'Care ready' Options for older person housing schemes–
Cardiff Standard.

Design principles and aims:

- To provide a 'home for life' which enables a resident to live independently.
- To provide a flexible home, able to adapt around a person's changing needs reducing the requirement for future adaptations.
- To be domestic in style
- To be future proofed to enable care staff to operate from the building
- To provide flexible, accessible communal space in order that services for older people (both within the building and within the wider community) can be run from the building.
- Ensure good practice is adopted having regard for RNIB standards & HAPPI
- Ensure that all flats meet the same standards

Specification Issue	Detail	Comments
Unit Types/Mix	• 1 & 2 bed fully accessible Flats	Majority of units to be1 bed but some 2 beds. 90% 1 beds and 10% 2 beds
Unit Specification All wheelchair accessible . Extra Care DQR standards Min 1 bed = 50sqm 2 bed = 65sqm	• Accessible ensuite bathrooms with space for double handed support for shower • Enable a future tracking system from bedroom to bathroom. • Washing Machine space in kitchen • Dishwasher space in kitchen • RNIB Code • Extra wide door widths required (900mm clear opening) • Increased storage space • Open plan living/dining	**Mobility impairments:** We should assume that residents will use wheelchairs, walking frame, sticks and the building should be designed to accommodate this. Floors should be level with no steps and flush at junctions including door thresholds, shower trays and changes to floor finish. Whilst individual kitchens will not be specifically adapted for wheelchair users, they should be designed to easily accommodate future adaptations.
External space	• Individual balconies/patio	

	areas for ground floor flats with direct access from flat	
Communal Spaces **All wheelchair** **accessible**	• Open & light entrance area with small seating area for residents to use. • Dementia Friendly Lounge (day room) with public access & direct access to garden space. • If required an additional day room focused more towards resident use. • Roof gardens will be considered • 2 x Activity Rooms. Could be one large room subdivided for flexibility). 1 needs to incorporate IT provision. • Accessible Toilets in public areas • Power assisted doors (including main entrance).	The entrance should be clear and welcoming and the building layout should be simple to understand for way finding. It should be obvious what spaces are public and which are private. Access to residential areas should controlled by key fob access. Communal facilities should be centrally located close to the entrance. Reduce the length of corridors, reducing travel distances and design in way-finding, dementia friendly features. External views are desirable & maximise the amount of natural daylight into these spaces.
Lifts/stairs	• 2 separate lifts. (1 for large motorised wheelchair). • 2 stairwells	
Guest Bedroom	• Bedroom, en-suite & small kitchen area	
Kitchen facilities	• Small kitchen area linked to one of the day rooms. Should be suitable for a lunch club to	

	operate.	
Scooter Store /charging facilities	• For 40% of residents	
Bin Storage	• Internal with Accessible (power assisted) Doors • Or external	
Health Suite	• Room suitable for a day surgery, incorporating sink, desk space & bed.	
Laundry	• for future care staff but also open to residents – small facility say 2 washing machines & 2 drying machines.	Industrial washers and driers
Care provision Potential for the future	• Small staff room with kitchen facilities – maybe linked with communal kitchen.	18m2 – space for 2 desks, storage & table
Staff Offices	• Managers office located at the main entrance – could double up as future staff area for care staff. • Cleaners storage area (with sluice sink).	15m2 – views to main entrance, space for desk/computer table & storage.
Tenure	Social Rented	
Alarm System	Yes - (linked to ARC) Video controlled door entry system & key fob access to residential areas whilst allowing public access to	

	communal facilities (day rooms & meetings rooms).	
Parking	Yes	Private courtyard for most parking /fobbed and gated ideally