

Enhancing the accessibility, adaptability and usability of Scotland's homes: consultation

June 2023

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Ministerial foreword

Homes have never been simply bricks and mortar – good housing and homes support our health, our wellbeing, our life chances and our job prospects. Everyone should have a home that brings them those chances and opportunities.

For over 20 years, homes delivered with the support of grant funding through the Affordable Housing Supply Programme (and its predecessors) have – wherever possible – been delivered to the standards set out in the Housing for Varying Needs design guide. While the guide still provides an excellent standard for delivering homes to meet the wide-ranging needs of Scotland's people, the time is right for it to be reviewed. Amongst other things, we want the guide to help better serve our ageing population, to help people to live in their homes for longer, to make homes more 'user-friendly' for families with children, and to reflect lessons learnt from the pandemic by recognising the importance of outdoor space to our health and wellbeing.

While many of the design standards within Housing for Varying Needs are now included in building standards, there is still a difference between the two.

As set out within Housing to 2040 – Scotland's first long-term national housing strategy – our aim is for all homes to be good quality, whether they be new build or existing, meaning that everyone can expect the same high standards no matter what kind of home or tenure they live in. During our engagement on the strategy, stakeholders told us that new homes should be future-proofed for accessibility, avoiding costly adaptations in the future when people's needs may change. We have therefore committed to introducing the Scottish Accessible Homes Standard for all new homes, which will be implemented through changes to building standards and guidance from 2025-26. The Scottish Accessible Homes Standard will raise the baseline level of accessibility, adaptability and usability of all new homes – across all tenures – to meet the needs of people of all age groups, individuals and families, as well as the needs of wheelchair users and others.

Given the above, we are seeking your feedback on proposed changes to the Housing for Varying Needs design guide, and on proposals for changes to building standards and guidance.

This consultation provides an exciting opportunity for you to influence the future design of our homes, and I would like as wide a range of people as possible to help shape our next steps. I would like to hear from households across Scotland about what is important to you, your children and grandchildren, when it comes to enhancing the accessibility, adaptability and usability of new housing in Scotland. I would like to hear from disability and health representation groups, as well as health professionals. And I would like to hear from affordable housing providers, private developers, contractors, architects, quantity surveyors, affordable and private housing representative bodies, product manufacturers and others on the proposals we are putting forward.

I thank you for taking the time to consider this consultation, and invite you to respond.

A handwritten signature in black ink, appearing to read "Paul McLennan". The signature is stylized with a large initial 'P' and a long horizontal stroke at the end.

**Paul McLennan MSP
Minister for Housing**

Chapter 1 – Introduction and how to respond to this consultation

Purpose

To enhance the accessibility, adaptability and usability of homes delivered through the [Affordable Housing Supply Programme](#), the then Minister for Housing announced to Parliament in March 2019 that the Housing for Varying Needs design guide would be reviewed.

In March 2021, this commitment was reaffirmed within [Housing to 2040](#) – Scotland’s first long-term national housing strategy. Within the strategy, the Scottish Government also committed to developing and introducing an all-tenure Scottish Accessible Homes Standard, which will be implemented through changes to building standards and guidance from 2025-26.

This consultation paper sets out proposed updates to Part 1 of the Housing for Varying Needs design guide and to building standards and guidance, offering you the opportunity to express your views on the changes we are proposing.

Housing for Varying Needs and building standards

‘[Housing for Varying Needs: a design guide: Part 1 Housing and flats](#)’ was produced by Scottish Homes in 1998. Housing for Varying Needs incorporates the ‘barrier free’ concept of accessibility and is a key reference document for the affordable housing sector in Scotland.

The guide, which continues to be well-regarded and is still considered to be a good design benchmark, recognises that people’s housing needs change through their lifetime and that homes should be flexible as a result. Its purpose is ‘...to offer guidance on good practice in the design of all housing, so that newly-built, refurbished or adapted buildings achieve a degree of flexibility, suit people of different abilities, are convenient to use and fit for their purpose’.

Housing for Varying Needs relates to the accessible design of dwellings and their fittings. The guide is complementary to the [Building Standards Technical Handbooks](#), which set minimum requirements for new construction work under [The Building \(Scotland\) Regulations 2004](#) (as amended). These regulations and supporting standards specifically address the functional performance of buildings and their fabric. The guidance provided in Section 3 ‘Environment’ and Section 4 ‘Safety’ of the Domestic Technical Handbook relating to accessibility is informed by recognised sources of good practice, including the current iteration of Housing for Varying Needs.

Drivers for the consultation

Although still considered a very good standard, the Housing for Varying Needs design guide is now around 25 years old.

As noted within Housing to 2040, stakeholders have told us that homes should be good quality and accessible by design or easily adaptable to allow people to live in their own home, and with no barriers to participation in daily life, work and their community.

Our built environment and homes need to be reflective of the changing needs and expectations of society. We prefer to live in our own home for longer, and independent living helps ease the pressure on other services such as health and social care. To support this, homes should be flexible and easily adaptable to suit changing needs. Accessible housing is an essential requirement of independent living and supports wellbeing.

Our engagement with a range of stakeholders with an interest in the review of the Housing for Varying Needs design guide – such as Registered Social Landlords, local authorities, health professionals and Disabled People's Organisations – further reinforced the point that homes should be flexible in design to allow people to live independently, with or without care assistance, for as long as possible.

While our housing should be designed in a way that is suitable for all ages, we have an ageing population. The National Records of Scotland evidence that in 2001, the percentage of people aged 65 and over in Scotland was 16% of the total population. This increased to 20% by 2021.

According to analysis of the 2019 Scottish Household Survey, just over half (53.6%) of surveyed households with at least one member with a disability or long-standing illness that also require adaptations to make it easier for all householders to go about their daily activities self-report requiring one or more adaptations which they do not already have. This equates to around 80,000 households.

We need to take advantage of improvements in technology and ensure that our homes are digitally-enabled from the point of construction.

We must learn from the impact of the COVID-19 pandemic and the way it has changed our everyday lives. That is why we are phasing in the requirement that all homes delivered by Registered Social Landlords and local authorities through the Affordable Housing Supply Programme should have private or communal outdoor space with room for people to sit outside, as well as space for home working or study.

Development of public sector Gypsy/Traveller sites has been limited in recent years, and standards have not always kept pace with those in the settled community. While not every aspect of the Housing for Varying Needs design guide is relevant, where achievable, Gypsy/Traveller accommodation should meet accessibility standards and provide for a range of needs – including families with members who are elderly, disabled or have caring responsibilities. Families often live in the same home on public sites for many years. For Gypsy/Travellers, more accessible accommodation can enable older and disabled people to stay with their wider community, continuing to access support from family in accommodation that meets their cultural needs.

We also want to make sure that the language used in the Housing for Varying Needs design guide is presented in a respectful, positive and non-discriminatory way. It is acknowledged that some of the language referenced in the current guide – which relates, for example, to a person's health and abilities – is outdated and may cause offence. With this in mind, we would wish to highlight that the language contained within Part 1 of the current Housing for Varying Needs design guide is replicated in full within this consultation paper.

Scope of this consultation

The scope of this consultation is twofold.

Firstly, it proposes updates to Part 1 of the [Housing for Varying Needs](#) design guide to enhance the accessibility, adaptability and usability of (a) homes delivered through the Scottish Government's [Affordable Housing Supply Programme](#) and (b) accommodation delivered by local authorities through the Scottish Government's [Gypsy/Traveller Accommodation Fund \(or subsequent funding\)](#).

Secondly, it introduces the principles which we consider underpin the all-tenure Scottish Accessible Homes Standard – as well as setting out our proposals for updates to building standards and guidance which will apply to (a) all new build homes and (b) homes delivered through the conversion of non-residential buildings into housing.

Part 2 of the Housing for Varying Needs design guide

Most older and disabled people live in homes without integral support and want to continue to do so for as long as they can. This reflects the long term shift away from people needing to move to where the care is to a more person-centred, delivered at home approach.

We are not therefore proposing any updates to [Part 2 of the Housing for Varying Needs design guide](#) which provides guidance on housing with integral support (with a focus on shared or group home settings, along with shared communal spaces). We would confirm however that the housing element of any project which contains integral support could still be supported through the Affordable Housing Supply Programme, albeit that the cost of the other elements of the project would continue to require to be financed from an alternative funding source.

Consultation documents

This consultation package comprises the following elements:

- Proposed updates to Part 1 of the Housing for Varying Needs design guide (Chapter 2)
- The Scottish Accessible Homes Standard (Chapter 3)
- Impact assessments (Chapter 4)
- Sections 1 to 20 of Part 1 of the current Housing for Varying Needs design guide (Annexes A to T)
- Housing for Varying Needs – Summaries of design criteria example (Annex U)
- Partial Business and Regulatory Impact Assessment (Annex V), and
- Respondent Information Form (Annex W).

Scottish Government consultation process

Consultation is an essential part of the policy-making process. It gives us the opportunity to consider your opinion and expertise on a proposed area of work.

You can find all our [consultations online](#). Each consultation details the issues under consideration, as well as providing a way for you to give us your views – either online, by email or by post.

Responses will be analysed and used as part of the decision-making process, along with a range of other available information and evidence. We will publish a report of this analysis for every consultation. Depending on the nature of the consultation exercise the responses received may:

- indicate the need for policy development or review
- inform the development of a particular policy
- help decisions to be made between alternative policy proposals, or
- be used to finalise legislation before it is implemented.

While details of particular circumstances described in a response to a consultation exercise may usefully inform the policy process, consultation exercises cannot address individual concerns and comments, which should be directed to the relevant public body.

Responding to this consultation

We are inviting responses to this consultation by 21st December 2023. Please respond to this consultation using the [Scottish Government's consultation hub, Citizen Space](#). You can save and return to your responses while the consultation is still open. Please ensure that consultation responses are submitted before the closing date of 21st December 2023.

If you are unable to respond using our consultation hub, please complete the Respondent Information Form and the consultation questionnaire and return to:

Accessible Housing Consultation
The Scottish Government
5 Atlantic Quay
150 Broomielaw
Glasgow
G2 8LU

Email: accessiblehousingconsultation@gov.scot

Handling your response

If you respond using the consultation hub, you will be directed to the 'About You' page before submitting your response. Please indicate how you wish your response to be handled and, in particular, whether you are content for your response to be published. If you ask for your response not to be published we will regard it as confidential and we will treat it accordingly.

If you are unable to respond via Citizen Space, please complete and return the Respondent Information Form. If you ask for your response not to be published, we will regard it as confidential, and we will treat it accordingly.

All respondents should be aware that the Scottish Government is subject to the provisions of the Freedom of Information (Scotland) Act 2002 and would therefore have to consider any request made to it under that Act for information relating to responses made to this consultation exercise.

To find out how we handle your personal data, please see our [privacy policy](#).

Next steps in the process

Following the closing date, all responses will be analysed and considered along with any other available evidence to help us. Responses will be published where we have been given permission to do so, and after we have checked that they contain no potentially defamatory material. Responses will be made available to the public at: [Scottish](#)

[Government consultations](#). If you use Citizen Space to respond, you will receive a copy of your response via email. An analysis report will also be made available.

The Scottish Government will review responses to the consultation and the issues raised during engagement with stakeholders to inform development of (a) the update to Part 1 of the Housing for Varying Needs design guide and (b) changes to published standards and guidance set under Building Regulations.

Comments and complaints

If you have any comments about how this consultation exercise has been conducted, please send them to:

Accessible Housing Consultation
The Scottish Government
5 Atlantic Quay
150 Broomielaw
Glasgow
G2 8LU

Email: accessiblehousingconsultation@gov.scot

Chapter 2 – Proposed updates to Part 1 of the Housing for Varying Needs design guide

Introduction

This part of the consultation paper seeks feedback on the updates we are proposing to Sections 1 to 20 of Part 1 of the [Housing for Varying Needs](#) design guide. Within this part of the consultation paper, we are also seeking feedback on whether there are any other changes that you would wish to see included in the update to Part 1 of the guide – as well as on how the updated guide should look.

To help you consider our proposals, we begin this chapter by:

- providing a brief background to the introduction of the Housing for Varying Needs design guide
- providing information on the barrier free concept, and
- setting out how the guide informs the standards of homes delivered through the [Affordable Housing Supply Programme](#), and to accommodation delivered through the [Gypsy/Traveller Accommodation Fund](#).

Background

As noted in the preface to Part 1 of the Housing for Varying Needs design guide, the guide was 'produced by Scottish Homes at the request of The Scottish Office. The request followed the publication of the Disability Scotland report of the Ewing Inquiry into housing in Scotland for people with a physical disability. One of the recommendations of this was that Scottish Housing Handbooks 5 and 6, Housing for the Elderly and Housing for the Disabled, produced by The Scottish Office in the late seventies, should be reviewed and updated to incorporate barrier free standards. In addition to this The Scottish Office requested that the review should cover further client groups with particular needs, including community care users and other vulnerable client groups, and the forms of accommodation included in Scottish Housing Handbook 7, Housing for Single People, Shared Accommodation and Hostels'.

As referenced within Chapter 1 of this consultation paper, the guide was published in two parts. [Part 1](#) covers the design of self-contained houses and flats to suit people's different and changing needs over their lifetime, with [Part 2](#) covering provision for various categories of users who need housing with integral support. This could be in the form of communal facilities associated with self-contained houses or flats, or in grouped housing with some shared space and facilities, and with support from resident or peripatetic carers.

The barrier free concept

Barrier free is defined as housing and its environment that is designed to allow for the needs of almost everyone. The key features of barrier free housing allow people to reach the entrance from a road or parking area and enter the dwelling, move around the dwelling, and access essential rooms including the bathroom, operate all fittings, services and controls.

The Affordable Housing Supply Programme

The Scottish Government's [Affordable Housing Supply Programme](#) comprises a range of funding mechanisms to enable affordable housing providers to deliver homes for social rent, mid-market rent, and low cost home ownership in communities across Scotland to support local authorities' Local Housing Strategies. The Scottish Government is committed to delivering 110,000 affordable homes by 2032 of which at least 70% will be available for social rent and 10% will be in our remote, rural and island communities.

As well as complying with building standards, new build homes delivered directly by Registered Social Landlords and local authorities with the aid of grant funding through the Affordable Housing Supply Programme should meet – as a minimum – the design criteria indicated as 'basic' within the Housing for Varying Needs design guide, with the design criteria indicated as 'desirable' being included where possible. 'Off the shelf' new build stock purchased from developers with the aid of grant funding through the Affordable Housing Supply Programme should also aim to incorporate these requirements. And projects comprising the refurbishment of existing residential properties, or the conversion of non-residential property into housing, should maximise accessibility as far as is practicable.

In 2021-22, 98% of new build homes delivered by housing associations and councils, where information was returned on Housing for Varying Needs, met the relevant design criteria.

In addition, our published guidance for the [Rural and Islands Housing Fund](#) – which aims to increase the supply of affordable housing across all tenures in rural Scotland and forms part of the Affordable Housing Supply Programme – notes that all completed houses will be expected to meet all Housing for Varying Needs essential features.

Gypsy/Traveller Accommodation Fund

Through the Gypsy/Traveller Accommodation Fund, the Scottish Government is providing up to £20 million to local authorities between 2021 to 2026 for more and better Gypsy/Traveller accommodation.

To drive a significant improvement in the quality of public sites going forward, we have published an [Interim Site Design Guide](#) for Gypsy/Traveller sites, developed in conjunction with local authorities and with input from members of Gypsy/Traveller communities. This is intended to assist new build and site re-development to meet the varying needs of families – including children, older and disabled people – and to align with key principles of Housing to 2040, such as accessibility and energy efficiency. To suit varying needs, the Interim Site Design Guide for Gypsy/Traveller sites notes that ‘newly designed pitches and amenity blocks will be expected to meet the relevant basic requirements of the Design Criteria for dwellings in general to suit varying needs specified in Housing for Varying Needs’.

Our review of Part 1 of the current guide

In order to continue to meet people’s diverse and lifelong needs, we have sought to identify measures during the review which will standardise a high level of accessibility, adaptability and usability into homes delivered through the Affordable Housing Supply Programme, and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding). Our review of Part 1 of the Housing for Varying Needs design guide has therefore involved detailed consideration of each clause within Sections 1 to 20 the current guide to determine whether it remains fit for purpose.

Our proposals for each clause are set out over the following pages and in Annexes A to T. We would welcome your views on these, as well as your feedback on our proposals for introducing some new clauses into the guide (which are also set out below). When considering our proposals, we would ask you to note the following points:

- We are proposing to retain the categories of need which are referenced throughout the current guide – these categories are ‘general needs’, ‘older people’, ‘ambulant disabled people’, and ‘wheelchair users’. We believe that these categories are still relevant for the following reasons:
 - Projects delivered through the Affordable Housing Supply Programme continue to be developed to meet the specific needs of the groups identified.
 - The proposals set out in this consultation paper would result in there being few differences in the structural elements of buildings and dwellings that are designed to ‘general needs’ standards and to those that are designed specifically for older people or ambulant disabled people.
 - In most cases, the non-structural design elements for buildings and dwellings for older people or ambulant disabled people that are set out in this consultation paper are designed to meet these people’s specific needs. These elements could however be provided in a dwelling that is designed to ‘general needs’ standards at a later date, if required.
 - The design elements for buildings and dwellings for wheelchair users are generally more specific in nature, primarily due to the additional space requirements for accessibility by a wheelchair user.

- The Housing for Varying Needs design guide will continue to be of value to private sector building designers who are seeking guidance or reference in relation to delivering homes for a range of people's needs.

For the avoidance of doubt, the updated guide will also continue to include specific design criteria to meet the needs of, for example, people with visual or hearing impairment, or people with dementia.

- The current design criteria which are applicable to buildings and dwellings – beyond those specified for general needs provision – are colour coded in Annex C and in Annexes E to S as follows:
 - Design criteria specifically for older people or for ambulant disabled people, or both of these, are presented on a pale yellow background.
 - Design criteria specifically for older people and all disabled people, including wheelchair users, are presented on a pale blue background.
 - Design criteria specifically for wheelchair users are presented on a pale green background.
- It is for local authorities to determine the range of projects to be delivered through the Affordable Housing Supply Programme in their areas, based on their local strategic priorities.
- The updated guide will continue to be based on 'activity spaces' that are needed by people of different abilities to conveniently use and access a dwelling's fittings, furniture and services. It remains the case that activity spaces should be clear of any structure, fitting, heating appliance or notional furniture allowance, but that spaces for different activities may overlap each other.
- In line with the way that the Building Standards Technical Handbooks are structured, we do not intend to include 'summary of design criteria' tables within the updated guide. In this respect, we are conscious that the tables within the current guide can appear overly summarised and that some of the technical detail contained within the guide can be missed if reference is made only to the tables – Annex U provides an example on the use of hoists in dwellings for wheelchair users showing why we consider this to be the case.
- With the removal of the 'summary of design criteria' tables, the design criteria that we are proposing be included 'as standard' in future within buildings and dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – as well as to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding), where the standard is relevant in Gypsy/Traveller accommodation – are highlighted within this chapter of the consultation paper, and within Annexes F to S.
- Any criteria that are not required to be included 'as standard' within the updated guide will require to be considered fully when working up development proposals and included where appropriate.

- We are proposing that the content of the update to Part 1 of the Housing for Varying Needs design guide will provide additional design guidance to that contained within the Building Standards Technical Handbooks.

Sections 1 to 5 of Part 1 of the current guide

Clauses within Sections 1 to 5 of Part 1 of the current Housing for Varying Needs design guide:

- provide information on people's needs
- contain a set of assumptions on issues such as the extent of a person's ability to reach things within the home and equipment sizes (for example, the typical dimensions of walking aids)
- discuss the location of housing, and the design of the surrounding environment, and
- provide guidance on the layout and form of a development or group of dwellings.

These clauses are replicated in Annexes A to E.

As noted previously, the guide has been an integral part of the Affordable Housing Supply Programme for around 25 years and is therefore a familiar document to affordable housing providers and others. We consider that the time is now right for the updated guide to focus solely on the technical criteria that domestic buildings (and their immediate surroundings) would be expected to meet for general needs provision, for older people, for ambulant disabled people and for wheelchair users. We would therefore welcome feedback on the proposal to exclude these Sections from the updated guide.

In considering this proposal, we would highlight that up-to-date information on delivering liveable places and sustainable communities is now covered in our [Affordable Housing Supply Programme process and procedures guidance note](#), and that we have plans to include further information on wider design quality considerations in this guidance note over the coming months. We would also highlight that we would ensure that the update to Part 1 of the Housing for Varying Needs design guide would include the following definitions for each group of need:

- General needs: the needs of the general population, where housing is not purpose built for a particular client group.
- Older people: generally defined as those aged 65 or over.
- Ambulant disabled people: people with a range of mobility or dexterity impairments, but whose disability permits them to walk with or without the use of walking aids and some may occasionally use a wheelchair.
- Wheelchair users: people who use a wheelchair for most or all of the time.

Question 1:

How do you feel about the proposal to not include the clauses within Sections 1 to 5 of Part 1 of the current Housing for Varying Needs design guide in the updated guide?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal – some of the clauses should be included

I disagree with the proposal – all of the clauses should be included

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Section 6 of Part 1 of the current guide

Section 6 of Part 1 of the current guide contains a small number of clauses covering the overall plan of a dwelling. We are proposing to include within the updated guide those clauses (with minor wording adjustments where required) which we consider are still appropriate in the context of developing homes with high levels of accessibility and adaptability. We are also proposing to not include those that we feel are no longer required given, for example, that they are superseded by building standards.

Annex F shows our plans for each clause, and we would welcome your feedback on these.

Question 2:

How do you feel about the proposals for Section 6 of Part 1 of the current guide?

Please select **one** of the following **only**:

I agree with all of the proposals

I agree with some but not all of the proposals

I disagree with all of the proposals

I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Sections 7 to 19 of Part 1 of the current guide

Sections 7 to 19 of Part 1 of the current guide provide detailed technical guidance on good practice in the design of dwellings. These sections guide the reader from the outside of the building, through any communal areas, to the front door of the dwelling, and then room by room – or component by component – through the dwelling.

The key updates that we are proposing to make within these sections of the guide, alongside the reasons why, are set out below. With the exception of the [2020-21 Programme for Government](#) commitments which are in the process of being phased into homes delivered by local authorities and Registered Social Landlords through the Affordable Housing Supply Programme, also set out below are indicative additional costings for each proposed update – taken from the Partial Business and Regulatory Impact Assessment at Annex V. These costings are based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and on a three bedroom, five person semi-detached house over two storeys.

In arriving at these proposals we have sought to strike an appropriate balance between the delivery of good quality, accessible housing to meet a variety of needs, whilst maximising the number of affordable homes that can be delivered in communities across Scotland. The flexible nature of our grant funding arrangements will ensure however that specialist housing provision can continue to be supported in the small number of cases where the needs of a household may not be covered fully by the updated Housing for Varying Needs design guide. For example, we have not specified strengthening floors that might benefit bariatric care but this does not mean that funding would not be considered where this might be required.

To help you to consider the key updates that we are proposing to make to Sections 7 to 19 of Part 1 of the current guide, the reference numbers and headings provided within this part of the consultation paper are the same as those within the current guide (where applicable).

Please note that you will also have the opportunity to comment on our plans for the rest of the clauses within these sections of the current guide at the end of each section below.

Section 7 of Part 1 – Access to dwellings and provision for vehicles

Annex G lists all of the clauses within Section 7 of Part 1 of the current Housing for Varying Needs design guide. The key updates that we are proposing to make to this Section of the guide, which aim to improve barrier free access to the entrances of individual dwellings and buildings, are set out below:

7.5 Entrances to individual dwellings

Current clauses which we are proposing to update:

7.5.1 Entrances to dwellings should preferably be step free and it is always best if this is achieved by the use of sloping surfaces of a gradient shallower than 1:20 but with a nominally level area of at least 1200mm by 1200mm at the entrance door.

(Applicable to all dwellings, except for those specifically designed for ambulant disabled people and/ or wheelchair users.)

7.5.5 The entrance must be step free as described above.

(Applicable to dwellings specifically for ambulant disabled people.)

Our proposed replacement clause (which would be applicable to all dwellings except for those specifically designed for wheelchair users (where the requirements of clause 7.5.6 in Annex G would continue to apply)):

All entrances to individual dwellings should be step free and have an accessible threshold. There should be a level area of at least 1200mm by 1200mm immediately in front of each entrance.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings except for those specifically designed for wheelchair users (where the requirements of clause 7.5.6 in Annex G would continue to apply).

Why we are proposing this change: This proposal builds upon the current guidance within the Domestic Building Standards Technical Handbook which requires that at least one entrance to a dwelling is classed as accessible – this includes the requirement for an unobstructed entrance platt of at least 1200mm by 1200mm and an accessible threshold. However, where there are multiple entrances to a dwelling, for example a front and rear door including to a patio or balcony, the lack of provision to make all entrances accessible creates a barrier to access and limits use of the entire dwelling for a variety of users, such as wheelchair users and people with walking aids, buggies and prams. This proposal also aligns with the recommendations of BS 9266:2013 requiring that all entrances to a dwelling are accessible for all users.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 3:

How do you feel about the proposal to update clauses 7.5.1 and 7.5.5 of the current guide to require that:

- all entrances to individual dwellings should be step free
- all entrances to individual dwellings should have an accessible threshold, and
- there should be a level area of at least 1200mm by 1200mm immediately in front of each entrance?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

7.6 Entrance to communal access areas

Current clauses which we are proposing to update:

- 7.6.3 There should be a nominally level platform on the outside of the entrance door of at least 1200mm by 1200mm. Where the door opens outwards space should be allowed for a wheelchair clear of the door swing by increasing the appropriate area to at least 1200mm by 1800mm.

(Applicable to buildings containing dwellings, except for those containing accommodation suitable for wheelchair users.)

- 7.6.5 The level platform at the door should have dimensions of 1500mm by 1500mm or 1500mm by 1800mm where the door opens outwards.

(Applicable to buildings containing accommodation suitable for wheelchair users.)

Our proposed replacement clause (which would be applicable to all buildings containing dwellings):

Where a communal entrance door opens outwards, the entrance platform should have dimensions of at least 1500mm by 1800mm.

The design criterion in this proposed replacement clause would require to be delivered ‘as standard’ in future to all buildings containing dwellings where the communal entrance door opens outwards.

Why we are proposing this change: Current guidance within the Domestic Building Standards Technical Handbook requires communal entrance platts to be a minimum of 1500mm by 1500mm. The specific reference to a dimension of at least 1800mm maintains the current standard in Housing for Varying Needs to provide additional space in situations where the communal door opens outwards, allowing all users a safe point of entry to the building.

Indicative additional costing: With the exception of buildings containing accommodation suitable for wheelchair users (where the key proposed update already applies), the indicative additional cost of the proposal would be £27 per dwelling. This is based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys.

