

Dacorum 'standard' – Supported Housing

Housing for older people must conform to national guidelines on accessibility, they must also be built in accessible locations that give people the ability to age – making sure that accommodation has easy, safe access to local shops and services can help people to remain independent.

The council's aim is to provide quality homes that are safe, secure, enable independence and create thriving communities. Our Dacorum standard will also ensure that properties, and the facilities promote health, wellbeing and inclusion.

Adaptability	<p>Property:</p> <ul style="list-style-type: none"> • Properties should be wheelchair accessible or have the space to adapt to be wheelchair accessible. • Bathrooms should have a level access shower or wet room. • Properties should be designed so current and future adaptations can be made to meet the assessed needs of tenants <p>Communal</p> <ul style="list-style-type: none"> • Handrails along walls can help with mobility and should have at least a 20% colour contrast between the rails and the walls.
Energy efficient	<ul style="list-style-type: none"> • All schemes have an EPC 'C' rating or above • Homes are energy efficient and well insulated. • Where schemes have communal boilers, heating charges can be applied based on usage rather than apportionment • Ability to have green roofs • Properties are well ventilated and able to avoid overheating.
Care ready	<ul style="list-style-type: none"> • Schemes have telecare / digital community alarm equipment • Schemes have space for care teams to be located with ease.
Accessibility	<ul style="list-style-type: none"> • Entrance to individual properties is level access. • Entrance to scheme main entry doors is level access. • Communal facilities have level access. • Lift access provided throughout. • Lifts have large buttons. • Hearing loops installed. • Lifts have braille
Navigation	<ul style="list-style-type: none"> • Signage should be eye level • Signage should be fixed to the door / area it refers to, not an adjacent wall • Different areas of the building should be 'defined' to aid navigation (different coloured walls / landscaped with pictures or themes). • Signs should be placed at key decision points for someone who is at the building/area for the first time. • Signs should be clear, in bold face with good contrast between text and background. • Block capitals should be avoided on signs
Communal facilities	<ul style="list-style-type: none"> • Schemes have communal facilities. • Communal facilities are accessible for those with mobility impairments. • Communal facilities are clearly signposted.

	<ul style="list-style-type: none"> • Furniture should look like traditional furniture • Guest rooms are provided • Laundries are provided • Lounges should support social interaction • Communal space navigation should consider dementia friendly principles. • Communal facilities should support the involvement of partners. • Facilities should support participation in health and wellbeing activities
External space	<ul style="list-style-type: none"> • External space is provided. • External space is level access. • External space should encourage social interaction • There should be adequate external storage for mobility scooters and bikes. • Parking should be adequate and have the required level of blue badge spaces. • There should be adequate seating within external spaces. • External spaces should enhance opportunities to be active • Design, planting and maintenance of external spaces should increase the number of those using it. • Through planting, focus will be on preserving (and encouraging new) wildlife habitats, as well as introducing colour, shade and shelter – providing a welcoming outdoor space. • Opportunity for sensory gardens to be introduced into external spaces • Use of outdoor space and facilities, will provide opportunity for tenants to participate.
Lighting	<ul style="list-style-type: none"> • Homes should have plenty of natural light • Communal areas should have plenty of natural light, enhancing wherever possible connection to outside spaces • Main entrances and communal areas should be well lit