



Leicestershire County Council's Property Specifications for New Supply of Affordable Supported Living Accommodation

v6 2025

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Introduction

Leicestershire County Council, (LCC), wishes to encourage Registered Providers (RP's/ Residential Social Landlords (RSLs) and Developers to provide [Supported Living](#) Accommodation for a range of vulnerable adults across the County of Leicestershire, taking into consideration the requirements of the Supported Housing (Regulatory Oversight) Act 2023. Working with District and Borough Council's and the relevant Local Planning Authority (LPA), the Local Authority and its strategic partners, RSL's and Developers are encouraged to invest in Leicestershire and help enable growth in the supply of Supported Living Accommodation across the County.

Leicestershire Adults and Communities Department are also in support of the [National Statement of Expectations \(NSE\)](#) and aim to work with providers of accommodation to improve quality, standards and outcomes for those being supported.

The following intends to set out our requirements for both generic Supported Living and accommodation for individuals with more specialist needs.

A generic brief of required standards for **ALL** developments is included, followed by an additional 4 Briefs, which include **supplementary** details for specific groups, as set out below:

1. Wheelchair Accessible/[Bariatric](#)
2. [Specialist Accommodation](#) (for those with more [complex](#) needs (including [forensic](#))). Plus, detail on supporting mental health hospital-to-home discharge planning for autistic people and people with a learning disability
3. [Extra Care](#) (including dementia)
4. Young Adults with Disabilities (formerly Transitions) aged 16-25 and individuals with Mental Health conditions

Leicestershire County Council recognises that the supported accommodation sector is complex, diverse and serves a wide range of tenants with a variety of needs and requirements. The County of Leicestershire also comprises different geographical areas with distinct local character and features. Responsibility for planning decisions is held within the [Local Planning Authority](#) (LPA), with local requirements set out in each District or Borough's Local Plan, which it is imperative all prospective plans are checked against.

The detail here is also not intended to be prescriptive but aspirational and can be considered with this in mind - discretion may be exercised where a guideline may not apply for a certain group or type of Supported Living development. It is also to note that dwellings may require customisation to meet the specific needs of both initial residents and those in the future. Following the guidance in this pack maximises the likelihood that the Council will commission adult social care and support into the associated accommodation.

Summary- County Council Approach

Development Internal Space Standards

Tenant Group	Size of one bed apartment for one tenant <small>*above national space standards</small>
General	47 sqm
Wheelchair User	56 sqm

The above are standards adopted by The Council that exceed [nationally described space standards](#). Our view is that an increase in the internal space provides greater assurance of sufficient space for future tenants and support staff as well as adequate space to provide privacy and dignity for those being supported. As stated above these dimensions would need to be discussed with the LPA.

It is acknowledged that on every development these may not be achieved due to site building constraints or financial viability. The Authority is open to discussion around space standards on a case-by-case basis. Leicestershire County Council (LCC) would expect a proportion of units within each new development, where possible, to be fully wheelchair accessible. Early specific site discussions are encouraged so agreement can be achieved on site viability and specification.

Suggested Development Unit Sizes

Tenant Group	No of Units (individuals)
General Learning Disability	Up to 10
Complex Needs	4-6 max
Extra Care	To be negotiated
Young Adults with Disabilities	Up to 8 self-contained Up to 5 shared
Mental Health	Up to 8 self-contained Up to 5 shared
Step Through	Up to 8 self-contained Up to 5 shared

The number of units may include an office and adequate communal/ resource space, relative to the number of tenants. To future proof the development any office/communal resource spaces should be designed so that they can be converted to a self-contained flat or flats in the future. Capital costs for the office/communal resource space to be included within the total development costs as no monies will be paid in respect of these areas. The on-going revenue cost of the office/communal resource space is to be included within the [eligible service charge](#).

Preferred Location

Within existing/proposed sustainable residential communities with an established infrastructure. It is also imperative that the development is accessible via public transport (for future tenants and staff groups). For example, close to a public transport stop with a regular service throughout the day/evening/week/weekend.

To maximise the potential for future commissioning by the Council at the chosen location, ideally, the development will be discussed at pre-planning stage by the developer/planning applicant with Supported Accommodation and Market Development from Adult Social Care, (SAMD) samd@leics.gov.uk and the LPA, who hold ultimate planning responsibility.

Any new location will also be subject to a Locality Accommodation Risk Assessment ([LARA](#)), which is carried out by LCC and its partners. This is an LCC process that has been set up for when a planning applicant/developer comes to us with a proposed development. We can call on partners (Police, local community safety/safeguarding teams) to give an assessment of the address/location to assess risk. Any results will be shared with the developer.

Basic Requirements for all Supported Living Accommodation

Revenue Support, Nominations from Leicestershire County Council and Voids

LCC is not proposing to make revenue contributions to developments. Any costs that fall outside of Housing Benefit and rent will need to be met by the provider. Registered Social Landlords are encouraged to discuss their proposals with the Revenue and Benefits Team(s) at the relevant Borough or District Council(s) at an early stage. LCC does also not propose to cover any [void costs](#).

Identified tenants will have individual care/support needs funded by Adult Social Care and/or Health. Current commissioning arrangements in Leicestershire for Supported Living are via a [Dynamic Purchasing System \(DPS\)](#).

Tenancy Type

Tenancy types will be dependent on the accommodation offer and the type of Landlord. Assured Shorthold / Assured tenancies are common; however, other tenancy types may be made available. Where under 18's provision is provided, arrangements may be made for tenancies to be held in trust.

Landlord and Support Functions

Landlord and CQC regulated care/support functions must be provided by separate organisations/entities. Current arrangements require care/support to be commissioned from LCC contracted support providers or via a [Direct Payment](#) arrangement between an individual/their family/advocate and a support provider. None/any/all of the referred people may already have a social care provider in place.

Basic Design Principles

All developments to adhere to the [Landlord and Tenant Act 1985](#), the Checklist of accommodation standards and tenancy-related housing services in supported housing from the National Statement of Expectations ([Annex A](#)) and any Local Plan/Planning Requirements.

In addition to the above, as best practice, where possible, developments should also include the following features, digital capability and [assistive technology](#).