Question 4:

How do you feel about the proposal to update clauses 7.6.3 and 7.6.5 of the current guide to require that the entrance platform should have dimensions of at least 1500mm by 1800mm in cases where a communal entrance door opens outwards?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 7 clauses within Part 1

Our proposals for the rest of the clauses within Section 7 of Part 1 of the current guide are set out in Annex G. We are proposing to retain some of these clauses within the updated guide (with minor wording adjustments where required), and remove the rest given that they have been, for example, superseded by building standards.

Question 5:

How do you feel about the proposals for the rest of the clauses within Section 7 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 8 of Part 1 – Communal access areas, stairs and lifts to flats

Annex H lists all of the clauses within Section 8 of Part 1 of the current Housing for Varying Needs design guide. The key updates that we are proposing to make to this Section of the guide, which aim to enhance the physical and visual accessibility of the entrance to and circulation areas within communal buildings, are set out below:

8.2 Entrance doors to communal access areas

Current clauses which we are proposing to update:

8.2.1 Entrance doors, including those giving access to external facilities such as drying areas, gardens and refuse stores, must have a clear opening width that allows a wheelchair to pass through. They should therefore have a minimum clear width of 800mm between the door face on one side and the door stop, or second door, on the other and it is preferable that this dimension should be at least 840mm wherever possible. Any weather moulding at the base of the door may intrude into this opening width (see 2.6). Where communal entrance doors are part of an escape route their width will also be dictated by the requirements of the Technical Standards [3], Part E.

(Applicable to buildings containing dwellings, except for those containing accommodation suitable for wheelchair users.)

8.2.2 The entrance door should have a minimum clear opening width of 840mm.

(Applicable to buildings containing accommodation suitable for wheelchair users.)

Our proposed replacement clause (which would be applicable to all buildings containing dwellings):

Entrance doors to communal access areas, including those doors giving access to external facilities such as drying areas, gardens and refuse stores, should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this opening width.

The design criteria contained within the first sentence of this proposed replacement clause would require to be delivered 'as standard' in future to all buildings containing dwellings.

Why we are proposing this change: This proposal increases the minimum clear width of entrance doors to communal areas, thereby offering improved access and navigation for all building users, and in particular, wheelchair users and people with prams and buggies. It should also reduce the number of adaptations required to widen doorways as peoples' needs change.

It is understood that affordable housing developments are generally designed to this standard.

This change also reflects the requirements of Building Regulations in England under Approved Document M, Part M4(2) – Accessible and adaptable dwellings. This is an optional standard at present however many manufacturers offer a range of Part M compliant door sets, achieved through use of a 914mm door leaf for example.

Further, we are proposing to remove reference to the requirements of an escape route, as this is superseded by Building Standards Technical Handbook: Domestic, Standard 2.9.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 6:

How do you feel about the proposal to update clauses 8.2.1 and 8.2.2 of the current guide:

- to require that entrance doors to communal access areas – including those doors giving access to external facilities such as drying areas, gardens and refuse stores – have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other, and
- to allow any weather moulding at the base of the door to intrude into this opening width?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

8.3 Door ironmongery for communal entrance doors

Current clauses which we are proposing to update:

8.3.3 Door closers will usually be needed on common entrance doors to ensure they are secure when not in use, however they are an added inconvenience for people with mobility problems. The closers should be of the delayed action type with a minimum delay of five seconds, but this should be adjustable. The closing force should also be adjustable and be set at the minimum effective force, which preferably should be no greater than 12N/m².

(Applicable to buildings containing dwellings.)

8.3.4 It may be considered necessary to install electro-magnetic door closers if users are otherwise unable to negotiate doors.

(Applicable to buildings containing accommodation suitable for wheelchair users.)

Our proposed replacement clause (which would be applicable to all buildings containing dwellings):

Communal entrances should have automatic opening and powered swing doors installed as standard, with a suitable open/ release pad-type button positioned on the perpendicular wall internally, outwith the swing of the door, and with a fob-type or similar access system to enter the building from outside. The timing of the stay open duration should be adjustable. That said, communal entrance doors would need to be able to be manually opened and closed in circumstances where the automatic opening devices have failed.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all buildings containing dwellings.

Why we are proposing this change: This proposal improves the accessibility of communal entrances and will be of particular benefit to wheelchair users as well as, for example, people with prams or buggies.

Indicative additional costing: The indicative additional cost of the proposal would be £1,733 per dwelling. This is based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys.

Question 7:

How do you feel about the proposal to update clauses 8.3.3 and 8.3.4 of the current guide to require:

- that communal entrances should have automatic opening and powered swing doors installed as standard
- that a suitable open/ release pad-type button positioned on the perpendicular wall internally, outwith the swing of the door, should be provided
- that a fob-type or similar access system to enter the building from outside should be provided
- that the timing of the stay open duration should be adjustable, and
- that communal entrance doors would need to be able to be manually opened and closed in circumstances where the automatic opening devices have failed?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

8.4 Circulation in communal access areas

Proposed new clause for the guide (which would be applicable to all buildings containing dwellings):

Internal doors within communal access areas should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other.

The design criteria in this proposed new clause would require to be delivered 'as standard' in future to all buildings containing dwellings.

Why we are proposing to add this clause: This proposal will offer improved access and navigation for all building users and, in particular, wheelchair users and people with prams or buggies.

In alignment with the proposed change to clause 8.2.1 above, this proposal also offers clarity surrounding the minimum clear opening width for internal doors within communal areas. It reflects the requirements of Building Regulations in England under Approved Document M, Part M4(2) – Accessible and adaptable dwellings. While this is an optional standard at present, many manufacturers offer a range of Part M compliant door sets – achieved through use of a 914mm door leaf.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 8:

How do you feel about the proposal to require that internal doors within communal access areas should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

TBC Differentiating between storeys in buildings containing dwellings

Proposed new clause for the guide (which would be applicable to all buildings containing dwellings):

In multi-storey buildings containing dwellings, the walls of each floor containing dwellings may be decorated in distinguishing tones to help people to find their way. This may be further enhanced by providing visual indicators at the entrance to each floor.

The design criteria in this proposed new clause would not require to be delivered 'as standard' in future.

Why we are proposing to add this clause: People with dementia, for example, can experience problems with finding their way. Colour coding floor levels and providing visual indicators can help with confidence in navigating within buildings containing dwellings.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 9:

How do you feel about the proposal to include reference to the following design guidance within the updated guide:

- in multi-storey buildings containing dwellings, the walls of each floor containing dwellings may be decorated in distinguishing tones to help people to find their way, and
- this may be further enhanced by providing visual indicators at the entrance to each floor?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 8 clauses within Part 1

Our proposals for the rest of the clauses within Section 8 of Part 1 of the current guide are set out in Annex H. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they have been, for example, superseded by building standards.

Question 10:

How do you feel about the proposals for the rest of the clauses within Section 8 of Part 1 of the current guide?

Please select **one** of the following **only**:

I agree with all of the proposals

I agree with some but not all of the proposals

I disagree with all of the proposals

I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 9 of Part 1 – Entrance doors to individual houses or flats

Annex I lists all of the clauses within Section 9 of Part 1 of the current Housing for Varying Needs design guide. The key updates that we are proposing to make to this Section of the guide, which aim to improve access into a dwelling and the accessibility of the entrance area within the dwelling, are set out below:

9.2 The door and frame

Current clauses which we are proposing to update:

9.2.1 Entrance doors must have a clear opening width that allows a wheelchair to pass through. They should therefore have a minimum clear width of 800mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width (see also 2.6).

(Applicable to dwellings, except for those specifically for wheelchair users.)

9.2.3 Entrance doors to dwellings should preferably have a minimum clear opening width of 840mm.

(Applicable to dwellings specifically for older or ambulant disabled people.)

9.2.4 Entrance doors to dwellings for wheelchair users must have a minimum clear opening width of 840mm.

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to all dwellings):

Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.

The design criterion contained within the first sentence of this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing this change: This proposal increases the minimum clear width of entrance doors to all dwellings, thereby offering improved access and navigation for all users and, in particular, wheelchair users and people with prams and buggies. It should also reduce the number of adaptations required to widen doorways as peoples' needs change.

This proposed change also reflects the requirements of Building Regulations in England under Approved Document M, Part M4(2) – Accessible and adaptable dwellings. This is an optional standard at present however many manufacturers offer a range of Part M compliant door sets, achieved through use of a 914mm door leaf for example.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 11:

How do you feel about the proposal to update clauses 9.2.1, 9.2.3 and 9.2.4 of the current guide:

- to require that entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other, and
- to allow any weather moulding at the base of the door to intrude into this clear width?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

9.2 The door and frame

Proposed new clause for the guide (which would be applicable to all dwellings):

Entrance doors to individual dwellings may be personalised/ made distinctive from other neighbouring entrance doors, subject to any local planning restrictions that may be in place.

The design criterion in this proposed new clause would not require to be delivered 'as standard' in future.

Why we are proposing to add this clause: People with dementia, for example, can experience problems with finding their way. Personal objects, a distinct coloured door and nameplates can therefore help to differentiate their entrance door from another.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 12:

How do you feel about the proposal to include reference within the updated guide to the fact that entrance doors to individual dwellings may be personalised/ made distinctive from other neighbouring entrance doors, subject to any local planning restrictions that may be in place?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

9.6 The area inside the door

Current clauses which we are proposing to update:

9.6.1 All main entrance doors should open into a circulation area and not a room. This area must have a width of at least 900mm and preferably of at least 1200mm. If it is a small space it should meet the requirements given for draught lobbies (see 9.7).

(Applicable to dwellings, except for those specifically for older and ambulant disabled people, or wheelchair users.)

9.6.4 The door should open into a space at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair beyond the door swing and the area should extend for at least a further 600mm with a minimum width of 900mm.

(Applicable to dwellings specifically for older and ambulant disabled people.)

Our proposed replacement clause (which would be applicable to all dwellings except for those specifically designed for wheelchair users, where the proposed update to clause 9.6.6 below would apply):

The main entrance door should open into a circulation area and not a room. The entrance door should open into a space of at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair, pram or buggy beyond the door swing, and therefore the area should extend for at least a further 600mm with a minimum width of at least 1200mm.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings except for those specifically designed for wheelchair users (where the proposed update to clause 9.6.6 below would apply).

Why we are proposing this change: This change ties in with the proposal to increase the width of passages, as set out in clause 10.2 below. It aims to improve accessibility when entering or leaving the dwelling, and builds upon the current guidance within the Domestic Building Standards Technical Handbook.

We are proposing not to include within the updated guide the requirements given for draught lobbies given that the minimum dimensions needed for the area inside the door should align with the proposed space requirements set out above.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 13:

How do you feel about the proposal to update clauses 9.6.1 and 9.6.4 of the current guide to require:

- that the main entrance door should open into a circulation area and not a room
- that the entrance door should open into a space of at least 1200mm by 1200mm, and
- that the area should extend for at least a further 600mm with a minimum width of at least 1200mm?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

9.6 The area inside the door

Current clause which we are proposing to update:

9.6.6 The circulation space immediately inside the door should allow for a person in a wheelchair to turn through 180°. It must therefore have a minimum width of 1500mm extending at least 1500mm back from the face of the door. There should be space for a wheelchair beyond the door swing and the area should either extend for at least a further 500mm with a minimum width of 1200mm, or have the dimensions required for draught lobbies (see section 9.7).

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to dwellings specifically designed for wheelchair users):

The circulation space immediately inside the door should allow for a person in a wheelchair to turn through 180°. It should therefore have a minimum width of 1800mm extending at least 1800mm back from the face of the door. There should be space for a wheelchair beyond the door swing and therefore the area should extend for at least a further 500mm with a minimum width of 1200mm.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to dwellings specifically designed for wheelchair users.

Why we are proposing this change: This change increases the turning circle allowance in dwellings for wheelchair users and follows feedback from health professionals on the realistic space requirement for a full turn of a wheelchair, particularly for larger chairs or for people who require assistance.

We are proposing not to include within the updated guide the requirements given for draught lobbies given that the minimum dimensions needed should align with the proposed space requirements set out above.

Indicative additional costing: The indicative additional cost of the proposal would be as follows:

- £940 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £1,600 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 14:

How do you feel about the proposal to update clause 9.6.6 of the current guide to require:

- that the circulation space immediately inside the door should have a minimum width of 1800mm extending at least 1800mm back from the face of the door, and
- that the area should extend for at least a further 500mm with a minimum width of 1200mm?

Please select **one** of the following **only**:

- I agree with all of the proposal
- I agree with some but not all of the proposal
- I disagree with all of the proposal
- I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 9 clauses within Part 1

Our proposals for the rest of the clauses within Part 1 of Section 9 of the current guide are set out in Annex I. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they have been, for example, superseded by building standards.

Question 15:

How do you feel about the proposals for the rest of the clauses within Section 9 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 10 of Part 1 – Circulation spaces and internal doors

Annex J lists all of the clauses within Section 10 of Part 1 of the current Housing for Varying Needs design guide. The key updates that we are proposing to make to this Section of the guide, which aim to enhance the physical accessibility of the circulation spaces and internal doors within dwellings, are set out below:

10.2 Passages

Current clauses which we are proposing to update:

- 10.2.1 Passages must be at least 900mm wide and preferably wider. If a passage has a right angle turn a splay of 200mm to 300mm at the corner will allow easier circulation.

(Applicable to dwellings, except for those specifically for wheelchair users.)

- 10.2.2 Radiators or heaters should preferably not be positioned in passages unless they are recessed. If there has to be a radiator or heater in a passageway it should be positioned where it does not hamper wheelchair turning into a doorway nor reduce the clear width of a passage to less than 750mm and then for a distance of no more than 900mm.

(Applicable to dwellings, except for those specifically for wheelchair users.)

- 10.2.3 Passages and pass doors must be designed to allow a wheelchair user to have access to all parts of the dwelling. Passages should generally be at least 1200mm wide, but a width of 1000mm is adequate for lengths of up to 900mm, provided there is no door opening at a right angle to the direction of the passage. External corners in circulation areas should generally be splayed (see also 2.5.4).

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to all dwellings):

Corridors in individual dwellings should be at least 1200mm wide. Other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm. If a corridor has an exposed right angle turn a splay of 200mm to 300mm at the corner would allow easier circulation.

The design criteria contained within the first and second sentences of this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing this change: This change standardises the minimum width of corridors within all homes. It eases the ability of wheelchair users to be able to visit friends and family. It is also of benefit more widely, for example, for people with a temporary injury that makes mobility more difficult, or with the delivery of furniture or white goods. In recognition of the increased corridor width, a proportionate increase to the length by which an obstruction can project into the space has also been proposed.

When considering this proposed change, we would highlight that we are proposing to use the term 'corridor' instead of 'passage' for ease of understanding and to align with the terminology used within the Building Standards Technical Handbooks.

Indicative additional costing: With the exception of dwellings specifically for wheelchair users (where the key proposed update is not expected to incur any additional cost), the indicative additional cost of the proposal would be £1,360 per dwelling for a three bedroom, five person semi-detached house over two storeys. We do not consider that there would be an additional cost implication associated with this proposal for a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys as it is understood that the proposal is generally accommodated within current affordable housing designs for this type of dwelling.

Question 16:

How do you feel about the proposal to update clauses 10.2.1, 10.2.2 and 10.2.3 of the current guide:

- to require that corridors in individual dwellings should be at least 1200mm wide
- to require that other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm, and
- to include reference within the updated guide to the fact that, in cases where a corridor has an exposed right angle turn, a splay of 200mm to 300mm at the corner would allow easier circulation?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

10.3 Circulation within two-storey houses

Proposed new clause for the guide (which would be applicable to dwellings specifically designed for wheelchair users):

While it is expected that dwellings for wheelchair users will be constructed on the one level, a through floor lift should be installed between floors in cases where the dwelling is constructed on more than one level. The entry to the lift at any level should not be in an area which impacts on an occupant's privacy, for example, in a bedroom. The floor of the lift should be a minimum size of 1650mm by 1100mm, and there should be space allowance for an 1800mm clear turning circle directly outside of the entrance to the lift on each floor.

The design criteria in this proposed new clause would require to be delivered 'as standard' in future to dwellings specifically designed for wheelchair users in cases where the dwelling is constructed on more than one level.

Why we are proposing to add this clause: We believe that a wheelchair user should be able to access and use the entirety of a dwelling designed for their occupation.

Indicative additional costing: The indicative additional cost of the proposal would be £21,400 per dwelling. This is based on a three bedroom, five person semi-detached house over two storeys.

Question 17:

How do you feel about the proposal:

- to require that a through floor lift should be installed between floors in cases where the dwelling is specifically designed for wheelchair users and is constructed on more than one level
- to require that the entry to the lift at any level should not be in an area which impacts on an occupant's privacy, for example, in a bedroom
- to require that the floor of the lift should be a minimum size of 1650mm by 1100mm, and
- to require that there should be space allowance for an 1800mm clear turning circle directly outside of the entrance to the lift on each floor.

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

10.5 Internal doors and frames

Current clauses which we are proposing to update:

- 10.5.1 Pass doors, including doors to walk-in cupboards, must have a clear opening width of at least 750mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.

(Applicable to dwellings, except for those specifically for wheelchair users.)

- 10.5.7 The clear opening width of pass doors must be at least 800mm, though there is obviously some benefit in having doors even wider to enable easier circulation. A 900mm door frame as described in 10.5.2 is therefore inadequate. A 926mm wide door leaf, now included in the range of most door manufacturers, for use with a 1000mm overall frame, gives a clear width of 870mm or so, but the space taken up by the door swing within the room may then become obtrusive. A door of 950 mm overall width and an 876mm wide door leaf giving a clear opening width of about 820mm is a good compromise and manufacturers should be encouraged to add this to their range.

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to all dwellings):

Internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing this change: This proposal will make all dwellings more accessible for all users and, in particular, wheelchair users and people with prams and buggies. It should also reduce the number of adaptations required in the future to widen doorways as peoples' needs change.

This proposed change increases the minimum pass door widths to above the current Housing for Varying Needs standard for dwellings for wheelchair users and is reflective of the requirements of Building Regulations in England under Approved Document M, Part M4(3) – Wheelchair User Dwellings. This is an optional standard at present however many manufacturers offer a range of Part M compliant door sets, achieved through use of a 914mm door leaf for example. However, we propose to remove the reference to example door sets in the updated guide as specific sizes will be determined by individual manufacturers.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 18:

How do you feel about the proposal to update clauses 10.5.1 and 10.5.7 of the current guide to require that:

- internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm, and
- door frames should not have threshold plates?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 10 clauses within Part 1

Our proposals for the rest of the clauses within Section 10 of Part 1 of the current guide are set out in Annex J. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they have been, for example, superseded by building standards.

Question 19:

How do you feel about the proposals for the rest of the clauses within Section 10 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 11 of Part 1 – Living and sleeping areas

Annex K lists all of the clauses within Part 1 of Section 11 of the current Housing for Varying Needs design guide. The key update that we are proposing to make to this Section of the guide, which aims to enhance the accessibility of dwellings for wheelchair users, is set out below:

11.1 The needs

Current clause which we are proposing to update:

- 11.1.2 The 'path' must be 800mm wide and there must be space for a wheelchair to turn through 180°, i.e. a circular area of 1500mm diameter (see 2.5.1), in living rooms and bedrooms designed for wheelchair use. [It should be noted that 'the path' in this context refers to the space that is needed for circulation and access to each item of furniture and to the windows, heating appliances etc within a room.]

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to dwellings specifically designed for wheelchair users):

The 'path' must be 800mm wide and there should be space for a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, in the living room(s) and all bedrooms. [It should be noted that 'the path' in this context continues to refer to the space that is needed for circulation and access to each item of furniture and to the windows, heating appliances etc within a room.]

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to dwellings specifically designed for wheelchair users.

Why we are proposing this change: This change follows feedback from health professionals on the realistic space requirement for a full turn of a wheelchair, particularly for larger chairs or for people who require assistance. The proposed requirement for the living room(s) and all bedrooms to accommodate a turning circle is to ensure that these areas of the home are accessible to a wheelchair user.

Indicative additional costing: The indicative additional cost of the proposal would be as follows:

- £4,940 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £6,160 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 20:

How do you feel about the proposal to update clause 11.1.2 of the current guide to require:

- that the space that is needed for circulation and access to each item of furniture and to the windows, heating appliances etc within the living room(s) and all bedrooms must be 800mm wide, and
- that there should be space for a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, in the living room(s) and all bedrooms to enable a wheelchair to turn through 180°?

Please select **one** of the following **only**:

- I agree with all of the proposal
- I agree with some but not all of the proposal
- I disagree with all of the proposal
- I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

11.2 Living rooms

Current clause that we are proposing to update:

11.2.1 Notional furniture must be allowed for as follows:

- easy seating for the number of bedspaces plus two
- bookcase/ storage fitment(s) with a total length of 2000mm and height of 1500mm
- television
- occasional table, and
- a desk or work space with chair in dwellings for three or more people (which may be located elsewhere in the dwelling).

(Applicable to all dwellings.)

Our proposed replacement clause (which would be applicable to all dwellings):

Notional furniture must be allowed for as follows:

- easy seating for the number of bedspaces plus two
- bookcase/ storage fitment(s) with a total length of 2000mm and height of 1500mm
- television
- occasional table, and
- a desk or work space with chair (which may be located elsewhere in the dwelling).

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are making this change: In response to the pandemic, the Scottish Government's 2020-21 Programme for Government ([Protecting Scotland, Renewing Scotland](#)) committed to ensuring that all new social housing offers space for home working or study. This commitment is however currently being extended to all homes delivered to Housing for Varying Needs standards by local authorities and Registered Social Landlords through the Affordable Housing Supply Programme.

Other Section 11 clauses within Part 1

Our proposals for the rest of the clauses within Section 11 of Part 1 of the current guide are set out in Annex K. We are proposing to retain these within the updated guide.

Question 21:

How do you feel about the proposals for the rest of the clauses within Section 11 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 12 of Part 1 – Storage

While we are not proposing any key updates to Section 12 of Part 1 of the current guide, we are proposing to include the clauses within this Section of the current guide within the updated guide (with minor wording adjustments where required). Annex L shows our proposals for each clause.

Question 22:

How do you feel about the proposals for Section 12 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 13 of Part 1 – Kitchens

Annex M lists all of the clauses within Section 13 of Part 1 of the current Housing for Varying Needs design guide. The key updates that we are proposing to make to this Section of the guide, which aim to (a) enhance the usability of kitchens in all dwellings by requiring enhanced lighting provision and (b) enhance the accessibility of kitchens in dwellings for wheelchair users, are set out below:

13.3 Kitchen units and storage

Proposed new clause for the guide (which would be applicable to all dwellings):

Pelmet lighting under wall units should be provided in kitchens to support householders when, for example, preparing food.

The design criterion in this proposed new clause would require to be delivered ‘as standard’ in future to all dwellings.

Why we are proposing to add this clause: This proposal enhances the usability and functionality of the home, and assists people with visual impairments in particular.

Indicative additional costing: The indicative additional cost of the proposal would be as follows:

- £100 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £200 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 23:

How do you feel about the proposal to require that pelmet lighting under wall units should be provided in kitchens?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

13.5 General considerations for kitchens in dwellings for wheelchair users

Current clause which we are proposing to update:

13.5.4 In all situations the kitchen must be of a size that allows a clear space of 1500mm in front of fittings and appliances to allow a wheelchair user space to manoeuvre and turn through 180°, i.e. a circular area of 1500mm diameter (see 2.5.1).

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to dwellings specifically designed for wheelchair users):

In all situations the kitchen should be of a size that allows a clear space of 1800mm in front of fittings and appliances to allow a wheelchair user space to manoeuvre and turn through 180°, that is a circular area of 1800mm diameter.

The design criterion in this proposed replacement clause would require to be delivered 'as standard' in future to dwellings specifically designed for wheelchair users.

Why we are proposing this change: This change follows feedback from health professionals on the realistic space requirement for a full turn of a wheelchair, particularly for larger chairs or for people who require assistance.

Indicative additional costing: The indicative additional cost of the proposal would be as follows:

- £1,235 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £1,840 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 24:

How do you feel about the proposal to update clause 13.5.4 of the current guide to require that kitchens should be of a size that allows a clear space of 1800mm in front of fittings and appliances to allow a wheelchair user space to manoeuvre and turn through 180°, that is a circular area of 1800mm diameter?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 13 clauses within Part 1

Our proposals for the rest of the clauses within Section 13 of Part 1 of the current guide are set out in Annex M. We are proposing to include most of these clauses within the updated guide (with minor wording adjustments where required). In cases where we are proposing to not include a clause (either in whole or in part), we have set out our reasons why in the Annex.

Question 25:

How do you feel about the proposals for the rest of the clauses within Section 13 of Part 1 of the current guide?

Please select **one** of the following **only**:

I agree with all of the proposals

I agree with some but not all of the proposals

I disagree with all of the proposals

I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 14 of Part 1 – Bathrooms and WC compartments

Annex N lists all of the clauses within Section 14 of Part 1 of the current Housing for Varying Needs design guide. The key updates that we are proposing to make to this Section of the guide, which aim to improve the adaptability of bathrooms and WC compartments within dwellings, as well as enhancing the accessibility of bathrooms in dwellings for wheelchair users, are set out below:

14.2 General requirements for bathrooms

Current clause which we are proposing to update:

14.2.6 The provision of a floor gulley in bathrooms at ground floor level allows for adaptation to a 'wet' bathroom for a disabled person.

(Applicable to dwellings specifically for older or ambulant disabled people.)

Our proposed replacement clause (which would be applicable to all dwellings except for those specifically designed for wheelchair users, where separate Housing for Varying Needs design standards are provided):

If a wet floor shower facility is not provided in the dwelling, an electrical connection and a capped drainage connection should be installed in the main bathroom to allow for its future installation. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.

If a wet floor shower facility is not provided in the dwelling, the design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings except for those specifically designed for wheelchair users (where separate Housing for Varying Needs design standards are provided).

Why we are proposing this change: This requirement allows for changing needs, making future wet floor shower installations easier, quicker and less costly to complete.

Indicative additional costing: With the exception of dwellings specifically for wheelchair users, the indicative additional cost of the proposal would be £260 per dwelling for both a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and for a three bedroom, five person semi-detached house over two storeys.

Question 26:

In cases where a wet floor shower facility is not provided in the dwelling, how do you feel about the proposal to update clause 14.2.6 of the current guide to require:

- that an electrical connection and a capped drainage connection should be installed in the main bathroom to allow for its future installation
- that the floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date
- that if the floor is of solid concrete construction, a dropped section should be built in to meet the requirement of the second bullet point above, and
- that adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

14.8 Additional WCs

Current clause which we are proposing to update:

14.8.2 Where a WC compartment is provided at entrance level it should be designed to be usable by someone with impaired mobility with an area of clear floor space at least 800mm by 800mm, as in one possible arrangement shown in Fig 14.9A. It may be of benefit to have a storage area adjacent to the WC compartment so that the two areas could be combined to form a larger space for wheelchair use as shown in 14.9B or to accommodate a shower if needed.

(Applicable to dwellings, except for those specifically for wheelchair users.)

