

## ASSESSMENT OF SCHEME FITNESS FOR PURPOSE

From consultation with tenants, the Community Warden Service, prospective future residents and from the wealth of literature on older peoples' expectations, it is possible to define some of the key indicators that make housing schemes fit for purpose and valued by their tenants.

Redditch Borough Council's Older Persons' housing stock has been assessed against the following indicators. These cannot be comprehensive; individual tenants in individual schemes may have specific matters that they consider affect the quality, condition or management of the scheme they live in, but these are likely to be details to be addressed at local level, rather than in an overall assessment.

### KEY INDICATORS OF FITNESS

This report considers the following attributes to be essential in the provision of good quality older persons' housing stock. Negative indications against any of these may lead to customer dissatisfaction and higher than normal, and potentially increasing, void problems.

| Indicator Number | Indicator of Fitness   | Description  |
|------------------|--|--|
| 1                | Dwellings are of an adequate size  | While the ideal for many people may be a 2-bedroomed dwelling, the reality is that 1-bedroomed housing is the normal standard for 1 or 2 persons. Bedsit accommodation is not considered a satisfactory standard given expectations of older persons.  |
| 2                | Dwellings are readily accessible   | Older people are likely to suffer from increasing mobility problems; access arrangements that impede this would render the scheme unsatisfactory. Accommodation on the first floor without lift access renders a scheme unfit for people with mobility problems.   |
| 3                | Dwellings are suitable for wheelchair users                              | Increasing mobility problems for many older people mean that a wheelchair becomes a necessity. All dwellings for older people should have full disabled access, that is ramped access to the dwelling, doors and corridors of adequate width, lifts to dwellings above ground floor, and, ideally, locations for mobility vehicles |
| 4                | Dwellings are well located in terms of access to a variety of facilities | Residents should be able to access shops and other facilities such as GPs without undue difficulty. Where such facilities are not close to hand there should be good transport links to enable their access.   |
| 5                | Dwellings have acceptable internal environments                          | Dwellings should internally be well maintained, and in a good state of decoration. They should have both good natural daylight and good quality artificial lighting.   |

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| 6  | Dwellings have acceptable external environments                     | Residents should be able to access a well-maintained and pleasant external environment, that offers safe recreational space  |
| 7  | Dwellings have a good level of security                             | Dwellings should be in generally quieter locations, secure from access by unwanted visitors, including those who may share their premises  |
| 8  | Dwellings have adequate privacy                                     | Residents should have their own front doors and the ability to live in as much privacy as they wish  |
| 9  | Residents have access to communal interaction                       | In dispersed accommodation this may be the opportunity to interact within their own local community. In more sheltered accommodation residents should have the ability to meet with others in shared space, and have events and functions that assist their continuing socialisation |
| 10 | Residents have integral facilities within their dwellings           | Residents should be able to meet all their essential needs within their own dwellings, including cooking, storage and appropriate bathing  |
| 11 | Residents occupy a dwelling in a designated scheme for older people | Dwellings for older people should be adequately protected from noise and nuisance; this is likely to be jeopardised where residents from a younger age group share their space   |
| 12 | Residents have a positive image of their homes                      | The views of residents are, in general, positive about the homes they live in, and they express satisfaction with their life and the services they receive   |
| 13 | Residents are adequately supported by practical aids                | Residents needs are met by alarm systems and other aids which enable them to live safely and seek appropriate help in the event of an emergency  |
| 14 | Residents are adequately supported by professional inputs           | Residents have access to ongoing support of professional staff who are able to monitor their well-being and assist in securing appropriate interventions where needed  |
| 15 | Residents have adequate access to parking                           | Residents, if they are car owners, are able to park in a reserved space, in reasonable proximity to their dwelling. If a resident drives a mobility vehicle they are able to park it in a safe place and charge  |