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# Homes for Intermediate Rent Design Standards

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This document is a draft of the “Homes for Intermediate Rent Design Standards”. It has been developed by the Department for Communities (“the Department”).

It sets out proposed design standard for homes which are let as “Intermediate housing for rent” (known as Intermediate Rent). The document sets out the essential and desirable design elements which any organisation receiving funding from the Department for the purpose of developing, acquiring and/or letting Intermediate Rent properties must meet.

**The Intermediate Rent policy** requires that all properties offered as “Intermediate housing for rent” must be good quality and sustainable in their construction, design and layout. These homes should be flexible, responsive to the changing needs of the occupants and of a variety of households who will occupy the building over its life and be of sufficient size. Homes must also be safe and secure for their occupants.

This document aims to set out a design standard which provides a high quality, sustainable, and adaptable template for relevant properties. This will help to offset costly future replacement or retrofit where new requirements are placed on dwellings.

In this document anyone providing Intermediate Rent homes (either via construction, renovation, conversion or acquisition of dwellings) is referred to as “developer”. The standards set out in this document will form part of the contractual condition of any funding received from the Department. Landlords providing Intermediate housing for rent without funding assistance from the Department will wish to refer to this document as a guide and are strongly encouraged to adopt the standard to ensure the delivery of high quality, adaptable and sustainable homes.

Comments are welcome on the standards set out within this document and can be submitted by emailing the Affordable Rent team at **[affordablerentbranch@communities-ni.gov.uk](mailto:affordablerentbranch@communities-ni.gov.uk)**. If you wish to request copies of the supplementary tables referred to in this document, please also email your request to the Affordable Rent team.

# Homes for Intermediate Rent Design Standards

## Core Design Principles

Homes for Intermediate Rent should create places and dwellings that achieve the following core design principles:

### 1. Character

- Developments should provide well-designed dwellings and public realm that people want to live and be in, and which are visually attractive, respect context and have a strong sense of place that helps create a very positive, distinctive and coherent identity.

### 2. Community

- Designs should promote diverse, inclusive, sustainable communities and seek to foster a strong sense of community, local pride and belonging, increase social integration and address social isolation.

### 3. Environmental Sustainability

- Homes should be designed to minimise greenhouse gas emissions by reducing operational energy and whole life carbon (operational and embodied) and constructed so that they are built to last, flexible and adaptable, use water efficiently, mitigate flooding, incorporate urban greening, are resilient to extreme weather, safeguard biodiversity and promote sustainable lifestyles.
- Anyone developing Intermediate Rent homes should undertake that development with a view to future requirements towards decarbonisation and should seek to minimise the need for retrofitting in the future. The Department will keep this guide under regular review to reflect any new requirements which must be met.

#### **4. Affordability**

- Developments should provide value for money and be financially feasible to deliver; low cost to manage and maintain over the long term and be affordable for residents in use.

#### **5. Safety & security**

- Homes and streets should be designed so that residents feel safe and secure in relation to crime, fire, and risk of accidents.

#### **6. Health & Wellbeing**

- Homes and places should improve quality of life and enhance the mental and physical health and wellbeing of residents by:
  - providing good levels of space, air quality, daylight, comfort, amenity, privacy, accessibility and inclusivity;
  - providing flexibility and adaptability to support 'homes for life'; and
  - promoting sustainable travel and active lifestyles.

# Homes for Intermediate Rent Design Standards

## Design Elements

Homes for Intermediate Rent should create places and dwellings that achieve the following core design principles:

### 1.0 GENERAL

Essential standard

- 1.1 All Homes for Intermediate Rent, whether newly built or existing purchases, should be good quality, functional, visually attractive, sustainable and accessible for a diverse range of users. They should support the health and well-being of inhabitants, and provide comfortable, safe places in which to live, study, relax, socialise and work.

Essential standard

- 1.2 Design quality has a positive impact on the way people live, work and socialise. It is able to bring pleasure, activity and opportunity and give a sense of pride to our communities.  
Building design must be specific to the scheme, exhibiting architectural quality which responds to the site context and creates a welcoming and secure environment.

### 2.0 DENSITY

Essential standard

- 2.1 The density of new housing development will be largely determined by Council Planning Departments but needs to take into account a range of factors including local character, environmental quality, housing need, scale, housing typology, mix, tenure, block layout, service charges, massing, public transport and local facilities, parking and open space requirements. Cost will also need to be taken into account.

Essential standard

- 2.2 Low density housing wastes land, our most limited resource, therefore developments should be ambitious about density where appropriate, yet sensitive to context.

The aim should be to optimise site development, not maximise. Unit numbers should not be pursued at the expense of other factors, such as creating sustainable high-quality homes and places.

### 3.0 DWELLING MIX

#### Desirable Standard

- 3.1 Provide a range of home sizes and types to cater for a wide range of household sizes<sup>1</sup>, and for people at different stages of life and with different abilities – children, young people, adults, families and older people, both able-bodied and disabled. This can encourage social engagement between generations and reduce chronic social isolation.

### 4.0 PLACEMAKING & THE PUBLIC REALM

#### Essential standard

- 4.1 Homes and their environs should place an emphasis on placemaking, and seek to create high quality, vibrant, safe and inclusive places that provide opportunities for social interaction and help create a strong sense of community. They should be fit for purpose, attractive places that people enjoy using.

Layout and housing design should aim to create places with a locally inspired but distinctive character, which helps foster residents' sense of ownership and responsibility for the development thereby contributing to the creation of a sustainable community.

### 4.2 Integration

#### Essential standard

- 4.2.1 The design, layout and choice of materials should aim to integrate with, and complement, surrounding context.

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<sup>1</sup> Intermediate Rent homes are generally intended for use by one household, however where an Intermediate Rent property is intended for use as a House in Multiple Occupation (HMO) it must, in addition to referring to the design principles within the Intermediate Rent Policy, meet the requirements within the Houses in **Multiple Occupation Act (Northern Ireland) 2016**. The HMO landlord must also be licensed by their local council (unless a temporary exemption notice is in effect). Further details on the HMO requirements may be accessed [here](#).

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### **4.3 Connection & Permeability**

Essential standard

- 4.3.1 Developments should be designed to connect to surrounding areas and provide a choice of route so that it promotes activity and social interaction, encourages walking and cycling and contributes to health, well-being, accessibility and inclusion.

### **4.4 Legibility**

Essential standard

- 4.4.1 Design the layout of the streets, accesses and buildings so they are simple for everyone to navigate by providing clear routes, landmarks and prominent entrances.

