Sheltered Housing Accommodation Standard

	Essential	**Desirable**
Tenants Flats	One bedroom self-contained Fitted kitchen Wet room (bathroom) with grab rails Door entry phone 24 hour emergency speech alarm system UPVC lockable windows with retainers Key safe Smoke/heat detectors Electric sockets a minimum height of 3ft (waist height) Phone/TV point Fire door (Tenants' front doors)	Door entry phone with remote access Telecare Overlay
Communal Areas	Power assisted main entrance door Door entry system CCTV covering all entrances Fire alarm system linked to Careline Gerda box – Essential information for Fire Service All communal areas maintained to a good standard Adequate lighting Emergency lighting Accessible lift serving all floors Accessible communal lounge Accessible communal kitchen with fitted units	CCTV covering all fire exits Audible alarms on all fire exits

	Accessible communal wc Accessible communal laundry room Guest room with en-suite Office Adequate refuse facilities Storage area	
External Areas	Drop kerbs Adequate lighting, including sensor lights around the building Landscaped communal gardens with seating area	Allotment area Patio leading off communal lounge where possible Bicycle racks Scooter Storage x 1 for every 10 residents 1 parking bay for every 6 residents to include a minimum of 2 disabled parking bays