Outside Environment	Space and Storage	Internal Features
<ul style="list-style-type: none">• Consideration of Secured by Design Architectural Principles• Development to include individual gardens where possible and/or a communal garden/outside space• Adequate parking for tenants/staff. Parking provision for tail lift vehicle close to main entrance; including discreet/easy access for ambulances considered. Electric vehicle charging points/disabled parking space included where possible.• Appropriate entry and exit points, including key fob entrance for communal doors, consideration for entry/exit for wheelchair users (including adequate width of paths/gates)• An entrance door / post box / doorbell / keychain / spyglass / individual door number• Adequate natural and LED lighting throughout the grounds and immediate surrounds.• Consideration of refuse area/access and provision to dry clothes outside	<ul style="list-style-type: none">• A kitchen with space for a washing machine, a tumble dryer, fridge freezer, and a cooker to include lockable cupboards/drawers• Adequate storage, for example, storage for wheelchair, vacuum cleaner, ironing board, etc (this storage should be separate to clothes storage). Mobility scooter storage to also be considered.• Space to charge assistive equipment such as electric wheelchair and mobility scooters• Space to facilitate staff welfare where appropriate, eg. staff toilet, shower, space to sleep, staff base/office	<ul style="list-style-type: none">• An efficient and effective source of heating, which takes into account environmental concerns and economic viability for the tenant.• A bedroom and living space with minimum of one opening window• Inclusion of a number of level access showers• A bathroom with sufficient plumbing, tiling and flooring to facilitate future removal of the bath for conversion to a wet room; proforma shower tray to be installed under the bath. Anti-scald mixers to be considered for bathroom and kitchen taps where appropriate• Standard hob installed (not induction hob)• Appropriate non-slip hard wearing vinyl flooring, carpeting within living space/dayroom.• Robust acoustics throughout to ensure noise transference is minimal• Robust plaster and paintwork.

Digital Capability and Assistive Technology

All properties to have sufficient power sockets available, especially around beds and day living areas in both individual flats and communal areas. This supports multiple devices that can be needed to support those with complex needs. Availability of double plug sockets with Twin USB outlets to maximise connection options for the available space.

Broadband Wi-Fi Requirement

- Fibre Broadband at 25 Mbps is ideal. Minimum of 10 Mbps to cover Alexa requirements and basic streaming activity

- Must be configured for consumers and have no additional security requirements
- Service ports must be easily accessible and centrally located and able to support the furthest likely location the person will require the connection within the development
- Inclusion of suspended ceilings can assist with tracking network cables to/from anywhere in the property.
- Provision of network connections for preferred Provider, e.g. BT, Virgin – in consultation with Care Provider

Supported Living and Extra Care Assistive Technology Systems

Each development project will have individual considerations around space, costs and outcomes achievable. Some of the options for care technology systems are outlined below, followed by Leicestershire County Council's minimum requirements.

- Fully Digital/Cloud-based solutions, requiring server space in a well-ventilated room. High broadband specification and speeds are required but are fully future-proofed and offer maximum capability for the use of data in designing preventative support options for people.
- Hybrid systems (which have some digital capability) require control panels/ no space for a server is needed. If a connection to a remote back up 24/7 monitoring centre is needed, then higher specification broadband would also be required
- Traditional hard wired/warden calls systems

Leicestershire County Council would prefer the inclusion of a hybrid model, WIFI for a centralised call system (to also support installation of Assistive Technology / PC, telephone, Wi-Fi internet). Plus, inclusion of built in appropriate smart technology, for example, handsfree assistive technology, voice activated lights, door openers etc. If a hybrid model is not achievable, hardwiring throughout (as a minimum).

The above are Leicestershire County Council recommendations for the provision of Assistive Technology Services by the property developer. It should be noted that Leicestershire's current County Council Care Technology Service cannot support any of these systems. The Landlord should arrange full maintenance and replacement contracts/support that the Support Provider can draw upon. Leicestershire County Council Care Technology Service may be able to support with some standalone items e.g., Trackers after an appropriate referral by a Leicestershire County Council Social Care professional.

1 Brief One – Dwellings for new supply of affordable Supported Living accommodation (general Supported Living accommodation)

1.1 Target Tenant Group

The tenant group will be discussed in early site-specific discussion with LCC. Developments may be used to offer housing to various tenant groups; people with learning disabilities, autistic spectrum disorders, mental health conditions and people with a physical and/or sensory disability. In some circumstances it may be more appropriate to have developments for specific groups. Currently the majority of standard Supported Living accommodation in the County is occupied by individuals with a learning disability.

1.2 Development Size

Up to 10 units, to include an office/communal space (and as required a sleep-in space). The development should include individual and/or a communal gardens.

1.3 Accommodation Type

Block or cluster of flats. The majority of the units will be self-contained 1x bedroom with a small number of 2x bedrooms to be decided on specific development.

LCC would expect a proportion of units within each development to be fully wheelchair accessible and provide for those with bariatric needs. The specification of these units must comply with LCC wheelchair brief – supplied within this document. LCC will confirm the required proportion for any development in early site-specific discussions.

1.4 Checklist 1

Supply of Affordable Housing for Supported Living Accommodation – Generic – can be found at Checklist 1

2 Brief Two – Fully accessible wheelchair dwellings (including accessibility standards for bariatric individuals)

2.1 Target Tenant Group

Leicestershire County Council, (LCC), recognises a need for more accommodation in the County which is fully accessible to wheelchair users (category 3 dwelling). This includes sufficiently accessible entrances (internal and external and automated where possible), wider exterior pathways, level access internally and adequate ceiling strength to accommodate a track hoist if required.

The Authority is also seeking to support tenants with bariatric needs, which will require the inclusion of specific accommodation features such as widened access/larger turning points and robust ceiling tracks for example. Bariatric standards to be discussed on specific site/scheme developments.

Developers' Generic House Types are not likely to fully meet the requirements of this brief. It is essential that this type of accommodation also complies with LCC's Basic requirements and General Supported Living Brief which is supplied in Brief 1.

2.2 Preferred Location

To maximise the likelihood of the Council commissioning support services onsite, the location of any development must be agreed at pre-planning stage with Leicestershire County Council, and ideally should be on a level site, not land of a sloping gradient. Early consideration is required to the position of the wheelchair accessible units within the site as a whole and within each plot. The location of the units in relation to the topography of the site is important and detailed proposals for the location of the units within the site are required before a planning application is submitted.

Wheelchair accessible accommodation situated in an annexe to an adjacent property (e.g within a garage conversion), there should be level access to the main property.

2.3 Development Size

LCC can suggest the optimal proportion of wheelchair accessible units for any development in early site-specific discussions. The final decision remains with the LPA.

2.4 Accommodation Type

Majority of units will be self-contained ground floor 1-bedroom units. Three storey accommodation is not suitable for a wheelchair user. In exceptional cases, two-storey homes will need a ground floor bedroom. This will be discussed on a development-by-development basis. Where there is a through-floor lift, it needs to be located in the hallway and landing so that the household's living space is not compromised.