New developments should enhance the existing public realm, and where relevant, provide new streets and public spaces that will improve connectivity and provide opportunities for social interaction.

### **4.5 Social Inclusion**

Essential standard

- 4.5.1 Designs should seek to address social isolation by providing opportunities for friendly, social interactions using aspects such as street design, communal open space, active frontages, threshold spaces to homes, generously sized and naturally lit communal areas, and provision of seating areas.

### **4.6 Streetscape**

Essential standard

- 4.6.1 Streets should give priority to walking and cycling and should be accessible to all, including the most vulnerable users. They should also be designed to support a range of activities such as socialising, informal doorstep play and resting.

### **4.7 Parking**

Essential standard

- 4.7.1 Car parking should be conveniently located yet carefully integrated with the design of the landscape and homes to avoid dominating the streetscape, and therefore helping create an attractive, accessible and inclusive public realm.

Desirable standard

- 4.7.2 The provision of secure, convenient and well-integrated bicycle storage space for homes should be considered to help encourage healthy and sustainable modes of transport and reduce car-dependency.

#### **4.8 Bins & Ancillary Spaces**

Essential standard

- 4.8.1 Ensure there is adequate provision for segregated recycling, food waste and general waste storage in external private or communal areas.

Essential standard

- 4.8.2 Outdoor bin storage and collection areas should be convenient, accessible and well-integrated into the design of streets and homes, to minimise visual impact, unsightliness and avoid clutter.

#### **4.9 Shared Spaces**

Essential standard

- 4.9.1 Communal entrances should be visible from the public realm, accessible, spacious, welcoming, and with finishes that are robust and hard wearing to withstand wear and tear.

Desirable standard

- 4.9.2 Communal corridors should have natural light and ventilation and be designed to reduce noise. They should also be short and straight as possible, but wide enough to feel comfortable.

Long, enclosed corridors with dwellings on both sides should be avoided, if possible, because they need to be artificially lit, offer no views out and create mainly single aspect homes. These spaces risk creating institutional environments and do little to foster a permanent sense of home.

### Essential standard

4.9.3 Play improves the cognitive, physical, social, and emotional well-being of children and young people and is included under Article 31 of the UN Convention on the Rights of the Child. Article 31 states that every child has the right ‘to rest and leisure, to engage in play and recreational activities appropriate to the age of the child and to participate freely in cultural life and the arts.’

Schemes should take account of the need for children and young people to play and should seek to provide a range of formal and informal play opportunities that cater for children of different ages and abilities.

### Desirable standard

4.9.4 Provision of formal play areas and play equipment will normally depend on Planning policy<sup>2</sup> based on the number of dwellings or site area, and whether there is existing local provision.

The responsibility for providing, maintaining and insuring play areas and equipment provided must be resolved at an early stage of a project. Where provided, formal play and recreation areas should be safe and convenient to use, with play equipment that is robust and easy to maintain. Play equipment including surfacing must be installed to relevant British Standards European Norm (BS EN) standards. Play areas should provide opportunity for natural surveillance, but with careful consideration given to the proximity to homes in terms of noise and nuisance for adjacent properties.

### Essential standard

4.9.5 Where play areas are to be provided, the principles of Secured By Design must be applied (see also 8.2.1).

### Desirable standard

4.9.6 The provision of good quality communal open space, play spaces and urban greening is very important for people’s mental and physical health and wellbeing. It helps to create a quality living environment, provides opportunities for play, encourages community cohesion and social interaction, supports active and healthy lifestyles, well as promoting environmental benefits such as surface water management, air quality improvement and biodiversity conservation or enhancement.

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<sup>2</sup> For residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children’s play area will be required as an integral part of the development. The Department will consider an exception to this requirement where an equipped children’s play area exists within reasonable walking distance (generally around 400 metres) of the majority of the units within the development scheme.

All open space, whether for private, communal or public use, should be designed to be safe, accessible and inclusive for all, while being well-overlooked to reduce the risk of anti-social behaviour. Open space should be designed to be child-friendly and encourage independent outdoor play and socialising of children and young people (see also 4.9.3), whilst avoiding creating a nuisance.

## **5.0 THE HOME**

### **5.1 Layout**

Essential standard

- 5.1.1 The layout of a dwelling in terms of the relationship between the rooms and the distribution of space can affect how successful it is for its residents as much as the size allowed for individual rooms or the overall dwelling. The layout should be simple and logical, with minimal circulation, and a good balance of social space and private space.

### **5.2 Social Interaction & Sense of Ownership**

Essential standard

- 5.2.1 The design of thresholds, front doors, common areas and circulation in buildings should be carefully considered.

The provision of street facing entrances, generously sized lobby spaces, areas to pause in corridor spaces, naturally lit cores, views out from corridors, seating areas and threshold spaces to homes can help create a sense of ownership, transform the perceived value of a home, help people feel proud of where they live, and encourage social interaction (See also 4.5.1).

Entrances to individual dwellings or to communal cores should be visible from the public realm, clearly identified and easy to find, with a direct line of approach from the street.

### 5.3 Floor Space

#### Essential standard

5.3.1 Homes should provide a good level and quality of internal space for residents to relax, carry out normal daily activities, gather with family and friends, and work from home or study in private. There should also be sufficient space to sensibly accommodate all the necessary furniture and equipment associated with specific room activities, space for children to play and space to store general household goods and personal belongings. The space should also allow for flexibility to accommodate changing personal needs and growing families, and for the principles of Lifetime Homes (see also 6.1.1) to be accommodated so that it can meet the needs of people over their whole lifetime.

Dwelling space is particularly important where homes are fully occupied.

#### Essential standard

5.3.2 It is important also to consider the shape of the dwelling to ensure that space can be used well, easily and flexibly. Irregular shaped rooms and narrow spaces can be difficult to use and furnish, even if they are of the correct overall size.

#### Essential standard

5.3.3 All homes shall be designed to achieve the minimum space standards in **Table 1**.

### 5.4 Living Spaces

#### Essential standard

5.4.1 Living spaces must provide sufficient space for a number of activities, such as relaxing with family or friends, watching TV, playing games, reading, homework, and studying.

Living spaces must be designed to sensibly accommodate the minimum furniture requirements as noted in the supplementary table Minimum Standards for Living Room Furniture and Space Requirements (available on request<sup>3</sup>).

