

ACCOMMODATION WITH SUPPORT – DESIGN GUIDE

Report of Executive Director of Health, Housing and Adult Services

STRATEGIC PRIORITIES: SP2: Healthy City; SP3: Safe City; SP5: Attractive and Inclusive City

CORPORATE PRIORITIES: CIO1: Delivering Customer Focused Services: CIO4 Attractive and Inclusive City.

1 WHY HAS THIS REPORT COME TO THE COMMITTEE?

1.1 The purpose of this report is to provide members with a copy of the Accommodation with Support Design Guide ('The Guide') which outlines;

- Good practice relating to designing accommodation with support
- The council's aspirations relating to the standards expected within future supported housing developments
- Our expectations relating to new development design responses to sustainability and energy conservation.

2 BACKGROUND

2.1 The Council is engaged within an ambitious project to deliver supported accommodation to meet the needs of our current and future communities. This includes the provision of extra care housing schemes; core and cluster accommodation; specialist housing, and supported accommodation to meet the needs of vulnerable people who choose to live in the city, including;

- Older people
- People with a learning disability
- People with mental wellness requirements
- Long term conditions including physical disability
- Complex needs
- Cognitive impairment, and
- Sensory impairment

2.2 The Council aspires to work in successful partnerships which will provide high quality, vibrant, safe, attractive, sustainable and well designed supported accommodation which creates an enabling environment for residents. We expect good design to add to environmental, economic, social and cultural value which will help local communities to flourish.

- 2.3 The Council have a Supplementary Planning Document – ‘Residential Design Guide’ which provides advice to developer partners regarding the standards the Council require in relation to general needs housing in the City. In consultation with planning colleagues it was agreed that a ‘design guide for accommodation with support would be compiled and aligned to the Council’s ‘Residential Design Guide’. The Guide was compiled with planning colleagues and the resulting document shared with developer partners and members of the Department of Health’s (DoH) Housing Learning and Improvement Network (LIN) for consultation responses. A number of positive responses were received and have been incorporated into the Guide as appropriate.
- 2.4 The DoH Housing LIN have a copy of the Guide and intend to share this with all of their members as a Good Practice Case Study which is accredited to the City Council.

3 CURRENT POSITION

- 3.1 This design guide is intended for use by everyone involved in the supported housing development process to assist in achieving high quality and sustainable ‘places for living’. It will support the achievement of high standards of design and construction and it will provide planning committee members and officers with the tools to challenge poor design. The Guide is very clear about our commitment to energy and resources efficiency including environmental sustainability; affordable running costs and carbon reduction. The guide will be subject to regular review and subsequent updating. This will occur as a result of changes in legislation and standards and feedback from providers and developer partners is received.
- 3.2 The design of specialist accommodation often requires discussion and development of detailed layouts. Some issues may not present obvious or standard solutions. Therefore, this document is not intended to be prescriptive.
- 3.3 We expect Registered Social Landlords and private developers who want to build accommodation with support in the City to sign up to the principles held with the Design Guide for Accommodation with Support.
- 3.4 This document is not a Supplementary Planning Document, however, it was deemed appropriate that it would benefit from being circulated as appropriate for consultation responses. In addition to being developed in consultation with Planning and Building Control colleagues, the Design Guide was circulated within Health, Housing and Adult Services; with Registered Social Landlords; Members of the Department of Health’s Housing Learning and Improvement Network.
- 3.5 Consultation responses received have been incorporated into the document, as appropriate and the document will be made available on the Council’s website for reference. This will enable updates received from good practice to be incorporated into the content of the document and maintain the ‘Guide’, as a living document without undertaking costly hard copy reprints.

- 3.6 With new extra care accommodation and other forms of supported accommodation being developed nationally, we know that more good practice and innovative designs will be commended and acknowledged. This information will be drawn into our evolving 'Design Guide' as good practice emerges.
- 3.7 The draft Design Guide is being shared with developer partners who are interested in building accommodation with support in the City. It has been well received as a draft document and the Guide requires acknowledgement Corporately to outline to developer partners that the Council has a commitment to the standard of development and innovation in design that we expect; and also to outline the Council's aspirations in relation to providing accommodation to meet the needs of people with a support need who choose to live in our City.

4 WHY PRODUCE A DESIGN GUIDE

- 4.1 To provide clear and consistent guidance to developer partners regarding the standards of supported accommodation the Council expects within the City. To enable emerging good practice and innovative design solutions to be incorporated within the Design Guide as appropriate.
- 4.2 Providing consistent guidance for developer partners ensures;
- Good quality design;
 - The risk in the longer term process at planning stage to get the design right is minimised;
 - The potential risk of not gaining capital subsidy to contribute towards developing the accommodation is minimised;
 - That Planning colleagues have relevant information available to them to enable them to challenge poor design;
 - That we can respond as a learning authority and publish / share our findings and experiences;
 - That the Council have clearly outlined our aspirations and expectations around the type and quality of accommodation we expect our partners to provide for people living in the City with a support need.
- 4.3 The Design Guide will be reviewed on a bi annual basis, and will be published on our website to ensure that developer partners have access to the most up to date version.

5 RELEVANT CONSULTATIONS

- 5.1 This Design Guide was developed in consultation with Planning Policy and Development Control Colleagues to ensure alignment to the Council's existing Supplementary Planning Document – The Residential Design Guide.

- 5.2 Members of the Department of Health (DoH), Housing Learning and Improvement Network have been consulted and a number of positive responses received around the content of the Design Guide. Generally it was felt that the content was helpful and the photographs a useful addition. No responses were received from any RSL or private developer partners.
- 5.3 The Department of Health have asked that they provide a summary of this document as a good practice Case Study to their members, which will enable our learning to be shared with other local authorities and housing organisations as good practice.

6 RECOMMENDATIONS

- 6.1 Scrutiny Committee is invited to consider this report and provide views on the Accommodation with Support Design Guide.

Contact Officer: Anne Prentice – Commissioning Manager (Accommodation)