Our proposed replacement clause (which would be applicable to all dwellings except for those specifically designed for wheelchair users, where separate Housing for Varying Needs design standards are provided):

Where a dwelling does not have an accessible bath or shower on the principal living level, the accessible sanitary accommodation located on the principal living level should be capable of being adapted to accommodate a shower or form a larger space for wheelchair users at a later date. This space allowance should contain an electrical connection and a capped drainage connection. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.

In cases where a dwelling does not have an accessible bath or shower on the principal living level, the design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings except for those specifically designed for wheelchair users (where separate Housing for Varying Needs design standards are provided).

Why we are proposing this change: This requirement allows for changing needs by, for example, making a wet floor shower adaptation easier, quicker and less costly to complete. It builds on the provisions already contained within the Building Standards Domestic Technical Handbook (Clause 3.12.3), where space for a future shower is required on the principal living level, where the accessible bathroom is located on another level of the dwelling, however not necessarily adjoining or incorporated into the accessible WC.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 27:

How do you feel about the proposal to update clause 14.8.2 of the current guide to require:

- that accessible sanitary accommodation located on the principal living level, where the accessible bath or shower is located on another level, should be capable of being adapted to accommodate a future shower or form a larger space for wheelchair users at a later date
- that this space allowance should contain an electrical connection and a capped drainage connection
- that the floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date
- that if the floor is of solid concrete construction, then a dropped section should be built in to meet the requirement of the third bullet point above, and
- that adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

14.9 General provision for wheelchair users

Current clause which we are proposing to update:

- 14.9.1 The layout and dimensions of the bathroom must allow for a bath, a shower area with floor gully, a wash-hand basin and WC and their associated activity areas. The room should be designed to be 'wet' with a sealed impermeable floor (see 15.2). All fittings must be of a design to suit wheelchair use. It is beneficial if a development contains bathrooms with handed layouts to allow for different abilities.

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to dwellings specifically designed for wheelchair users):

The layout and dimensions of the bathroom should allow for a wet floor shower area with floor gully, a wash-hand basin and WC and their associated activity spaces. If no bath is provided, space, plumbing and drainage allowances should be made to facilitate the future installation of a bath. Activity spaces should not overlap the space allocated for a future bath. The bathroom must have a sealed impermeable floor and all fittings must be of a design to suit wheelchair use. It is also beneficial if bathrooms in dwellings within a development contain different layouts to allow for different hand preference.

The design criteria in the first, second, third and fourth sentences of this proposed replacement clause would require to be delivered 'as standard' in future to dwellings specifically designed for wheelchair users.

Why we are proposing this change: This proposal adds flexibility to the current requirement, as the space requirement for a bath may be best used to give additional activity space in the bathroom for some wheelchair users, particularly if they require assistance to use the bathroom facilities. The option to include a bath may however be of benefit to some disabled people as an alternative to using the shower area or, for example, to other family members.

In cases where no bath is provided, we are also proposing that activity spaces should not overlap the space allocated for a future bath in order that the future installation of a bath does not reduce the required activity space provision.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 28:

How do you feel about the proposal to update clause 14.9.1 of the current guide:

- to require that the layout and dimensions of the bathroom should allow for a wet floor shower area with floor gully, a wash-hand basin and WC and their associated activity spaces
- if no bath is provided, to require that space, plumbing and drainage allowances should be made to facilitate the future installation of a bath
- to require that activity spaces should not overlap the space allocated for a future bath
- to require that the bathroom must have a sealed impermeable floor and all fittings must be of a design to suit wheelchair use, and
- to include within the updated guide reference to the fact that it is beneficial if bathrooms in dwellings within a development contain different layouts to allow for different hand preference?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

14.9 General provision for wheelchair users

Current clause which we are proposing to update:

14.9.2 The space in the bathroom must allow for someone in a wheelchair to turn through 180°, i.e. a circular area of 1500mm diameter (see 2.5.1), without being impeded by the door. Except in very large bathrooms this is helped by the door opening outwards, which in any case is preferable to allow access if a person should collapse against it. The plan of the dwelling should ensure that this does not cause a hazard in the hall, particularly in family houses. There should also be space for a helper alongside a wheelchair in the bathroom.

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to dwellings specifically designed for wheelchair users):

The space in the bathroom should allow for someone in a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, without being impeded by the door. Except in very large bathrooms this is helped by the door opening outwards, or by the use of sliding or pocket doors as an alternative to hinged doors – but only in cases where the use of sliding or pocket doors would be appropriate for the needs of the household. The plan of the dwelling should ensure that if the door opens outwards this does not cause a hazard. There should also be space for a helper alongside a wheelchair in the bathroom. The allowance for a turning circle should not overlap the wet floor shower area or the area identified for the installation of a bath (where no bath is provided).

The design criteria in the first, third, fourth and fifth sentences of this proposed replacement clause would require to be delivered 'as standard' in future to dwellings specifically designed for wheelchair users.

Why we are proposing this change: This change follows feedback from health professionals on the realistic space requirement for a full turn of a wheelchair, particularly for larger chairs or for people who require assistance.

We are proposing to reference to the use of sliding or pocket doors as an alternative to hinged doors to provide an example of a more contemporary solution, with an acknowledgement that this may not always be appropriate for the user – people with dementia, for example, may not recognise the operation required for a sliding or pocket door. We are also proposing that the turning circle allowance should not overlap the wet floor shower area or the area identified for the installation of a bath (where no bath is provided) in order to maintain the respective safety and amenity of the bathroom area.

Indicative additional costing: The indicative additional cost of the proposal to increase the allowance for a turning circle would be as follows:

- £760 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £640 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 29:

How do you feel about the proposal to update clause 14.9.2 of the current guide:

- to require that the space in the bathroom should allow for someone in a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, without being impeded by the door
- to include within the updated guide reference to the fact that, except in very large bathrooms, this is helped by the door opening outwards, or by the use of sliding or pocket doors as an alternative to hinged doors – but only in cases where the use of sliding or pocket doors would be appropriate for the needs of the household
- to require that the plan of the dwelling should ensure that if the door opens outwards this does not cause a hazard
- to require that there is space for a helper alongside a wheelchair in the bathroom, and
- to require that the allowance for a turning circle should not overlap the wet floor shower area or the area identified for the installation of a bath (where no bath is provided)?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

14.11 WCs for wheelchair users

Current clause which we are proposing to update:

14.11.6 It should be noted that WCs with washing and drying facilities will need an electricity supply.

(Applicable to dwellings for wheelchair users.)

Our proposed replacement clause (which would be applicable to all dwellings):

All WCs in dwellings should have a suitably protected fused spur adjacent to each WC to allow for any future installation of a WC with washing and drying facilities.

The design criterion in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing this change: This requirement allows for changing needs, making the future installation of a WC with washing and drying facilities in any dwelling easier, quicker and less costly to complete.

Indicative additional costing: The indicative additional cost of the proposal would be as follows:

- £40 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £80 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 30:

How do you feel about the proposal to update clause 14.11.6 of the current guide to require that all WCs in dwellings should have a suitably protected fused spur adjacent to each WC to allow for any future installation of a WC with washing and drying facilities?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 14 clauses within Part 1

Our proposals for the rest of the clauses within Section 14 of Part 1 of the current guide are set out in Annex N. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they have been, for example, superseded by building standards.

Question 31:

How do you feel about the proposals for the rest of the clauses within Section 14 of Part 1 of the current guide?

Please select **one** of the following **only**:

I agree with all of the proposals

I agree with some but not all of the proposals

I disagree with all of the proposals

I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 15 of Part 1 – Interior finishes

While we are not proposing any key updates to Section 15 of Part 1 of the current guide, we are proposing to include the clauses within this Section of the current guide within the updated guide (with minor wording adjustments where required). Annex O shows our proposals for each clause.

Question 32:

How do you feel about the proposals for Section 15 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 16 of Part 1 – Windows

Annex P lists all of the clauses within Section 16 of Part 1 of the current Housing for Varying Needs design guide. The key update that we are proposing to make to this Section of the guide, which aims to enhance the usability of the dwelling by setting a minimum level of natural lighting to the main living room, is set out below:

16.2 Window design

Proposed new clause for the guide (which would be applicable to all dwellings):

The main living room within the dwelling should be provided with a glazed area of not less than 1/8th of the floor area of that room.

The design criterion in this proposed new clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing to add this clause: This proposal sets a provision for natural lighting and will be of particular benefit to people with visual impairment and for people with dementia. It reflects the optional standard for the 'enhanced apartment' already contained within the Building Standards Domestic Technical Handbook (Aspect Silver level 7).

It is understood that affordable housing developments generally meet this proposed standard.

Indicative additional costing: We do not consider that there would be an additional cost implication associated with this proposal.

Question 33:

How do you feel about the proposal to require that the main living room within the dwelling should be provided with a glazed area of not less than 1/8th of the floor area of that room?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Other Section 16 clauses within Part 1

Our proposals for the rest of the clauses within Section 16 of Part 1 of the current guide are set out in Annex P. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they have been superseded by building standards.

Question 34:

How do you feel about the proposals for the rest of the clauses within Section 16 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 17 of Part 1 – Heating, ventilating and water services

While we are not proposing any key updates to Section 17 of Part 1 of the current guide, the clauses within this Section of the current guide that we are proposing to include within the updated guide, as well as those that we are proposing not to include, are set out in Annex Q.

Question 35:

How do you feel about the proposals for Section 17 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 18 of Part 1 – Power and communications

Annex R lists all of the clauses within Section 18 of Part 1 of the current Housing for Varying Needs design guide. The key update that we are proposing to make to this Section of the guide, which aims to improve the usability of all dwellings by increasing the minimum number of power sockets required, is set out below:

18.2 Electric power

Current clause which we are proposing to update:

18.2.3 Power sockets will be provided at least as required by the Technical Standards [3], Part N, i.e. six in the kitchen, four in each apartment and four elsewhere in the dwelling. The arrangement of these or the provision of additional sockets should provide at least six sockets in the main living room and a socket adjacent to both the telephone and television outlets.

(Applicable to all dwellings.)

Our proposed replacement clause (which would be applicable to all dwellings):

All dwellings should have:

- at least eight power sockets in the kitchen
- at least eight power sockets in the living room
- at least six power sockets in each remaining room, that is any other room which is not a bathroom or WC compartment, and
- at least six power sockets elsewhere in the home.

Power sockets within the above requirement should be included at the designated desk or work space, and at both the telephone and television outlets. A power socket in addition to the above requirement should also be provided at each flight of stairs within a dwelling to allow, for example, for a future stair lift installation.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing this change: This change recognises the need for additional power sockets within the home to facilitate the increase in the use of technology, and helps to increase flexibility in the layout of furniture and equipment within the home. It also aids the future installation of a stair lift (if required) in dwellings containing flights of stairs.

Indicative additional costing: The indicative additional cost of the proposal would be as follows:

- £400 per dwelling, based on a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, and
- £520 per dwelling, based on a three bedroom, five person semi-detached house over two storeys.

Question 36:

How do you feel about the proposal to update clause 18.2.3 of the current guide to require:

- that all dwellings should have:
 - at least eight power sockets in the kitchen
 - at least eight power sockets in the living room
 - at least six power sockets in each remaining room, that is any other room which is not a bathroom or WC compartment, and
 - at least six power sockets elsewhere in the home
- that power sockets within the above requirement should be included at the designated desk or work space, and at both the telephone and television outlets, and
- that a power socket in addition to the above requirement should also be provided at each flight of stairs within a dwelling to allow, for example, for a future stair lift installation?

Please select **one** of the following **only**:

I agree with all of the proposal

I agree with some but not all of the proposal

I disagree with all of the proposal

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Proposed new clause for the guide (which would be applicable to all dwellings):

All dwellings should be digitally-enabled at the point of handover. From the outset, these connections should utilise the best available technology and, where it is not possible for a gigabit capable technology to be provided immediately, the physical infrastructure should be installed to support retrospective deployment.

The design criteria in this proposed new clause would require to be delivered ‘as standard’ in future to all dwellings.

Why we are adding this clause: This change will enable the householder to arrange for an internet connection to ‘go live’ when they get the keys to their home without the internet service provider having to provide additional cabling to the premises. It relates to:

- the Scottish Government’s 2020-21 Programme for Government ([Protecting Scotland, Renewing Scotland](#)) commitment to drive forward work to make all new social housing digitally enabled – this commitment is however currently being extended to all homes delivered to Housing for Varying Needs standards by local authorities and Registered Social Landlords through the Affordable Housing Supply Programme, and
- the Scottish Government’s 2021-22 Programme for Government ([A Fairer, Greener Scotland](#)) commitment to ensure Scotland’s interests are represented in UK Government proposals to utilise building regulations from 2022 to require developers to deploy and optimise digital connectivity in all new housing developments.

Other Section 18 clauses within Part 1

Our proposals for the rest of the clauses within Section 18 of Part 1 of the current guide are set out in Annex R. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they are, for example, considered outdated.

Question 37:

How do you feel about the proposals for the rest of the clauses within Section 18 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 19 of Part 1 – External facilities

Annex S lists all of the clauses within Section 19 of Part 1 of the current Housing for Varying Needs design guide. The key update that we are proposing to make to this Section of the guide, which aims to improve the usability of all dwellings by requiring that they have private or communal outdoor space, is set out below:

19.2 Private external sitting areas and gardens

Current clauses which we are proposing to update:

19.2.1 Where gardens are provided they should generally be small. Many people, while appreciating an external area will not be able to cope with the upkeep of a lawn and it is therefore of benefit if the garden is of a size that can reasonably be mostly paved and with a slope shallower than 1:20. However with family houses designed for wheelchair use the size and form of the garden should be as for general housing, though incorporating the features given below.

(Applicable to dwellings specifically for older or disabled people.)

19.2.2 Gardens should incorporate an area of paving that can be used as a sitting area. For people who are unable to bend to ground level a raised planting bed should be provided. The planting bed should have a maximum width of 1200mm and have a clear paved area around it at least 1200mm wide. The soil surface should be 600mm – 850mm from the ground and have a toe recess. For wheelchairs users the base should be recessed by 175mm to a height of 300mm.

(Applicable to dwellings specifically for older or disabled people.)

Our proposed replacement clause (which would be applicable to all dwellings):

All dwellings should have private or communal outdoor space with room for people to sit outside. This includes the provision of balconies within flatted developments to enable people to sit outside where the provision of private or communal outdoor space cannot otherwise be accommodated.

The design criteria in this proposed replacement clause would require to be delivered 'as standard' in future to all dwellings.

Why we are proposing this change: In response to the pandemic, the Scottish Government's 2020-21 Programme for Government ([Protecting Scotland, Renewing Scotland](#)) committed to ensuring that all new social housing offers private or communal outdoor space with room for people to sit outside. This commitment is however being extended to all homes delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme.

Other Section 19 clauses within Part 1

Our proposals for the rest of the clauses within Section 19 of Part 1 of the current guide are set out in Annex S. We are proposing to include some of these clauses within the updated guide (with minor wording adjustments where required), and not include the rest given that they are superseded by other proposals in this consultation paper.

Question 38:

How do you feel about the proposals for the rest of the clauses within Section 19 of Part 1 of the current guide?

Please select **one** of the following **only**:

- I agree with all of the proposals
- I agree with some but not all of the proposals
- I disagree with all of the proposals
- I neither agree nor disagree with the proposals

Please explain the reasons for your answer.

Section 20 of Part 1 of the current Housing for Varying Needs design guide

Annex T lists the clauses contained within Section 20 of Part 1 of the current guide – these cover refurbishment and adaptations. We are proposing that these clauses are not included in the updated guide because the focus of the updated guide is on providing new homes that are future-proofed and flexible in design, and in addition the clauses within this section could be considered outdated. We would wish to ensure however that the updated guide references that:

- projects delivered through the Affordable Housing Supply Programme involving the refurbishment of existing residential properties, or the conversion of non-residential property into housing, would be expected to incorporate those criteria within the updated Housing for Varying Needs design guide that would be feasible to achieve
- we continue to believe that refurbishment projects provide social landlords with the opportunity to consult with tenants on improving accessibility
- adaptations will remain an option in situations where a prospective Registered Social Landlord or local authority tenant with specific accessibility requirements has been identified while a home that is being delivered through the Affordable Housing Supply Programme is under construction, and
- a separate review of the current housing adaptations system is underway which will make recommendations on how best to improve and streamline the system. That work will consider this consultation.

We would welcome feedback on this proposal.

Question 39:

How do you feel about the proposal to not include the clauses within Section 20 of Part 1 of the current Housing for Varying Needs design guide in the updated guide?

Please select **one** of the following **only**:

I agree with the proposal

I disagree with the proposal – some of the clauses should be included

I disagree with the proposal – all of the clauses should be included

I neither agree nor disagree with the proposal

Please explain the reasons for your answer.

Any other proposed changes to Part 1 of the guide

As well as seeking feedback on our proposals for updating Sections 1 to 20 of Part 1 of the guide, we would also welcome feedback on any other changes that you would wish to see incorporated within the updated guide which are not reflected in this consultation paper.

Question 40:

Are there any other design changes that you would like to see included in the updated guide?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Format of the updated guide

We do not intend for the proposed content of the update to Part 1 of the Housing for Varying Needs design guide to be presented in a way that is radically different from the current guide. We will ensure however that the updated guide is available online in an accessible, more user-friendly and readily updatable format. With this context in mind, we would welcome any feedback that you may have on how the updated guide should be structured and/ or presented.

Question 41:

Do you have any practical suggestions for improving how the updated guide should be structured and/ or presented?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Chapter 3 – The Scottish Accessible Homes Standard

Introduction

Scotland's homes serve a diverse range of user needs, which often change throughout the various stages of people's lives. Over a home's lifespan there may be times, whether momentarily or permanently, where adaptations will be required to accommodate these changing needs and in some circumstances it may even be necessary to find more suitable/ specialist housing to meet the specific needs of a particular user. It is therefore crucial that the new homes we build offer a high level of accessibility and adaptability to fulfil the diverse and lifelong needs of Scotland's people.

This is why, as noted in Chapter 1 of this consultation paper, within Housing to 2040 we committed to introducing a new Scottish Accessible Homes Standard which all new homes across all tenures in Scotland must achieve. The introduction of the Scottish Accessible Homes Standard will mainstream a high standard of accessibility and adaptability across new homes for the benefit of all occupants.

Housing for Varying Needs provides benchmark good practice guidance relating to the accessible design, fittings and fixtures of homes – in addition to guidance across a range of specific user groups including older people, ambulant disabled people and wheelchair users. The review of Part 1 of the Housing for Varying Needs design guide will directly inform the development of the all-tenure Scottish Accessible Homes Standard, which will be implemented through changes to building standards and guidance from 2025-26. However, we recognise that some guidance will fall outwith the scope of building regulations or will not be applicable to every new home in Scotland. Therefore, Housing for Varying Needs will continue to offer design guidance over and above that contained within enhanced building standards and guidance.

The building standards system in Scotland is established by the Building (Scotland) Act 2003. The system regulates building work on new and existing buildings to provide buildings that meet reasonable standards which:

- secure the health, safety, welfare and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings
- further the conservation of fuel and power, and
- further the achievement of sustainable development.

Requirements applicable to building work are set through Building Regulations as a set of mandatory functional standards. These are high-level statements on what outcomes must be achieved when undertaking building work. These standards are supported by a body of guidance set out in the [Building Standards Technical Handbooks](#). This published guidance assists by defining the scope of action expected under each standard, providing one or more examples of how compliance with the standard can be achieved.

In the context of the proposed changes to Part 1 of the Housing for Varying Needs design guide, as set out in Chapter 2 and in Annexes F to S of this consultation paper, this chapter (a) introduces the principles which we consider underpin the Scottish Accessible Homes Standard and (b) sets out our proposals for changes to building standards and guidance.

We will review responses to this chapter of the consultation and the issues raised during engagement with stakeholders to confirm changes to building standards and guidance which will be implemented from 2025-26.

Principles

While the accessibility requirements within Scottish building standards were updated in 2007, informed by the Housing for Varying Needs design guide, some elements of the existing guide go beyond the baseline requirements of the building standards. At present, as well as complying with building standards, new homes delivered directly by Registered Social Landlords and local authorities with the aid of grant funding through the Affordable Housing Supply Programme should meet – as a minimum – the 'basic' design criteria references within Housing for Varying Needs. We believe however that if we are to truly meet the wide-ranging and lifelong needs of Scotland's people, better support independent living, as well as increase the supply of accessible homes, then all new homes, regardless of tenure, need to be built to enhanced accessibility, adaptability and usability standards.

The update to Part 1 of the Housing for Varying Needs design guide should establish an enhanced baseline standard in terms of the accessibility, adaptability and usability of homes across a wide-range of user needs. It is on that basis that we believe that the updated design guide should inform the benchmark criteria applicable to a Scottish Accessible Homes Standard.

In that context, it is our intention to transpose some of the design criteria from the updated Housing for Varying Needs design guide into building regulations to implement the Scottish Accessible Homes Standard (see 'Proposals' section below).

This will raise the baseline level of accessibility, adaptability and usability of all new homes, across all tenures, to meet the needs of people of all age groups, individuals and families, ambulant disabled people, people with visual or cognitive impairment, as well as the needs of wheelchair users.

Proposals

Based on the above principles, we are proposing that the design criteria for general needs housing which are highlighted 'as standard' in Chapter 2 and in Annexes F to S of this consultation paper are transposed into the relevant sections of the Building Standards Technical Handbooks from 2025-26, with the following exceptions:

- Exception A – Clauses already identified as being included in, or superseded by, building standards guidance and which are therefore proposed to be removed from the updated Housing for Varying Needs design guide.
- Exception B – Clauses relating to building works that fall out of scope of the Building (Scotland) Regulations 2004 or relate to the legislation of wider statutory consents (for example, planning consent).
- Exception C – Clauses relating to design criteria for specific user groups including buildings and dwellings specifically designed for wheelchair users (see below).

Detail of where these exceptions would apply, based on the updates we are proposing to Part 1 of the Housing for Varying Needs design guide, is provided within Annexes F to S.

Question 42:

How do you feel about the exceptions that we are proposing be used to identify the design criteria within the updated guide that will not be transposed into building standards?

Please select **one** of the following **only**:

- I agree with all of the proposed exceptions
- I agree with some but not all of the proposed exceptions
- I disagree with the proposed exceptions
- I neither agree nor disagree with the proposed exceptions

Please explain the reasons for your answer.

Table 1 below sets out an indicative list of the design criteria along with the building standards and clauses from the Building Standards Technical Handbooks that we that we are proposing they are transposed to. Subject to the application of the exceptions above, this table includes the proposed design criteria which are highlighted 'as standard' within Chapter 2 of this consultation paper, as well as the proposed design criteria which are identified 'as standard' within Annexes F to S of this consultation paper. It is important to note therefore that the design criteria listed in Table 1 is based on the current proposals contained within Chapter 2 and Annexes F to S and is subject to change based upon the outcome of the consultation. You are therefore strongly encouraged to familiarise yourself with the contents of Chapter 2 and Annexes F to S before providing feedback on the information contained within the table.

Table 1: Indicative list of general needs' design criteria which are proposed to be transposed into Building Standards Technical Handbooks

Reference	Design criteria	Transposed into Building Standards
7	Access to dwellings and provision for vehicles	
7.4	Gates	
7.4.1	The gate should open beyond 90 degrees so that it does not restrict the width of the path. The gate latch should be reachable and operable from a wheelchair from either side of the gate.	Standard 4.1 Clause 4.1.6
7.4.2	Where gates giving access to back gardens are lockable, the lock should be at a height of 900mm – 1050mm from the ground, so that it is reachable from a wheelchair.	Standard 4.1 Clause 4.1.6
7.5	Entrances to individual dwellings	
7.5.1 and 7.5.5, as updated	All entrances to individual dwellings should be step free and have an accessible threshold. There should be a level area of at least 1200mm by 1200mm immediately in front of each entrance.	Standard 4.1 Clause 4.1.3 Clause 4.1.7 Clause 4.1.9
7.5.3	The going and design of the steps must be as Section 7.8.	Standard 4.3, Clause 4.3.2
7.6	Entrance to communal access areas	
7.6.3 and 7.6.5, as updated	Where a communal entrance door opens outwards, the entrance platform should have dimensions of at least 1500mm by 1800mm.	Standard 4.1 Clause 4.1.8
7.6.4	A wheelchair user should be able to reach the door handle and therefore there should be a clear space beyond the opening edge of the door of at least 300mm.	Standard 4.1 Clauses 4.1.7 Clause 4.1.8
7.8	Steps	
7.8.1	If there are steps at an entrance they must be designed to be easy to use by people with mobility problems and people manoeuvring prams. They should therefore have a maximum rise of 150mm and a minimum going of 320mm.	Standard 4.3 Clause 4.3.2

7.8.3	All entrance steps must have a handrail, at least on one side. It should be at a height of 850mm – 900mm above the pitchline and 100mm above the landing.	Standard 4.1 Clause 4.1.3 Standard 4.3 Clause 4.3.14
7.9	Surfaces and edgings to paths, ramps and steps	
7.9.2	Any unprotected drop at the edge of paths and ramps can be a hazard to anyone. The surface should therefore be level with the adjoining ground, or have an upstand of at least 100mm at the edge, or a protective barrier that extends to within 100mm of the surface.	Standard 4.1 Clause 4.1.3 Clause 4.1.4 Standard 4.4, Clause 4.4.1
7.10	Handrails	
7.10.2	Handrails should be of a design that is easy to grasp and therefore be of 45mm – 50mm diameter or width, with a clear space of 50mm at the back of the rail. The surface finish should be smooth and comfortable to touch with no sharp edges or corners. Handrails should be firmly fixed to provide good support and with the fixing clear of the part of the rail that is grasped.	Standard 4.3, Clause 4.3.14
7.11	Fittings at the entrance area	
7.11.1	Door bells should be positioned between 1000mm – 1050mm above the entrance platt, 200mm from any return wall or balustrade for the benefit of visitors with limited reach or who may use a wheelchair. Bells should be clearly visible against their background to assist people who are visually impaired.	Standard 4.1, Clause 4.1.7 Standard 4.6, Clause 4.6.3
7.11.2	All control buttons should also be at least 300mm clear of any return wall.	Standard 4.1 Clause 4.1.7 Standard 4.6 Clause 4.6.3

8	Communal access areas, stairs and lifts to flats	
8.2	Entrance doors to communal access areas	
8.2.1 and 8.2.2, as updated	Entrance doors to communal access areas, including those doors giving access to external facilities such as drying areas, gardens and refuse stores, should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other.	Standard 4.1 Clause 4.1.7 Clause 4.1.8
8.3	Door ironmongery for communal entrance doors	
8.3.1	All ironmongery must be robust and easy to grasp and operate. Handles should be lever type at least 100mm in length with a return at their end to give hand support and prevent them catching in clothing. Alternatively pull handles and push plates can be provided. All handles should have a thickness or diameter of at least 25mm and have a clearance of at least 45mm from the face of the door. A colour contrast with the door finish helps people with visual impairment. Handles should be set at a height of 900mm – 1050mm from the ground or floor level.	Standard 4.1 Clause 4.1.7 Clause 4.1.8
8.3.2	Lock turns and keys should be easy to grasp and positioned well clear of the door jamb.	Standard 4.1 Clause 4.1.7 Clause 4.1.8 Standard 4.13 Clause 4.13.4
8.3.3 and 8.3.4, as updated	Communal entrances should have automatic opening and powered swing doors installed as standard, with a suitable open/ release pad-type button positioned on the perpendicular wall internally, outwith the swing of the door, and with a fob-type or similar access system to enter the building from the outside. The timing of the stay open duration should be adjustable.	Standard 4.1 Clause 4.1.7 Clause 4.1.8 Standard 4.6 Clause 4.6.3 Standard 4.13 Clause 4.13.4

