



HABINTEG
Disability Equality Centre

Lifetime Homes: In introduction.

Lifetime Homes are general needs dwellings that are designed to provide accessible and convenient accommodation for a large segment of the population from families with young children to older people, and people with temporary or permanent physical impairments.

By catering for differing needs of disabled people as residents or visitors, Lifetime Homes will reduce discrimination and social exclusion by promoting inclusive and balanced communities.

Building homes that are both accessible to a wide range of people with added features within the design to increase flexibility in use if needs change is both cost effective in respect of low adaptation costs and increases the market potential of the property.

Lifetime Home status is achieved by incorporating 16 design criteria into the design of the dwelling. Some criteria relate to enabling future provision by simple adaptation to enhance accessibility to meet changing household needs, others criteria have specification requirements for householders and visitors alike and must be met from the outset.

The 16 criteria, which can be applied to housing of all densities and forms, relate to the following:

1. The width of car parking spaces when the parking is 'on plot'
2. The distance and gradients between the parking space and the home
3. Gradients on the approach to the entrance
4. Lighting, thresholds and cover at the entrance
5. Communal stairs and lifts
6. Width of doorways and hallways
7. Turning space for wheelchairs at some locations and adequate circulation space elsewhere
8. Providing living space on the entrance level

9. Potential for a convenient bed-space on the entrance level



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10. Providing an accessible WC and potential for an accessible shower on the entrance level
11. Walls capable of supporting grab-rails in bathrooms and WCs
12. Enabling the future provision of a stair-lift and a through floor lift in dwellings other than single storey dwellings
13. A reasonable route for a tracking hoist between a main bedroom and a bathroom
14. Accessibility of components within the bathroom
15. Glazing heights and accessible window controls in living rooms
16. Accessible ventilation and service control heights

The detailed requirements, including specification and dimensional details relating to each item, can be found in the Joseph Rowntree Foundation publication 'Meeting Part M and Designing Lifetime Homes' (1999) or the Lifetime Homes website www.lifetimehomes.org.uk

Habinteg produce a range of publications about Wheelchair Housing Design, Lifetime Homes, and Inclusive design encompassing a range of impairment-specific design and adaptation guides. Please go to Habinteg Housing Association's website (www.habinteg.org.uk) to find out more, or email us.

If you would like to speak to someone about publications, call 020 7822 8700.

If you require this information in an alternative format, please contact Habinteg at hdec@habinteg.org.uk.



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