2.5 Wheelchair Accessible Provision - Standards

All properties must meet all the essential wheelchair user items specified in:

- a) The Equality Act 2010 and The Equality Act 2010 (Disability) Regulations 2010.
- b) Approved Document M Volume 1: 2015 edition (incorporating 2016 amendments); National wheelchair accessible standard M (3)(2)(b)
- c) Habinteg Housing Association's Wheelchair Design Guide - 2006 (2nd ed), and
- d) LCC's latest Brief for Dwellings which are fully accessible to Wheelchair Users

Any departures from these standards will only be considered in exceptional cases.

2.6 Main Design Principles – Wheelchair Accessible Dwelling

Internal Features	Internal Features	Internal Features
<ul style="list-style-type: none"> • Ceiling track hoists straight or 'H' track may be needed at some point. Joists should therefore be strong enough to support the future installation of such tracking and hoists • All doorways, internal and external, to be automated and have a clear opening of 900mm inc. door furniture. This requires door blanks/sizes of 1026mm. • Dwellings may require 'customisation' to meet the specific needs of both initial residents and those in the future. For example, Clos-o-mat type toilets, grab rails 	<ul style="list-style-type: none"> • Except for bathrooms, all doors should open inwards unless there is sufficient level space for the wheelchair user alongside the door. Alternatively, hinged doors which open either way (i.e., 360 degrees) or sliding doors may be fitted in some circumstances • Windows should be at a height so that wheelchair users can open and close them and look out of them • Completely level access from the outside into the property and throughout internally 	<ul style="list-style-type: none"> • Ideally vinyl flooring throughout • All additional toilet and shower facilities should be fully wheelchair accessible and installed from day one. • The units to support tenants with bariatric needs will require widened access/larger turning points and robust ceiling tracks to be installed

2.7 Checklist 2

Additional Features for Wheelchair Accessible Dwellings – see p.20

3 Brief Three - Brief for Specialist Accommodation (for those with complex needs (including those with forensic needs and mental health hospital-to-home discharge planning for autistic people and people with a learning disability))

3.1 Target Tenant Group

Leicestershire County Council, (LCC), wishes to encourage Registered Social Landlords (RSLs)/Developers to provide small scale specialist Supported Living Accommodation to support people with complex needs (including those who formerly came under the umbrella of the [Transforming Care Programme](#)). LCC is also looking to support the movement of individuals who are currently within in-patient settings to more independent living. In particular supporting the NHS with mental health hospital-to-home discharge planning for autistic people and people with a learning disability.

To note, future arrangements for the commissioning of Supported Living support services for individuals with complex and/or specialist needs are under review (Autumn 2024). For more details contact ascengage@leics.gov.uk

The accommodation will need to be designed specifically to meet the needs of those who may have a learning disability, mental health conditions, autism and/or exhibit behaviour described as concerning to services. An enhanced build specification that is robust, provides a reduction in property features that can be tampered with and includes elements of anti-ligature design and /or enhanced fire safety may also be required for this cohort with sufficient space to allow the individual to be appropriately supported.

In addition, the Authority encourages development of accommodation for people with a mild/moderate learning disability and / or autism who are subject to - or who are at risk of being subject to - Ministry of Justice (MoJ) processes, civil or criminal sections of the Mental Health Act (MHA) 1983 and Multi-Agency Public Protection Arrangements (MAPPA).

The location of a property will also require careful consideration. In some circumstances it may be more appropriate to have developments identified for specific groups.

3.2 Preferred Location

As stated above. Further considerations; proximity of neighbouring properties and main roads, parking, access to public transport and local amenities. Consideration may also need to be given to properties in areas with low stimuli (away from schools/children, not overlooked by neighbours), quieter streets. Locational assessment to be completed to agree location is viable for the intended purpose.

3.3 Development Size

Option A: Maximum of 4 units without staff accommodation. The development should include an individual garden/outside space where possible. Office space(s) for the care/support provider to be provided.

Option B: Maximum of 6 units including a staff on site facility (capable of being used as Supported Living accommodation in the future if required). The development should include an individual garden/outside space where possible.

3.4 Accommodation Type

Majority of units will be self-contained 1-bedroom units.

3.5 Standards

Further design guidance/recommendations please refer to:

[Building the Right Home: Transforming Care for people with a learning disability, autism, or both.](#)

[Living in the Community: Housing design for adults with autism](#)

[Brick By Brick: Resources to support mental health hospital-to-home discharge planning for autistic people and people with a learning disability](#)

3.6 Nominations

Individuals will be identified by Adult Social Care, in some circumstances in conjunction with NHS colleagues.

Main Design Principles - Specialist Accommodation

Layout	Space/Outside Space	Internal Features
<ul style="list-style-type: none">• Clear visual access through-out the building space to enable residents to see who is occupying it and staff to observe in an unobtrusive way• Separate high stimulus areas such as communal activity spaces from low stimulus areas to minimise transmission of noise.• Specify wide circulation spaces with passing bays or incidental spaces in corridors, so residents may pass one another without conflict and staff can walk alongside residents.• Inclusion within individual flats of staff withdrawal/recess 'space'. If possible, for staff withdrawal spaces to feature electrical circuit breakers, affecting only the individual flat.• Kitchen layout as such that staff at worktop do not have their back to the door• More than one entry/exit points for all rooms to enhance resident/staff safety	<p>Sufficient space internally as individuals may be supported on a 2:1 basis. Particularly in bathrooms</p> <p>Secure perimeter to reduce likelihood of absconding (high fences, lockable gates etc)</p> <p>Sufficient external lighting</p> <p>Further detailed requirements to be discussed on a development-by-development basis to include consideration of any staffing facilities</p>	<ul style="list-style-type: none">• Anti-ligature and flush fixtures and fittings fitted• Toughened glass• Anti-barricade doors• Concealed door closers to be installed• Weighted/secured/fitted furniture where required• Rounded 'edges'• Sloped windowsills• Robust acoustics/sound installation throughout to ensure noise transference is minimal• Robust plaster and paintwork• Kitchen to which access can be locked, plus lockable drawers/cupboards where necessary• Safety features related to arson risk

3.7 Checklist 3

Additional Features for Specialist Accommodation – see Checklist 3

4. Brief Four - Brief for Extra Care (with reference to those living with dementia)

4.1 Target Tenant Group

Leicestershire County Council, (LCC), wishes to encourage Residential Social Landlords (RSLs)/Developers to provide Extra Care accommodation for older people (aged 55+), including those with learning disabilities, mental health conditions, dementia and those with a physical and/or sensory disability (regardless of age). It is important to contact the LPA as early as possible when proposing new Extra Care to

facilitate negotiation around District and Borough's affordable housing, development size and nomination agreement requirements.

