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Lifetimes Homes

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Lifetime Homes, Lifetime Neighbourhoods

Government states "... all public housing will be built to Lifetime Homes Standards by 2011. ... all new housing will be built to these standards by 2013" February 2008





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What is a lifetime Home?

What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting.

Lifetime Homes increase choice, independence and longevity of tenure, vital to individual and community well-being.



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The 16 Lifetime Homes Standards

In brief....



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The Lifetime Homes Standard 1-2

Car Parking

Where adjacent to the home, it should be capable of enlargement to attain 3.3m width

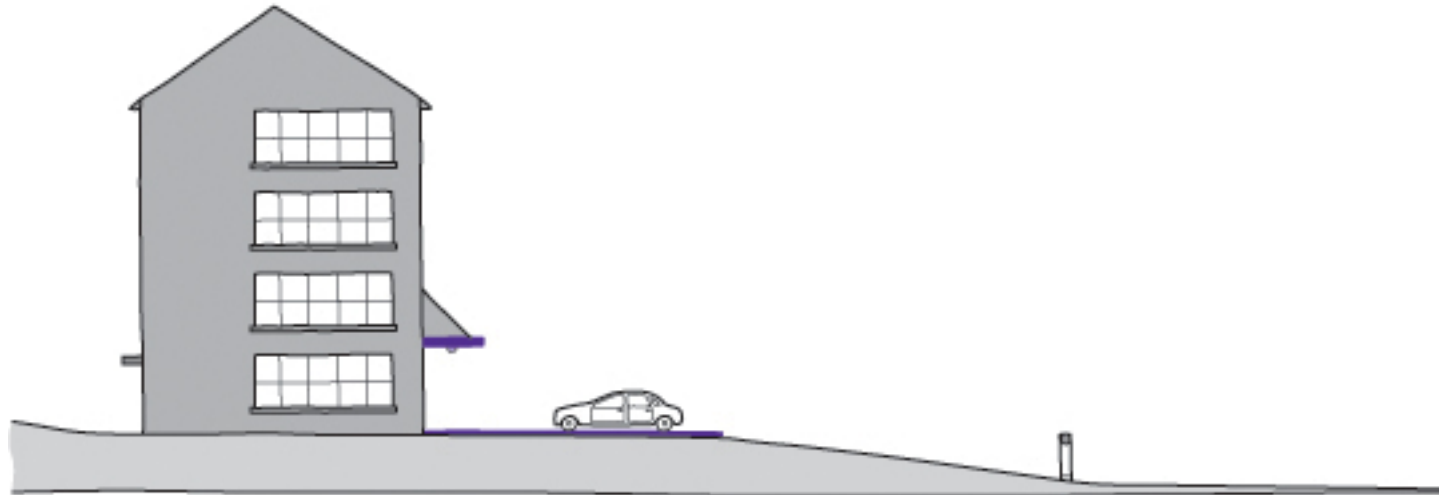
Access from Car Parking

Distance from parking space to home should be kept to a minimum and be level or gently sloping



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Figure 2 Level or gently sloping approach to main entrance from car parking



Car parking close to and with level or gently sloping approach to main entrance.
Main entrance covered and lit.

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Approach

The approach to all entrances should be level or gently sloping

External Entrances

Must be illuminated, have level access over the threshold and the main entrance must be covered



Communal Stairs

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible

Doorways and Hallways

Generally the clear opening width should be 900mm and a 300mm nib or wall space on the leading edge of the doors on entrance level



Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere

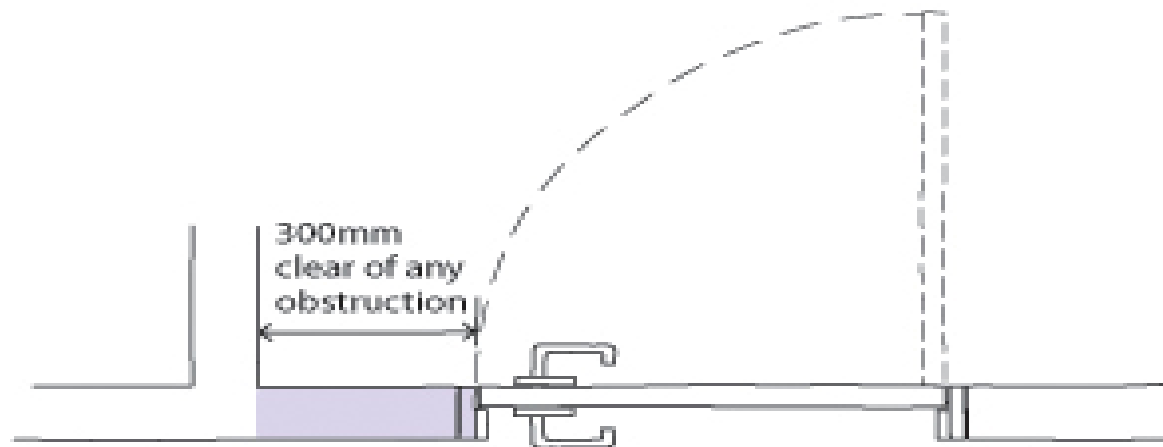
Living Room

The living room should be at entrance level



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Figure 3 300mm door nib to leading edge (pull side only)



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Two or more storey requirements

There should be space on the entrance level that could be used as a convenient bed space

WC

3+ bedrooms = a wheelchair accessible toilet that would allow for fitting of a shower in future times

≤ 2 bedrooms = the downstairs toilet must comply with part M



Bathroom and WC walls

Should be capable of taking adaptations such as handrails

Lift Capability

Design should allow for a future stair lift and a suitable space for a through floor lift from ground to first floor. e.g., a bedroom next to the bathroom



Main Bedroom

Design and specification should provide a reasonable route for any potential hoist to the bathroom

Bathroom Layout

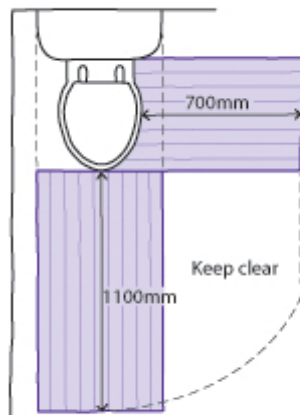
Design should allow ease of access to the bath, WC and washbasin



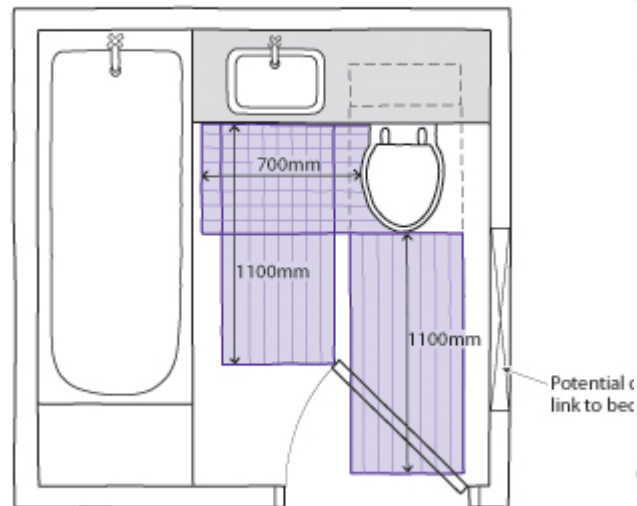
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Figure 7 Bathroom with 'ease of access' WC

Figure 6 Ease of access spaces to WC

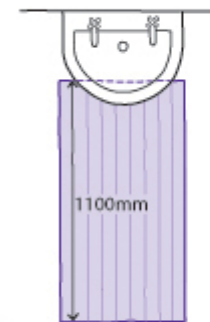


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Figure 10 Clear space to access wash basin