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<sup>3</sup> To request the supplementary tables please contact the Department by email at [AffordableRentBranch@communities-ni.gov.uk](mailto:AffordableRentBranch@communities-ni.gov.uk)

#### Essential standard

5.4.2 There should be a living space at the entrance level of every home, though this can be a kitchen-dining room.

#### Essential standard

5.4.3 Narrow living rooms are not usually useful, enjoyable or flexible. To allow sufficient space for circulation around furniture and allow people to sit or play as a group, the width of the principal sitting space must be at least 3m for dwellings of 4 persons or fewer but increasing to 3.2m for dwellings of 5 persons or more.

#### Desirable standard

5.4.4 Developers should aim to provide a combined living / kitchen / dining floor area of 22sqm for a 2-person dwelling with a further 2sqm for each additional bedspace.

The living space should equate to approximately 55% of the total Living / Kitchen / Dining area.

Dining spaces must be designed to sensibly accommodate the minimum furniture requirements as noted in the supplementary table Minimum Standards for Dining Room Furniture and Space Requirements (available on request).

### **5.5 Kitchen & Dining Areas**

#### Essential standard

5.5.1 The kitchen is a key room in every dwelling.

It must allow for the storage, preparation, cooking and serving of food, as well as the usual tasks of cleaning, washing up, waste disposal, etc both safely and conveniently.

Kitchens may also need to allow for laundry where separate provision such as a laundry cupboard are not provided (see also 5.9). Kitchens are not only the main workplace in a home but provide the focal point for much social activity. The design of the kitchen should therefore recognise its use as a family room.

#### Essential standard

5.5.2 Provision for the kitchen must include high quality, energy efficient appliances (washing machine / washer dryer, cooker (hob / oven / grill), fridge / freezer and cooker hood. All appliances shall be free standing (for ease of repair / replacement) and compatible with the kitchen layout. The kitchen should be designed to accommodate these white goods without compromising on the ability to store and prepare food. The energy efficiency rating standard should be at the highest end of the efficiency standard for a given appliance type.

#### Essential standard

5.5.3 The dimensions of units should comply with British Standards (BS) 6750: 1986 and appliances with BS EN 116: 2004. The equipment and fittings include the following: the sink unit, base units below plus wall cupboards and spaces for washing machine (unless accommodated within a laundry cupboard (see also 5.9)) and tall fridge.

A living room and separate kitchen / dining room is the preferred arrangement for all family homes of 5 or more people.

#### Essential standard

5.5.4 The minimum standards for kitchen storage units and appliance spaces are noted in the supplementary table Minimum Standards for Kitchen Storage Units and Appliance Spaces (available on request).

#### Essential standard

5.5.5 All kitchen layouts should be practical (preferably 'C-shaped' or 'L-shaped', rather than a straight run) and provide a convenient relationship between the sink, hob and fridge.

#### Essential standard

5.5.6 In addition to general storage, there should be adequate space for refuse storage internally and externally, including recycling and food waste provision.

#### Desirable standard

5.5.7 Kitchens should be designed to allow views out and give access to private open space for supervising children, putting washing on the line, etc.

## 5.6 Bedrooms

### Essential standard

- 5.6.1 Bedrooms often have other uses in addition to simply being a place to sleep, and therefore must allow for work and study, or to relax away from the social spaces of the home.

Bedrooms must be designed to sensibly accommodate the minimum furniture requirements as noted in the supplementary table Minimum Standards for Bedroom Furniture and Space Requirements (available on request).

### Essential standard

- 5.6.2 Bedrooms for children and young people should have sufficient space for homework, play and hobbies, storing their belongings, entertaining friends, and spending time by themselves.

### Essential standard

- 5.6.3 There should be space for an occasional cot in at least one double bedroom, without compromising the furniture layout and accessibility round the room.

### Desirable standard

- 5.6.4 Developers should aim to provide single bedrooms with a minimum floor area of 7.5sqm and width of 2.15m, and double or twin bedrooms with a minimum floor area of 11.5sqm and width of 2.55m wide (2.75m wide for the principal bedroom).

### Desirable standard

- 5.6.5 Built-in wardrobes should be provided where possible.

Where provided, they must include a rail with central support, a shelf, and two appropriately positioned vents.

Built-in wardrobes count towards the recommended bedroom floor areas at 5.6.4.

The built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom counts towards the built-in storage requirement at 5.8.1.

## **5.7 Bathrooms**

### Essential standard

5.7.1 Bathrooms should have a logical, clear layout and be accessible by all. The bathroom should provide space for a number of activities for example, bathing small children in family homes, assisting a person with mobility impairment, enabling independent access by a wheelchair user, cleaning pets.

The bathroom should also provide space for storage of towels and toiletries, a place for a medicine cabinet if not provided elsewhere, and possibly providing space for a laundry bin and towel rack.

### Essential standard

5.7.2 For homes designed for an occupancy of 5 or more people a second WC and basin will be required.

### Essential standard

5.7.3 Bathrooms must meet the minimum requirements in the supplementary table Minimum Standards and Specifications for Bathroom Appliances and Space Requirements (available on request).

### Essential standard

5.7.4 The ground floor WC / future shower space in houses and maisonettes should be designed with adequate space and with plumbing, electrical and mechanical ventilation connections to allow for the future installation of a barrier free shower facility suitable for use by a person in a wheelchair.

### Essential standard

5.7.5 Doors to bathrooms and WCs should be outward opening and fitted with special locks that are openable from the outside to allow access in the event of an occupant requiring assistance.

### Essential standard

5.7.6 Where separate shower provision is not allowed for, overhead showers above baths should be provided.

Where provided, a glass shower screen and sufficient wall tiling must be provided. Baths should be flat-bottomed with a slip-resistant surface, and consideration should be given to fitting appropriate handrails to reduce the risk of falls.

## 5.8 Storage

### Essential standard

5.8.1 Storage is vitally important in homes, as without adequate storage space, people's belongings will take up valuable space in the rooms, limiting their enjoyment of them, and potentially causing people to feel anxious and stressed.

For a 1Person 1Bedroom Intermediate Rent dwelling 1sqm of built-in storage must be provided.

For a for 2Person 1Bedroom dwelling, 1.5sqm of built in storage must be provided, and then a further 0.5sqm of storage for each additional bedroom.

Storage below a stair will only be counted as 1sqm.

Other storage areas with headroom of 900-1500mm will be counted at 50% of its floor area, and any store with headroom below 900mm won't be counted.

This storage requirement is in addition to the tall kitchen unit and any hot press or linen storage.

### Essential standard

5.8.2 Tall storage must be provided for a vacuum cleaner and ironing board. The tall unit / broom store<sup>4</sup> should preferably be located in the kitchen, however where this cannot be achieved it should be provided elsewhere in the dwelling as storage space which is additional to the general storage requirement.