Eligibility criteria for support within Extra Care will apply. Criteria will centre around a mix of tenants with high, medium and low needs and a proportion of adults under 55 who have additional support needs.

Whilst not covered in detail here, the location, design of buildings and their surroundings for residents, including people with dementia is widely recognised as important in the development of both generic and specialist housing and must be considered in the development of Extra Care.

For example, in 2019 [Healthwatch](#) were commissioned to undertake engagement with Extra Care tenants/family as well as landlords and support staff working in Extra Care in Essex. [Three key areas were highlighted](#) and related design elements are shown below. To note, for the development of specific specialist dementia support accommodation, a tailored specification will be developed in conjunction with all associated parties, prior to commencement of any build/redevelopment.

Healthwatch Survey- Sense of community	Healthwatch Survey - Environment	Healthwatch Survey - Communication
<ul style="list-style-type: none"> • Future schemes of max 60 flats • Include facilities such as hairdressing and wellbeing spaces • Provider facilitates the community use of spaces • Landlord to positively consider allowing tenants to bring their pet with them to Extra Care 	<ul style="list-style-type: none"> • Integrate co-production in the design phase • Facilities should have a large lounge which doubles as hub for activities • Consider location and transport links • Install perspex/plastic skirting or protection for the base of the walls • Rooms for sleep-in staff on the ground floor, close to the front door • Dedicated parking spaces • 2 lifts, one of which should be a stretcher lift 	<ul style="list-style-type: none"> • Include easy-read/ varied language/ signage • Provision of a hearing loop system

4.2 Preferred Location

Within existing/proposed sustainable residential communities. The surrounding environment must be accessible and well served by local services, particularly good and regular public transport links, amenities, and facilities. The development should ideally be set within a mixed community and not in total isolation from general needs accommodation.

4.3 Development Size

The size of the development to be negotiated with the LPA, but must include self-contained flats, the majority of which to ideally be one bed. The site to also include an office space and separate staff sleep in/rest area. The office should be secure, to allow for storage of confidential data, CCTV/building security features and assistive technology co-ordination. Provision of a flexible communal resource space, that should feature a communal specialist hoisted bathroom is also recommended. This communal space should be configured so it can be multipurpose for example, for meetings, social activities, dining. Other specific functional areas also be considered such as a cinema room, hairdressers, gym and dedicated mobility scooter storage space.

4.4 Built Form

The built form should be sympathetic to the surrounding area and not be institutional. Communal areas and hallways within the built form to be wheelchair accessible. Where there is more than 1 storey, stretcher lifts are required, along with alternative means of evacuation in the event of fire. Preference to include more than one entry/exit within the build, which should include alternative access other than the main entrance for use by emergency services, particularly ambulances.

4.5 Accommodation Type

Majority of the units will be self-contained 1x bedroom, with capacity for 2 persons with a small number of 2x bedrooms. A percentage of units to be fully wheelchair accessible (category 3 dwelling) and provide for those with bariatric needs. The exact split in any development to be agreed during early discussions between Registered Social Landlord and LCC.

4.6 Standards

The development of any build should be guided by relevant and up to date national guidance. For example:

- [Housing our Ageing Population, Plan for Implementation \(HAPPI2/4\) principles and include good design principles in relation to those living with dementia.](#)
- [Housing LIN, Design Principles for Extra Care Housing \(3rd edition\) June 2020.](#)
- [Housing Lin: The Extra Care Housing Toolkit](#)
- [Housing Care: Extra Care Housing Factsheet](#)

4.7 Tenure Mix

- Assured Shorthold tenancies
- Assured tenancies
- Shared ownership

Mixed tenure developments will require marketing and a suitable approach to the sale and/or shared ownership of specific units.

4.8 Care Package/Support

Early discussions on any potential site development to be held to confirm the options intended to meet the care/support options of the future tenants.

4.9 Main Design Principles

All Developments to Provide	Communal Facilities	Communal Facilities cont'd
<ul style="list-style-type: none"> • Good dementia friendly design principles, where appropriate, relating to layout, acoustics, lighting, signage, general environment, etc • Curtain battens to be provided throughout • An entrance door/post box/doorbell/number • A wet room with level access shower; 1200mm by 1200mm, thermostatically controlled shower • A communal bathroom having an assisted bath with access from three sides with hoisting in place. This should be electric 'H Track' type 	<ul style="list-style-type: none"> • Communal space designated as office/communal resource flat to include a small kitchen/office for housing function, security • Assistive Technology requirements and to be located next to the main entrance and, if possible, have access to communal garden and overlook the garden. • Communal space to be able to accommodate/support community activities including a kitchenette • Secure communal/shared garden for all to access; include external lockable storage • A communal video door entry system to be flexible to enable independent living in the first instance and support to be able to be provided as and when required 	<ul style="list-style-type: none"> • Communal storage for vacuum cleaner, cleaning materials etc. • Designated storage for mobility scooters or wheelchairs including charging point, which prevents scooters etc being stored in corridors which is a fire hazard • A communal external storage for lawn mowers etc. • A communal TV aerial system with amplifier to be installed in all flats

4.10 Checklist 4

Extra Care Accommodation - see Checklist 4

5 Brief 5 – Young Adults with Disabilities and Individual's with a Mental Health Condition

- 5.1** In addition to the groups referenced above, LCC also wishes to encourage Residential Social Landlords (RSLs)/Developers to provide accommodation for young people transitioning from Children and Family Services Support (aged 16-25) and those with mental health conditions. LCC requires developments for these tenant groups to be based on a Step Through service model.

The majority of accommodation needs of these groups, in relation to the 'bricks and mortar' element of properties is covered within one or more of the Appendices included within this document. However, below are some specific features related to these groups.

5.2 Young Adults with Disabilities (formerly [Transitions](#))

Leicestershire County Council's Children and Family Services and Adult Social Care Team work together to support young people from 16+ to prepare for adulthood and a fulfilling future, within their own community. Supported Living provides positive outcomes for young people and helps to foster and maintain their relationships with family and friends.

For this group we are seeking accommodation which is Step Through and an enabling environment to allow opportunities to become more confident and independent, learning daily living skills and then to move on to alternative accommodation. A mix of shared and self-contained units are preferred.

Any development should accommodate no more than 8 individuals on one site, where the accommodation is self-contained. No more than 5 where it is shared.

The design of provision for this group should take into consideration the needs of young people, for example, their need for their 'own space' and also that of communal space within the property, i.e., a 'student accommodation type feel'.

