and cubicle or a bath, to be specified depending on the client group  
Walls to have capacity to be fitted with grab rails etc if required

### **3.6 Furnishings**

Floor coverings – it is envisaged that clients will be given a limited number of choices  
Kitchen units – it is envisaged that clients will be given a limited number of choices  
Furniture is the client's responsibility to provide

## **4. Communal flat /office space**

To be located on the ground floor  
Size a minimum of 55m<sup>2</sup> (a one bed two person unit)  
To be self-contained  
To conform to Lifetime Homes standards  
To have video-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 to be separate  
Kitchen to be large enough to accommodate 3 people to enable training to be undertaken  
Kitchen to include electric oven and hob and fridge

Extractor fans in kitchen and living rooms

Robust washing machine and separate drying machine to be provided in Kitchen area for shared clients use.

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 people with mental health problems 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.

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