### Essential standard

5.8.3 A secure lockable cupboard is to be provided in every home for harmful substances, such as medicines, cleaning and gardening items. The preferred location is in the kitchen.

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<sup>4</sup> See supplementary table Minimum Standards for Kitchen Storage Units and Appliance Spaces which is available on request.

## 5.9 Laundry

### Essential standard

5.9.1 Many homes suffer from insufficient space and consideration about the needs of clothes washing and drying, with potential risk of condensation and mould growth problems.

There must be space for dirty linen, drying washed clothes, storing clean clothes, and an ironing board. There must also be adequate ventilation and heating to reduce the risk of condensation and mould (see also 9.9.1).

### Desirable standard

5.9.2 It is preferable for a washing machine to be located away from open plan kitchen / dining / living rooms in a separate cupboard to avoid noise and vibration nuisance, particularly in family accommodation.

Cupboards containing washing machines must be adequately sized to allow for pipework behind the washing machine and allow easy frontal access.

Washing machines must be provided with a dedicated and labelled, un-switched socket at low level, and controlled from an additional switch, indicating and engraved for washing machine, above worktop level.

### Essential standard

5.9.3 A linen store should be provided, which is separate from other storage and is in addition to the general storage requirement. Linen stores must have:

- Sufficient storage space (as a guide, a minimum store size of 600mm wide x 450mm deep is recommended). It should be noted that, where there is a 'hot press' arrangement, adequate storage space must be provided in addition to space for the hot water cylinder;
- Slatted shelving that is easily reached (avoid shelving placed higher than 1.5m where possible);
- A vertical space between shelves of not less than 300mm;
- A suitable heat source, if not adjacent to a hot water cylinder.

## **5.10 Home Offices**

Desirable standard

- 5.10.1 The growing trend to work from home should be accommodated with sufficient space set aside from the main living areas to allow for quiet working as well as home work. The area, which does not necessarily need to be a separate room, should allow for a desk and chair, filing cabinet or bookshelf and be provided with sufficient power / broadband / telephone sockets and adequate natural lighting.

## **5.11 Stairs**

Essential standard

- 5.11.1 Stairs should be designed to minimise the risk of accidents and to facilitate the movement of furniture between floors.

Essential standard

- 5.11.2 Stair width and landings at the top and bottom should allow for a seated stair-lift and parking of the stair chair.

Essential standard

- 5.11.3 The design should incorporate a 'straight-flight', dog-leg or 'L' shaped stairs. Winders and tapered stair types are not permitted.

## **6.0 ADAPTABILITY & FLEXIBILITY**

### **6.1 Lifetime Homes**

Essential standard

- 6.1.1 Lifetime Homes support independent living, promote an inclusive society and reduce the need for costly and disruptive adaptations.

Therefore all homes must be designed to comply with the Lifetime Homes standard 2010, except for those which will be designed to full wheelchair accessibility standard (see 6.4).

## 6.2 Flexibility

### Essential standard

6.2.1 Homes should be designed to be flexible to adapt to the changing needs of occupants over time, such as growing families and changes in health, mobility, or lifestyle. Flexible design can help reduce the risk of obsolescence, improve sustainability, reduce whole life costs, and encourage the creation of stable, flexible communities.

Home designs should seek to provide spacious, well-proportioned rooms that can accommodate different types and arrangements of furniture (e.g. dining tables, beds, wardrobes, TVs, and sofas), as well as building in the potential for internal spaces to be modified with relative ease, such as by creating easily demountable internal walls / partitions that are clear of services.

### Desirable standard

6.2.2 Consideration should be given to allowing adaptation of spaces over time. For example:

- Provide windows that will allow twin rooms to be divided into two singles or a separate home work / study space;
- Provide internal partitions that can be easily removed to create an open plan living / kitchen / dining space;
- A large hallway that can accommodate a buggy or wheelchair, or home workspace.

### Essential standard

6.2.3 Consider providing space in 'one bedroom' homes to cater for short-term stays by family and friends, and also potentially carers.

There should be enough space for a full size single bed (although sofas or similar may be used) and bedside cabinet. The living space should remain capable of functioning normally when the bedspace is in use.

## 6.3 Inclusive Design

### Essential standard

6.3.1 Housing developments should be inclusive to all, including disabled people, older people and families with young children.

They should be designed to be flexible to adapt to the changing needs of their users over time, which changes in the health and mobility of the user. Design for disability should not only also take into account those with mobility issues, such as wheelchair users, but it should also consider those with vision or hearing loss, and those with learning or mental disabilities.

## **6.4 Wheelchair Useable Dwellings**

Essential standard

6.4.1 Where housing need or Planning Policy requires the provision of wheelchair useable dwellings, these shall fully meet the design requirements in the Department's **Housing Association Guide**.

## **7.0 EXTERNAL**

### **7.1 Private Amenity Space**

Essential standard

7.1.1 Private amenity space is highly valued for recreation and relaxation, particularly in family homes, therefore developments should aim to provide gardens, balconies or terraces to all homes.

Essential standard

7.1.2 The space provided must be safe for children to play in, convenient to use, large enough for the entire family to sit out together around a small table and it should receive direct sunlight for some part of the day.

Desirable standard

7.1.3 Where balconies, winter gardens or roof terraces are provided these should have:

- level access;
- enough useable space for a family to sit together around a small table;
- solid drained floors to prevent nuisance to residents below and;
- screening for privacy.

The design and materials should complement the character of the buildings, but not be constructed of timber or other combustible materials.

## **8.0 SAFETY & SECURITY**

### **8.1 Safety**

Essential standard

8.1.1 Buildings must consider building safety requirements from the outset, such as external approach and internal circulation in order to provide a safe and secure environment for all occupants and users, particularly children and older people.

Essential standard

8.1.2 The design shall consider the different aspects of fire safety under the Building Regulations including means of escape, spread of fire and access for fire fighters as part of its Fire Strategy. All external wall construction including external cladding systems shall be fully non-combustible.

Consideration must be given to the ability of disabled people to escape with dignity.

Essential standard

8.1.3 Detection and alarm systems (i.e. smoke, heat and CO alarms, etc.), must be supplied and installed as prescribed by Building Regulations.

### **8.2 Security**

Essential standard

8.2.1 The design of streets, paths, buildings and open spaces, can help reduce crime and the fear of crime within homes and communities, making neighbourhoods as safe and enjoyable by all as possible.