5.3 Mental Health

Housing related services and support, as well as the design of accommodation can positively meet the needs of people with specific mental health conditions, both working age and older people.

Leicestershire County Council is seeking to develop accommodation for this group which is 'step down and/or step through'. A mix of shared and self-contained units are required, however, self-contained properties with access to communal space are preferred. Any development should accommodate no more than 8 individuals, where the accommodation is self-contained and no more than 5 where it is shared.

It has been shown with other developments in the County, for this tenant group, that properties with outdoor space/garden and cycle storage provide greater benefits. Consideration should also be given to whether the development would benefit from a communal area and external CCTV to enhance safety and security.

Useful resources on this topic can be found here

[Housing LIN – Mental Health and Housing](#)

[Trauma-Informed Design of Supported Housing](#)

[Trauma Informed Design](#)

Checklist 1

Affordable Housing for Supported Living Accommodation - Generic

*LCC Wheelchair brief must be complied with in addition to this document if providing accommodation built to the National Accessible Wheelchair Standard M4(3)(2)(b)

Minimum specification required:
<u>Lift</u> – Wheelchair accessible (required for 2 storey buildings and above only)
<u>External</u> Individual enclosed garden or communal space with safe level access and egress to and from the building, wide pathways, lockable gates and area for seating. External refuse store to include for clinical waste.
Sufficient parking for clients and staff, to include a provision for dropping off and parking close to main entrance for ambulances and tail lift vehicles. Wheelchair user space closest to main entrance, or the designated property.
Consideration of providing suitable joists for ceiling track hoists. We would recommend that this is considered for all accommodation as any category of service user needs can change at any time and may require hoisting. Mobile hoists not always feasible in smaller accommodation and ceiling track hoist can facilitate single handled care
<u>Heating & Services</u> Provision of a concise home user guide (jargon free) for each of the dwellings. To be presented in a clear and concise format with simple instructions on the basic use of the property.
An efficient and effective source of heating, which takes into account environmental concerns and economic viability for the tenant.
Thermostatic Mixer Valve temperature control throughout for hot water, to include safety cut out devices to save overheating/scalding on electric showers.
Sufficient sockets in all flats and office/communal space to allow for future use.
Individual utility meters (to be located externally).
Digital TV point in lounge and bedroom, communal dish and or aerial or separate with a booster
Fire alarm sounders/smoke detectors/heat detectors throughout. Potential to provide a system that can meet a range of needs including those with conditions such as epilepsy. Specific details will need to be discussed at design stage. To comply with the Regulatory Reform (Fire Safety) Order 2005 as a minimum standard

Minimum specification required:
Hardwiring throughout or WIFI for a centralised call system. To also support installation of Assistive Technology/PC, telephone, Wi-Fi internet.
<u>General</u> Each property to have individual front door/post box/doorbell/security chain/number/spyglass/video entry system. External light for external doors. Space to facilitate staff welfare where appropriate, e.g. staff toilet, shower, space to sleep, staff base/office
Light switches not pull cords (except in wet areas), no dimmer switches or fluorescent strip lights. All to be flush and LED fittings where possible. Recessed lights accessible to enable bulb changing.
Full Compliance with Fire Safety Order - smoke detectors, heat detectors, fire doors minimum FD30 to communal and kitchen. Sprinklers where required in accordance with legislation
All windows style/design will require control restrictors (for health and safety purposes), and locks. Development should meet secure by design principles especially to the front facing windows.
Protective door hinges to be fitted to avoid trapping fingers.
Doors should not be capable of slamming shut, soft close door closures to be fitted.
Electric opener with intercom/video on communal main entrance door.
Sufficient sockets for equipment etc, in all flats and office/ communal space.
Storage space for vacuum cleaner, ironing board etc. required.
Curtain battens over windows and external doors throughout.
Easy to clean hard wearing non-slip vinyl flooring in kitchen, bathrooms. Clear mastic sealant at all perimeters and welded joins/corners
Carpeting to seating area in living room and bedrooms.
Robust plaster and paintwork throughout capable of being cleaned. Metal acoustic resilient bars to dividing party walls.
Robust sound proofing throughout to minimise noise transference (min. Rockwool 100mm acoustic insulation between floor joists and board all ceilings with min 15mm sound block)
Door stops where required.
Kitchens Kitchen layout capable of having a washing machine, tumble dryer, fridge freezer and cooker.
Ceramic tiling above worktop to underside of wall units, and behind cooker space up to extractor hood if installed; where applicable tiling shall extend to windowsills and reveals

Minimum specification required:
Lockable cupboard for COSHH.
Non-slip vinyl flooring, clear mastic sealant at all perimeters and junctions, welded joints/seams.
Continual run or humidistat extractor fan within room or extraction hood over cooking space extracting to the outside.
Identified isolation switches for the cooker and white goods.
Star locks on access cupboards i.e., boilers/electrical equipment.
Solid FD30S kitchen door.
<p>Bathrooms</p> <p>The preferred minimum bathroom dimensions for ambulant users is 1.9 x 1.7m as a guide when designing bathroom space to ensure there is space for walking aids and equipment.</p> <p>Bathroom with adequate plumbing, flooring and tiling to facilitate future removal of bath and easy conversion to a wet room. Shower proforma tray to be a minimum of 1700mm x 800mm (or bath size).</p> <p>Thermostatic cut out shower above bath to include floor to ceiling tiling, a full-length shower curtain and/or screens. (The shower tray gullies must be fitted with a suitable bung when not in use, to ensure that smells cannot enter the room).</p> <p>Consider position of radiator in bathroom. For example, radiators not cited next to the toilet (which prevents a grab rail being installed to aid people to use the toilet safely)</p>
Bathroom locks to be capable of opening from both sides.
Ceramic tiling to 2 courses above wash hand basins, and full height to perimeters of bath in bathrooms (this tiling shall extend down to floor level to all sides of the proposed bath position) where applicable tiling shall extend to window windowsills and reveals
Anti-barricade door, outward opening, or pocket door to be installed.
Continual run extractor fan/ventilation.
Recessed toilet roll holder.
Concealed plumbing leaving service points for isolators and maintenance.