8.4	Circulation in communal access areas	
8.4 (new clause)	Internal doors within communal access areas should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other.	Standard 4.2, Clause 4.2.4
8.4.1	There must be a clear space inside the door of at least 1200mm by 1800mm to allow for wheelchair manoeuvre. Where the door opens outwards this space may be reduced to 1200mm by 1200mm.	Standard 4.2 Clause 4.2.1 Clause 4.2.3
8.5	Access Stairs	
8.5.2	Flights should rise no more than 1.8 metres so that there is a resting place between floors. Landings and half landings should allow space for a seat.	Standard 4.3 Clause 4.3.4
8.6	Handrails for communal access areas	
8.6.2	Handrails should be of a design that is easy to grasp and therefore be of 45mm – 50mm diameter or width with a clear space of 50mm at the back of the rail. The surface finish should be smooth and comfortable to touch with no sharp edges or corners. Handrails should be firmly fixed to provide good support and with fixing clear of the part of the rail that is grasped.	Standard 4.3 Clause 4.3.14
8.8	Design considerations for people with visual impairment (See also Building Sight [7])	
8.8.1	Communal areas should allow for the needs of people with visual impairment and should therefore have the following features: <ul style="list-style-type: none"> • be free of obstructions with any necessary fittings recessed • lighting throughout with a minimum level of 100 lux • landing at the top of a flight of stairs with a corduroy tactile surface • door mats recessed and level with the rest of the floor, and • space under stairs boxed in to avoid areas that are less than head height. 	Standard 4.2 Clause 4.2.1 Clause 4.2.2 Standard 4.3 Clause 4.3.6 Standard 4.6 Clause 4.6.2

9	Entrance doors to individual houses or flats	
9.2	The door and frame	
9.2.1, 9.2.3 and 9.2.4, as updated	Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other.	Standard 4.1 Clause 4.1.7
9.4	Ironmongery for external doors	
9.4.2	Handles should be lever type, robust and easy to grasp and operate. They should be at least 100mm in length and with a thickness or diameter of at least 25mm. They should have a return at their end to give hand support and prevent them catching in clothing and have a clearance of at least 45mm from the face of the door. A colour to contrast with the door finish helps people with impaired sight. Handles should be set level with light switches at a height of 900mm – 1050mm from the floor.	Standard 4.1 Clause 4.1.7
9.4.4	Lock turns and keys should be easy to grasp and positioned well clear of the door jamb.	Standard 4.1 Clause 4.1.7 Standard 4.13 Clause 4.13.4
9.4.5	Door viewers should be set at a height of 1500mm – 1550mm to suit the eye level of the majority of people.	Standard 4.1 Clause 4.1.7 Standard 4.13 Clause 4.13.4
9.6	The area inside the door	
9.6.1 and 9.6.4, as updated	The main entrance door should open into a circulation area and not a room. The entrance door should open into a space of at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair, pram or buggy beyond the door swing, and therefore the area should extend at least a further 600mm with a minimum width of at least 1200mm.	Standard 4.2 Clause 4.2.6
9.6.3	In family houses it is important that there is adequate space to store a pram so that it does not cause an obstruction in circulation areas.	Standard 4.2 Clause 4.2.6

9.8	Secondary entrances	
9.8.1	Entrance doors giving access to gardens or service areas should also meet the requirements of Sections 9.2 – 9.4.	Standard 4.1 Clause 4.1.3 Clause 4.1.4 Clause 4.1.7
10	Circulation spaces and internal doors	
10.2	Passages	
10.2.1, 10.2.2 and 10.2.3, as updated	Corridors in individual dwellings should be at least 1200mm wide. Other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm.	Standard 4.2 Clause 4.2.6
10.3	Circulation within two-storey houses	
10.3.2	Tapered treads must be avoided in the design of stairs.	Standard 4.3 Clause 4.3.9 Clause 4.3.10
10.4	Door positions	
10.4.1	Doors must be positioned to assist easy circulation. Doors should be hung with hinges adjacent to the corner of the room into which they open, or with a clear space of at least 300mm between the opening edge of the door and the return wall.	Standard 4.2 Clause 4.2.6
10.5	Internal doors and frames	
10.5.1 and 10.5.7, as updated	Internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.	Standard 4.2 Clause 4.2.6
10.5.3	Bathroom doors that do not open outwards should have easily removable stops in case someone collapses against the inside of the door.	Standard 3.12 Clause 3.12.3 Standard 4.2 Clause 4.2.6

10.7	Internal door ironmongery	
10.7.1	Handles should be lever type, robust and easy to grasp and operate. They should be at least 100mm in length and with a thickness or diameter of at least 25mm. They should have a return at their end to give hand support and prevent them catching in clothing and have a clearance of at least 45mm from the face of the door. A colour to contrast with the door finish helps people with impaired sight. Handles should be set level with light switches at a height of 900mm – 1050mm from the floor.	Standard 4.2 Clause 4.2.6
10.7.3	Lock turns on bathroom or other doors should be at least 50mm long and well clear of the door jamb so that they are easy to manipulate. Locks on bathroom doors should be capable of being released from the outside in case of emergency.	Standard 3.12 Clause 3.12.3 Standard 4.2 Clause 4.2.6
11	Living and sleeping areas	
11.1	The needs	
11.1.1	Rooms must be of a size and shape that when furnished they allow space for circulation and access to each item of furniture and to windows, heating appliances, etc. To assess compliance with these criteria nominal furniture and associated activity spaces of the sizes shown in Figs 11.1, 11.3 and 11.4 should be assumed. A 600 mm wide 'path' must be allowed for the necessary circulation. The 'path' may overlap activity spaces.	Standard 3.11 Clause 3.11.1
11.2	Living rooms	
11.2.1, as updated	Notional furniture must be allowed for as follows: <ul style="list-style-type: none"> • easy seating for the number of bedspaces plus two • bookcase/ storage fitment(s) with a total length of 2000mm and height of 1500mm • television • occasional table, and • a desk or work space with chair (which may be located elsewhere in the dwelling). 	Standard 3.11 Clause 3.11.1

11.3	Dining space	
11.3.1	Notional furniture must be allowed for as follows: (a) dining table and chairs, or space for a wheelchair, for the number of bedspaces plus occasional visitors, and (b) sideboard/ dresser if this area is in a separate dining room.	Standard 3.11 Clause 3.11.1
11.3.2	The dining space should be within easy reach of the kitchen.	Standard 3.11 Clause 3.11.1
11.4	Bedrooms	
11.4.1	<p>Notional furniture must be allowed for as follows:</p> <ul style="list-style-type: none"> • bed or beds • for each bed space • 600mm minimum run of hanging space • drawer units 1000mm high and totalling 1200mm in length, and • bedside table. <p>Where built-in shelved storage is provided in conjunction with built-in hanging space, this may replace some, but not all, of the drawer unit requirement.</p>	Standard 3.11 Clause 3.11.1
11.4.2	Double bedrooms should be able to accommodate two single beds to allow for different types of households. This is particularly so in dwellings intended to accommodate two people, but with only one bedroom. All bedrooms in this situation should allow for two single beds. In other dwellings all but one double bedroom should allow for two single beds.	Standard 3.11 Clause 3.11.1
11.4.3	At least one bedroom in all dwellings must allow for wheelchair access from the door to alongside a bed with a 'path' from the door and clear space beside the bed at least 800mm wide.	Standard 3.11 Clause 3.11.1

12	Storage	
12.1	The needs	
12.1.1	In all dwellings there should be adequate and easily accessible storage for: outdoor clothes (beside entrance door), cleaning and other household equipment (vacuum cleaner, mop, ironing board etc), linen, general storage (suitcases, equipment for hobbies, DIY, gardening, garden chairs etc), in family houses a pram, and special items such as baby equipment, sports gear or aids for older and disabled people.	Standard 3.11 Clause 3.11.1
12.1.2	Any cupboard providing space for water cylinders or tanks, or bedroom wardrobe space, is additional to these storage needs.	Standard 3.11 Clause 3.11.1
12.2	Provision	
12.2.1	All storage should be easily accessible to someone with impaired mobility and should partly be in shallow cupboards 500mm – 600mm deep, that could be shelved, and partly in walk-in cupboards to take larger items.	Standard 3.11 Clause 3.11.1
12.2.2	Where meters are located in storage space they must not be on rear walls but should be immediately adjacent to the door so that they can be easily read and the storage space can be fully utilised.	Standard 3.11 Clause 3.11.1
13	Kitchens	
13.2	Layout	
13.2.3	There must be a clear space of at least 1200mm in front of all fittings and appliances to allow easy access and circulation space.	Standard 3.11 Clause 3.11.3
13.3	Kitchen units and storage	
13.3.1	Kitchen storage, excluding storage for cleaning equipment etc (see Section 12.1), should be between 1.5m ³ and 2.0m ³ , depending on the size of the dwelling.	Standard 3.11 Clause 3.11.3
13.3.2	All worktops should be 600mm deep to accommodate standard sized appliances below them and be at the standard height of 900mm from the floor.	Standard 3.11 Clause 3.11.3

14	Bathrooms and WC compartments	
14.2	General requirements for bathrooms	
14.2.1	The layout and dimensions of all bathrooms must accommodate different needs and allow for: (a) a bath or a shower (b) space for someone in a wheelchair to enter and close the door (c) space for a stool or small chair (d) fittings with the necessary activity spaces (as per figures 14.1, 14.2, 14.3, 14.4 and 14.9) and (d) access to window and/ or ventilation control, see 16.3.	Standard 3.12 Clause 3.12.3
14.2.6, as updated	If a wet floor shower facility is not provided in the dwelling, an electrical connection and a capped drainage connection should be installed in the main bathroom to allow for its future installation. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.	Standard 3.12 Clause 3.12.3
14.3	WCs	
14.3.1	WCs should be positioned with their centre line 450mm from a wall.	Standard 3.12 Clause 3.12.3
14.4	Wash basins	
14.4.2	The centre line of the wash basin should be at least 500mm from any adjacent wall to allow space for arms while hair washing.	Standard 3.12 Clause 3.12.3
14.5	Baths	
14.5.1	The bath position must not be hard against a wall at both ends nor below a window.	Standard 3.12 Clause 3.12.3
14.5.2	When a bath is provided it should have a wall-mounted shower over it (or at least the necessary service connections). The shower position should be as described in 14.6.2.	Standard 3.12 Clause 3.12.3

14.6	Showers	
14.6.2	All showers should have heads that are adjustable in height and have a flexible hose that is demountable and can be hand held.	Standard 3.12 Clause 3.12.3 Standard 4.8 Clause 4.8.5
14.6.3	The controls should be at a maximum height of 1200mm – 1350mm from the shower tray, or the bottom of the bath so that they can be reached from a seated position.	Standard 3.12 Clause 3.12.3 Standard 4.8 Clause 4.8.5
14.8	Additional WCs	
14.8.2, as updated	Where a dwelling does not have an accessible bath or shower on the principal living level, the accessible sanitary accommodation located on the principal living level should be capable of being adapted to accommodate a shower or form a larger space for wheelchair users at a later date. This space allowance should contain an electrical connection and a capped drainage connection. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.	Standard 3.12 Clause 3.12.3
16	Windows	
16.1	The needs	
16.1.1	Windows should be positioned and designed to allow for people of various heights and different physical abilities.	Standard 3.16 Clause 3.16.1
16.2	Window design	
16.2.1	Living room windows, and bedroom windows where privacy is not affected, should have a sill height of no greater than 600mm from the floor, which allows a seated person to see the view outside.	Standard 3.16 Clause 3.16.1

16.2 (new clause)	The main living room within the dwelling should be provided with a glazed area of not less than 1/8 th of the floor area of that room.	Standard 3.16 Clause 3.16.1
16.3	Operating the window	
16.3.2	In bathrooms the bath should not be positioned below the window and the position of the wash basin and WC should allow access to the window controls.	Standard 3.12 Clause 3.12.3
16.3.3	All handles and controls should be of a design that is easily grasped and adjusted.	Standard 4.8 Clause 4.8.5
17	Heating, ventilation and water services	
17.1	Heating	
17.1.3	Radiators must be carefully positioned so that they do not prevent a sensible furniture arrangement and do not obstruct circulation in passages or rooms. They should have individual thermostatic controls. The controls should have clear, bold markings, be of a type that can be easily grasped and positioned at the top of the radiator at a height of 600mm – 800mm from the floor.	Standard 3.13 Clause 3.13.1 Standard 4.8 Clause 4.8.5
17.1.5	The main heating programmer must be easily read and set and, in cases where it is fixed to the wall, should be positioned at a height 900mm – 1050mm from the floor. Access to this should be unobstructed as users may need to be close to it when adjusting it.	Standard 4.8 Clause 4.8.5
17.2	Ventilation	
17.2.1	It should be possible for all adult occupants to control ventilation while standing on the floor.	Standard 3.14 Clause 3.14.6 Standard 4.8 Clause 4.8.5

18	Power and communications	
18.2	Electric power	
18.2.3, as updated	All dwellings should have at least eight power sockets in the kitchen, eight power sockets in the living room, six power sockets in each remaining apartment, and six power sockets elsewhere in the home, alongside sockets adjacent to both the telephone and television outlets. A power socket within this requirement should be included at the designated desk or work space, and a power socket in addition to this requirement should be provided at each flight of stairs within a dwelling to allow for a future stair lift installation.	Standard 4.6 Clause 4.6.4
18.2.9	Mains switches and consumer units should be easily accessible. If positioned in storage space they should be adjacent to the door and not on the back wall.	Standard 4.5 Clause 4.5.1 Standard 4.8 Clause 4.8.5
18.2.11	<p>Switches, sockets and controls should be set at heights as shown in the Table below. They should also be at least 400mm from the corner of the room. In selecting the position and exact height of sockets consideration should be given to the likely position and height of furniture.</p> <p>Table of mounting heights for controls: (mm from floor level to centre line of fitting unless stated otherwise):</p> <ul style="list-style-type: none"> • Light switch, and base of pull switch – both 900 – 1050 and level with door handle • Power sockets generally, TV socket, and telephone socket – at least 450 • Flex outlets for kitchen appliances under worktops – 600 • Isolating switches for appliances, and power sockets for appliances not under worktops – 1050 • Cooker control unit – 1050 (to side of cooker) • Heating programmer, and immersion heater switch – 1050 • Mains switch and consumer unit – 600 – 1050 • Doorbell – 1000 – 1050 • Door entry unit – within 900 – 1200 	Standard 4.8 Clause 4.8.5

18.3	Lighting	
18.3.1	Ceiling mounted pendants should be capable of providing a good general lighting level.	Standard 4.6 Clause 4.6.1 Standard 6.5 Clause 6.5.1
18.4	TV and telephone	
18.4.1	TV and telephone outlets should have adjacent power sockets.	Standard 4.6 Clause 4.6.4
18.5	Door entry systems and automatic controls	
18.5.1	Individual door entry systems should be provided in all first-floor flats which have their own individual entrance door at ground level.	Standard 4.1 Clause 4.1.7 Standard 4.6 Clause 4.6.3

Question 43:

Do you feel that the indicative design criteria listed in Table 1 would be appropriate to apply to all new housing across all tenures?

Please select **one** of the following **only**:

I feel that all of the criteria would be appropriate to apply to all new housing across all tenures

I feel that some but not all of the criteria would be appropriate to apply to all new housing across all tenures

I do not feel that the criteria would be appropriate to apply to all new housing across all tenures

Please explain the reasons for your answer.

We would also welcome your thoughts on whether there are any other design criteria that are not currently proposed to be transposed into building standards that you would wish to see included within the Scottish Accessible Homes Standard.

Question 44:

Are there any other design criteria that are not currently proposed to be transposed into building standards that you would wish to see included within the Scottish Accessible Homes Standard?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Private and communal stairs

Since 2007, guidance within Section 3 'Environment' and Section 4 'Safety' of the Building Standards Domestic Technical Handbook on making new homes accessible has recognised and cited relevant design criteria from sources including Housing for Varying Needs. Existing guidance for stairs and access between storeys is set out under Standard 4.3 of the Building Standards Domestic Technical Handbook.

Specific proposals for changes to guidance on the design of communal and private stairs is not addressed through the proposed updates to Part 1 of the Housing for Varying Needs design guide. It is however important that, in the context of developing a Scottish Accessible Homes Standard, consideration is given to further change which can improve access to dwellings and ease of access to accommodation in dwellings on more than one storey.

Accordingly, we would welcome your view on two issues to inform a possible review of current guidance on the accessibility and safety of stairs in new homes.

Question 45:

Do you have any comments on the existing design guidance for stairs contained within Standard 4.3 of the Building Standards Domestic Technical Handbooks?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Question 46:

Do you have any examples of situations where you have gone beyond the minimum standards for stairs or access between storeys set out by building regulations, and the benefits such an approach has delivered?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Costings

We would highlight that costings are not provided for the indicative list of design criteria listed in Table 1 above. It is recognised however that the implementation of the Scottish Accessible Homes Standard will present additional costs to the private sector which are over and above those outlined in the Partial Business and Regulatory Impact Assessment within Annex V of this consultation paper. Given the variation in the design of private sector homes, costings will be explored with private sector stakeholders during the consultation and included within the final Business and Regulatory Impact Assessment.

Housing designed specifically for wheelchair users

In Housing to 2040 we committed to taking action so that our homes support disabled people and people with long-term conditions, and so that everyone who can and wants to is able to live independently in a home of their own. [National Planning Framework 4](#) supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs. This includes accessible, adaptable and wheelchair accessible homes.

While the Scottish Accessible Homes Standard will further improve the accessibility, adaptability and usability of new homes for a wide-range of users, including wheelchair users, we would highlight that the update to Part 1 of the Housing for Varying Needs design guide will continue to provide design criteria for housing designed specifically for wheelchair users. Although these will not be directly transposed into building standards, the [Building Standards Technical Handbooks](#) will signpost use of these design criteria where a home is being designed specifically for wheelchair users. Where such dwellings are to be included within a residential building, it will also be expected that all common areas are designed to meet the relevant 'as standard' requirements set out within the updated Housing for Varying Needs design guide.

Any other comments

We would welcome any other comments that you may have on our proposals for the Scottish Accessible Homes Standard.

Question 47:

Do you have any other comments on our proposals for the Scottish Accessible Homes Standard?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Chapter 4 – Impact assessments

Introduction

An impact assessment is an evidence-based process used by the Scottish Government during the development of proposals to consider the possible effects and outcomes on people, communities and businesses. We undertake a range of impact assessments to allow us to consider the impacts our proposals will have on different groups of people, different communities and different businesses.

The Scottish Government created the [National Performance Framework](#) to explain its aims for Scotland, the values that guide its approach, and the national outcomes it is committed to achieving. Undertaking impact assessments helps us to understand if our proposals align with our national outcomes. We can address any unintended consequences at an early stage and develop our proposals appropriately to mitigate any potential negative impacts on any groups of people, communities or businesses.

We would therefore like to use this consultation to hear your views on any possible impacts that the proposals for updating Part 1 of the Housing for Varying Needs design guide, and for introducing amended building standards and guidance from 2025-26 to implement an all-tenure Scottish Accessible Homes Standard, may have in a number of areas that we may not have considered to date. A summary of what we have learned so far is provided below.

Equality Impact Assessment

The Scottish Government uses Equality Impact Assessments to help consider how a proposal could affect different groups differently when it is being developed, as well as thinking about how any proposed changes could be used to improve equality. In developing the proposals set out in this consultation paper we looked at equality information to identify where changes could affect some groups more than others, either positively or negatively, and where there are opportunities to make changes which would improve equality.

We paid particular attention to groups of people with protected characteristics as identified in the Equality Act 2010. The protected characteristics covered are age, disability, gender reassignment, sex, pregnancy or maternity, marriage and civil partnership, race, religion and belief, and sexual orientation.

The impacts that we have identified so far for each protected characteristic are set out below.

Age – Scotland faces a number of demographic challenges, one of which is an ageing population. The number of households headed by someone aged 70 and over is projected to increase by 55% by 2043 compared to a drop of 2% for those under 70 (Source: [Household Projections for Scotland, 2018-based](#)).

Scotland's ageing population was one of the key themes in the Housing to 2040 stakeholder engagement which took place in 2018. It also featured extensively in the responses to the Housing to 2040 public consultation in 2019-20. The main feedback from stakeholders included concerns with regards to the rapidly increasing ageing population, the role of health and social care in the Scottish Government's approach to housing, use of technology to improve accessibility, and flexible housing options for older people with varying needs. Stakeholders also raised issues such as a significant shortage of accessible housing in relation to both old and new housing stock and the need for this to be addressed.

Older people might be more likely to experience a range of housing disadvantages. Most older people and disabled people live in mainstream homes and want to continue to do so, but these properties may or may not meet their current needs. By 2040, it is projected that there will be over 720,000 people in Scotland aged 75 or over, putting much greater demand on housing and health and social care services to help people to live independently at home (Source: [Projected Population of Scotland \(2020-based\)](#)). It is therefore evident that the need for accessible housing will increase as the population continues to age.

Children and young people also face particular challenges.

Child poverty featured as one of the key themes in the Housing to 2040 stakeholder engagement and the public consultation. There was consensus among stakeholders that housing and child poverty are inextricably linked and that there is a relationship between expensive, poor quality housing and offending, mental health issues, educational attainment, excess winter deaths, and child and fuel poverty.

The proposals set out in Chapters 2 and 3 of this consultation paper recognise the challenges outlined above for both older and younger generations and the anticipated demographic changes which the population of Scotland is likely to face over the next two decades. Their focus on enhancing the accessibility, adaptability and usability of homes – through incorporating measures such as (a) requiring step free and accessible thresholds to all entrances (b) future proofing bathrooms so that they can be adapted at a later date to incorporate a wet floor shower area and (c) providing a space allowance for a desk or work space with chair in all homes – are expected to have a positive impact of the quality of housing for people of all age groups.

It is acknowledged however that the additional cost of delivering the proposals may result in fewer new homes being delivered than would otherwise have been the case, all other things being equal.

We would also highlight that building standards do not apply to residential mobile homes, which are built to British Standard BS 3632. This is a type of accommodation chosen by some members of Gypsy/Traveller communities. Within the settled community, people who choose to live on permanent residential mobile home sites are commonly older people who downsize to free up equity and join a retired community, with some sites having a lower age limit for residents. Given that the Scottish Accessible Homes Standard will be implemented through changes to building standards and guidance, these types of homes would not be required to comply.

Disability – According to the [2018 Equality and Human Rights Commission \(EHRC\) report](#) on housing issues affecting disabled people, Scotland’s disabled population faces considerable housing challenges. Appropriate and accessible housing is the cornerstone of independent living and can transform people’s lives for the better, yet many disabled people across Scotland live in homes that do not meet their needs. According to analysis of the 2019 Scottish Household Survey, just over half (53.6%) of surveyed households with at least one member with a disability or long-standing illness that also require adaptations to make it easier for all householders to go about their daily activities self-report requiring one or more adaptations which they do not already have. This equates to around 80,000 households (Source: [Housing and regeneration outcomes framework: indicator updates](#)).

The [2018 EHRC report](#) highlighted that a chronic shortage of accessible and wheelchair-accessible homes across all tenures was one of the main housing challenges faced by disabled people in Scotland.

Feedback from the Housing to 2040 stakeholder engagement and public consultation also highlighted a number of housing challenges for disabled people. This included a shortage of, and increasing need for, accessible housing across all tenures (and also for specific groups, such as people with motor neurone disease and people with dementia). Amongst other things, stakeholders also called for single all tenure building standards and an improved definition for wheelchair accessible housing.

The travelling exhibition final report [Present Voices, Future Lives](#) also highlighted the need for houses which can adapt and change with their occupants over the course of a lifetime, particularly as they grow older and potentially encounter mobility issues.

The proposals set out within Chapters 2 and 3 of this consultation paper, such as those listed below, are intended to have a positive impact for disabled people:

- increasing the area inside the main entrance door to allow space for a wheelchair beyond the door swing
- increasing the minimum clear opening width of doors, and
- ensuring that a WC compartment on the principal living level (where the main bathroom is located on another living level) is capable of being adapted to form a larger space for wheelchair use or to accommodate the addition of a shower if needed.

It is acknowledged however that the proposals are also likely to result in the cost of buying a home that is suitable for a wheelchair user being higher than that for other households – this is therefore an issue that we would wish to explore further during the consultation period.

It is further acknowledged that the additional cost of delivering the proposals may result in fewer new homes being delivered than would otherwise have been the case, all other things being equal.

Gender reassignment – Across all of the proposals presented in Chapters 2 and 3 of this consultation paper, we are not aware of any negative impacts for people to whom the gender reassignment protected characteristic applies.

Sex – While the Housing to 2040 consultation that took place in 2019-20 did not yield any sex specific suggestions and/ or views from stakeholders, Housing to 2040 aims to alleviate the disadvantages that women experience in the housing system and ensure that women are empowered to realise, articulate and claim their right to housing in a way that addresses their experiences of housing disadvantage in all of its wide-ranging aspects.

In noting the above, we do not believe that the proposals outlined within Chapters 2 and 3 of this consultation paper will have a significant impact on one sex over the other.

Pregnancy or maternity – No recommendations or views with regards to the pregnancy and maternity protected characteristic were suggested by stakeholders taking part in the Housing to 2040 stakeholder engagement and consultation process. Housing to 2040 puts a strong focus however on ensuring that everyone lives in warm, safe, affordable and accessible housing that meets their needs.

The proposals set out in Chapters 2 and 3 of this consultation paper are expected to have a positive impact for people to whom the pregnancy or maternity protected characteristic applies. In particular, the focus on enhancing the accessibility and usability of homes – through incorporating measures such as (a) requiring step free and accessible thresholds to all entrances (b) increasing the width of corridors within dwellings and (c) increasing the area inside the main entrance door to allow space for a pram or buggy beyond the door swing – is expected to be of particular benefit.

It is acknowledged however that the additional cost of delivering the proposals may result in fewer new homes being delivered than would otherwise have been the case, all other things being equal.

Marriage and civil partnership – While the evidence available for the marriage and civil partnership protected characteristic is relatively limited, it is possible to explore certain patterns and better understand the housing situation and housing outcomes of this group from the evidence available.

Evidence suggests that those who are married or in a civil partnership are slightly more likely to own their home outright. Figures from the [Scottish Surveys Core Questions](#) published in 2019 show that there was a higher percentage of adults who owned their homes outright who were married or in a civil partnership (60%) compared to those who owned their homes by mortgage (56%), those who lived in the private rented sector (27%), and those who lived in the social rented sector (25%).