All developments must be designed to comply fully with the “Secured by Design” (SBD) Gold standard except where this causes a conflict with local council planning requirements. Generally, SBD includes requirements such as:

- Designs should ensure the boundary between public and private areas is clearly defined through the use of appropriate defensible space and boundary treatments;
- There is good passive surveillance of the streets and open spaces;
- Locks, glazing specification and construction for all windows and doors meet the requirements of SBD;
- Housing are permeable layouts (see also 4.3.1) with good street frontages where the new homes will overlook the streets and spaces so that there will be good natural security.

## **9.0 THE INTERNAL ENVIRONMENT**

### **9.1 Space**

Essential standard

9.1.1 Space is important to residents' quality of life and for creating spaces that are uplifting and dignified for all. Therefore, adequate floor space must be provided (See also 5.3.1).

### **9.2 Aspect & Orientation**

Desirable standard

9.2.1 The aspect and orientation of a dwelling affects outlook, light, solar gain, security, noise exposure and privacy and therefore can have a significant impact on the quality of the home and the wellbeing of its occupants.

Whilst the main living space is the highest priority, all habitable rooms should be designed to benefit from good views out, preferably over green spaces, and direct sunlight.

Desirable standard

9.2.2 Dual aspect allows better views, cross-ventilation and more daylight as well as being more adaptable.

The majority of apartments in a development should be dual aspect. Single aspect dwellings that face north should be avoided, while those with rooms that face south should consider over-heating risk.

### **9.3 Ceiling Height**

Essential standard

9.3.1 A small increase in ceiling height when matched with good sized windows helps improve the perception of space, natural light levels and ventilation, and the depth to which light penetrates a room.

The minimum floor to ceiling height in habitable rooms to be 2.4m between finished floor level and finished ceiling level.

## **9.4 Daylight & Sunlight**

### Essential standard

9.4.1 In addition to making a more pleasant internal environment and reducing the energy required for artificial lighting, daylight can have a substantial impact on our mood, productivity and overall wellbeing as well as helping maintain circadian rhythms.

All habitable rooms should receive good levels of daylight, especially the main living space, which should also receive direct sunlight for part of the day.

### Desirable standard

9.4.2 Window sizes should be maximised to allow optimal daylight into dwellings, however this must be balanced with the risk of overheating and overlooking.

Glazing to all habitable rooms should aim for not less than 20% of the internal floor area of the room.

### Desirable standard

9.4.3 Bathrooms and circulation areas should receive daylight wherever possible. Ventilation must be provided as prescribed by Building Regulations.

## **9.5 Comfort**

### Essential standard

9.5.1 Dwellings should provide an internal environment that is healthy, comfortable and safe. They should be designed and built to be thermally comfortable all year round with good ventilation (see 9.9) and indoor air quality. They should also minimise sound pollution (see 9.6) and allow for personal control for their users.

Year-round thermal comfort should be achievable as cost effectively as possible reducing residents' energy bills (heating and cooling), and the design should take into account orientation, thermal mass, layout, aspect, shading, window size, glazing specification and ventilation, and landscaping.

## **9.6 Noise**

### Essential standard

9.6.1 Quality of life at home can be seriously affected by the impact of unwanted noise. Noise from neighbours, from the street, and from common areas of the building, can be a common cause of stress, sleep disturbance and friction between neighbours.

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As far as possible, the location of buildings and layout of rooms, along with specification and workmanship of glazing and separating walls and floors should ensure good internal noise conditions that are appropriate for the intended use of rooms, with bedrooms being the most sensitive.

#### Desirable standard

9.6.2 Within the home, noise should also be controlled both within rooms and from space to space. Additional acoustic insulation should be provided between bedrooms and kitchen / living / dining rooms, and boilers, pumps, heat exchangers, washing machines and tumble driers should be located in separate laundry cupboards or stores wherever possible (see also 5.9).

### **9.7 Privacy**

#### Desirable standard

9.7.1 Homes need to provide a good balance of shared social space - where families can sit, eat or play together, and private space - where individuals can study, work, rest or play alone.

### **9.8 Connection**

#### Essential standard

9.8.1 Homes should provide opportunity to engage positively with the street, by providing active frontages and good visual contact between the home and the public realm whilst also providing sufficient privacy for residents.

Dwellings shall be provided that overlook the street to give a sense of security and allow neighbourly interaction, but with defensible space integrated to provide a degree of control over the relationship between private and public space.

#### Essential standard

9.8.2 Nature contributes to the quality of a place, to people's physical and mental well-being, and it is a critical component of well-designed places. Natural features such as natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water should be integrated where possible.

## **9.9 Air Quality & Ventilation**

Desirable standard

9.9.1 Poor indoor air quality can arise from materials and processes inside the home. Therefore, low volatile emission materials and finishes should be used and dwellings should be designed to provide effective ventilation as this is vital for ensuring good indoor air quality, reducing heat build-up and removing excess moisture.

## **9.10 Active Lifestyles**

Essential standard

9.10.1 Developments should connect to local amenities, public transport, points of interest to the wider community via accessible safe, secure and walkable routes, to encourage physical activity by walking and cycling.

## **10.0 FINISHES**

Essential standard

10.1 Internal decoration should be provided to all units as part of a turn-key finish. This includes:

- A choice of neutral coloured emulsion to ceilings and walls, to bare plaster and dry-lined systems.
- Bathroom floors should be non-slip vinyl / or non-slip tiles (R11 Anti Slip Rating).
- Kitchen floors should be non-slip vinyl/ or non-slip tiles (R11 Anti Slip Rating).
- Wall tiles to specified wall areas in ground floor WCs as applicable.
- Wall tiles to specified wall areas in bathrooms.

Communal areas within apartment buildings should include –

- Painted walls and ceilings. Washable paint should be provided to all walls.
- Non-slip tiles to floors.

#### Desirable standard

- 10.2 Contrasting colours and contrast between furniture, floors and walls in communal areas and in the home, help people with a visual or cognitive impairment distinguish between an object and its surroundings, help reduce trips and falls and encourage independence. It can also be used to highlight doorways and potential hazards such as the edges of doors and stairs, and to emphasise the position of appliances, sanitary fittings, handles, sockets and light switches.

Contrast is achieved by a difference in the light reflectance value (LRV). The minimum recommended contrast between two objects for someone with a visual impairment is 30 points of LRV difference, however for flooring on the same level, contrast should be minimal.

Mirrored, high gloss or very shiny surface finishes should be avoided for large areas (e.g. floor, wall, door and ceiling surfaces), as they can cause glare.