The above brief/specification includes some information from the following documents:

[Interdepartmental Housing Adaptations Design Toolkit](#)

[Living in the Community: Housing design for adults with autism](#)

Checklist 2

Additional features for Wheelchair Accessible Dwellings

Lift Wheelchair accessible (required for 2 storey buildings only)
Front of Property Front entrance door to have electric or fob operated self-opening, and a clear opening of 900mm. A level threshold with upstands/ rails as necessary.
In a block of flats, the main front communal entrance to be easy to open for people in a wheelchair e.g., electric or fob operated self-opening with a clear opening of 900mm.
Bungalows to have a secondary means of escape via level access patio doors or back door.
All external doors to be level access. If this is by means of a ramp, there should be adequate turning circles at the top and bottom of the ramp (1.8m square). The ramp needs to be of suitable gradient (1:15 or 1:20) and width and to have safety edges.
Hallway Charging point for electric wheelchairs to be provided at a convenient location, i.e., hallway.
Bedrooms A double bedroom with a minimum size of 3.06m x 4.26m (excluding built-in storage) to be provided. Please show furniture layout on plans.
All bedrooms to be wheelchair accessible, minimum of 1500 x 1500mm transfer space alongside beds.
Built in wardrobes with sliding doors to be provided to make efficient use of space.
Garden/External Areas The whole plot including gardens, driveways and patio areas to be level, without gradients.
External paths and gateways to be a minimum 1500mm wide, to have sufficient hard standing areas to allow wheelchairs to turn and pass, i.e., 2m ² .
Carport. An 'on plot' carport to be included with a fully covered and lit access route to the main entrance of the dwelling.
In exceptional cases where an on-plot car parking space is not available, wheelchair user parking to be provided as close as possible to the accommodation and cover to be installed where possible.
ADDITIONAL REQUIREMENTS FOR TWO STOREY ACCOMMODATION A through-floor lift to be provided to ensure that the whole of the upper floor living accommodation (including the additional upper floor bathroom) is fully accessible to the wheelchair user.

The through floor lift to be on the landing or in the hallway and not to compromise living/sleeping space in any of the rooms. This is to promote dignity, privacy, and flexible use of the lift by all wheelchair users. Consider the proximity of the through floor lift to opening doors and ensure the exit from the lift is suitable for a wheelchair user.
Any additional bathroom/toilet on the ground floor to be fully wheelchair accessible and have secondary shower facilities installed.
In exceptional cases, a ground floor bedroom may be needed. This will be discussed on a development-by-development basis.
Kitchens Window controls to be easily accessible for wheelchair user. Mechanical/electrical openers to be installed where required.
Kitchen unit doors and other doors to be positioned for easy access for wheelchair users.
The kitchen door to have a 900mm clear opening with a level threshold.
The kitchen design to provide space for a wheelchair turning circle of min. 1.5m ² , i.e., not to be a galley kitchen.
All kitchen units to be adjustable (as a minimum) to allow changes in height to suit future residents. Such units to be clearly identifiable on the plans. All kitchens should provide effective and appropriate space for wheelchair users. Space is required under the worktop at built-in hob, sink and other critical points in order to enable the user to operate equipment, reach controls and carry out essential activities including access to storage.
Spaces should be not less than 600mm wide/deep (this allows the service user to tuck knees under the worktop) and worktops should be adjustable (height range 750mm to 910mm) to allow changes in height to suit all future residents' needs.
Kitchen sinks to have lever taps.
Services (i.e., stop tap, etc.) to be located where they can be easily accessed by the wheelchair user. Install Surestop remote switch inside sink unit to control stop-tap.
Bathrooms Would recommend 2.5m x 2.5m bathroom for wheelchair users Level access wet room with Altro/safety anti slip flooring to be provided adjoining the wheelchair user's bedroom with a minimum size of 3m x 2.5m. The wet room to include a shower area of minimum 1.2m x 1.2m (not a visible shower tray, i.e., must be proforma tray) with shower curtain rail and half height folding shower screen.
Second set of plumbing in the wet room to be provided to enable a bath to be fitted at a later date (if required).
Where bath and shower are being provided in the same room, the shower to have open access to at least 2 sides to provide an adequate working area for the wheelchair user and their carer.

Shower controls to be placed in a suitable location to enable the wheelchair user to be independent with bathing as well as for a carer to help shower the wheelchair user if required.
The shower gully to be provided in the corner of the bathroom.
The wash basin to be wall-hung with no pedestal. The wash basin needs to be of a standard size, not a hand basin which comes as part of Doc M pack.
All wash basins to be diagonally opposite to the toilet pan and have lever taps.
A 'knock out' panel to be provided between the bathroom and adjoining bedroom to allow for the future installation of a hoist between the bedroom and bathroom (at the landlord's expense). The panel could be the width of a doorway (i.e., 900mm wide) at the outset to make efficient use of space. When customisation requires it, the H-track to be electric and the charging point to be 'out of the way' (i.e., not positioned over any of the facilities such as the toilet or the sink). The knockout panel should not hold any fixtures/fittings/radiators/etc.
The toilet to be non-close coupled.
The soil and vent pipe to go straight out the back. If the pipe work is boxed in, the toilet pan is to be brought forward sufficiently to allow a wheelchair user to wheel themselves onto the pan and for use with a shower commode chair, i.e., Freeway T40 or similar. Allow at least 450 mm between the wall and the centre of the pan. All 'secure by design' issues relating to external pipe work to be addressed.
Central heating panels to be appropriately placed to allow for grab rails and space between the toilet pan and sink and bath - or consider under floor heating just to bathroom.
Electric or other window openings to be accessible to wheelchair user and the controls to be one metre from the finished floor level.
Bathroom walls to be robust i.e., double plaster board to enable medical wall-hanging shower seat and other equipment to be added at a later date if necessary.
Where appropriate, a Hippo Water Saving Bag to be used in Code Level 4 properties to reduce the volume of water used in a non-close coupled cistern.
The location of light fittings, plugs, sockets and the position of radiators to take account of the wheelchair user. A high-level electric spur also to be provided for an electric hoist.

Approved Document M Volume 1: 2015 edition, all new homes, where feasible, should now meet the national accessible and adaptable standard M4 (2) and an appropriate proportion should be to the national wheelchair accessible standard M4 (3)(2)(b). The Regulatory Reform (Fire Safety) Order 2005.