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Window Specification

Living room glazing should be no higher than 800mm from the floor level and windows should be easy to open

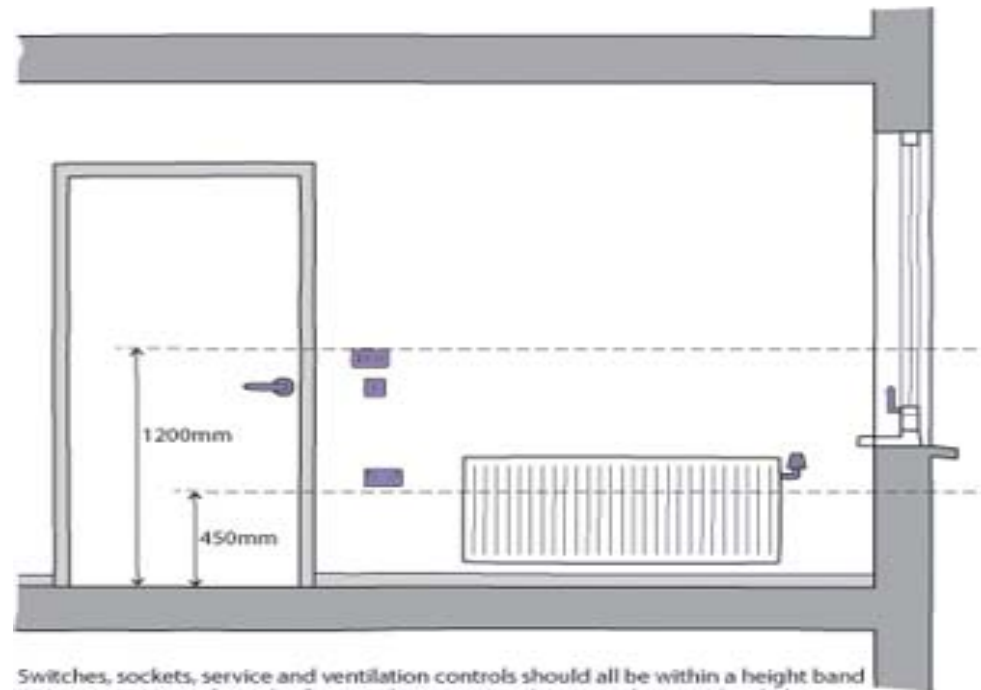
Fixtures & Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all i.e., between 450 and 1200mm from the floor



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Figure 11 Service control heights



Switches, sockets, service and ventilation controls should all be within a height band 450mm - 1200mm from the floor. At least one window in each room should be openable by a wheelchair user.

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Sensory Impairments

The Lifetime Homes Standards relate to the design and construction of the bricks and mortar of the home, or in other words, the structure.

Most of the requirements of people with sensory impairments can be met by fine-tuning the home to the person's particular needs. For instance homes can be made more accessible by Adding adaptations such as flashing alarm or doorbell systems, or by improving light fittings and colour contrasting. These adjustments would not involve structural changes.



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Derby City Council

Access statements are now an essential part of planning applications. They help ensure that access needs for housing are met.

Lifetime Home designs are considered at the earliest stages of the planning process. We conduct pre-application discussions that can be really helpful to designers and developers and speed up the planning process.



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Direct Matching Project

3 properties – built or adapted to meet a specific families' needs.

Offers a cost effective and value for money solution. Helps families stay within communities, increases levels of informal support and eases stress on carers.



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Adapted Properties Register

An on-going initiative – which will allow the Council, Derby Homes, Registered Social Landlords and some private landlords to make best use of stock, marrying needs with availability and maximising the use of any grant funding to benefit households across the city.



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The Future?

- Predicted increase in the numbers of older people living in Derby
- Cost and financial implications – difficult market
- Competing Agendas - Retro-fit of existing properties – v – Downsizing to purpose built accommodation



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Any Questions?

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