

Housing LIN HAPPI Hour

Embedding accessibility in all our housing: Looking beyond regulation to deliver inclusively designed homes

**London Borough of Wandsworth approach
to designing and developing supported housing**



Specialist Housing Occupational Therapists

Championing inclusive, adaptable and accessible design



Working with:

- **Enablement Team** - maximising new affordable housing delivery
- **Development Team and Housing Associations** - ensuring homes are designed and built out inclusive, accessible and adaptable
- **Housing Policy and Planning Policy** - embedding accessible home and specialist housing requirements in policy
- **Architects, Planners, Developers and Contractors** - all stages from design to completion
- **Adult Social Care** - ensuring homes are fit for purpose



New council homes for Wandsworth residents

wheelchair accessible M4(3) homes

...and future-proofing M4(2) homes

Accessible
bathrooms



Accessible kitchens



Level
thresholds



New ground floor
accessible homes with
disabled parking bays



Supported and Specialist Housing

Housing Strategy Group:

- **Housing** (enablement and policy)
- **Social Care** (commissioners and team leaders)
- **Planning** (and planning policy)

Focusing on:

- Demand and supply for supported and specialised housing
- Adopted and future policies



Stag House, SW15



**Homes for
Wandsworth**

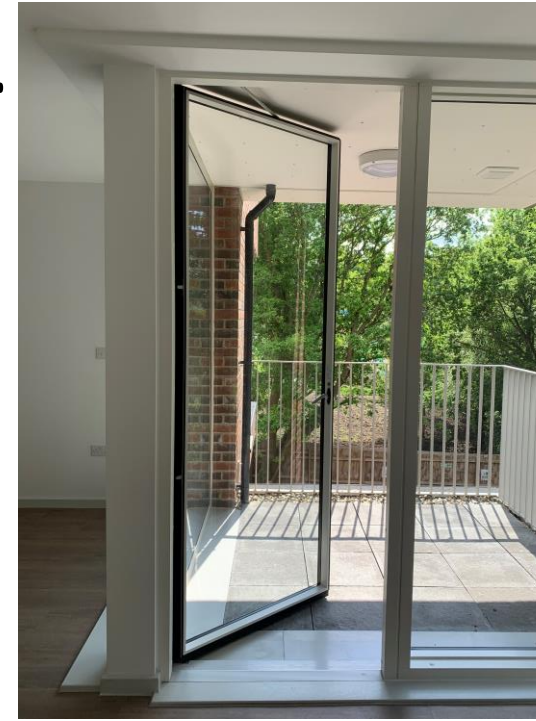


**1,000 homes
for council rent**



Lessons learnt from Stag House...

- Carefully designed communal space in and outdoors
- Automatic communal and flat doors throughout
- Accessible bathrooms in all homes with removable shower seat and better tonal contrasting products
- Accessible/ partially accessible kitchens in all homes with improved accessible elements



Completed scheme at 22 Colson Way



Communal accessible garden

Homes for
Wandsworth



1,000 homes
for council rent



Communal
living
room and
accessible
kitchen



Staff office/
sleepover
and en-suite
shower room



Accessible or partially accessible kitchens in every flat, with living space and balcony area