Checklist 3

Additional Features for Specialist Accommodation

GENERAL REQUIREMENTS FOR ALL FLATS AND COMMUNAL AREAS
Lift – Wheelchair accessible (required for 2 storey buildings and above only)
Close boarded fencing to a minimum height of 1.8m ²
Heating Able to adjust temperatures. (Thermostat controls in communal areas to be placed in a lockable cupboard).
Fuse board (to be placed in lockable store cupboard)
Wheelchair storage and charging area/s with socket/s in a suitable location, i.e., hallway.
Window and door handles throughout the development need to be capable of being ligature free.
Laminated/toughened safety glass throughout.
All fittings to be enclosed by anti-pick mastic.
For communal entrance door an electric opener with intercom/video entry is to be installed.
Development specific to be determined; carpeting to seating area in living room area and bedrooms.
Kitchens Adaptable kitchen with layout capable of having a washing machine, tumble dryer, fridge freezer, cooker. All cupboards/drawers capable of being locked)
Kitchen sink and units to be height adjustable to accommodate wheelchair user and support staff.
Solid FD30S kitchen door.
Bathrooms Wet room required with level access shower. Should have space for shower chair and carer. Minimum 1200mm x 1200mm Include full length shower curtain and floor to ceiling tiling within shower area. 2 rows of tiles fitting above wash hand basin. WC to be facing the door, suitable space at sides to allow for future rails and transfer. Non-slip flooring with upstand with welded joints.
Continual run or humidistat extractor fan in the bathroom/en-suite.
Concealed plumbing to have access points for isolators.
No pull cord light switch. Bathroom switch to be in hall.

Checklist 4 – Extra Care Accommodation

Self-contained flats, with an office/communal resource space that should include a communal specialist hoisted bathroom and a communal space /meeting room. The capital costs for the communal area to be taken into account when costing the development as no rent will be payable on it.

The location of this development must be agreed at pre-planning stage with Leicestershire County Council and the Districts/Boroughs and, ideally, should be on a level site, not land of a sloping gradient. It should be located within a 5-minute walk to a bus stop(s), shops and close to community amenities.

All properties to be built to approved Document M Volume 1: 2015 edition, all new homes, where feasible, should meet the national accessible and adaptable standard M4 (2) and an appropriate proportion should be to the national wheelchair accessible standard M4 (3)(2)(b) and also comply with LCC wheelchair brief.

The developments are intended for aged 55+ and the build should be guided by the Housing our Ageing Population, Plan for Implementation 2 (HAPPI2/4) principles including good design principles in relation to dementia support.

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
GENERAL REQUIREMENTS FOR ALL FLATS AND COMMUNAL AREAS			
<u>Lift</u> – Wheelchair accessible	Required for two storey build only	Required for two storey build only	Required for two storey build only
<u>Hearing Loop system installed</u>	✓	✓	✓
<u>General</u> Adequate lighting for those with poor eyesight to include light switches not pull cords (except in wet areas), no dimmer switches or fluorescent strip lights. All to be flush and LED fittings where possible. Recessed lights	✓	✓	✓

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
accessible to enable bulb changing.			
An efficient and effective source of heating, which takes into account environmental concerns and economic viability for the tenant.	✓	✓	✓
Thermostatic Mixer Valve temperature control throughout for hot water, to include safety cut out devices to save overheating/scalding on electric showers	✓	✓	✓
Able to adjust temperatures easily in rooms. (Thermostat controls in each room).	✓	✓	✓
Laminated/toughened safety glass throughout.	✓	✓	✓
All windows style/design will require restrictors (for health and safety purposes), and locks development should meet secure by design principles especially to front facing windows.	✓	✓	✓
Extra sockets and USB points for equipment etc, in all flats and communal area.	✓	✓	✓
Protective door hinges to be fitted to avoid trapping fingers.	✓	✓	✓
Doors should not be capable of slamming	✓	✓	✓

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
shut, soft close door closures to be fitted			
Communal door entry - electric opener on front door.	✓	x	✓
Wheelchair storage and charging area/s with socket/s.	✓	x	✓
Individual utility meters.	✓	✓	✓
TV point in each living room and bedroom.	✓	✓	✓
Curtain battens throughout and need to allow for blinds also when positioned.	✓	✓	✓
Fire alarm sounders/smoke detectors/heat detectors throughout. Potential to provide a system that can meet a range of needs including those with conditions such as epilepsy.	✓	✓	✓
Specific details will need to be discussed at design stage. To comply with the Regulatory Reform (Fire Safety) Order 2005 as a minimum standard.	✓	✓	✓
See Summary Section above - WIFI for a centralised call system. To also support installation of Assistive	✓	✓	✓

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
Technology/PC, Telephone, internet.			
Easy to clean hard wearing non-slip vinyl flooring throughout.	✓	✓	✓
Robust plaster throughout capable of being cleaned.	✓		✓
Robust sound proofing throughout to minimise noise transference.	✓	✓	✓
Sufficient parking for clients, staff and ambulance parking and drop off point.	✓	✓	✓
Storage space for vacuum cleaner, ironing board etc. required.	✓	✓	✓
Each flat to have entrance door/post box/doorbell/number and door entry/memory box	✓	✓	✓
Floor covering heating and lighting to corridor, stairs and other communal areas. Lighting to have PIR sensors for occupancy and be LED fittings.	✓	✓	✓
Kitchens Adaptable kitchen with layout capable of having a washing machine, dryer, fridge freezer, cooker. All cupboards / drawers capable of being locked)	✓	✓	
Lockable cupboard for COSH.	✓	✓	✓

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
Box in any control pads buttons Thermostatic Mixer Valve temperature control throughout for hot water /switches.	✓	✓	✓
Identified isolation switches for the cooker and white goods.			✓
Star locks on access cupboards i.e., boilers/electrical equipment.			✓
Standard kitchen door.	✓	✓	✓
<p>Bathrooms Wet room required with level access shower. Should have space for shower chair and carer. Minimum 1200mm x 1200mm</p> <p>Radiators not cited next to the toilet (which prevents a grab rail being installed to aid people to use the toilet safely)</p> <p>Include full length shower curtain and floor to ceiling tiling within shower area.</p> <p>2 rows of tiles fitting above wash hand basin.</p> <p>WC to be facing the door, suitable space at sides to allow for future rails and transfer.</p>	✓	✓	✓

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
Non-Slip flooring with upstand with welded joints.			
Bathroom locks to be capable of opening from both sides and to open outwards in case of falls.	✓	✓	✓
Anti-barricade door, outward opening, or pocket door to be installed.			✓
Continual run or humidistat extractor fan in the bathroom/en-suite.	✓	✓	✓
Recessed toilet roll holder.	✓	✓	✓
Concealed plumbing leaving service points for isolators.	✓	✓	✓
No pull cord light switch. Bathroom switch to be in hall.	✓	✓	✓
Door stops where required.	✓	✓	✓
Communal area / hub to include:	✓	✓	✓
Office space for desk, Wi-Fi for Assistive Technology, PC point, BT line and central security.			✓
Sleepover accommodation including toilet/shower.			✓
Communal lounge and or dining area (subject to design) including furniture.			✓