The survey also explored figures for this group across all housing tenures. It showed that for adults living in social rented housing, 49% have never been married, 25% are married or in a civil partnership, 4% are separated, 14% are divorced or have had a dissolved civil partnership, and 9% are widowed or are a bereaved civil partner. A higher proportion of adults living in the private rented sector have never been married (62%) compared to those in the social rented sector (49%), those who owned their homes with a mortgage (36%) and those who owned their homes outright (18%). There was also a slightly higher percentage of adults in the social rented sector who were separated (4%) compared to people in the private rented sector (3%), those who owned their homes with a mortgage (2%) and those who owned their homes outright (1%). A higher percentage of adults were divorced or had experienced a dissolved civil partnership in social rented homes (14%), compared to those in the private rented sector (6%), people in mortgaged homes (6%) and those who owned their homes outright (7%). And lastly, a higher percentage of adults who had been widowed or were a bereaved civil partner owned their homes outright (15%) compared to those who lived in social rented homes (9%), privately rented homes (2%) and those who owned their homes through a mortgage (1%).

Having considered the evidence, we are not aware of any unintended impacts that people with this protected characteristic may experience as a result of the proposals set out within Chapters 2 and 3 of this consultation paper.

Race – The [2011 Census](#) showed that the 'White: Scottish' group made up 84% of Scotland's 5.3 million population, while the 'White: Other British' group made up 8%. Other non-British 'White' groups made up a further 4%. Minority ethnic groups made up the remaining 4% of the population.

In the [Housing to 2040 stakeholder engagement](#) in 2018, and during the public consultation in 2019-20, stakeholders highlighted that the needs of ethnic minority older people with complex needs were not being met by current service provision. A number of stakeholders also called for Gypsy/Travellers' need for accessible housing to be better met in future. In this respect, Gypsy/Travellers are more likely than the general population to have a limiting long term health problem or disability (28% compared to 20%), emphasising the need to provide accommodation that is accessible and can meet the needs of people as they change over time (Source: [Gypsy/Travellers in Scotland: A Comprehensive Analysis of the 2011 Census](#)). Gypsy/Travellers are also twice as likely to provide a high level of unpaid care, reflecting cultural traditions of mutual and family support.

In addition, an evidence review published in 2021 on the [Housing needs of minority ethnic groups](#) also highlighted that mobility issues experienced by older ethnic minority people often left them in accommodation which was unsuitable and did not fully meet their needs. The ability of the home to be modified over time, as people age, was also referenced in the review.

The proposals detailed within Chapters 2 and 3 of this consultation paper are not intended to have a detrimental effect on any particular ethnic group, and aim to have a positive impact on the needs of:

- Gypsy/Travellers through requiring publicly funded Gypsy/Traveller accommodation to meet the same accessibility standards as mainstream housing where applicable, and
- older minority ethnic people through incorporating measures such as (a) requiring step free and accessible thresholds to all entrances (b) future proofing bathrooms so that they can be adapted at a later date to incorporate a wet floor shower area and (c) ensuring that a WC compartment on the principal living level – where the main bathroom is located on another living level – is capable of being adapted to form a larger space for wheelchair use or to accommodate the addition of a shower if needed.

It is acknowledged however that the additional cost of delivering the proposals may result in fewer new homes being delivered than would otherwise have been the case, all other things being equal.

Religion or belief – Relatively limited evidence is available for the religion or belief protected characteristic.

Figures in the [Scottish Surveys Core Questions](#) published in 2019 show that for adults living in the social rented sector, 55% identify as having ‘no religion’, 17% identify as Church of Scotland Christian, 17% identify as Roman Catholic, 5% identify as Other Christian, 3% identify as Muslim and 2% identify as having other religions. In addition, the report also found that, whilst 55% of people who lived in the social rented sector have identified as having ‘no religion’, this was lower than those who owned their homes with a mortgage (60%) and those in the private rented sector (64%) but was higher than those with homes that are owned outright (42%).

Given the nature of the proposals described in Chapters 2 and 3 of this consultation paper, we have not identified any impacts on people to whom the religion or belief protected characteristic applies.

Sexual orientation – The available evidence clearly highlights that people with the sexual orientation protected characteristic face a range of inequalities across a number of areas and settings including, but not limited to, employment, healthcare, education, housing and homelessness. The Housing to 2040 stakeholder engagement and public consultation did not however yield any views, suggestions or recommendations by stakeholders on the sexual orientation protected characteristic.

Across all of the proposals presented in Chapters 2 and 3 of this consultation paper, we are not aware of any negative impacts for people to whom the sexual orientation protected characteristic applies.

Question 48:

Do you have any feedback on any possible impacts that the proposals set out within Chapter 2 and Chapter 3 of this consultation paper may have on groups of people with protected characteristics, as identified in the Equality Act 2010?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Island Communities Impact Assessment

This impact assessment is about testing any new policy, strategy or service which is likely to have an effect on island communities which is significantly different from the effect on other communities.

We are aware that island stakeholders have emphasised the importance of policy makers understanding the island experience. Each island has its own specific considerations and constraints, and there are several factors which impact on island residents' daily lives compared to people who live on the Scottish mainland. We would therefore like to take your views on any possible impacts that the proposals contained within Chapters 2 and 3 of this consultation paper may have on island communities.

Question 49:

Do you have any feedback on any possible impacts that the proposals set out within Chapter 2 and Chapter 3 of this consultation paper may have on island communities which would be significantly different from the impact on other communities?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Fairer Scotland Duty Assessment

This is about considering how the decisions we make about future policy can help to reduce the challenges that people can face as a result of 'socio-economic disadvantage' – which can be things such as having a low income, not having access to basic goods or services, or having a background which gives fewer advantages.

The proposals set out within Chapters 2 and 3 of this consultation paper are aimed at enhancing the accessibility, adaptability and usability of Scotland's housing – whether that housing is, for example, delivered through the Scottish Government's Affordable Housing Supply Programme or through the private housing market. While these are expected to have a positive impact on reducing socio-economic disadvantage for the reasons highlighted below, it is acknowledged that the additional cost of delivering the proposals may result in fewer new homes being delivered than would otherwise have been the case, all other things being equal.

Housing is crucial to our aspirations for a fairer country. The Scottish Government is committed to delivering 110,000 affordable homes by 2032, of which at least 70% will be available for social rent and 10% will be in our remote, rural and island communities – delivering this target would support a total investment package of around £18 billion and up to 15,000 jobs each year.

Changes to building standards and guidance from 2025-26 to implement the Scottish Accessible Homes Standard, which all new homes must achieve, will also improve the quality of homes and future proof housing stock to meet people's needs.

Improving the accessibility, adaptability and usability of Scotland's homes will help to improve people's physical and mental health, helping to tackle health inequalities we know are caused by socio-economic disadvantage. These measures will also contribute to children's wellbeing and happiness, helping to provide a healthy start to life.

Housing also creates and supports jobs and drives inclusive economic growth and social benefits. It makes a crucial contribution across all four pillars (economic, human, social and natural) which underpin our vision of an economy that delivers sustainable and inclusive growth for the people of Scotland.

Question 50:

Do you have any feedback on any possible impacts that the proposals set out within Chapter 2 and Chapter 3 of this consultation paper may have on the challenges that people can face as a result of socio-economic disadvantage?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Child Rights and Wellbeing Impact Assessment

While the proposals contained within Chapters 2 and 3 of this consultation paper will affect the lives of people of all ages and backgrounds, the Scottish Government is committed to ensuring that children's rights, as determined by the United Nations Convention on the Rights of the Child, are recognised, respected and promoted.

A Child Rights and Wellbeing Impact Assessment therefore helps to ensure that our policies and measures protect and promote the human rights and wellbeing of children and young people. A child is defined as anyone under the age of 18, as per the United Nations Convention on the Rights of the Child.

We recognise that the proposals set out within Chapters 2 and 3 of this consultation paper will have an impact on children and young people, and that these will have an impact on the following articles of the United Nations Convention on the Rights of the Child: Article 23 (rights of children with a disability) and Article 27 (rights of children to an adequate standard of living (including housing)).

We consider that the proposals to enhance the accessibility, adaptability and usability of Scotland's homes will benefit children. For example, the suite of proposals to enhance the accessibility and adaptability of homes will particularly benefit disabled children or children in a family with at least one disabled person, and the requirement for all homes to have space for children to study should have a positive impact on educational attainment.

It is acknowledged however that the additional cost of delivering the proposals may result in fewer new homes being delivered than would otherwise have been the case, all other things being equal.

Question 51:

Do you have any feedback on any possible impacts that the proposals set out within Chapter 2 and Chapter 3 of this consultation paper may have on the human rights and wellbeing of children and young people?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Business and Regulatory Impact Assessment

A Business and Regulatory Impact Assessment analyses the potential costs and benefits to businesses and the third sector of any policy changes, with the goal of using evidence to identify the proposal that best achieves policy objectives while minimising costs and burdens as much as possible.

A Partial Business and Regulatory Impact Assessment of the proposals set out in Chapters 2 and 3 of this consultation paper is provided at **Annex V** and we would welcome your views on this.

Question 52:

Do you have any feedback on any possible impacts that the proposals set out within Chapter 2 and Chapter 3 of this consultation paper may have on businesses and the third sector?

Please select **one** of the following **only**:

Yes

No

Don't know/ no opinion

Please explain the reasons for your answer.

Annex A – Section 1 of Part 1 of the current Housing for Varying Needs design guide: People’s needs

The clauses within Section 1 of Part 1 of the current Housing for Varying Needs design guide are set out in the table below.

1	People's needs
1.1	General needs
1.1.1	People's needs and abilities differ, but to live independently everyone needs a home that they can come and go from without difficulty, in which they can access and use the accommodation and fittings and operate the controls and services. Houses and flats should be designed to make this so for as many people as possible, including those whose mobility, dexterity, hearing or sight is impaired.
1.1.2	Many people have such impairment. The Scottish House Condition Survey 1996 [1] indicates that 144,000 households include a member who walks with the help of a stick or a frame, or who uses a wheelchair. Older people constitute almost a sixth of the population of Scotland and this proportion will grow. These two groups overlap, but nevertheless they form a sizable part of the population and their needs must be recognised in the design of housing.
1.2	Older people
1.2.1	Older people are generally defined as those over the age of 65. This gives a possible age range for the group of 25 years or more, during which time people's needs are likely to change.
1.2.2	Older people's main need in the design of their home is that it allows them to live independently and provides a safe and secure environment. Not all older people are significantly impaired, though obviously there is a likelihood of them becoming less mobile, less dexterous and less able to reach or bend and less able to see or hear well.
1.2.3	Most older people live in 'ordinary' housing and wish to remain there as long as possible; the design of their home should assist in this. Even when a move is necessary, usually to a smaller house or flat without the need to climb stairs, most people continue to lead relatively active lives. Their home should be of a size that allows them to entertain friends, pursue hobbies and retain favourite belongings. If they become less able to be out and about, such things become even more important.

1	People's needs
1.2.4	It is known that there are around 61,000 people in Scotland with a diagnosis of dementia, 60% of whom live at home and the vast majority of whom are in the older age group. Their disabilities take the form of impaired memory, learning and reasoning and their need is for fittings and components that are easily recognised and for visual help in finding their way around.
1.2.5	It is not anticipated that self-contained housing will be designed specifically for people whose mental state is impaired, but that adaptations may be required to compensate for their disabilities. The needs of people with dementia can conflict with older peoples' other needs; 'novel' fittings, such as lever taps and pad type switches, though easy to operate will be confusing. Guidance on the specific design needs is given at appropriate points in this text and summarised in Chapter 20 (20.3). However, it should be noted that knowledge on designing for people with dementia is at an early stage, though developing rapidly.
1.3	Ambulant disabled people
	This description embraces a wide group of people with a range of mobility problems or lack of agility and strength, but whose physical disability permits them to walk with or without the use of walking aids and some may occasionally use a wheelchair. The majority will be in the older age group but many people may have problems with mobility at other times in their life, due to accident or temporary illness. The design need is for a home that is easy to move around with a walking frame or sticks or crutches, has a bathroom that can be adapted to their needs and fittings and service controls that are within reach and easy to use.
1.4	Wheelchair users
1.4.1	People who use a wheelchair for most or all of the time have this particular feature in common but otherwise their needs will vary considerably. They may or may not have upper body strength, which affects their reach, their dexterity and their possible need for additional technological aids and/ or resident carers. Some people have multiple disabilities. Some will have a progressive illness.
1.4.2	A wheelchair user may live alone, or with a carer or partner or be part of a family unit. In family housing it can be an adult or a child that uses a wheelchair or in some instances there will be more than one member of the household who uses a wheelchair.
1.4.3	The design need is for a home that provides a completely step-free environment, space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupant's particular needs and fittings and services that are within reach and easy to use.

1	People's needs
1.5	Other specific needs
1.5.1	People with impaired sight need good levels of light and tactile indicators on controls. Those with impaired hearing need visual or tactile alternatives to bells or alarms.
1.5.2	Other factors such as mental health or the need for support needs will affect the form of housing that is most appropriate. In some instances this will be shared or group housing with integral support (see Part 2).
1.6	Meeting these needs
1.6.1	Housing has to be adaptable to suit these different needs. One of the overall problems of meeting the housing requirements of people with a particular need is matching people to suitably designed housing. The more flexible and adaptable housing is the less this problem will be. It is possible to list precise impairments against specific design needs, but housing should be of a design that allows flexibility over its lifetime for the different needs of occupants with different abilities.
1.6.2	When design briefs are being prepared every opportunity should be taken to consult with likely occupants.

Annex B – Section 2 of Part 1 of the current Housing for Varying Needs design guide: Sizes and dimensions

The clauses within Section 2 of Part 1 of the current Housing for Varying Needs design guide are set out in the table below.

2	Sizes and dimensions
2.1	Assumptions
	The design of buildings in general makes certain assumptions about the size and abilities of the people who use them – the height and width of door openings, the size of steps etc, and these are integral with the requirements of the Building Standards Regulations and other standards. But people vary in height and in their ability to bend or reach. When the needs of all people are taken into account some assumptions have to be reconsidered.
2.2	Anthropometrics
	This design guidance assumes a reach within the following distances (mm) from floor level: <ul style="list-style-type: none"> - general use upward 1800 - general use upward grip 1700 - general use downward 400 - older and ambulant disabled people upward 1600 - older and ambulant disabled people upward grip 1500 - older and ambulant disabled people downward 500 - wheelchair user upward 1350 - wheelchair user upward grip 1200, and - wheelchair user downward 600.
2.3	Walking aids
	Walking aids may take the form of sticks, crutches or frames. Typical dimensions are a width of 550mm – 600mm for a walking frame and a spread of up to 800mm for elbow crutches or walking sticks.
2.4	Wheelchair sizes
	As there is no standard size for people, there is no standard wheelchair size. People with different forms of disability need wheelchairs of different forms and many users will have more than one chair. The design criteria presume dimensions of 1100mm by 700mm for a chair that is used indoors.

2	Sizes and dimensions
2.5	Wheelchair manoeuvres
2.5.1	The space needed by someone in a wheelchair, particularly to turn round, will vary. Obviously it will depend on the size and workings of the wheelchair, but also on the ability of the user. Where wheelchair turning is needed it is more likely to be through 180° rather than a full circle and the profile of this movement is usually elliptical rather than circular, with dimensions of 1400mm by 1700mm. In certain configurations of space, especially between pieces of furniture users may use three point turns. But some flexibility in the choice of turning methods is desirable and therefore as a practical guideline the criteria for sufficient space to turn a wheelchair is taken as a clear circular space of 1500mm diameter. This will never be a completely confined area and the adjoining space will usually give some flexibility in use.
2.5.2	In refurbishment or adaptation situations it may be only be possible to allow for one turning method.
	Fig 2.1 wheelchair turning
2.5.3	Another crucial action for a wheelchair user is that of opening a door, particularly reaching the handle. This involves a person bending or leaning forward in their wheelchair and people's ability to do this will vary. A clear space of 300mm is generally accepted as the required dimension and this suffices for the majority. However, people who are unable to lean forward will require to bring the side of their chair alongside the handle. To allow for this there needs to be a clear space of at least 550mm beyond the opening edge of the door.
	Fig 2.2 opening a door
2.5.4	Formulas for the relationship of necessary dimensions for wheelchair manoeuvre are given in European Concept for Accessibility [4]. This advocates that the space to the side of the door plus the clear space in front of the door swing should equal or be greater than 1400mm. Also that to turn into a door at right angles to a passage the clear width of the door plus the width of the passage should equal or be greater than 2000mm.
	Fig 2.3 wheelchair manoeuvre
2.5.5	Externally any surface on which a wheelchair may need to be stationary must be nominally level.

2	Sizes and dimensions
2.6	Door widths
2.6.1	In this guidance different widths are cited for doors that will allow wheelchair users to pass through. In any situation there is always the minimum width of what is physically possible and a more convenient width. Most able bodied people can pass through a space with a clear opening width of 600mm, or even less, but for convenience doors are usually wider than this. Similarly a person in a wheelchair can pass through a space 750mm wide, but this manoeuvre has to be done with care as the tolerances are very small. In a wheelchair user's own home easier movement than this should be possible and a clear width of at least 800mm should be provided. The clear width of external doors must make allowance for a weather moulding at the foot of the door and the required widths of external doors are therefore greater by 50mm to allow for this.
2.6.2	Also in suggesting suitable dimensions for doors recognition has to be given to the 'standard' door sizes that are readily available, though this is not to say that manufacturers should not be encouraged, through demand, to add components to their standard ranges. While an 'adequate' width may be acceptable where this allows a standard component to be used, if a purpose made component is needed the most satisfactory width should be achieved.
2.6.3	The criteria given in this guidance to apply generally are the minimum to allow possible wheelchair use, but for regular use by someone in a wheelchair the more convenient size is given.

Annex C – Section 3 of Part 1 of the current Housing for Varying Needs design guide: Location of housing

The clauses within Section 3 of Part 1 of the current Housing for Varying Needs design guide are set out in the table below. Where a clause relates to dwellings specifically for older or disabled people, this is highlighted within the table.

3	Location of housing
3.1	The needs
3.1.1	Location is an important factor in the desirability and convenience of all housing, and it becomes critical for people as they get older and for people with any form of mobility problem.
3.1.2	It is very easy to be idealistic about where housing should be located, when in reality compromises may have to be made depending on what land, or existing housing, is available. However the suitability of a site or location for housing that is specifically for people with mobility problems should be considered and weighed in light of the need for convenient access, in terms of distance, gradient and available public transport, to reach the facilities needed for independent day-to-day living. Also part of the consideration is the need for a supportive social environment and a sense of integration within the community.
3.2	The topography of the land
	People with mobility problems cannot cope with more than a slight slope, either immediately surrounding the dwelling, or within its environs. All access routes should be in accordance with Chapter 4.
3.3	Access to facilities
3.3.1	People leading independent lives must be able to reach various facilities: <ul style="list-style-type: none"> - public transport - shops and other commercial facilities (food, chemist, day-to-day needs, post office, bank) - health services, and - community and recreational facilities (place of worship, library, pub, cafe).
3.3.2	For people who have regular use of a car, either as a driver or a passenger, reaching facilities is unlikely to be a problem. For others, distances that can comfortably be travelled will vary considerably from person to person and will be affected by their ability to use public transport, the gradients of access routes and, for wheelchair users, the standard of surfacing encountered.

3	Location of housing
3.3.3	For a location to be considered 'convenient' for people who do not walk easily and who do not have the use of public transport or a car, the distance from a dwelling to the facility should be taken to be no more than 600 metres.
3.3.4	Dwellings specifically for older or disabled people: Recommended walking distances that can be made without a rest, for people with various impairments are given in Revised Guidelines for: Reducing Mobility Handicaps [9] as: <ul style="list-style-type: none"> - Wheelchair users – 150m - Visually impaired – 150m - Stick users – 50m, and - Ambulatory without walking aid – 100m.
3.3.5	Dwellings specifically for older or disabled people: Consideration should be made for people who need to have facilities at a shorter distance, or public transport within 200 metres of a dwelling. Convenient public transport is also important to bring visitors to people who may themselves be unable to get out and about.
3.4	The social environment
	In areas of high social stress the provision of housing specifically for people with particular needs should be considered with care. Many such people are particularly vulnerable and unless they are well integrated in the community, living in such areas may present additional problems.
3.5	The integration of housing
	Housing that is designed for specifically for people with particular needs should be integrated with housing in general and should not give the occupants a sense of isolation or cut them off from the activity of the neighbourhood. However, some people, especially as they grow older, may prefer to be separate from family housing and have control over their contact with children and young people, as they can find groups of children at play annoying and even threatening. A balance therefore has to be drawn and will vary depending on the social characteristics of the area.

Annex D – Section 4 of Part 1 of the current Housing for Varying Needs design guide: The design of the surrounding environment

The clauses within Section 4 of Part 1 of the current Housing for Varying Needs design guide are set out in the table below.

4	The design of the surrounding environment
4.1	The needs
4.1.1	<p>The design of pavements, road crossings and footpaths should allow for the needs of older and ambulant disabled people, people who use wheelchairs, people with visual impairment and people manoeuvring a pram or pushchair. This requirement will be met by compliance with the criteria given below and is also covered in the following publications:</p> <ul style="list-style-type: none"> - British Standard 5810, Section 6 [5] - Disability Scotland Access Guide [6] - Building Sight, Chapter 3 [7] - Guidance on the use of tactile paving surfaces [8] - Revised Guidelines for: Reducing Mobility Handicaps [9]
4.1.2	<p>The local roads authority's requirements and specification will have to be met for all roads, pavements and paths that are to be adopted by them. The guidance given here is intended to be used in conjunction with that. The local roads authority should ensure that as well as all pavements and footpaths allowing access to everyone, these are properly reinstated after repair works, as the uneven surfaces that can then occur are a hazard to many users.</p>
4.2	Public pavements and paths
4.2.1	<p>Pavements and paths should provide a step-free route around the neighbourhood. It is helpful for people with mobility problems if there are places along a route at which they can rest briefly. Paths may have a continuous slope of unrestricted length provided that the gradient is no steeper than 1:30. For gradients steeper than 1:30 but less than 1:20 there should be rest areas at intervals no greater than 18 metres. Slopes of 1:20 or steeper are classified as ramps.</p>
4.2.2	<p>Pavements and paths should generally have a minimum width of 1800mm, but a minimum of 1200mm is acceptable for short lengths or in paths leading to no more than four dwellings.</p>

4	The design of the surrounding environment
4.2.3	Crossfalls in pavements or paths are awkward for wheelchair users, as they cause the chair to drift or slip, and they should be kept to a minimum consistent with good water run-off, with a gradient preferably no steeper than 1:100, but a maximum of 1:40.
	Fig 4.1 public paths
4.2.4	The surface of paths must be hard, firm, even and slip resistant; cobbles and setts should be avoided. Manhole covers, gratings, etc must be flush with the surrounding surface and any grille bars should be set at right angles to the direction of travel.
4.2.5	Paths should not have unprotected drops of any size at the edge, as these are a hazard to anyone. Where paths are not level with the adjoining ground they should have an upstand of at least 100mm at the edge, or a protective barrier that extends to within 100mm above the surface.
4.2.6	At road crossing points there should be a dropped kerb. Roads at crossing points should have a camber no steeper than 1:20 in the direction of pedestrian travel and a crossfall at right angles to this no greater than 1:40. The area in front of the dropped kerb should be free of any channel, gully or grating.
4.2.7	The elimination of upstand kerbs on minor access roads and use of different surface treatments instead will assist disabled people, particularly those in wheelchairs, to move around more easily. However, a change of level at the kerb acts as guidance for visually impaired people and there is therefore a conflict of need in this regard. In the vicinity of housing specifically for wheelchair users the preference should be for no upstand, but tactile surfacing instead to indicate there is a road. Otherwise, for safety reasons an upstand should be retained except at specific road crossing points.
4.2.8	Ramps and steps in public paths should be at least to the same standard as given in the Technical Standards, Part T. Where ramps are provided steps should be provided as well to suit people who find sloping surfaces difficult.
4.3	Street furniture
	Street furniture, such as lamp posts, signs and post boxes, should not cause an obstruction or be positioned where it is a hazard to people with impaired sight. All furniture should be out of the line of travel but adjacent to the path or pavement. Bollards should be at least 1000mm high and of a colour contrasting with their background. Further information on the choice and positioning of street furniture is given in Building Sight [7].

4	The design of the surrounding environment
4.4	Lighting
	All access routes should be well lit, both for reasons of safety and security. Requirements for this are given in BS 5489 [10] covering road lighting.
4.5	Communal car parking
4.5.1	Convenient parking is advantageous to everyone but can be crucial to anyone with a mobility problem. For them parking therefore needs to be a reasonable distance from their entrance door and also needs to be always available for residents.
4.5.2	The width of communal parking spaces should generally be 2400mm. To suit older and ambulant disabled people, the width should be 3000mm which allows them to get in and out of the car more easily. Spaces intended for use by wheelchair users should have a width of at least 3400mm and preferably 3600mm. The increased width may be achieved with paired standard bays of 2400mm sharing a centre space of 1000mm to 1200mm.
4.5.3	A length of 4800mm is generally adequate. Some vehicles suited to wheelchair users have access from the rear and a clear space of 1200mm is therefore needed behind the parked vehicle in addition to the 4800mm length.
4.5.4	All kerbs alongside parking for wheelchair users must be dropped to allow access from the road to the pavement. It should be noted that wheelchair users prefer to get in and out of a car with the wheelchair on the road, as a pavement kerb prevents the chair from being close to the car, and that the wheelchair must not be on a sloping surface.
	Fig 4.3 car parking

Annex E – Section 5 of Part 1 of the current Housing for Varying Needs design guide: Housing layout and building form

The clauses within Section 5 of Part 1 of the current Housing for Varying Needs design guide are set out in the table below. Where a clause relates to dwellings specifically for older or disabled people, this is highlighted within the table.

