

Sunbury Hub

Part 1 Annex 2: SIL accommodation – outline design specifications

Sunbury Hub will include 12 Supported Independent Living (SIL) self-contained apartments on the fourth and fifth floors, 6 units per floor. Ancillary accommodation is also included for a Care worker, should a resident require overnight support. There will be specific, accessible communal space for the residents, including outdoor space on two roof-top terraces. Access to the apartments will be via a specific, secure entry system, using smart key (fob) and video door-phone entry.

Residents with mental health needs will be accommodated on the fourth floor. The apartments on the fifth floor are designated for residents with a learning disability and/or autism.

The apartments will be designed in line with the Nationally Described Space Standards (NDSS) with four M4(2) and two M4(3) units per floor, to cater for the needs of residents to enable the following:

- M4(2) adaptable dwellings to include sufficient space for the resident and one or two care workers.
- M4(3) wheelchair user dwellings to include additional area to accommodate the increased activity zones and functionality of wheelchair users and their care workers.
- M4(3) dwellings will be designed to wheelchair user standards e.g., a wheelchair user is able to live in the dwelling and will have the ability to use any outdoor space, parking, and communal facilities.

Senior Officers from ASC had informal conversations with Care Quality Commission (CQC) officers regarding the Programme in the early planning stages. Design principles have taken account of the relevant CQC and NHS guidance in relation to Supported Independent Living services. Further conversations have taken place in February and March 2022 and the CQC has indicated that size and scale of future schemes will be subject to a great level of scrutiny. Contact will be maintained throughout the planning and development phases to ensure that service delivery aligns with regulatory and best practice guidelines. This will mitigate against any future challenges and provide assurance to users, carers, and providers. The Sunbury Hub apartments will be designed following the principles set out below:

- There will be a clear separation between the delivery of the housing and the delivery of the care and support.
- Users and carers will be involved in shaping the future accommodation.
- The services will support people being local to their natural communities.
- The services will be embedded within existing communities to promote community inclusion.
- There will be careful consideration of size and scale.
- Residents will have their own private space, even in shared accommodation.
- The future tenancy will satisfy “The Real Tenancy Test”¹.

¹ [TheRealTenancyTestFINAL.pdf \(ndti.org.uk\)](#)

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