Requirement:	<i>no x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)</i>	<i>no x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).</i>	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
Small separate meeting room.			✓
Safe entrance and exit points for staff to/from communal flat – one entrance/exit being from internal corridor/communal space and one external door from office within communal flat.			✓
Communal/shared gardens to be secure and equally accessible by residents and staff. The communal garden should be flexible to divide into personal space if necessary. Balconies to properties would be advantageous. There should be a conveniently located outside tap.			✓
Sufficient parking for clients and staff, to include a provision for dropping off and parking close to main entrance for ambulances and tail lift vehicles. Wheelchair user space closest to main entrance, or the designated property.			✓
External refuse area to include for clinical waste.			✓

Requirement:	<i>no</i> x 1 bed/ 2person flats to National Accessible Wheelchair Standard M4(3)(2)(b)	<i>no</i> x 1 bed/2 person built to National Accessible and Adaptable Standard M4(2).	Communal area to have same footprint as a 1 bed 2 person flat to National Wheelchair Accessible Standard M4(3)(2)(b)
Lockable communal storage for cleaning materials.			✓
Lockable communal external storage e.g., shed.			✓
Storage space required for scooters and other mobility aids (to include a charging point).			✓

Glossary

Term	Definition
Supported Living	Supported living refers to a range of services and community living arrangements designed for individuals with disabilities to attain or retain their independence in their local communities. Individuals have their own tenancy in place
Step Through	Step Through accommodation is intended as short stay accommodation (usually up to 2 years) before individuals move on to longer term housing e.g. general needs housing, long term settled supported living
Step Down	Step down accommodation is a type of supported living for people that have been discharged from hospital but are not yet ready to live completely independently. Individual's move onto alternative accommodation after a short time (usually up to 2 years)
Complex	In this document 'complex' refers to an individual who, due to their needs, may require accommodation that has features which are not found within a standard dwelling, e.g. robust elements, anti-ligature additions
Specialist Accommodation	In this document 'specialist accommodation' refers to accommodation, which is not a standard dwelling, which is intended for individuals who may have more complex needs. The accommodation is enhanced in some way e.g. includes robust design, sensory features, anti-ligature additions
Forensic	Individuals who have a criminal background in addition to diagnosis of mental health disorders and associated complex needs such as personality disorder and associated behaviours of concern.
Extra Care	Extra Care housing supports older people to live independently in their own home. Extra care schemes offer on-site care and support services for residents.
Local Planning Authority	The Local Planning Authority is the public authority whose duty it is to carry out specific planning functions for a particular area. In Leicestershire that is the District and Borough Council's not the County Council
Bariatric	A bariatric person can be defined as anyone regardless of age, who has limitations in health and social care due to their weight, physical size, shape, width, health, mobility. They either have a body mass index (BMI) greater than 40kg/m ² or are 40kg above ideal weight for height
Eligible Service Charge	Eligible service charges usually relate to services in communal areas, i.e. water charges, window cleaning and CCTV systems
LARA	Locality Accommodation Risk Assessment is co-ordinated by Leicestershire County Council and completed by the Police, local District/Borough Councils, Safeguarding Team. It is used to ensure new supported living developments are in safe and suitable locations
Void Costs	The costs incurred when accommodation units are unoccupied
Direct Payment	A method of paying for support which allows the user to choose and buy services rather than going through the Council
Care Technology Systems/Assistive Technology	Equipment that is used to increase, maintain or improve the functional capabilities of individuals with a disability
Transforming Care Programme	Transforming Care is a programme that aims to improve the lives of children, young people and adults with learning disabilities and/or autism who display behaviours of concern. This includes people with mental health conditions
Healthwatch	Healthwatch speak on behalf of people who use health and social care services, they share the views of individuals with professionals to improve services
Transitions	Transitions is the former name of the Young Adult Disabilities (YAD) Team. They work with children aged 13/14 onwards and support them to receive the care and support they need in adulthood

Appendix A Leicestershire County Council Guidance on House Sizes and Standards

- A1 Introduction
- A2 Homes in Multiple Occupation (HMO)
- A3 Fire Safety

A1 Introduction

Leicestershire County Council (LCC) has prepared this Guidance to aid property owners, planning applicants and Local Authority officers on LCC's expectations for the standard of residential accommodation in the County. It references existing statutory controls, policies and guidance and outlines the Council's expectations in terms of delivering a good standard of amenities and facilities provided.

A2. Homes in Multiple Occupation

Leicester City Council, Derby City Council and Nottingham City Council and [DASH \(Decent and Safe Homes\) East Midlands](#) have developed some best practice guidance for space and amenity standards for both licensable and non-licensable HMOs, which have been adopted by Leicestershire County Council.

The best practice guidance is not a legal requirement and other factors, or compensatory features are taken into consideration when inspecting a property for licensing purposes therefore allowing for a degree of flexibility with the best practice guidance in certain circumstances. These factors could include the shape and usability of the living space and any additional amenity space within the property.

Bedrooms in HMOs where there is no lounge/dining space elsewhere and where cooking facilities are not provided in the room.

The HMO requirements we recommend using in Leicestershire are:

Bedrooms in HMOs where there is no lounge/dining space elsewhere and where cooking facilities are not provided in the room:

One-person room	10 square metres
Two-person room	15 square metres

Bedrooms in HMOs where there is adequate dining space elsewhere and where cooking facilities are not provided in the room.

One-person room	8 square metres
Two-person room	12 square metres

Shared dining space

Where dining space in a separate room or rooms is needed, a minimum of 2 square metres per person will be required. Persons occupying bedrooms/living units with exclusive use of adequate and suitably located dining space can be excluded from the calculation. Any shared dining space shall be suitably and conveniently located. It shall not normally be more than one floor away from the living unit.

Kitchens

Where these are used by up to 5 persons the minimum size shall be 7 square metres. Approximately 3 square metres shall be added for each extra person sharing the kitchen.

General note

Whilst local authorities are entitled to produce guidance on what room size, they consider acceptable, they are not able to apply their guidance as if it has statutory force. The dimensions and areas specified shall normally be regarded as minima, particularly with regard to new proposals. However, it is recognised that existing buildings cannot always achieve these minima. A degree of flexibility will sometimes be possible if other compensating features are present. Conversely it should be noted that irrespective of the dimensions, the shape and useable living space of any room is a determining factor in the calculation of the maximum number of people for which it is suitable.

A3. Fire Safety

Leicestershire County Council's Fire Safety Requirements for Third Party Owned Supported Accommodation and LCC owned Supported Accommodation

For the current policy in this area and the LCC Fire Risk and Sprinkler Priority Assessment Tool, please contact [Leicestershire County Council](#). In addition to the standards in place at the time of enquiry, for supported accommodation property the following is required:

- Completed fire strategy for the building
- Completed fire risk assessment for the building
- Written assurance the above will be reviewed annually