

Accommodation Strategy

Better Homes: Greater Choice



Learning Disability Supported Accommodation Design Principles

(May 2017)

KCC expects there to be significant growth in supported accommodation for people with learning disabilities as part of the Transformation Project, Your Life Your Home. We invite any developer of supported accommodation to engage with us at an early stage for information on need, location, design and so that we can forward plan potential tenants.

Design considerations

The design of the accommodation, selection of equipment, signage, internal colour and finishes and landscaping should enable the independence of people who have mobility problems, may be physically frail, or who may have a visual, hearing or cognitive impairment.

It is recommended to use contrasting doorframes against paintwork and doors. Flooring should not be highly patterned and should not be the same colour as the walls or doors. Consideration should be given to adequate sound proofing of walls and ceilings. Ceilings need to be strong enough to hold an overhead hoist, if needed in future. The layout of bedrooms also need to accommodate the use of a hoist e.g. a direct line from the bed to the bathroom.

KCC New Housing Acceptance Criteria

These criteria apply to supported living housing through new build or conversion of existing properties

Factors	Essential	Desirable
No of flats (if in a block or subdivided house)	<17	<9
Flats (one bed)	45 m ² minimum total size	60 m ²
Flats (two bed)	55 m ² minimum total size	70 m ²

No of bedrooms (if in a shared house) - Including Sleep in room(s)	<8	<5
Bedroom size	10 m² minimum Minimum width 2.6 m	12 m² Minimum width 3 m
Bathrooms	1 bathroom for every three tenants (if in a shared house) Minimum 2.7 x 1.5 m	Ensuite Wet room with optional bath
Communal areas (if in a shared house)	<u>1-3 tenants:</u> Kitchen – 8 m² minimum Living/dining room(s) – total of 12 m² minimum <u>4 or more tenants:</u> Kitchen – 11 m² minimum Living/dining room(s) – total of 17 m² minimum	Two communal living rooms.
Accessibility	For tenants with physical disabilities, multiply minimum size requirements above by 1.2.	Level access or lift provision.
Accessible Bathrooms	Wet room with consideration for turning circles – 8m² minimum.	Ensuite wet room with consideration for turning circles and option to install Parker-style bath – 10m² minimum. Overhead tracking hoists from bedroom to bathroom.
Parking	Sufficient to meet tenant mobility needs	Available off road parking for tenant and staff vehicles
Gardens/outside areas		Attractive outdoor space that isn't overlooked. Minimum 10 m² per tenant.
Staff Sleep in room(s)	7 m² minimum	
Rent Level	If above Local Housing Allowance rates, must have Housing Benefit officer involvement.	Meets Local Housing Allowance rates
Type of tenancy		Assured Tenancy or Assured Shorthold Tenancy
Choice of support provider	Tenant has choice of support provider	