### 11.0 FIXTURES & FITTINGS

#### Essential standard

- 11.1 Homes must be provided with sufficient, well-located and convenient electrical socket outlets.

#### Essential standard

- 11.2 Rooms should be provided with the following minimum number of 13A socket outlets:

- Living Room - 8 socket outlets
- Dining Area - 4 socket outlets
- Bedrooms:
  - Single - 4 socket outlets
  - Double / Twin - 6 socket outlets
- Kitchens (above worktop) - 8 socket outlets
- Hall (each level) - 2 socket outlets\*

\*Sockets in halls should be positioned to facilitate wheelchair charging and potential stairlift. Power supply is also required for a future through-floor lift or door opener. Outlets in communal halls should be lockable.

Essential standard

- 11.3 Window coverings should be fitted, alongside provision for curtain rails in main living room and bedrooms.

## **12.0 SUSTAINABILITY**

Essential standard

- 12.1 New buildings should aim to exceed current Building Regulations in terms of thermal performance and airtightness in line with the target of minimising carbon emissions to meet net zero by 2050.

Essential standard

- 12.2 The use of materials that have low embodied carbon should be prioritised.

Essential standard

- 12.3 Dwellings should minimise carbon demand by:
- Reducing the operational energy demand through passive measures including form, orientation and fabric;
  - Using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights; and
  - Using on-site renewables where appropriate.

Essential standard

- 12.4 Dwellings should be built to Fabric First passive design principles. Focusing efforts on the relatively longer-lasting building fabric is considered more sustainable over the long term by helping to future-proof homes and reduce reliance on 'bolt-on' technologies that attract running costs and may be complicated to operate, expensive to maintain and likely to become obsolete.

Fabric energy efficiency should be optimised through a combination of enhanced insulation performance (only limited or non-combustible insulation will be permitted), reduced heat loss at element junctions (thermal bridging) and an overall improvement in air tightness.

#### Essential standard

- 12.5 To be more sustainable, new homes should be built to last and therefore reduce the need for resource-intensive reconstruction and redevelopment. The materials and detailing should be high quality, durable and robust, and the design should be adaptable to changing needs, therefore reducing long-term resource requirements.

#### Essential standard

- 12.6 Developments should aim to reduce car dependency by avoiding reliance on the car for everyday journeys, including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment.

Places should prioritise walking, cycling and public transport.

#### Desirable standard

- 12.7 The use of fossil fuel fired boilers to provide domestic hot water and space heating should be avoided where possible.

#### Essential standard

- 12.8 Housing should be designed with adequate and convenient space for the storage of dry recyclables, food waste as well as residual waste.

#### Essential standard

- 12.9 All dwellings should be designed to reduce the consumption of potable water by the installation of fittings and fixed appliances (e.g. dual flush WCs, low flow taps, etc.) that use water efficiently.

Water use should be designed to be a maximum of 125 litres per person per day.

#### Essential standard

- 12.10 All sustainability measures included in a scheme must benefit the residents of that scheme, be easy to maintain and provide long-term value for money. All energy and sustainability proposals will need to be fully evaluated to consider management, maintenance and running costs for our residents.

Desirable standard

12.11 Where car parking is provided, the design must consider including electric charging points on street or on plot, as required.

### **Sustainable drainage systems (SuDS)**

Desirable standard

12.12 Well-designed places should have sustainable drainage systems to help manage surface water, flood risk and significant changes in rainfall. The use of SuDS<sup>5</sup> can also help increase water use efficiency, improve water quality, and enhance biodiversity, urban greening, amenity and recreation.

Appropriate consideration to be given to surface water run-off systems and solutions such as green roofs, permeable paving, storage, rainwater gardens, swales and other SuDS.

## **13.0 VALUE FOR MONEY & WHOLE LIFE COSTS**

Essential standard

13.1 All new build dwellings (including Off The Shelf (OTS)) generally must, on completion, have a 'structural' life expectancy of at least 60 years.

Where existing properties are purchased and rehabilitated, with works costing over £10,000, they should on completion have a 'structural' life expectancy of at least 30 years.

Essential standard

13.2 New housing must be designed to deliver value for money and seek to minimise whole life costs in terms of management and maintenance costs for the landlord and running costs for residents.

Essential standard

13.3 New build homes, and homes of less than 10 years old, must have an appropriate New Build Warranty.

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<sup>5</sup> Sustainable Drainage Systems (SuDS) are a natural approach to managing drainage in and around properties and other developments. SuDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants.

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Essential standard

- 13.4 Material and component choices, construction detailing, and overall building design should seek an appropriate balance between the capital and long-term maintenance practicalities and likely costs.

## **14.0 INNOVATION**

### **14.1 Modern Methods of Construction (MMC)**

Desirable standard

- 14.1.1 MMC should be considered where they can deliver significant benefits such as improved build quality, reduced waste, faster construction and reduced costs and where it is supported by a suitable independent certification.

# Existing Satisfactory Purchases (ESP) & Off The Shelf

## **Existing Satisfactory Purchase (ESP)**

Existing Satisfactory Purchases (ESPs) are dwellings that have been occupied as a residence for a minimum of 12 months (but which are currently unoccupied).

ESPs are purchased, following inspection and independent valuation by / on behalf of a developer, having been openly advertised in the property market.

Acquisition of ESPs is via a purchase contract. This contract shall not include repairs or upgrading of a property as a requirement of the property purchase. The condition of the properties should be such that they do not require full rehabilitation but may require a degree of repair / checks / upgrading to bring them up to an acceptable standard for letting, that are procured after the purchase contract has been completed.

## **Off The Shelf (OTS)**

‘Off the Shelf’ properties are homes that have been newly constructed.

Generally these are purchased for first-time occupation, however unoccupied properties that have been occupied privately for a period not exceeding 12 months from completion, will be accepted at OTS.

OTS should, as standard practice, be offered via public advertisement in the property market by a contractor / developer or their agent for a fixed price on the basis of a single conveyancing contract (a purchase contract) and will be subject to inspection and independent valuation by the developer prior to purchase.

The property as advertised on the property market shall meet the developer’s requirements, and those of the Homes for Intermediate Rent Design Standards, as far as is reasonably practicable, as the opportunity for alteration to the property is not provided in this procurement with the exception of minor ancillary works.

# Homes for Intermediate Rent Design Standards for ESP & OTS

As OTS and ESP schemes are existing properties, there are some differing or additional design requirements compared with new build. Design aspects that are common to both OTS and ESP are set out in Section 15. Elements that apply to ESPs only are set out in Section 16, and elements that apply to OTS only are set out in Section 17.