5	Housing layout and building form
5.1	The needs
	The layout and form of a development or group of dwellings plays a significant part in providing a pleasant, convenient and safe environment in which to live. Orientation and aspect are important and sunshine should reach the main living room, or a dining kitchen, at some time of the day for most of the year.
5.2	Security
	The layout should incorporate the recommendations of police guidance in relation to defensible space, landscaping and lighting. The removal of barriers for the benefit of people with impaired mobility can also have the effect of removing defensible space. It is therefore particularly important that this aspect is considered in the design of the layout. It may be necessary to introduce low walls or fences and marked changes in surface treatment between public and private external space.
5.3	Vehicular access and parking
5.3.1	Dwellings specifically for older or disabled people: The length of the access from the road to the entrance door of the dwelling, or block of flats is required by the Technical Standards [3], Part Q to be no greater than 45 metres, however, this may be excessive for some older and disabled people. A distance no greater than 30 metres is needed for older and ambulant disabled people and 15 metres is preferable for wheelchair users, if in-curtilage parking cannot be provided.
5.3.2	Dwellings specifically for older or disabled people: In urban situations the provision of off-street or in-curtilage parking is an important factor when considering the layout and the suitability of the site. Parking provision is a crucial factor for car owners with mobility problems as competing for on-street parking is too unreliable. (See Section 7.13)

5	Housing layout and building form
5.4	The appearance of the dwelling
	Dwellings specifically for older or disabled people: Though people may have particular needs in the design of their home, they want it as far as is possible to appear the same as other housing. This helps the occupants to feel integrated in the community and in security terms does not advertise that a more vulnerable person lives there. In general housing specifically for older or disabled people should be intermixed with other housing.
5.5	Outlook
5.5.1	Dwellings specifically for older or disabled people: The aspect from the dwelling is particularly important when the occupants may spend a great deal of time at home. The view from the living room window should provide some interest which may be activity in the street or a view of a garden or other landscaping.
5.5.2	Dwellings specifically for older or disabled people: The outlook from a bedroom window may also be important if the occupant has to spend long periods in bed.
5.6	Garden areas
5.6.1	Dwellings specifically for older or disabled people: Private gardens will usually be provided where dwellings take the form of houses, rather than flats. Where these are attached to houses, or ground floor flats for one or two people, they should be small as older or disabled occupants are unlikely to be able to tend a larger garden. However, some occupants will gain great pleasure from gardening as an activity and most will appreciate some outside space for sitting out and for clothes drying. (See Chapter 19)
5.6.2	Dwellings specifically for older or disabled people: In flatted developments communal 'sitting out' areas which catch the sun should be provided when circumstances allow. They are a pleasant facility for people with impaired mobility and act as a point of informal social contact, but, particularly in urban areas, they should be enclosed and accessible only to residents.
5.7	Building form
5.7.1	Dwellings specifically for older or disabled people: For older people in general, dwellings should be at ground level or at first floor level with access by suitable stairs or a lift (see Chapter 8).
5.7.2	Dwellings specifically for older or disabled people: For ambulant disabled people and frail older people, dwellings should be at ground level or have lift access (see Chapter 8).

5	Housing layout and building form
5.7.3	Dwellings specifically for older or disabled people: For people using a wheelchair all accommodation should in general be at ground level. In larger family houses it is possible to have an arrangement with the essential accommodation at ground level and additional bedrooms on an upper storey, but careful consideration should be given to the implications of a disabled member of the family, adult or child, not having access to all parts of their home.
5.7.4	Dwellings specifically for older or disabled people: There may be circumstances when it is thought desirable to provide upper storey flats with lift access for occupation by people who are unable to use stairs. In such a situation there should be suitable means of escape in case of fire in accordance with BS 5588: Part 8 [11].

Annex F – Section 6 of Part 1 of the current Housing for Varying Needs design guide: The overall plan of the dwelling

The clauses within Section 6 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older or disabled people, this is highlighted within the table.

For each clause, column 3 of the table indicates whether we are proposing to (a) include the clause within the update to Part 1 of the design guide (with or without changes) or (b) not include the clause within the updated guide.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows whether any of these clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

6	The overall plan of the dwelling	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
6.1	The needs		
6.1.1	All dwellings within themselves should be free of 'barriers', or potentially so. Even a house on a steeply sloping site or an upper floor flat that internally is designed to be barrier free can be of benefit to an occupant who is temporarily impaired, to those who can manage steps but are otherwise disabled, or a disabled visitor who may need assistance up steps or stairs, but once inside is able to move around.	Remove – superseded by the proposals set out within Chapter 2 of this consultation paper.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
6.1.2	The plan of a dwelling should provide convenient accommodation with circulation areas kept to a minimum.	Retain	Not applicable Not standard design criteria.
6.1.3	Adequate space is the feature above all others that provides a home that is flexible and able to accommodate people who have problems with mobility. It is also the feature that is most difficult and costly to add at a later date. It is essential that the best use is made of available space through careful planning and that very restricted areas are avoided.	Retain	Not applicable Not standard design criteria.
6.2	Designing for further adaptability		
	The more flexible a dwelling is the greater potential it has for accommodating different needs during its lifetime and the less costly any adaptations to suit these needs will be. Certain features help provide flexibility and less costly adaptation:	Retain	Not applicable Not standard design criteria.

6	The overall plan of the dwelling	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Load bearing partitions should be kept to a minimum as they can make adaptations difficult and expensive.	Retain	Not applicable Not standard design criteria.
	Stairs should be able to take a stair lift and allowance should be made for the possible installation of a through floor lift.	Retain – although the text would be updated to reflect the proposed update to section 10.3, as set out within Chapter 2 of this consultation paper.	Not applicable Not standard design criteria.
	In two storey houses an area at ground level that could accommodate a bed also adds to flexibility of use.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
	Lack of a WC at ground floor level can make a house unusable, and even ‘unvisitable’, by a person who cannot climb stairs.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

6	The overall plan of the dwelling	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Bathrooms at ground level that allow for a floor gully are less costly to adapt for a walk-in shower.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
6.3	The plan of the dwelling		
6.3.1	For the convenience of the occupiers the arrangement of the space provided is important:	Retain	Not applicable Not standard design criteria.
	The main entrance door should always open into a hall or lobby, never directly into a room.	Retain	Not applicable Not standard design criteria.
	Stairs should preferably not be open to the main living area.	Retain	Not applicable Not standard design criteria.
	The kitchen and the eating space should be adjacent.	Retain	Not applicable Not standard design criteria.
	Access to any garden should not be only through a living room.	Retain	Not applicable Not standard design criteria.
	Complex plan arrangements will exacerbate confusion.	Retain	Not applicable Not standard design criteria.

6	The overall plan of the dwelling	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
6.3.2	Dwellings specifically for older or disabled people: 'Open plan' arrangements in which different activity spaces, (e.g. living room and kitchen), are screened from each other rather than fully segregated, can be of benefit. For people with mobility problems it reduces the number of doors and partitions, which can make moving around easier, and for people with dementia or cognitive impairment it allows them to see where they need to go. This is particularly relevant in dwellings for one or two people where individual privacy is less critical.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
6.3.3	Dwellings specifically for older or disabled people: The relationship and circulation between the bathroom and bedroom(s) is particularly important. The route should be as direct as possible. This will help people with mobility problems to move more easily between the two. The WC being visible from the bedroom is of benefit to people with dementia. Some wheelchair users may need a ceiling mounted hoist to travel between the bedroom and bathroom necessitating that these two rooms are adjacent.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
6.3.4	Dwellings specifically for older or disabled people: For a family member who has to spend much time in bed, the relationship of their bedroom and the living room is important if they are not to feel isolated.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

6	The overall plan of the dwelling	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
6.3.5	<p>Dwellings specifically for older or disabled people: In flats it will usually be necessary to have self-closing fire doors to comply with the Technical Standards [3], Part E, though on a day-to-day basis such doors are inconvenient for anyone, but particularly people with mobility problems. The number of fire doors should be kept to a minimum while complying with the Technical Standards.</p>	<p>Retain – although the text relating to Technical Standards would be updated to refer to Building Standards Technical Handbook Section 2 – Fire, and the following text would be added at the end of the clause:</p> <p>‘Consideration can be given to closers that may assist older or disabled people by holding doors open, and which only release to a closed position upon a fire alarm activation. The use of such closers would need to be agreed with local authority building</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

6	The overall plan of the dwelling	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		standards verifiers.'	
6.4	The accommodation provided		
6.4.1	The accommodation that is to be provided will be decided by the client or developer to suit the customers' needs, but it is important that the needs of different forms of households are considered, particularly in relation to bedrooms (see also Section 11.4).	Retain	Not applicable Not standard design criteria.
6.4.2	There may also be need for some dwellings with a special form, such as shared accommodation for single residents, or for two or more disabled people, where there is a need for bedrooms, designed for full wheelchair use, and perhaps more than one bathroom. The overall design criteria for these or other special arrangements will be the same as for other dwellings.	Retain	Not applicable Not standard design criteria.
6.4.3	Dwellings specifically for older or disabled people: Households of two people may not wish to share a bedroom and people, particularly those living alone, may need to have an overnight carer, either from time to time or on a regular basis. For both these reasons there is a need for some dwellings designed to suit people in small households, but with two bedrooms.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

Annex G – Section 7 of Part 1 of the current Housing for Varying Needs design guide: Access to dwellings and provision for vehicles

The clauses within Section 7 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings for wheelchair users, dwellings specifically for ambulant disabled people, buildings containing accommodation suitable for wheelchair users, dwellings specifically for older or disabled people, dwellings specifically for older people, dwellings specifically for older and disabled people, or developments specifically for older or ambulant disabled people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future buildings and dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.1	The needs		
7.1.1	<p>To be fully barrier free a dwelling must have step free access from a road. This should be the aim in all but exceptional circumstances. It is particularly important that single storey houses, ground floor flats and flats with lift access have step free access as these can provide the most suitable accommodation for anyone with impaired mobility. In all housing the difference in level between the outside ground and floor should be as small as the overall situation allows, so that steps can be avoided and ramps kept to a minimum. However, it is recognised that on steeply sloping sites step free access may be considered unviable.</p>	<p>Remove – superseded by the proposals set out within Chapter 2 of this consultation paper.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>
7.1.2	<p>While the absence of steps is of benefit to many people, pronounced sloping surfaces are difficult for others who use walking sticks, or have balancing problems and who will prefer shallow steps.</p>	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.3.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.2	Surrounding public footpaths		
	Public access routes and parking provision should be as Chapter 4.	Remove – the proposals for Sections 1 to 5 of the current guide, as set out within Chapter 2 of this consultation paper, refer.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.3	Access paths to houses and blocks of flats		
7.3.1	Access paths from the road pavement and parking space to the entrance of all dwellings should be step free. Paths should preferably have a gradient shallower than 1:20. Slopes of 1:20 or steeper are classified as ramps (see 7.7).	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.3.2	The Technical Standards [3], Part Q require access paths serving one or two dwellings to be at least 900mm wide, but a width of 1000mm is preferable . It is recognised that this width is more difficult to achieve with standard size concrete slabs, but the extra width is of great benefit to people with walking aids, wheelchair users and to accommodate prams. Paths that serve more than two dwellings are required by the Technical Standards, Part Q, to be at least 1200mm wide.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.6.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.3.3	Paths providing access to refuse stores and external areas should also be step free and be at least 900mm wide.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.6.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.3.4	Dwellings for wheelchair users: Paths from the road pavement and parking space to the entrance door must be at least 1200mm wide. Paths to the refuse store and external area may be 900mm wide provided there is a widening to 1200mm at any sharp turn.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.6.	Not applicable Exception C Clause applies to housing designed for specific user group.
7.3.5	All required widths are to be clear of any upstands, balustrading or handrails. Surfaces and edgings should be as Section 7.9.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.6.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.3.6	Wheelchair movement can be hampered by excessive cross falls on access routes and the surface at the entrance door must be nominally level so that the wheelchair is stable while the user operates the lock or entry system. Cross-falls should be kept to a minimum consistent with good water run-off, with a gradient preferably no steeper than 1:100, but a maximum of 1:40.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.4	Gates		
7.4.1	Gates should have a clear opening width of at least 850mm to allow wheelchairs and disabled people's scooters to pass through easily.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.6.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
	A width of 1000mm is needed for twin-child buggies.	Retain	Not applicable Not standard design criteria.
	The gate should open beyond 90 degrees so that it does not restrict the width of the path. The gate latch should be reachable and operable from a wheelchair from either side of the gate. This is best achieved by incorporating a hand hole beside the latch.	Retain Please note that the design criteria set out in the first and second sentences would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.4.2	Where gates giving access to back gardens are lockable, the lock should be at a height of 900mm – 1050mm from the ground, so that it is reachable from a wheelchair.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
7.5	Entrances to individual dwellings		
7.5.1	Entrances to dwellings should preferably be step free and it is always best if this is achieved by the use of sloping surfaces of a gradient shallower than 1:20 but with a nominally level area of at least 1200mm by 1200mm at the entrance door.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
Fig 7.1	Entrance without steps or ramps	Retain	Figure only.
7.5.2	Where a step free entrance is only possible by provision of a ramp this should have a minimum width of 1000mm	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.12.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
	and have a level area at least 1200mm by 1200mm at the top of the ramp.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.13.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Ramps in other respects must be as Section 7.7.	Remove – superseded by Building Standards Technical Handbook: Domestic, Standard 4.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
	However, some ambulant people will find a ramp more difficult than steps or may find steeper ramps disconcerting. Where possible steps should be provided in addition to a ramp especially if the ramp rises more than 400mm or is steeper than 1:15.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
Fig 7.2	Ramped entrance	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.7.	Figure only.
7.5.3	Any steps at an entrance must have a minimum width of 900mm, but preferably 1000mm, and have a landing at least 900mm long at the door.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	The going and design of the steps must be as Section 7.8.	<p>Retain – although the text would be updated to clarify that this reference relates to complementary steps, as per Building Standards Technical Handbook: Domestic, Clause 4.1.3.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in cases where complementary steps are provided.</p>	Include (see Chapter 3, Table 1).
	Where there are steps but no ramp because of ground levels, it is beneficial if space is allowed for a ramp to be provided in future if needed by the occupant.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.7.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
Fig 7.3	Stepped entrance for general use	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.7.	Figure only.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.5.4	Where the entrance is step free it is preferable that the door is positioned so that there is a return of at least 300mm at the handle edge, to allow a wheelchair user to reach this.	Retain – although reference to ‘Where the entrance is step free’ would not be included in the updated guide given the proposed update to section 7.5, as set out within Chapter 2 of this consultation paper.	Not applicable Not standard design criteria.
7.5.5	Dwellings specifically for ambulant disabled people: The entrance must be step free as described above.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
7.5.6	Dwellings for wheelchair users: For wheelchair dwellings the entrance must be step free with a level platform of at least 1500mm by 1500mm at the entrance door, clear of any door swing. This area should allow for a person in a wheelchair accompanied by an ambulant adult or child and for the wheelchair user to move alongside the door to operate the lock and handle. For inward opening doors there should be a space of at least 300mm adjacent to the lock edge of the door and 550mm if the door opens outwards (see 2.5.3).	Retain – although reference to clause 2.5.3 would not be included in the updated guide given the proposal for Section 2 of the current guide, as set out in Chapter 2 of this consultation paper. Please note that the design criteria set out in the first and third sentences would require to be delivered ‘as standard’ in future at the entrance to dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.5.7	Dwellings for wheelchair users: Ramps should have a minimum width of 1200mm and be as Section 7.7.	<p>Retain – although reference to section 7.7 would not be included in the updated guide.</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in cases where ramps are provided to dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 7.4	Dwellings for wheelchair users: Ramped entrance to dwelling for wheelchair user	Retain	Figure only.
7.6	Entrance to communal access areas		
7.6.1	Entrance to communal access areas leading to ground floor flats or flats with lift access should be step free, but it is preferable that all blocks of flats have a step free entrance. It is also preferable, as for individual dwellings, that this is achieved by the use of a sloping surface with a gradient less than 1:20.	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clauses 4.1.3 and 4.1.8.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>
	It is also preferable, as for individual dwellings, that this is achieved by the use of a sloping surface with a gradient less than 1:20.	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.3.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Where a ramp is required it should be as Section 7.7. The width of the ramp will be affected by the type and size of the building it serves, but must have a minimum width of 1200mm.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.6.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.6.2	Where there is a ramp it is preferable to have steps as well to better suit some users and in all cases where a ramp rises more than 400mm or is steeper than 1:15. These must be as Section 7.8.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.6.3	There should be a nominally level platform on the outside of the entrance door of at least 1200mm by 1200mm. Where the door opens outwards space should be allowed for a wheelchair clear of the door swing by increasing the appropriate area to at least 1200mm by 1800mm.	See Chapter 2 for key proposed update.	Scottish Accessible Homes Standard (see Chapter 3, Table 1).

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.6.4	A wheelchair user should be able to reach the door handle and therefore there should be a clear space beyond the opening edge of the door of at least 300mm (see 2.5.3).	<p>Retain – although (a) the text would be updated to take account of the proposed updates to clauses 8.3.3 and 8.3.4 of the current guide, as set out in Chapter 2 of this consultation paper and (b) reference to clause 2.5.3 would not be included in the updated guide given the proposal for Section 2 of the current guide, as set out in Chapter 2 of this consultation paper.</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future.</p>	Include (see Chapter 3, Table 1).
7.6.5	Buildings containing accommodation suitable for wheelchair users: The level platform at the door should have dimensions of 1500mm by 1500mm or 1500mm by 1800mm where the door opens outwards.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.6.6	Buildings containing accommodation suitable for wheelchair users: The clear space beyond the opening edge of the door should be 550mm (see 2.5.3).	<p>Retain – although reference to clause 2.5.3 would not be included in the updated guide given the proposal for Section 2 of the current guide, as set out in Chapter 2 of this consultation paper.</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in buildings containing accommodation suitable for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
7.6.7	Where the communal access serves only upper floor flats by way of a staircase it is desirable that a wheelchair user can reach the doorbell and enter the downstairs lobby.	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.8 and by clause 7.11.1 below.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.7	Ramps		
7.7.1	<p>All ramps that are part of the access to a dwelling or are within its curtilage must have the following features:</p> <ul style="list-style-type: none"> - a gradient preferably of 1:20 but no steeper than 1:12 - a maximum length of 10 metres between landings with slopes of 1:20 to 1:15 gradient and 5 metres with slopes steeper than 1:15, and - a level landing at least 1200mm long at the top of each flight with a 'corduroy' tactile surface (see DETR Guidance on the use of tactile paving surfaces [8]). 	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clauses 4.1.3, 4.3.7, 4.3.11 and 4.3.13.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>
	<ul style="list-style-type: none"> - The appearance of any ramp needs to be carefully designed so that it blends into the surroundings. 	<p>Retain</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>
7.7.2	<p>The provision of handrails to ramps will be at least as required by the Technical Standards, Part S. However, it is preferable that all ramps have a handrail that is:</p> <ul style="list-style-type: none"> - on both sides of the ramp, to allow for people who have to use a particular arm or hand - continuous for the length of the ramp and extends at least 300mm at each end, and - at a height 900mm above the ramp's surface to suit ambulant people (see also 7.10). 	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.14.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.7.3	Dwellings specifically for older or disabled people: All ramps must have a handrail on both sides that is as described in 7.7.2.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.14.	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 7.5	Ramp	Remove – superseded by Building Standards Technical Handbook: Domestic, Clauses 4.1.3, 4.3.7, 4.3.11 and 4.3.13.	Figure only.
7.7.4	In adaptations for wheelchair users to existing dwellings, if step-free access is to be provided, it may only be possible with a ramp steeper than 1:12, but in this case it must be established, in advance, that the particular user is capable of negotiating such a slope.	Remove – any installation of a ramp that is steeper than 1:12 should be considered on a case by case basis by local authority building standards verifiers.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.8	Steps		
7.8.1	If there are steps at an entrance they must be designed to be easy to use by people with mobility problems and people manoeuvring prams. They should therefore have a maximum rise of 150mm and a minimum going of 320mm.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in cases where there are steps at an entrance.	Include (see Chapter 3, Table 1).

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	To allow for the needs of people with walking aids it is preferable that these dimensions should be 140mm and 380mm respectively.	Retain	Not applicable Not standard design criteria.
	It is beneficial if the edge of the treads is highlighted in some way so that they are easily seen.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.7.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.8.2	Steps must not have protruding nosings as this hampers the manoeuvring of prams and may cause people to trip, but risers should have a 25mm splay.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.5.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.8.3	All entrance steps must have a handrail, at least on one side and preferably on both. It should be at a height of 850mm – 900mm above the pitch line and 1000mm above the landing. See also 7.10 and Fig 7.6.	Retain Please note that, with the exception of the words ‘and preferably on both’, these design criteria would require to be delivered ‘as standard’ in future in cases where there are entrance steps.	Include (see Chapter 3, Table 1).

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.8.4	Dwellings specifically for older people: The steps must have a maximum rise of 140mm and a minimum going of 380mm but it is beneficial for people with walking frames if the tread is as great as 600mm.	<p>Retain</p> <p>Please note that, with the exception of the words ‘but it is beneficial for people with walking frames if the tread is as great as 600mm’, these design criteria would require to be delivered ‘as standard’ in future in cases where there are steps to dwellings for older people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings specifically for older people: The edge of the treads should be highlighted.	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.5.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings specifically for older people: And there must be a handrail on both sides of the steps to allow for people who have to use a particular arm or hand.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in cases where there are steps to dwellings specifically for older people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 7.6	Dwellings specifically for older people: Stepped entrance specifically for older people and ambulant disabled people	<p>Retain</p>	Figure only.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.9	Surfaces and edgings to paths, ramps and steps		
7.9.1	<p>The surface of paths, steps and ramps must be slip resistant. Jointless surfacing, while preferable for wheelchair users, can be more hazardous to ambulant people in icy conditions. It is important that paving is laid with flush joints and is not subject to settlement. Loose gravel, cobbles and setts should be avoided. Manhole covers, gratings, etc must be flush with the surrounding surface and any grille bars should be set at right angles to the direction of travel.</p>	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clauses 4.1.4 and 4.3.7.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>
7.9.2	<p>Any unprotected drop at the edge of paths and ramps can be a hazard to anyone. The surface should therefore be level with the adjoining ground, or have an upstand of at least 100mm at the edge, or a protective barrier that extends to within 100mm of the surface.</p>	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.10	Handrails		
7.10.1	Handrails provide support for older and disabled people and also act as a guide for people with impaired sight. They must in general comply with the Technical Standards, Part S. It should be noted that some handrails will be attached to protective barriers required by Part S to be at a height of 1100mm and it will be necessary to have a handrail below the top of the barrier.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.15.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.10.2	Handrails should be of a design that is easy to grasp and therefore be of 45mm – 50mm diameter or width, with a clear space of 50mm at the back of the rail. The surface finish should be smooth and comfortable to touch with no sharp edges or corners. Handrails should be firmly fixed to provide good support and with the fixing clear of the part of the rail that is grasped.	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future in cases where handrails are provided.	Include (see Chapter 3, Table 1).

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.11	Fittings at the entrance area		
7.11.1	Door bells should be positioned between 1000mm – 1050mm above the entrance platt, 200mm from any return wall or balustrade for the benefit of visitors with limited reach or who may use a wheelchair. Bells should be clearly visible against their background to assist people who are visually impaired. Some occupants may need entry phones (see 18.5.4.).	<p>Retain</p> <p>Please note that, with the exception of the words ‘Some occupants may need entry phones (see 18.5.4.)’, these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
7.11.2	Door entry system control panels should be within an area 900mm – 1200mm from the ground.	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.6.3.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>
	All control buttons should also be at least 300mm clear of any return wall.	<p>Retain – although the text would be updated to reflect the fact that control buttons should be outwith the door swing movement.</p> <p>Please note that these updated design criteria would require to be delivered ‘as standard’ in future where door entry systems are installed.</p>	<p>Include (see Chapter 3, Table 1).</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Provision should be made for visitors with impaired sight by the use of tactile labelling and for visitors with impaired hearing by visual as well as audible signals where entry phones are installed.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.6.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
Fig 7.7	Position of doorbells and entry control panels	Retain – although the figure would be updated to show that control buttons should be outwith the door swing movement.	Figure only.
7.11.3	Dwellings specifically for older and disabled people: For reasons of convenience as well as security, it is of benefit if the entrance can be seen from a bay or corner window. This is in addition to the need for a door viewer, see 9.4. In flats, where it will generally not be possible to see the area beside the entrance, it may be thought desirable to install closed circuit television.	Retain – although the final sentence of this clause would not be included in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.
7.11.4	Signage should allow for the needs of people with visual impairment. All house numbers and other signage should be in a clear typeface, set against a background of contrasting tone. House numbers should also be in relief. (See also Building Sight [7])	Retain Please note that, with the exception of the words '(See also Building Sight [7])', these design criteria would require to be delivered 'as standard' in future.	Not applicable Exception B Clause falls out of scope of building regulations.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.11.5	All main entrance doors should be well lit for safety, security and general convenience. It may be necessary to have individual lights at entrance doors where the door is out of the range of public lighting. Lighting activated by PIR detectors will be of benefit to many people.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.7.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
7.12	Canopies and porches		
7.12.1	The protection of a canopy or porch is of benefit to everyone, but particularly those who are less agile and may take time in opening the door.	Retain	Not applicable Not standard design criteria.
7.12.2	Dwellings specifically for older or disabled people: All main entrance doors should have a canopy or porch to give protection to someone unlocking and opening the door. The canopy should give protection to visitors using the doorbell or entry phone system and should extend at least 900mm from the face of the door.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for older or disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.12.3	Dwellings specifically for older or disabled people: Where there is a level threshold the protection of a canopy or porch also helps avoid water penetration from wind driven rain. Consideration should be given to providing additional protection from the prevailing wind through the orientation of the door or possible return walls.	Retain – although reference to ‘Where there is a level threshold’ would not be included in the updated guide given the proposed update to section 7.5, as set out in Chapter 2 of this consultation paper.	Not applicable Exception C Clause applies to housing designed for specific user group.
7.12.4	Dwellings specifically for older or disabled people: For wheelchair users the covered area should be of a size to protect the whole chair and extend at least 1200mm from the face of the door. This is usually best achieved by the canopy being part of the roof of a carport (see also 7.13.8).	Retain – although reference to clause 7.13.8 would not be included in the updated guide (see clause 7.13.8 below). Please note that the design criterion set out in the first sentence would require to be delivered ‘as standard’ in future in dwellings specifically for older or disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.13	Provision for cars		
7.13.1	It is always preferable for car owners to be able to park their car within their own curtilage and this is particularly so if someone has impaired mobility. In-curtilage parking space should be at least 4800mm long and 3000mm wide to allow for people with impaired mobility. A potential to increase the width to 3600mm would allow for a wheelchair user. There should be level access between the parking space and the entrance door.	Remove – any parking provision required by a local planning authority should meet Building Standards Technical Handbook: Domestic, Clauses 4.1.1 to 4.1.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
Fig 7.8	In-curtilage parking space	Remove	Figure only.
7.13.2	Communal off-street parking will be needed in flatted developments or for houses on restricted sites where in-curtilage parking is not possible. The requirements for communal parking are given in Section 4.5. Spaces in communal areas should be individually allocated to residents.	Remove – any parking provision required by a local planning authority should meet Building Standards Technical Handbook: Domestic, Clauses 4.1.1.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.13.3	<p>Developments specifically for older or ambulant disabled people: Car ownership is likely to be below average, but is also likely to increase in future. In curtilage parking provision may be inappropriate in some forms of developments for older people, but it is important that communal parking areas are well dispersed so that all residents can park a car within a maximum of 30 metres of the entrance door.</p>	<p>Retain – although the text would be updated to read as follows: ‘Where communal parking forms part of the development, it is important that this area is well dispersed so that all residents can park a car within a maximum of 30 metres of the entrance door’.</p> <p>Please note that this updated design criteria would require to be delivered ‘as standard’ in future in developments specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
7.13.4	<p>Dwellings for wheelchair users: The space for a car should be as close as possible to the entrance door and at a maximum distance of 15 metres. In urban areas competing for on-street parking may be too unreliable for disabled people and in areas where there is a very high demand for parking, even off-street communal parking intended for residents may be difficult to police.</p>	<p>Retain – although the text would be updated to read as follows: ‘Where parking forms part of the development, the space for a car should be as close as possible to the entrance door and at a maximum distance of 15 metres’.</p> <p>Please note that this updated design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.13.5	Dwellings for wheelchair users: Dwellings should where possible have their own covered car space in the form of a garage or carport. This must be designed for full and independent use by someone in a wheelchair and have good protection from the weather for transferring between the car and a wheelchair.	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
7.13.6	Dwellings for wheelchair users: Car ports and garages should be at least 3600mm wide and 5700mm long. Some vehicles suited to wheelchair users have access from the rear and this should be allowed for in the design of the car space and its surrounding area. Car ports and garages should have a clear height of 2200mm to the underside of the roof or up-and-over door.	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
7.13.7	Dwellings for wheelchair users: Covered access from a carport or garage to the entrance door is of benefit and is best achieved when the roof of the carport or garage also forms a canopy to the door. Canopied pathways between a separate garage or carport and the entrance door to the house afford little protection in severe weather.	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

