

This document sets out North Somerset Council's requirements to all new build affordable housing projects either funded with grant, or negotiated at nil public subsidy.

All essential items in the Housing Corporation Scheme Development Standards Document applicable at date of Planning Permission in both Shared Ownership and rented properties must be met. In addition to the essential items, North Somerset Council also expects the following to be met:

Design of Affordable Homes

- All rented properties must meet the minimum sizes below:

1 bed flat 46m ²
2 bed flat 61m ²
2 bed house 76m ²
3 bed house 86m ²
4 bed house 110m ²

- All Homebuy properties must meet the minimum sizes below:

1 bed flat 46m ²
2 bed flat 56m ²
2 bed house 70m ²
3 bed house 82m ²
4 bed house 106m ²

- Developments are to be well integrated with the surrounding area with the buildings being aesthetically compatible and 'tenure blind'.
- All units with more than 1 bedroom to have a private garden area.
- All units to meet Eco Homes rating level of "Very Good" or better confirmed by a BRE licensed assessor. From 2008 achieve a minimum 3 Star rating in the Code for Sustainable Homes. From 2009 achieve a minimum 4 star rating in the Code for Sustainable Homes.
- All houses, bungalows and ground floor units to Lifetime Homes standard as attached at **Appendix A**, with 10% of all houses, bungalows, and ground floor flats in all new schemes to be built to

mobility standards and reasonable endeavours to provide wheelchair housing integrated into all schemes.

- Secured by Design to be achieved
- Achieve CAGE Building for Life score of 14 or more
- All 2 bed 4 person properties must have a second bedroom of an adequate size for twin beds.

Fixtures and fittings in Affordable homes

- All rear gardens to be turfed and have 1.8m high close boarded fencing to boundaries and privacy panels
- Dustbin's/wheelie bins to be provided (where not provided by LA)
- Provide appropriate external lighting
- Provide Immersion heater where traditional boiler is used
- All properties to have vinyl/tiles on floor in kitchens and bathrooms
- Provide steel bath – for rented units
- Provide wall mounted shower (either electric or valve and kit).
- Wet rooms to be provided in all ground floor flats.
- Ceiling height tiling to 3 sides of bath to be provided
- Toilet roll and towel holder to be provided
- Provide gas and electric points to cooker space (where gas is available)
- Provide shower curtain and rail
- Provide a door bell and door number to the front door
- Door stops to be supplied to all internal doors
- Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)
- Digital TV (sky plus or equivalent) to be installed

Waivers only accepted in exceptional circumstances. Any waiver from the above standards must be agreed in writing by North Somerset Council.

North Somerset Housing Partnership - Lifetime Homes
Standard

CRITERIA
Access
Car parking to be enlarged to 3.3m width
Access from car-parking to be no more than 30m and level or gently sloping
Approach to entrance to be level or gently sloping
Entrances to be covered, illuminated and have level access over threshold
Lifts to be wheelchair accessible
Internal
Doorways to be a minimum of 750mm wide (front doors 900mm) and corridors 900mm
Kitchens, dining and living rooms to have a turning circle of 1500mm
Living rooms to be at entrance level
The downstairs toilet to be wheelchair accessible (including sideways transfer) with provision for future adaptation to a shower
Walls in bathrooms and toilets to be capable of taking adaptations
The layout needs to allow for future provision of a stair lift and through floor lift
Bathroom and bedroom ceiling needs to be capable of taking a hoist with a knockout panel between the two rooms
The bathroom layout to be designed to incorporate ease of access
Fixtures and fittings
Living room glazing to be no higher than 800mm from floor level and windows easier to operate
Switches, sockets and service controls to be between 600mm and 1200mm from floor level