

## Appendix 5

### Specialist and older persons housing provision – site selection and design principles criteria

Location is important to future residents, both in terms of meeting needs and preferences and for developers and landlords in terms of ease with which they can sell or let the property.

A number of the principles and good practice contained in this appendix acknowledge the study undertaken by Three Dragons and Associates, *The Study of Housing and Support Needs of Older People Across Northamptonshire (March 2017)*.

A desirable location for specialist accommodation for older persons allows residents to carry out activities, whilst remaining part of the community, as well as maximising their health and quality of life. Locations should therefore be provided where they are well connected to the local neighbourhood, enabling interaction with the wider community.

Proposals will need to take into account the following principles in setting out future delivery.

#### Criteria for specialist housing schemes for older persons

Site	Evidence of demand in immediate area
	Minimum area of 0.2-0,6 ha Retirement villages and some supported housing schemes will be larger
	Level site, or slope of no more than 1:20
	In a town centre, established community, or phased development of an SUE
	Safe, level walking route to facilities and services, within 400m of public transport route
Services within 400m	High Priority: General store, ATM, doctor, pharmacy, (or an established delivery service) access to public transport
	Desirable: hairdresser, day and cultural centres, place of worship, newsagent, public garden or park, post office or bank
Building Design Principles	Generous internal space standards

<b>Site</b>	<b>Evidence of demand in immediate area</b>
	<p>Allows natural light and circulation spaces that encourage interaction</p> <p>Balconies and outdoor space, avoiding internal corridors and single aspect flats</p> <p>Design which recognises emerging healthcare technologies</p> <p>Shared facilities and community hubs where these are lacking in the local community</p> <p>Plants, trees and the natural environment</p> <p>High levels of energy efficiency</p> <p>Mobility scooter/bicycle storage area</p> <p>Shared external areas that give priority to pedestrians</p> <p>Good digital connectivity</p> <p>Lifts to upper floors</p>
Person-centred services	<p>Access to emergency alarm</p> <p>Needs-based support service to facilitate independent living</p> <p>Referral /signposting to specialist support agencies</p> <p>Social integration activities</p> <p>For supported housing in addition:</p> <p>Onsite emergency response and personal care services</p> <p>Restaurant facilities</p> <p>Treatment room for health professional visits</p> <p>Onsite defibrillator</p> <p>Organisation signed up to NHICE end of life care for adults quality standard</p>

### **Features of general housing desirable for older persons**

<b>Type of home</b>	<b>Apartment or bungalow</b>
Internal requirements	<p>Meets Building Regulations Optional Access Standards Category M2/M3</p> <p>Access to open space</p> <p>Generous space standards and flexible room layouts</p>
Wider locational requirements	<p>Connected to local facilities but home is an age-restricted development</p>