7	Access to dwellings and provision for vehicles	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
7.13.8	Dwellings for wheelchair users: If the site does not allow space for covered parking spaces, the dwelling will be unsuitable for a wheelchair user who owns a car.	Remove – this clause is considered outdated.	Not applicable Exception C Clause applies to housing designed for specific user group.
7.14	Provision for electrically-powered chairs and scooters		
7.14.1	Dwellings for wheelchair users: There should be well protected and secure storage for electrically powered scooters or outdoor chairs, equipped with the necessary charging point. This may be external as part of a garage, carport or extended porch, or it may be internal as part of a utility area or store (see 13.13.2).	Retain Please note that the design criteria set out in the first sentence would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
7.14.2	Dwellings for wheelchair users: Areas used for battery recharging must allow space for the larger outdoor chairs which will be of a size at least 1200mm by 800mm. For older models of chairs not using gel batteries the area must be well ventilated.	Retain – although the text would be updated to read as follows: ‘Areas used for battery recharging should be of a size at least 1200mm by 800mm, and should be appropriately ventilated’. Please note that this updated design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

Annex H – Section 8 of Part 1 of the current Housing for Varying Needs design guide: Communal access areas, stairs and lifts to flats

The clauses within Section 8 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to buildings containing accommodation suitable for wheelchair users, buildings containing accommodation specifically for older or ambulant disabled people, buildings containing accommodation specifically for older or disabled people, or buildings containing accommodation specifically for older people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future buildings containing accommodation delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.1	The needs		
8.1.1	All internal communal access areas must allow for the needs of older and ambulant disabled people, people with visual, hearing or cognitive impairment, and on ground floors and where there is lift access, wheelchair users and people manoeuvring a pram or pushchair.	Retain	Not applicable Not standard design criteria.
8.2	Entrance doors to communal access areas		
8.2.1	Entrance doors, including those giving access to external facilities such as drying areas, gardens and refuse stores, must have a clear opening width that allows a wheelchair to pass through. They should therefore have a minimum clear width of 800mm between the door face on one side and the door stop, or second door, on the other and it is preferable that this dimension should be at least 840mm wherever possible. Any weather moulding at the base of the door may intrude into this opening width (see 2.6). Where communal entrance doors are part of an escape route their width will also be dictated by the requirements of the Technical Standards [3], Part E.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.2.2	Buildings containing accommodation suitable for wheelchair users: The entrance door should have a minimum clear opening width of 840mm.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
8.2.3	The threshold must be negotiable in a wheelchair. Any upstand must be no greater than 15mm but thresholds should preferably have threshold plates with no vertical surface.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.9.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
8.2.4	Doors must be partially glazed so they can be seen through. The glazing should reach to within 900mm from the floor for the benefit of wheelchair users and children.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.8.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.3	Door ironmongery for communal entrance doors		
8.3.1	<p>All ironmongery must be robust and easy to grasp and operate. Handles should be lever type at least 100mm in length with a return at their end to give hand support and prevent them catching in clothing. Alternatively pull handles and push plates can be provided. All handles should have a thickness or diameter of at least 25mm and have a clearance of at least 45mm from the face of the door. A colour to contrast with the door finish helps people with visual impairment. Handles should be set at a height of 900mm – 1050mm from the ground or floor level.</p>	<p>Retain</p> <p>Please note that the stated design criteria for any handles provided, or any pull handles and push plates provided, would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
8.3.2	<p>Lock turns and keys should be easy to grasp and positioned well clear of the door jamb to allow space for less dextrous fingers.</p>	<p>Retain – although reference to ‘to allow space for less dextrous fingers’ would not be included in the updated guide.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future where provided.</p>	<p>Include (see Chapter 3, Table 1).</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.3.3	Door closers will usually be needed on common entrance doors to ensure they are secure when not in use, however they are an added inconvenience for people with mobility problems. The closers should be of the delayed action type with a minimum delay of five seconds, but this should be adjustable. The closing force should also be adjustable and be set at the minimum effective force, which preferably should be no greater than 12N/m ² .	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
8.3.4	Buildings containing accommodation suitable for wheelchair users: It may be considered necessary to install electro-magnetic door closers if users are otherwise unable to negotiate doors.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
8.4	Circulation in communal access areas		
8.4.1	There must be a clear space inside the door of at least 1200mm by 1800mm to allow for wheelchair manoeuvre. Where the door opens outwards this space may be reduced to 1200mm by 1200mm.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.4.2	A wheelchair user should be able to reach the door handle and therefore there should be a clear space beyond the opening edge of the door of at least 300mm (see also 2.5.3 and Section 7.6).	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.2.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
8.4.3	Circulation routes must be free of steps and have a width of at least 1200mm clear of all obstructions. Routes to any facilities e.g. refuse store, rear door, should be step free and should have a minimum width of 900mm.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.2.1.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
	People with impaired mobility or who are visually impaired will be helped by handrails along circulation routes at a height of 900mm.	Retain	Not applicable Not standard design criteria.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.4.4	Buildings containing accommodation specifically for older or ambulant disabled people: Circulation routes should allow for people who use walking sticks or frames to be at least 1400mm wide, clear of obstructions, to allow two people to pass.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in buildings containing accommodation specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
8.4.5	Buildings containing accommodation suitable for wheelchair users: The clear area inside the door should have dimensions of 1500mm by 1800mm or 1500mm by 1500mm where the door opens outwards.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in buildings containing accommodation suitable for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.4.6	Buildings containing accommodation suitable for wheelchair users: The clear space beyond the opening edge of the door should be 550mm (see also 2.5.3 and Section 7.6).	<p>Retain – although reference to clause 2.5.3 would not be included in the updated guide given the proposal for Section 2 of the current guide, as set out in Chapter 2 of this consultation paper.</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in buildings containing accommodation suitable for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.4.7	Buildings containing accommodation suitable for wheelchair users: Circulation routes must allow for full wheelchair use and be at least 1800mm to allow two wheelchairs to pass. Routes to any facilities e.g. refuse store, rear door, must be step free and should have a minimum width of 1200mm.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in buildings containing accommodation suitable for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 8.1	Minimal clear space in communal entrances	Retain	Figure only.
Fig 8.2	Communal circulation areas	Retain	Figure only.
8.4.8	Buildings containing accommodation specifically for older or disabled people: Handrails should be provided on both sides of circulation areas to allow for people who have to use a particular arm or hand. Rails should be as continuous as the arrangement of doors allows (see also 8.6).	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in buildings containing accommodation specifically for older or disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.5	Access stairs		
8.5.1	Access stairs to upper floor flats should be designed to be easy and safe to use by people with impaired mobility or visual impairment.	Retain	Not applicable Not standard design criteria.
	Steps should have a rise no greater than 170mm and a going no less than 250mm. Nosings should be highlighted.	Remove – superseded by Building Standards Technical Handbook: Domestic, Standard 4.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
8.5.2	Flights should rise no more than 1.8 metres so that there is a resting place between floors. This arrangement as well as being more convenient is safer should someone fall. Landings and half landings should allow space for a seat.	Retain Please note that the design criteria set out in the first and third sentences would require to be delivered ‘as standard’ in future in communal access stairs.	Include (see Chapter 3, Table 1).
8.5.3	Handrails should be provided on both sides of a stair to help those who may have to use a particular arm or hand.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.14.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Handrails against a wall should extend 300mm horizontally above the top and bottom nosings.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.14.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
8.5.4	Buildings containing accommodation specifically for older people: The criteria given in 8.5.1 – 3 must be provided.	Remove – the criteria that we are proposing to retain in clauses 8.5.1 to 8.5.3 above would apply to all dwellings in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.5.5	It is not anticipated that stair lifts will be fitted to common stairs except in exceptional circumstances. If this is necessary and the stair acts also as a fire escape stair, the lift must not reduce the clear width to below the minimum prescribed by the Technical Standards, Part E.	Retain – although (a) reference to the Technical Standards, Part E would not be included in the updated guide and (b) the clause would be further updated to reference that the provision of a stair lift in these circumstances would be for local authority building standards verifiers to assess on a case by case basis.	Not applicable Not standard design criteria
8.6	Handrails for communal access areas		
8.6.1	Handrails must in general comply with the Technical Standards, Part S. It should be noted that some handrails will be attached to protective barriers required by Part S to be at a height of 1100mm and it will be necessary to have a handrail below the top of the barrier.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clauses 4.3.14 and 4.3.15.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.6.2	Handrails should be of a design that is easy to grasp and therefore be of 45mm – 50mm diameter or width with a clear space of 50mm at the back of the rail. The surface finish should be smooth and comfortable to touch with no sharp edges or corners. Handrails should be firmly fixed to provide good support and with the fixing clear of the part of the rail that is grasped.	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future where handrails are provided.	Include (see Chapter 3, Table 1).
Fig 8.3	Example of handrail	Retain	Figure only.
8.7	Lifts		
8.7.1	Lift access allows flats at any floor level to have a step-free entrance and where lifts are provided they should be fully usable by disabled people, including people using wheelchairs and those with visual impairment.	Retain – although the following text would be added at the end of the clause: ‘Any lift access provision should be in line with Building Standards Technical Handbook: Domestic, Clause 4.2.5, and Building Standards Technical Handbook, Non-domestic, Clause 4.2.7, where applicable’.	Not applicable Not standard design criteria.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	<p>Lifts should incorporate the following features (see also Disability Scotland Access Guide [6]):</p> <ul style="list-style-type: none"> - doors with a minimum clear opening width of 800mm - internal dimensions of at least 1400mm deep and 1100mm wide - controls, both inside and outside the lift, reachable from a wheelchair and at a convenient height for ambulant people, within 900mm to 1200mm from the floor - controls inside the lift at least 400mm from the front wall - controls with tactile indication so that they are usable by people with impaired sight - the lift door remaining open for at least five seconds - a continuous handrail fixed at 900mm from the floor - a landing in front of the lift with a clear space at least 1500mm by 1500mm on all floors to allow for wheelchair manoeuvre - audible and visual response to an emergency call, and - in multi-storey blocks, an audible indication of the operating system and location. 	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.2.5 and Building Standards Technical Handbook, Non-domestic, Clause 4.2.7 where applicable.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.7.2	However, it should be noted that these features are primarily for the benefit of disabled visitors, as people who are unable to use stairs should not occupy dwellings on upper floors unless suitable means of escape in case of fire are provided in accordance with BS 5588: Part 8 [11].	Remove – superseded by Building Standards Technical Handbook: Domestic, Standard 2.9 in terms of fire escape, and Scottish Fire and Rescue Service guidance on ‘Stay Put, Stay Safe’.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
8.7.3	Buildings containing accommodation specifically for older or disabled people: In such buildings it is preferable that the internal dimensions of the lift are 1400mm by 1600mm to allow for numbers of people with walking aids or in wheelchairs.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 8.4	Lift	Remove	Figure only.
8.8	Design considerations for people with visual impairment (See also Building Sight [7])	Retain	
8.8.1	Communal areas should allow for the needs of people with visual impairment and should therefore have the following features:	Retain Please note that this design criterion would require to be delivered ‘as standard’ in future.	Include (see Chapter 3, Table 1).

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	- be free of obstructions with any necessary fittings recessed;	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
	- decals to highlight large areas of glass in doors and side panels;	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.8.2.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>
	- lighting throughout with a minimum level of 100lux;	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	- good colour contrast between floor, walls and doors with preferably light coloured walls to maximise available light;	<p>Retain</p> <p>Please note that the requirement to have good colour contrast between floor, walls and doors would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
	- wall and floor covering with a matt finish to avoid glare from windows and lights and not heavily patterned as this can cause visual confusion;	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
	- stair nosings highlighted with non-reflective, non-slip strips;	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.3.5.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	- landing at the top of a flight of stairs with a corduroy tactile surface;	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
	- door mats recessed and level with the rest of the floor;	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
	- space under stairs boxed in to avoid areas that are less than head height.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
8.8.2	Signage should be in a clear typeface, set against a background of contrasting tone. House numbers should also be in relief.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Not applicable Exception B Clause falls out of scope of building regulations.

8	Communal access areas, stairs and lifts to flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
8.9	Cleaning of communal access areas		
8.9.1	Buildings containing accommodation specifically for older or disabled people: Occupants may not be able to clean communal access areas themselves. Where dwellings have communal access, but have no on-site support, this situation should be allowed for. It may be necessary to provide a small cleaners' cupboard with a water supply and sink.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

Annex I – Section 9 of Part 1 of the current Housing for Varying Needs design guide: Entrance doors to individual houses or flats

The clauses within Section 9 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older or ambulant disabled people, dwellings for wheelchair users, dwellings specifically for older or disabled people, dwellings specifically for older people, or dwellings specifically for older and ambulant disabled people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.1	The needs		
9.1.1	Entrance doors must allow easy and convenient passage to and from the dwelling and provide good security.	Retain	Not applicable Not standard design criteria.
9.2	The door and frame		
9.2.1	Entrance doors must have a clear opening width that allows a wheelchair to pass through. They should therefore have a minimum clear width of 800mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width (see also 2.6).	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
9.2.2	For external doors a standard 900mm overall door frame with a 807mm wide, 44mm thick door will not give a 800mm clear opening. Even with a door of the readily available width of 838mm this will not be possible. Any standard door meeting this requirement is likely to be a door leaf of 907mm, made by some manufacturers for use with a 1000mm overall frame, giving a clear opening width of approximately 840mm.	Remove – this clause would not be included in the updated guide as specific door set sizes will be determined by individual manufacturers.	Not applicable Not standard design criteria.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.2.3	Dwellings specifically for older or ambulant disabled people: Entrance doors to dwellings should preferably have a minimum clear opening width of 840mm.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
9.2.4	Dwellings for wheelchair users: Entrance doors to dwellings for wheelchair users must have a minimum clear opening width of 840mm.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
9.2.5	All entrance doors should be of robust construction with a minimum thickness of 44mm.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Not applicable Exception B Clause falls out of scope of building regulations.
Fig 9.1	External door frame	Retain – although this figure would be updated to show a minimum clear opening width of 850mm, in line with the proposals to update clauses 9.2.1, 9.2.3 and 9.2.4 of the current guide, as set out within Chapter 2 of this consultation paper.	Figure only.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.3	Entrance door thresholds		
9.3.1	Doors with step-free access must have a threshold that can be negotiated by someone in a wheelchair. Any upstand must be no greater than 15mm but thresholds should preferably use threshold plates with no vertical surface.	Remove – the proposed update to section 7.5, as set out within Chapter 2 of this consultation paper, refers.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
9.3.2	Thresholds without a step or upstand need very careful designing if there is to be no water penetration. A drainage channel covered with a grating on the outside helps to divert water. An extensive canopy will assist in avoiding water penetration but in exposed locations full protection from a porch will be needed.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.9.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
9.3.3	At entrances where the access includes steps the threshold should not incorporate weather bars with an upstand of more than 25mm to prevent tripping. A high upstand is particularly dangerous at the top of a step, as this involves negotiating the step and the upstand simultaneously which is difficult for less agile people.	Remove – the proposed update to section 7.5, as set out within Chapter 2 of this consultation paper, refers.	Not applicable Not standard design criteria

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.3.4	Dwellings for older or disabled people: There will be a need for a doormat or other floor covering on the inside to take dirt from shoes and wheels. Allowance should be made in the detailing of the threshold for a recessed doormat to avoid the likelihood of tripping and the mat obstructing a wheelchair. The thickness of a doormat may be as great as 30mm.	<p>Retain</p> <p>Please note that the design criteria in the first and second sentences would require to be delivered 'as standard' in future in dwellings for older or disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
9.3.5	Dwellings for wheelchair users: Mats will need to extend 2 metres to catch the full circumference of most chair wheels and should have a dense pile to prevent wheels sinking into it.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 9.2	Level threshold	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.9.</p>	Figure only.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.4	Ironmongery for external doors		
9.4.1	<p>The lock specification should comply with BS 3621 [12]. The main entrance door should be fitted with an opening limitation device and a door viewer or other viewing facility. However, though good security is important, it should always be remembered that the occupants' escape in case of fire is of overriding importance and also that there may be a need for someone to gain entry to assist a lone occupant in an emergency. Entrance doors should therefore always be readily openable from the inside and the use of internally operated bolts should be discouraged when people live alone.</p>	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clauses 4.13.2 and 4.13.4.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.4.2	<p>Handles should be lever type, robust and easy to grasp and operate. They should be at least 100mm in length and with a thickness or diameter of at least 25mm. They should have a return at their end to give hand support and prevent them catching in clothing and have a clearance of at least 45mm from the face of the door. A colour to contrast with the door finish helps people with impaired sight. Handles should be set level with light switches at a height of 900mm – 1050mm from the floor.</p>	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
9.4.3	<p>Dwellings specifically for older people: Door handles should be of a design that is recognisable as such to a person with dementia or other cognitive impairment.</p>	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future to dwellings specifically for older people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
9.4.4	<p>Lock turns and keys should be easy to grasp and positioned well clear of the door jamb to allow space for less dextrous fingers.</p>	<p>Retain – although the wording ‘to allow space for less dextrous fingers’ would not be included in the updated guide.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.4.5	Door viewers should be set at a height of 1500mm – 1550mm to suit the eye level of the majority of people.	<p>Retain – although reference to ‘to suit the eye level of the majority of people’ would not be included in the updated guide.</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in cases where door viewers are provided.</p>	Include (see Chapter 3, Table 1).
9.4.6	Dwellings for wheelchair users: A wide pull handle may also be needed on the inside of the door. This is more easily reached than the latch handle to pull the door shut. The pull handle should be approximately 200mm long and fixed 100mm in from the hinged edge and level with the other handle or at the height best suited to the user.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
9.4.7	Dwellings for wheelchair users: Door viewers should be set at a height of 1200mm for use from a wheelchair.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings for wheelchair users in cases where door viewers are provided.</p>	Not applicable Exception C Clause applies to housing designed for specific user group.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.5	Door operation		
9.5.1	Dwellings specifically for older or disabled people: Some occupants may need the addition of electrically operated door opening devices, either because they lack the dexterity to operate the door handle and lock and/ or because it is more convenient for them to deal with callers without travelling to the door (see 18.5).	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
9.5.2	Dwellings specifically for older or disabled people: Entrance doors to dwellings that open off communal areas will require to be self-closing.	Remove – superseded by Building Standards Technical Handbook: Domestic, Standard 2.2.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings specifically for older or disabled people: Door closer should be of a type that gives the minimum acceptable closing force which preferably should be a resistance of no more than 8N/m ² . This aspect should be discussed with the Building Control Department of the local authority.	Remove – superseded by Building Standards Technical Handbook: Domestic, Standard 2.2 and Clause 4.1.7.	Not applicable Exception C Clause applies to housing designed for specific user group.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.6	The area inside the door		
9.6.1	All main entrance doors should open into a circulation area and not a room. This area must have a width of at least 900mm and preferably of at least 1200mm. If it is a small space it should meet the requirements given for draught lobbies (see 9.7).	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
9.6.2	Where the entrance is step free it is beneficial if the door is positioned so that there is a return of at least 300mm at the handle edge to allow a wheelchair user to reach this.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.7.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
9.6.3	In family houses it is important that there is adequate space to store a pram so that it does not cause an obstruction in circulation areas.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
9.6.4	Dwellings specifically for older and ambulant disabled people: The door should open into a space at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair beyond the door swing and the area should extend for at least a further 600mm with a minimum width of 900mm.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.6.5	Dwellings specifically for older and ambulant disabled people: There should be a 300mm return on the handle edge of the door to allow for possible wheelchair use and this will also allow space for the possible provision of a shelf, see 9.6.10.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.1.7.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings specifically for older and ambulant disabled people: However with 1000mm wide door frame, see 9.2.2, this will result in the entrance area with a width slightly in excess of 1200mm.	Remove	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 9.3	Dwellings specifically for older and ambulant disabled people: Entrance area for older and ambulant disabled people	Retain – this figure would be updated however to reflect the proposed update to clause 9.6.4, as set out within Chapter 2 of this consultation paper.	Figure only.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.6.6	Dwellings for wheelchair users: The circulation space immediately inside the door should allow for a person in a wheelchair to turn through 180°. It must therefore have a minimum width of 1500mm extending at least 1500mm back from the face of the door. There should be space for a wheelchair beyond the door swing and the area should either extend for at least a further 500mm with a minimum width of 1200mm, or have the dimensions required for draught lobbies (see section 9.7).	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
9.6.7	Dwellings for wheelchair users: There should be a return of at least 300mm and preferably 550mm on the handle edge of the door to allow access to the lock and handle.	Retain – although the text ‘at least 300mm and’ would not be included in the updated guide given Clause 4.1.7 of the Building Standards Technical Handbook.	Not applicable Exception C Clause applies to housing designed for specific user group.
9.6.8	Dwellings for wheelchair users: There should be storage space for an outdoor wheelchair and space alongside this for transferring to and from an indoor chair. This will require an area 1100mm by 1700mm, with adjacent circulation space (see also Section 13.13).	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 9.4	Dwellings for wheelchair users: Entrance area for wheelchair dwelling	Retain – this figure would be updated however to reflect the proposed update to clause 9.6.6, as set out within Chapter 2 of this consultation paper.	Figure only.
Fig 9.5	Dwellings for wheelchair users: Wheelchair transfer space	Retain	Figure only.
9.6.9	Dwellings specifically for older or disabled people: There should be a box or bag behind the letter plate to prevent mail falling to the floor. Where there is a box at the back of a door, space must be allowed for this when the door opens against an adjacent wall; for this reason it may be preferable for the letter plate to be in a panel at the side of the door. The letter plate should be 650mm – 750mm from the floor.	Retain Please note that the stated design criteria for the box or bag behind the letter plate, and for the height of the letter plate, would require to be delivered ‘as standard’ in future in dwellings specifically for older or disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.6.10	Dwellings specifically for older or disabled people: A shelf adjacent to the door at the opening edge, both inside and out, where items can be laid while opening and closing the door should be incorporated where possible. Each shelf should be at least 300mm in depth and width but any exposed corner should be splayed or rounded. The shelf should be at a height 750mm – 800mm from the floor and have clear space below.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
9.6.11	Dwellings specifically for older or disabled people: In dwellings for wheelchair users a shelf, as described above, should always be provided.	Retain Please note that the design criteria specified at clause 9.6.10 would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
9.7	Draught lobbies		
9.7.1	Lobbies at external doors are of benefit in preventing heat loss. However, doors in close proximity to each other can be difficult for a person with impaired mobility unless there is space within the lobby, clear of the swing of the door that is being passed through, for them to stand before opening the second door. Lobbies should preferably also allow for wheelchair use.	Remove – the proposed updates to clauses 9.6.1, 9.6.4 and 9.6.6 would determine the minimum area size inside the door, as set out in Chapter 2 of this consultation paper.	Not applicable Not standard design criteria.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 9.6	Draught lobby for general use	Remove – the proposed updates to clauses 9.6.1, 9.6.4 and 9.6.6 would determine the minimum area size inside the door, as set out in Chapter 2 of this consultation paper.	Figure only.
9.7.2	Dwellings for wheelchair users: Any lobby must allow space for wheelchair manoeuvre between the doors.	Remove – the proposed update to clause 9.6.6 would determine the minimum area size inside the door, as set out in Chapter 2 of this consultation paper.	Not applicable Exception C Clause applies to housing designed for specific user group.
9.7.3	Dwellings for wheelchair users: It can be beneficial to provide an entrance lobby that also serves as a storage/charging space for an electric chair and possibly also a utility area (see 13.13).	Remove – clause 9.6.8 above refers.	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 9.7	Dwellings for wheelchair users: Draught lobbies in dwellings for wheelchair users.	Remove – the proposed updates to clauses 9.6.1, 9.6.4 and 9.6.6 would determine the minimum area size inside the door, as set out in Chapter 2 of this consultation paper.	Figure only.

9	Entrance doors to individual houses or flats	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
9.8	Secondary entrances		
9.8.1	Entrance doors giving access to gardens or service areas should also meet the requirements of Sections 9.2 – 9.4.	<p>Retain – although the text (a) would not include reference to the provision of door viewers in this context and (b) would be updated to reference adherence to the design features which are highlighted 'as standard' within Sections 9.2 to 9.4 of the updated guide.</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future where secondary entrances are provided.</p>	Include (see Chapter 3, Table 1).
9.8.2	The design of 'patio' doors is important. Sliding doors are often used in this situation with a large upstand at the threshold, often immediately adjacent to a step or steps, see 9.3.3 above. This configuration is hazardous for anyone and should be avoided, particularly in housing specifically for older or disabled people. Doors from living areas to a garden should meet the same criteria as other entrances.	Remove – the proposed update to section 7.5, as set out within Chapter 2 of this consultation paper, refers.	Not applicable Not standard design criteria.