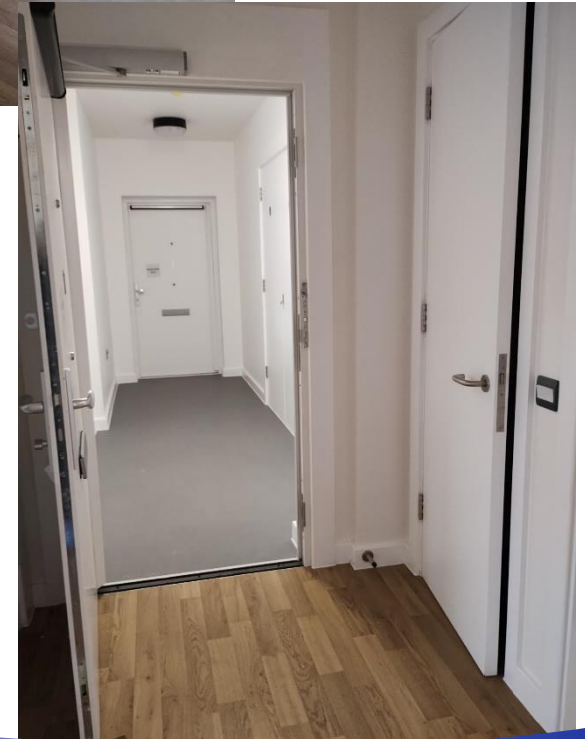


Typical bedroom

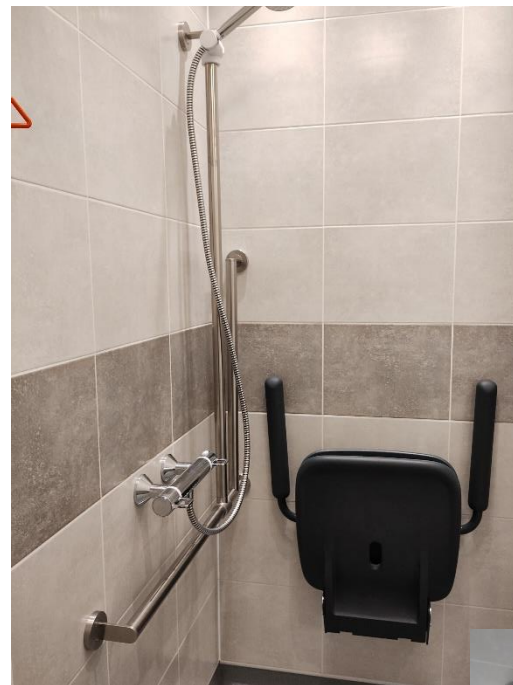
Additional space in the living room for the wheelchair accessible flat, with private patio area



Automated doors



Task focused lighting, tonal contrasting products, colour contrasting tiles



Shower rooms in every flat with contemporary and flexible products

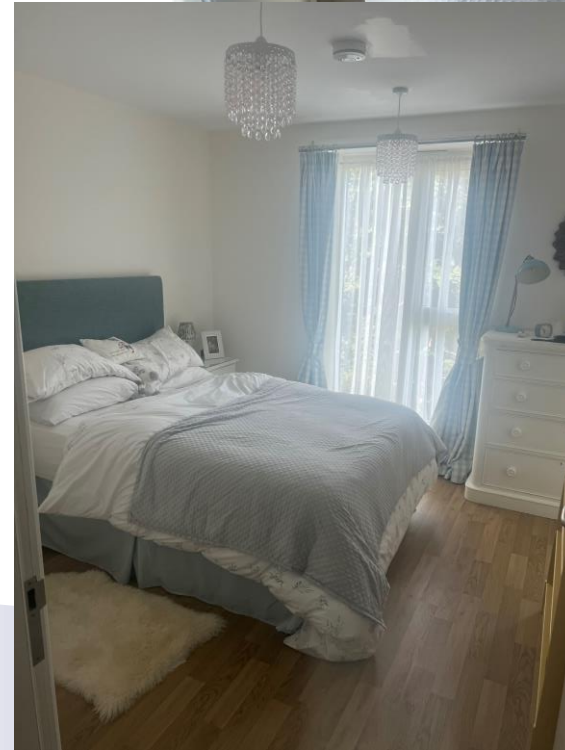
One fully accessible wheelchair user flat with the same products



Accessible toilet in the communal flat

Staff bathroom with same products





An 8-flat supported housing development in SW15...Passivhaus!



With dedicated sensory garden

Featuring Green and Biodiverse brown roof along with PV's (photovoltaic/solar system) to generate renewable energy onsite.

...and a large 50+ flat scheme (mixed use), both with multiple communal indoor and outdoor amenity spaces



And now Richmond Borough...partnering with RHP to provide an 8-flat supported housing scheme



Specification: Supported Housing Accommodation