## 15.0 ESP & OTS

### 15.1 General

Essential standard

15.1.1 OTS or ESP properties must seek to achieve the general housing requirement at Paragraph 1.1 and furthermore, be broadly fit for purpose and provide suitable accommodation for the people to be housed. The dwellings must have sufficient space; be safe, secure, comfortable, convenient, and capable of sensibly accommodating the necessary furniture, equipment and activities associated with specific rooms. MMC should be considered where they can deliver significant benefits such as improved build quality, reduced waste, faster construction and reduced costs and where it is supported by a suitable independent certification.

Essential standard

15.1.2 The developer should endeavour, in so far as it is reasonably practicable, to ensure that the Minimum Standards as laid out in sections 1-14 of this Guide are addressed in OTS and ESP schemes.

Essential standard

15.1.3 The Department accepts that strict adherence could result in abortive works, substantial delay and a level of cost disproportionate to the benefits. Therefore, flexibility will be afforded in terms of meeting the more prescriptive requirements of this design guide.

Where schemes do not demonstrate fundamental design compliance however, or where there are value for money (VFM) concerns, approval is unlikely to be given.

#### Essential standard

- 15.1.4 In considering any OTS or ESP opportunities, developers should carefully consider Design Guidance compliance issues before entering into any form of commitment to purchase a property. It may be more appropriate to reject OTSs or ESPs with significant compliance issues.

### **15.2 Space (ESP & OTS)**

#### Essential standard

- 15.2.1 Developers should aim to provide accommodation based on the space standards for General Needs housing as set out in Table 1 applicable for the persons / bedrooms.

The prescribed floor areas for each housetype are defined as area bands, which are based on the number of bedrooms, number of persons to be accommodated, and number of storeys.

#### Essential standard

- 15.2.2 Dwellings that exceed the space standards prescribed in Table 1 may still be considered for approval, but only up to a limit of two area bands (i.e. 10sqm) above the minimum standard, and only where developers can justify the additional expenditure in terms of value for money.

#### Essential standard

- 15.2.3 There may be cases where an OTS or ESP almost meets the space standard for the occupancy level initially identified. In such cases, the developers should provide justification with their submission to facilitate the assessor in applying a reasonable judgement to the specific case.

In order to comply with the Department's space standards, developers need to be realistic with their assessment of proposed occupancy levels.

### 15.3 Non-qualifying costs (ESP & OTS)

#### Essential standard

##### 15.3.1 The following are non-qualifying costs:

- the fitting out of any en-suite bathroom.
- the fitting out of a utility room, except where all or part of the utility room is needed to meet kitchen requirements<sup>6</sup>.

The costs of fitting out en-suites or utility rooms (where the kitchen meets the cupboard or appliance requirements in the supplementary table Minimum Standards for Kitchen Storage Units and Appliance Spaces by itself) are treated as non-qualifying costs, and those costs must be identified by the developer's costs consultant or suitably qualified and competent in-house staff.

#### Essential standard

##### 15.3.2 The costs associated with the construction of en-suite bathrooms and utility rooms will be considered in the context of the space standard assessment.

Where the dwelling floor area is larger than the additional two area bands allowable (see 15.2.2), the extra floor area is treated as a non-qualifying cost.

The developer's valuer must identify a cost for the non-qualifying floor area. Therefore two valuations must be obtained.

- qualifying floor area valued up to and including the two area bands allowable;
- the remaining floor area, over and above the two additional area bands, has a value identified and recorded as non-qualifying costs.

### 15.4 Home Space, Layout & Rooms (ESP & OTS)

#### Essential standard

##### 15.4.1 The floor space and layout of the home, and each individual rooms, in OTSs and ESPs shall meet the requirements of section 5 as far as possible. However, flexibility will be permitted where justification is provided for non-compliance, they are realistic in terms of the occupancy level assessment of the dwelling, and provided Health & Safety is not compromised.

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<sup>6</sup> See supplementary table Minimum Standards for Kitchen Storage Units and Appliance Spaces which is available on request.

#### Essential standard

15.4.2 Limited flexibility will be allowed in terms of the provision of kitchen units and worktops. The reasons for any non-compliance with minimum standards must be clearly specified by the developer. This will not lead to an automatic approval but will be considered in the context of the whole scheme.

#### Essential standard

15.4.3 It is essential to note that the above potential flexibility will only be applied in the context of a scheme which:

- is fundamentally compliant with the standards outlined above;
- is designed appropriately to meet the needs of the intended occupants; and
- represents VFM as demonstrated by the scheme's economic appraisal and cost assessment.

### **15.5 Bathrooms / WC (ESP & OTS)**

#### Essential standard

15.5.1 Developers must ensure that the bathroom door is outward opening and ensure that locks on WC and bathroom doors are 'openable' from the outside in an emergency (See also 5.7.5).

However, only where this is not practicable, the minimum acceptable alternative is for the bathroom door to be fitted with a suitable lock that can be opened from the outside.

### **15.6 Stairs (ESP & OTS)**

#### Desirable standard

15.6.1 Generally, 'straight flight', dog-leg or L-shaped stairs are preferred to tapered stairs (winders) wherever possible to reduce the risk of falls.

#### Essential standard

15.6.2 However, tapered stairs are permitted under Building Regulations it unreasonable to totally preclude these property types because of tapered treads where in essence they meet all other criteria.

Subject to the developer being satisfied that the accommodation will present no significant health & safety issues and / or potential Management problems, tapered stairs can be accepted.

# Existing Satisfactory Purchases

## 16.0 ESP

### 16.1 Repairs (ESP)

Essential standard

16.1.1 As ESPs are existing dwellings that have been previously occupied, they need thorough checks and will often require repairs or upgrading works.

The type and scale of repairs, checks or upgrading works can vary. Examples of larger scale works include installation of new windows, replacement kitchen / bathrooms and rewiring.

Properties that require extensive works such as extensions and structural alterations<sup>7</sup> should be avoided.

Essential standard

16.1.2 The developer must assess the condition of Existing Satisfactory Purchases prior to purchase.

The developer shall appoint an appropriately qualified and experienced consultant to assess the condition of an ESP and identify all necessary repairs / inspections / upgrading works, including costs and future maintenance requirements.

The developer shall ensure when appointing consultants, that the scope of service is adequately defined to minimise the risk associated with purchase and tenant occupancy of an ESP.

