

## **Brighton and Hove Seniors Housing Standards**

Principles set out by HAPPI (Housing our Ageing Population: Panel for Innovation) informed this approach, helping to provide a framework to measures schemes against:

- Space and flexibility
- Daylight in the home and shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Shared facilities and hubs
- Plants, trees, and the natural environment
- Energy efficiency and suitable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

Using the HAPPI principles as a basis, and through further conversation with residents and service providers at Brighton and Hove City Council, the following criteria were developed (by Design South East):

### **Communal facilities**

Generous communal facilities should be provided to encourage a sense of community between residents. Spaces should

- Be of sufficient scale, allowing a range of activities to take place. Ideally including a large central space for all residents and guests to gather, and smaller scale more intimate spaces
- Be bright and airy, with natural light and ventilation
- Ideally be located near main entrances or circulation spaces where residents regularly pass by
- Include sufficiently large cooking areas
- Include accessible bathrooms
- Include suitable furniture and facilities (e.g. library, artwork/display)
- Be in good decorative order (recently decorated, suitable flooring, avoid exposed wiring etc)
- Avoid creating an overly 'institutional' atmosphere

### **Circulation Space**

Circulation space should be accessible and welcoming, encouraging social interaction as well as fulfilling a practical purpose. Spaces should:

- Provide level access
- Be of sufficient scale for wheelchair use
- Make it simple for guests and residents to find their way around.
- Ideally provide access to natural daylight and ventilation
- Provide informal places to meet people and interact
- Be in good decorative order (recently decorated, suitable flooring, avoid exposed wiring etc)
- Avoid creating overly 'institutional' spaces

**External Space**

Communal garden spaces should be provided for residents. Gardens should:

- Provide a mixture of soft planted areas, and hard areas for seating and events
- Provide both sunny and shaded, sheltered spaces
- Include facilities such as benches, tables and BBQs
- Be easily accessible from internal communal spaces

**Private accommodation**

Private accommodation should:

- Be of sufficient scale, adhering to minimum space standards
- Include private outdoor amenity space
- Be bright and airy, with natural light and ventilation
- Should feel like a home rather than an institution
- Be in good decorative order (recently decorated, suitable flooring, avoid exposed wiring etc)

**Accessibility**

- Provide level access to all communal spaces and private dwellings
- Provide sufficient width corridors and doors for wheelchairs
- Provide accessible bathroom where appropriate

**Guest facilities**

- Guest facilities should be included in larger facilities, providing high quality accommodation for visiting friends and families
- These should include access to full bathroom, and ideally en-suite bathrooms should be provided.
- Parking provision is an advantage

**Security**

- Housing should be safe and secure, providing suitably designed staged entry with electric doors

**Storage**

- Suitable storage for bins (including recycling), communal equipment and bicycles should be provided. Personal storage for residents who have recently downsized is an advantage