The level of service and resource required from a consultant to report on the condition, required works and future maintenance should be proportionate to the complexity of a property. For example, an apartment block will be more complex than a single house.

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<sup>7</sup> A structural alteration means making changes to any part of the supporting structure of the building, including changes to external walls, bearing walls, the foundations or the roof.

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## Essential standard

16.1.3 Whilst this guidance cannot list all the possible works, the following should be included / checked in all cases where relevant:

- new locks to front and rear doors;
- window restrictors fitted (subject to building control/ fire safety assessment);
- low-level glazing replaced with laminated safety glass;
- electric services, consumer unit, fuses, trips etc. checked;
- CO alarm fitted;
- fire safety, e.g.
  - escape window(s) from first floor;
  - fire doors; and
  - hard wired mains smoke / heat detector(s).
- plumbing and drainage facilities;
- insulation, e.g.
  - hot and cold water tanks;
  - cavity walls (where survey confirms absence and suitability for Cavity Wall Insulation);
  - loft - thickness, coverage and adequate ventilation;
- heating appliance serviced / checked;
- flues swept / checked;
- property alterations having the relevant statutory approvals, and supplied by the Vendor to the developer.

Works must be delivered within the permissible ESP cost threshold of £15k.

The scenario may occur when non-essential works will be delivered at a future date, as part of the property maintenance programme.

Essential standard

- 16.1.4 Building Control guidance provides examples of work that require an application, which includes thermal alterations and installation of mains powered smoke detectors. Therefore, Building Control should be consulted regarding the proposed works at an early stage and approval obtained where necessary.

Essential standard

- 16.1.5 Any replacement external doors or windows must meet Secured by Design standards.

**16.2 Maintenance Profile (ESP)**

Essential standard

- 16.2.1 It is in the developer's interest to obtain from the consultant, a projected maintenance expenditure profile for the property, i.e. a 3, 5, & 10 year projection. This would assist the developer in the long term financial planning / control of maintenance expenditure.

Schemes that do not demonstrate fundamental design compliance or where there are VFM concerns will not be afforded these facilities.

# Off the Shelf

## 17.0 Repairs (OTS)

### Essential standard

17.1 Though Off the Shelf relates to newly built properties, there are a number of checks that must be carried out.

The developer shall appoint an appropriately qualified and experienced consultant<sup>8</sup> to assess the completed OTS property. The consultant's assessment, inspection and subsequent report should include, but is not limited to:

- an assessment of whether the design and construction of the property will provide suitable accommodation for the people to be housed
- confirmation that the property has been constructed as marketed to the developer
- assessment of compliance with this guidance reasons for disregarding specific items should be documented
- confirmation that statutory approvals e.g. Planning and Building Control have been granted or certified and that the dwelling is built as approved
- confirmation that where appropriate infrastructure including roads and sewers have been adopted by the statutory authority
- an assessment of the quality of the construction of the finished property and identification of any defects present. Following rectification of the defects, the consultant shall provide assurance that the works are to a suitable standard
- confirmation that all certifications relating to the mechanical and electrical installations in the property have been certified by an appropriately qualified person e.g. electrical and fire alarm installations
- confirmation that all warranties, insurances and documentation for the property have been provided and identification of future maintenance requirements for the property

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<sup>8</sup> For purchases of small numbers of standard OTS properties (e.g. 1-2 dwellings) suitably qualified and competent in-house staff may carry out the inspections and produce the report. However, for more complex OTS schemes involving greater numbers of dwellings or having communal areas, such as in apartment blocks, suitable consultants must be appointed.

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## **17.2 Ancillary Works (OTS)**

### Essential standard

17.2.1 OTS are normally procured through a purchase contract. However procurement regulations are such, that if the developer engages with a developer prior to completion and specifies detailed or significant construction works (i.e. has a 'decisive influence' on the works) it creates, in effect, a construction works contract which should have been procured and may be subject to legal challenge. To avoid this risk, a developer should limit their works requirements to minor ancillary works. Generally, these are works which are no more extensive than those which would usually be expected from a member of the public buying a new home 'off-plan' from a developer, or prior to completion of the works.

Examples of ancillary items include:

- internal finishes,
- internal doors,
- kitchen and bathroom fixtures and fittings,
- minor Mechanical & Electrical items such as radiator and socket layouts.

**Table 1: General Needs Housing - TCI Area / Cost Bands Applicable**

General Needs Housing TCI Area / Cost Bands Applicable			
House Type	Single Storey / Flat (sqm)	Two Storey (sqm)	Three Storey (sqm)
1-Person / 1-Bedroom	35-40	-	-
2-Person / 1-Bedroom	50-55	-	-
3-Person / 2-Bedroom	60-65	70-75	-
4-Person / 2-Bedroom	70-75	75-80	-
4-Person / 3-Bedroom	75-80	80-85	-
5-Person / 3-Bedroom	80-85	90-95	95-100
6-Person / 3-Bedroom	85-90	95-100	100-105
6-Person / 4-Bedroom	90-95	100-105	105-110
7-Person / 4-Bedroom	105-110	115-120	115-120
Note:			
For more detail on TCI see: <a href="#">Explanatory Notes for Measuring Unit Floor Area (TCI Base Table)</a>			

## References:

This Guide above does not purport to be a definitive list of all aspects of housing design. Reference should be made to the following publications for aspects not covered above and for additional information, including drawings:

- DfC Housing Association Guide  
<https://www.communities-ni.gov.uk/articles/housing-association-guide>
- Housing Standards Handbook, National Housing Federation by Levitt Bernstein (2016)  
[https://www.housing.org.uk/nhf\\_catalog/publications/housing-standards-handbook/](https://www.housing.org.uk/nhf_catalog/publications/housing-standards-handbook/)
- Welsh Development Quality Requirements - Creating Beautiful Homes and Places, Welsh Government (2021)  
<https://gov.wales/development-quality-requirements-housing-associations-and-local-authorities-2021>
- National Design Guide, MHCLG (2021)  
<https://www.gov.uk/government/publications/national-design-guide>
- Peabody Design Guide, Peabody Housing Association (2018)  
<https://www.peabody.org.uk/media/13910/peabody-design-guide.pdf>
- Network Housing Design Guide, Network Homes, 2022  
[https://www.networkhomes.org.uk/media/14325/nh-design-guide\\_-final.pdf](https://www.networkhomes.org.uk/media/14325/nh-design-guide_-final.pdf)
- Housing Design Standards (consultation), Greater London Authority, 2022  
<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/housing-design-standards-lpg>

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