Annex J – Section 10 of Part 1 of the current Housing for Varying Needs design guide: Circulation spaces and internal doors

The clauses within Section 10 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings for wheelchair users, dwellings specifically for older or disabled people, or dwellings specifically for older people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.1	The needs		
10.1.1	Circulation areas must allow the occupants easy movement around the dwelling. Square halls are best and long passages should be avoided. Passages and pass doors at all floor levels should be designed to allow for possible use by a person in a wheelchair. For people who are easily confused, such as with dementia, it may be necessary for doors to be visually differentiated.	Retain – although the word ‘possible’ would be removed from the third sentence, and the words ‘easily confused’ would be removed from the final sentence.	Not applicable Not standard design criteria.
10.2	Passages		
10.2.1	Passages must be at least 900mm wide and preferably wider. If a passage has a right angle turn a splay of 200mm to 300mm at the corner will allow easier circulation.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
10.2.2	Radiators or heaters should preferably not be positioned in passages unless they are recessed. If there has to be a radiator or heater in a passageway it should be positioned where it does not hamper wheelchair turning into a doorway nor reduce the clear width of a passage to less than 750mm and then for a distance of no more than 900mm.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.2.3	Dwellings for wheelchair users: Passages and pass doors must be designed to allow a wheelchair user to have access to all parts of the dwelling. Passages should generally be at least 1200mm wide, but a width of 1000mm is adequate for lengths of up to 900mm, provided there is no door opening at a right angle to the direction of the passage. External corners in circulation areas should generally be splayed (see also 2.5.4).	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
10.3	Circulation within two-storey houses		
10.3.1	Stairs in two storey houses should allow the addition of a stair lift if needed. A stair lift is most economically installed on a straight flight staircase, but dog-leg stairs have the benefit of providing a resting space on a half landing for a person who finds climbing stairs difficult. Also they are safer if someone should fall.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.2.8.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.3.2	Tapered treads must be avoided in the design of stairs, particularly at the top of a flight, as these are an added hazard to people who have impaired mobility, or are visually impaired, or carrying young children, as well as to young children themselves.	<p>Retain – although reference to ‘particularly at the top of a flight’ would not be included in the updated guide.</p> <p>Please note that this design criterion should be adhered to in future when designing stairs within houses containing two storeys or more.</p>	Include (see Chapter 3, Table 1).
10.3.3	Handrails should provide firm support, be easy to grasp and be 45mm – 50mm wide.	Retain	<p>Not applicable</p> <p>Not standard design criteria.</p>
10.3.4	If a house has to be adapted for a disabled person who cannot use a stair lift, a through floor lift may be required. This needs a corresponding area of approximately 1200mm by 800mm on each floor, preferably in the corner of a room.	Retain	<p>Not applicable</p> <p>Not standard design criteria.</p>

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.4	Door positions		
10.4.1	Doors must be positioned to assist easy circulation. Doors should be hung with hinges adjacent to the corner of the room into which they open, or with a clear space of at least 300mm between the opening edge of the door and the return wall. The former of these arrangements also help people who are easily confused to see where the door leads.	<p>Retain – although the words ‘who are easily confused’ would not be included in the final sentence within the updated guide.</p> <p>Please note that the design criterion set out in the second sentence would require to be delivered ‘as standard’ in future.</p>	Include (see Chapter 3, Table 1).
Fig 10.1	Position of doors	Retain	Figure only.
10.4.2	Doors opening off opposite sides of a passage should be directly opposite each other. Where this is not possible it is beneficial to have the doors hung so that distance between the handle edges is as short as possible.	Retain	Not applicable Not standard design criteria.

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.4.3	Doors opening at right angles to a 900mm wide corridor are difficult when a wheelchair is being used. Therefore if the entrance to rooms involves a sharp turn, the corridor width at that point should be at least 1200mm wide. This may be achieved by the use of space under a stair provided the clear height is at least 1500mm.	Remove – this clause would be superseded by the proposed updates to clauses 10.2.1, 10.2.2 and 10.2.3, as set out within Chapter 2 of this consultation paper.	Not applicable Not standard design criteria.
Fig 10.2	Door positions off corridors	Retain – this figure would be updated however to reflect the proposed updates to clauses 10.2.1, 10.2.2 and 10.2.3, as set out within Chapter 2 of this consultation paper.	Figure only.

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.4.4	<p>Dwellings for wheelchair users: All pass doors must be positioned with a clear space of at least 300mm adjacent to the handle edge on the pull side of the door and preferably on the push side as well. When housing is being provided to suit the needs of severely disabled people who have very limited movement, the clear space should be 550mm, particularly on the pull side, to allow access alongside the handle (see 2.5.3). In some cases automatic door controls may be necessary (see 18.5.4).</p>	<p>Retain – although the words ‘severely disabled’ would not be included in the updated guide, and reference to clause 2.5.3 would not be included in the updated guide given the proposal for Section 2 of the current guide, as set out in Chapter 2 of this consultation paper.</p> <p>Except when providing homes to suit the needs of people who have very limited movement, the requirement for all pass doors to be positioned with a clear space of at least 300mm adjacent to the handle edge on the pull side of the door would</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		<p>require to be delivered 'as standard' in future in dwellings for wheelchair users.</p> <p>When providing homes to suit the needs of people who have very limited movement, a clear space of 550mm, particularly on the pull side, would require to be delivered 'as standard' in dwellings for wheelchair users.</p>	
10.4.5	Dwellings for wheelchair users: Pass doors at right angles to each other should both be at least 400mm from the corner to the opening.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.4.6	Dwellings for wheelchair users: Turning into a door which involves a right angled turn at the end of a corridor is awkward but is helped if there is a space of 200mm beyond the door whether or not this is at the opening edge.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 10.3	Dwellings for wheelchair users: Position of doors for wheelchair users	Retain	Figure only.
10.5	Internal doors and frames		
10.5.1	Pass doors, including doors to walk-in cupboards, must have a clear opening width of at least 750mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
10.5.2	For internal doors a 900mm overall door frame with a standard door leaf of 826mm gives a clear opening of about 770mm for doors in general and 755mm for fire doors. Such doors are therefore adequate for general use. (See also Section 2.6)	Remove – this clause would not be included in the updated guide as specific door set sizes will be determined by individual manufacturers.	Not applicable Not standard design criteria

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 10.4	Internal door frame	Retain – this would be updated however to reflect the proposed updates to clauses 10.5.1 and 10.5.7, as set out within Chapter 2 of this consultation paper.	Figure only.
10.5.3	Bathroom doors that do not open outwards should have easily removable stops in case someone collapses against the inside of the door.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.5.4	Dwellings specifically for older or disabled people: Bathroom doors should open outwards to allow access if someone collapses against the inside of the door and to provide more clear space in the bathroom.	<p>Retain – although the text would be updated to also refer to the possible use of sliding or pocket doors, but only in cases where this would be appropriate for the needs of the household.</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
10.5.5	Dwellings specifically for older or disabled people: For people who are easily confused, such as those with dementia, it is important that the bathroom door in particular is visually differentiated. This may be done by bold symbols or colours of different tones.	<p>Retain – although the introduction to the clause would be updated to read ‘For some people, such as those with dementia, it is important that ...’.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.5.6	Dwellings specifically for older or disabled people: For some people it may be necessary to provide automatic door controls (see 18.5.4).	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
10.5.7	Dwellings for wheelchair users: The clear opening width of pass doors must be at least 800mm, though there is obviously some benefit in having doors even wider to enable easier circulation. A 900mm door frame as described in 10.5.2 is therefore inadequate. A 926mm wide door leaf, now included in the range of most door manufacturers, for use with a 1000mm overall frame, gives a clear width of 870mm or so, but the space taken up by the door swing within the room may then become obtrusive. A door of 950mm overall width and an 876mm wide door leaf giving a clear opening width of about 820mm is a good compromise and manufacturers should be encouraged to add this to their range.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
10.5.8	Dwellings for wheelchair users: Door frames should have bevelled arises to minimise damage and must not have threshold plates. Doors should open to an angle greater than 90° to give maximum clearance from the handle as a person passes through.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.5.9	Dwellings for wheelchair users: Doors should preferably be of solid core construction but if not must at least be blocked to allow the fixing of pull handles at any height between 750mm and 1050mm from the floor.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
10.5.10	Dwellings for wheelchair users: Sliding doors or sliding-folding doors may be of benefit in some instances, particularly for shallow storage space where hinged doors can obstruct wheelchair access. As pass doors they are liked by some and strongly disliked by others. Though they eliminate the problems of manoeuvring round a hinged door they have the disadvantage of using wall space and interfering with the positioning of light switches, power sockets, etc and their mechanism is often found to fail. Where sliding doors are used good quality gear is essential to avoid problems in use and high maintenance costs.	<p>Retain – although the words 'and their mechanism is often found to fail' would not be included in the updated guide. The text would also be updated to refer to the possible use of pocket doors, but only in cases where this would be appropriate for the needs of the household.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.6	Fire doors		
10.6.1	Fire doors, which require to be self-closing, are a considerable inconvenience to older and disabled people on a day to day basis, but in most flats they will be a mandatory requirement (see 6.3.5).	Remove – superseded by Building Standards Technical Handbook: Domestic, Standards 2.2 and 2.9.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
10.6.2	Dwellings specifically for older or disabled people: The closer should be of a type that gives the minimum acceptable closing force which preferably should be a resistance of no more than 8N/m. This aspect should be discussed with the Building Control Department of the local authority.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.2.4.	Not applicable Exception C Clause applies to housing designed for specific user group.
10.6.3	Dwellings for wheelchair users: If a flat is occupied by a person in a wheelchair delayed action closers should be used.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.2.4.	Not applicable Exception C Clause applies to housing designed for specific user group.

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.7	Internal door ironmongery		
10.7.1	Handles should be lever type, robust and easy to grasp and operate. They should be at least 100mm in length and with a thickness or diameter of at least 25mm. They should have a return at their end to give hand support and prevent them catching in clothing and have a clearance of at least 45mm from the face of the door. A colour to contrast with the door finish helps people with impaired sight. Handles should be set level with light switches at a height of 900mm – 1050mm from the floor.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
10.7.2	Dwellings specifically for older people: Door handles should be of a design that is recognisable as such to a person with dementia or other cognitive impairment.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
10.7.3	Lock turns on bathroom or other doors should be at least 50mm long and well clear of the door jamb so that they are easy to manipulate. Locks on bathroom doors should be capable of being released from the outside in case of emergency.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

10	Circulation spaces and internal doors	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
10.7.4	Dwellings for wheelchair users: Doors may also need to be fitted with a wide pull handle on the trailing face. This is more easily reached than the lever handle to pull the door shut. The pull handle should be approximately 200mm long and fixed 100mm in from the hinged edge level with the other handle, or at the height best suited to the user.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
10.7.5	Dwellings for wheelchair users: Some wheelchair users may find doors with roller catches easier to operate than those with latches. This will require an adjustable ball catch with pull handles on both sides of the door.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
10.7.6	Dwellings for wheelchair users: Doors used by people in wheelchairs can become damaged and it may be thought desirable to fit kicking plates. These should be 300mm high and blend with the door finish to be as unobtrusive as possible. However, some occupants may consider any plates to be unsightly and unsuited to a domestic environment. Kicking plates should therefore only be fitted when the occupier or landlord considers them necessary.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 10.5	Dwellings for wheelchair users: Door ironmongery for wheelchair user	Retain	Figure only.

Annex K – Section 11 of Part 1 of the current Housing for Varying Needs design guide: living and sleeping areas

The clauses within Section 11 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings for wheelchair users, or dwellings specifically for older or disabled people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. The design criteria that we are proposing to include 'as standard' in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
11.1	The needs		
11.1.1	Rooms must be of a size and shape that when furnished they allow space for circulation and access to each item of furniture and to windows, heating appliances, etc. To assess compliance with these criteria nominal furniture and associated activity spaces of the sizes shown in Figs 11.1, 11.3 and 11.4 should be assumed. A 600mm wide 'path' must be allowed for the necessary circulation. The 'path' may overlap activity spaces.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
11.1.2	Dwellings for wheelchair users: The 'path' must be 800mm wide and there must be space for a wheelchair to turn through 180°, i.e. a circular area of 1500mm diameter (see 2.5.1), in living rooms and bedrooms designed for wheelchair use.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
11.2	Living rooms		
11.2.1	Notional furniture must be allowed for as follows: - easy seating for the number of bedspaces plus two - bookcase/ storage fitment(s) with a total length of 2000mm and height of 1500mm - television - occasional table, and - a desk or work space with chair in dwellings for three or more people (which may be located elsewhere in the dwelling).	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 11.1	Living room furniture and activity spaces, minimum dimension	Retain – although this figure would be updated to reflect a more modern style of television.	Figure only.
11.2.2	Circulation routes through the living room to the kitchen or garden should be as short and unobtrusive as possible.	Retain	Not applicable Not standard design criteria.
11.2.3	Dwellings for wheelchair users: Wheelchair users may require space in the living area for bulky items of equipment such as portable hoists and standing frames. They may also wish to transfer to an easy chair and therefore there needs to be space for a wheelchair in addition to the furniture listed above.	Retain Please note that the design criterion set out in the second sentence would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 11.2	Examples of seating layouts	Retain – although this figure would be updated to reflect (a) the proposed update to clause 11.1.2, as set out within Chapter 2 of this consultation paper, and (b) a more modern style of television.	Figure only.
11.3	Dining space		
11.3.1	Notional furniture must be allowed for as follows: - dining table and chairs, or space for a wheelchair, for the number of bedspaces plus occasional visitors, and - sideboard/ dresser if this area is in a separate dining room.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
11.3.2	The dining space should be within easy reach of the kitchen.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
11.3.3	Dwellings specifically for older or disabled people: For convenience there is much to commend the eating area being in the kitchen. Where it is not in the kitchen there should be no more than one door between it and the kitchen.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for older or disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 11.3	Dining area furniture and activity spaces, minimum dimensions	Retain	Figure only.
11.4	Bedrooms		
11.4.1	<p>Notional furniture must be allowed for as follows:</p> <ul style="list-style-type: none"> - bed or beds - for each bed space - 600mm minimum run of hanging space - drawer units 1000mm high and totalling 1200mm in length, and - bedside table. <p>Where built-in shelved storage is provided in conjunction with built-in hanging space, this may replace some, but not all, of the drawer unit requirement.</p>	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
Fig 11.4	Bedroom furniture and activity spaces, minimum dimensions	Retain	Figure only.
Fig 11.5(a)	Examples of typical bedroom layouts	Retain	Figure only.

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 11.5(b)	Examples of typical bedroom layouts	Retain	Figure only.
11.4.2	Double bedrooms should be able to accommodate two single beds to allow for different types of households. This is particularly so in dwellings intended to accommodate two people but with only one bedroom. All bedrooms in this situation should allow for two single beds. In other dwellings all but one double bedroom should allow for two single beds.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
11.4.3	At least one bedroom in all dwellings must allow for wheelchair access from the door to alongside a bed with a 'path' from the door and clear space beside the bed at least 800mm wide.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
11.4.4	Dwellings specifically for older or disabled people: People with any form of mobility problem have difficulty making a bed that is positioned close to a wall. Also if a person needs nursing attention, access from both sides of the bed can be helpful. Therefore bedrooms for the use of older or disabled people must be able to accommodate a bed with access space on three sides.	Retain Please note that the design criterion set out in the third sentence would require to be delivered 'as standard' in future in dwellings specifically for older or disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
11.4.5	Dwellings specifically for older or disabled people: Some frail or disabled people may be confined to bed over long periods. For such a situation the location of the bedroom in relation to the living areas of family dwellings and the aspect from the window are important. Also the need for outlets and controls that can be operated from the bed should be allowed for. This may include telephone, radio, TV, alarm system, entry phone, etc as well as the usual lighting (see Sections 18.2 and 18.5).	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
11.4.6	Dwellings for wheelchair users: In family houses there should be a double bedroom with space for a double or two single beds, whichever best suits the occupants, and a single bedroom, both suitable for a wheelchair user.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
11.4.7	Dwellings for wheelchair users: Other bedrooms should be accessible in a wheelchair and allow for wheelchair access alongside a bed so that, for instance, a disabled parent could attend to a child in bed.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
11.4.8	<p>Dwellings for wheelchair users: A bedroom for wheelchair use should have built-in clothes hanging space and shelved clothes storage which is purpose built to be used by someone in a wheelchair. The space should have a minimum clear depth of 600mm and a hanging rail that can be set at a height of 1400mm – 1500mm from the floor. In other respects the space should be as the requirements for general storage (see 12.2.3). The bedroom should also have storage for a wheelchair and other pieces of special equipment (see 12.2.4).</p>	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
11.4.9	<p>Dwellings for wheelchair users: Some people will require a hoist to transport them between their bed and the bathroom and the layout of the bedroom should allow for this. (See Section 14.10).</p>	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 11.6(a)	<p>Dwellings for wheelchair users: Examples of bedroom layouts for wheelchair users</p>	<p>Retain – although the figure would be updated to reflect the proposed updated to clause 11.1.2, as set out in Chapter 2 of this consultation paper.</p>	<p>Figure only.</p>

11	Living and sleeping areas	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 11.6(b)	Dwellings for wheelchair users: Examples of layouts for wheelchair users	Retain – although the figure would be updated to reflect the proposed updated to clause 11.1.2, as set out in Chapter 2 of this consultation paper.	Figure only.

Annex L – Section 12 of Part 1 of the current Housing for Varying Needs design guide: Storage

The clauses within Section 12 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings for wheelchair users, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. The design criteria that we are proposing to include 'as standard' in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

12	Storage	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
12.1	The needs		
12.1.1	In all dwellings there should be adequate and easily accessible storage for: outdoor clothes (beside entrance door); cleaning and other household equipment (vacuum cleaner, mop, ironing board, etc); linen; general storage (suitcases, equipment for hobbies, DIY, gardening, garden chairs. etc); in family houses a pram; special items such as baby equipment, sports gear or aids for older and disabled people.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
12.1.2	Any cupboard providing space for water cylinders or tanks, or bedroom wardrobe space, is additional to these storage needs.	Retain Please note that it would be a standard design criterion that any cupboard providing space for water cylinders or tanks, or bedroom wardrobe space, must be additional to the storage needs set out in clause 12.1.1.	Include (see Chapter 3, Table 1).

12	Storage	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
12.2	Provision		
12.2.1	All storage should be easily accessible to someone with impaired mobility and should partly be in shallow cupboards 500mm – 600mm deep, that could be shelved, and partly in walk-in cupboards to take larger items.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
12.2.2	Where meters are located in storage space they must not be on rear walls but should be immediately adjacent to the door so that they can be easily read and the storage space can be fully utilised.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in cases where meters are located in storage space.</p>	<p>Include (see Chapter 3, Table 1).</p>
12.2.3	Dwellings for wheelchair users: Cupboards should have full width doors. These should be hinged and open through 180° or be sliding-folding so that the doors, when open, do not hamper access. There must be a clear space in front of the doors of 1200mm to allow wheelchair access and manoeuvre. The floor of the storage area must be continuous with the main floor, without a base plate.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

12	Storage	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
12.2.4	<p>Dwellings for wheelchair users: In addition to the usual storage requirements provision must be made for the storage of more than one wheelchair and other equipment. A disabled person may have two wheelchairs for a variety of reasons. There should be provision for storage for one of these in or adjacent to the hall or lobby, and for the other in or adjacent to the bedroom. Also a disabled person is likely to have other bulky special equipment, e.g. a portable hoist, standing frame, medical supplies, and therefore there should be adequate and convenient storage provision for these.</p>	<p>Retain – although the words ‘or lobby’ would be removed from the third sentence in the updated guide given the proposals referenced above for section 9.7.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 12.1	Accessible shelved storage	Retain	Figure only.
Fig 12.2	Cupboard to take wheelchair or pram	Retain	Figure only.

Annex M – Section 13 of Part 1 of the current Housing for Varying Needs design guide: Kitchens

The clauses within Section 13 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older people, dwellings specifically for older or disabled people, dwellings specifically for older or ambulant disabled people, or dwellings for wheelchair users, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include 'as standard' in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.1	The needs		
13.1.1	All kitchens must be designed to be convenient and safe to use by the occupants, to accommodate the appliances and equipment that users are likely to need and to have adequate and accessible storage for food and utensils.	Retain	Not applicable Not standard design criteria.
13.1.2	The needs of wheelchair users in relation to kitchens are very specific and are given separately in Sections 13.5 – 13.12.	Retain	Not applicable Not standard design criteria.
13.2	Layout		
13.2.1	The layout of the fittings and appliances should give a continuous sequence of worktop-sink-worktop-cooker/hob-worktop.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Not applicable Exception B Clause falls out of scope of building regulations.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.2.2	A simple way to assess the convenience of a kitchen layout is the 'work triangle', formed by lines joining the centre front of the sink, cooker/hob and fridge. For a kitchen to have adequate working space and yet be reasonably compact the route from sink to cooker should be between 1.2 and 1.9 metres long and the total length of the sides of the work triangle should be between 3.6 and 6.6 metres. Through circulation routes should not cut across the work triangle, particularly in family houses where children may run across the working area.	Retain	Not applicable Not standard design criteria.
13.2.3	There must be a clear space of at least 1200mm in front of all fittings and appliances to allow easy access and circulation space.	Retain Please note that this design criterion would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
	A clear floor space which includes an area 1500mm by 1500mm will allow the kitchen to be adapted for use by someone using a wheelchair.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.11.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.2.4	<p>Appliances should be allowed for as follows:</p> <ul style="list-style-type: none"> - floor space for a cooker or space for a worktop hob and built-in oven, a fridge-freezer 1700mm high and a washing machine - worktop space for microwave oven, and - space for at least one other appliance (tumble drier with vent, dishwasher). <p>All floor mounted appliances should be taken to have a width and depth of 600mm. It can be presumed that, where the location allows and ventilation can be provided, tumble driers can be stacked on washing machines.</p>	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
13.2.5	<p>The space for a cooker or hob must never be in front of a window or where window curtains could be over the hob. The side of wall units must be at least 100mm clear of the space over a cooker or hob.</p>	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
13.2.6	<p>Dwellings specifically for older people: People with dementia may be able to use a conventional cooker but will find a split hob and oven very confusing.</p>	<p>Remove – this clause is considered outdated.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.2.7	Dwellings specifically for older or disabled people: The controls for kitchen window ventilation must not be obstructed by kitchen units or appliances, or there should be remote or automatic control of ventilation (see also Section 16.3).	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for older or disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 13.1	Examples of worktop-sink-worktop-cooker-worktop arrangements	Retain	Figure only.
13.3	Kitchen units and storage		
13.3.1	Adequate storage is essential to the convenience of a kitchen.	Retain	<p>Not applicable</p> <p>Not standard design criteria.</p>
	The Technical Standards [3], Part Q, require all dwellings to have at least 1m ³ of storage in the kitchen, but this is a very minimal amount even for small households and inadequate in family housing.	<p>Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.11.3.</p>	<p>Not applicable</p> <p>Exception A Clause already identified as being included in or superseded by building standards.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
	Kitchen storage, excluding storage for cleaning equipment, etc (see Section 12.1), should be between 1.5m ³ and 2.0m ³ , depending on the size of the dwelling.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
13.3.2	All worktops should be 600mm deep to accommodate standard sized appliances below them and be at the standard height of 900mm from the floor.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
	Storage units that fully occupy the space below worktops will increase the volume of storage provided, but the rear and lower part of this will be out of sight and difficult to reach unless it is fitted with pull-out shelves or baskets.	<p>Retain</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>
	Units that are 500mm deep are preferable and also have the benefit of providing a 100mm space for service pipes below the back of the worktop.	<p>Retain</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.3.3	Shelves more than 1700mm from the floor will be difficult for many people to reach. Users who have difficulty in bending and/ or stretching will benefit from some shelved storage between 400mm and 1500mm from floor level. This can be provided either in a walk-in cupboard, or a shelved, tall kitchen unit, or proprietary wall units fixed at the appropriate height.	Retain	Not applicable Not standard design criteria.
13.3.4	Where kitchens may be used by people with visual impairment, worktop colours should be neither very dark nor very light and should not be heavily patterned.	Retain	Not applicable Not standard design criteria.
	A slightly raised front edge to the worktop will help contain spills and help prevent items falling to the floor. This is best achieved by being incorporated in a post-formed worktop.	Retain	Not applicable Not standard design criteria.
13.3.5	Dwellings specifically for older or ambulant disabled people: The kitchen fittings need not be of special design, though they should have doors that open through 170°-180° to allow easier access to the storage space.	Retain Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for older or ambulant disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
	Dwellings specifically for older or ambulant disabled people: It is also important that the fixing of hinges to base unit doors are strong enough to withstand the doors being used as a support by someone rising from a bending position.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings specifically for older or ambulant disabled people: Handles should be of the ‘D’ type and at least 100mm long and at least 25mm from the unit face.	<p>Retain – although the text would be updated to include reference to other options such as handle-less ‘pop-open’ door styles, which could be considered in cases where this would be appropriate for the needs of the household.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.3.6	Dwellings specifically for older or ambulant disabled people: The standard worktop height of 900mm will be satisfactory for most people but it is desirable to have some work surface at a height of 750mm – 800mm that can be used while sitting down and which has knee space below it. This can either be a section of worktop or a kitchen or dining table.	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.3.7	Dwellings specifically for older or ambulant disabled people: Wall units should be positioned as low as compatible with providing a clear view of the worktop. Shelves should be at maximum height of 1500mm from the floor.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings specifically for older or ambulant disabled people: Wall unit doors should preferably be no more than 400mm wide so that when open they do not form a dangerous obstruction.	<p>Retain – although the word ‘preferably’ would not be included in the updated guide.</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.3.8	Dwellings specifically for older or ambulant disabled people: The floor finish should be slip-resistant.	<p>Retain – but reference to Section 15.2 would be added to this clause in the updated guide.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.3.9	Dwellings specifically for older or ambulant disabled people: A few people who are ambulant but otherwise seriously impaired will need a kitchen adapted to their particular needs, incorporating the appropriate features described for wheelchair users in Sections 13.5, et seq.	Retain – although the words ‘but otherwise seriously impaired’ would not be included in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.
13.3.10	Dwellings specifically for older or ambulant disabled people: People with dementia may require doors to be removed from kitchen units so that they can see where things are stored.	Retain – although the updated guide would also be clear that glazed or transparent unit doors may also be appropriate for people with dementia.	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 13.2	Dwellings specifically for older or ambulant disabled people: Kitchen fittings for older or ambulant disabled people.	Retain	Figure only.
13.4	Controls and services		
13.4.1	Taps should be as described in Section 17.5.	Retain	See Section 17.5.
13.4.2	Sockets should be provided as described in 18.2.3 and these, switches and other controls positioned as shown in the table in 18.2.11.	Retain	See Section 18.2.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.5	General considerations for kitchens in dwellings for wheelchair users		
13.5.1	Dwellings for wheelchair users: Kitchens should whenever possible be fitted to suit the needs of the specific occupier or household. This in particular involves the height of the worktop and the position of controls. The overall layout of the kitchen will usually be the same for any user.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.5.2	<p>Dwellings for wheelchair users: It is first necessary to assess what the needs of the household are. These will fall into three broad categories of kitchen use:</p> <p>Solely or primarily for use by someone in a wheelchair: - This will need fittings at a height to suit the wheelchair user. The need for the worktop to be adjustable should be assessed against the expected life of the fittings and the likelihood of adjustment being necessary before the fittings need replacing.</p> <p>For use to a significant extent by both someone in a wheelchair and an ambulant person: - This will need a combination of worktop heights and the sink will need to be of the type that can readily be adjusted in height. Primarily for use by ambulant people, but with limited use by someone in a wheelchair: - In this situation, such as a family with a child who uses a wheelchair, there is likely to be a preference for standard kitchen storage units, certainly for worktops at a standard height, with a section of worktop at a height suited to the wheelchair user.</p>	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.5.3	Dwellings for wheelchair users: The layout of the fittings and appliances should give a continuous sequence of worktop-sink-worktop-cooker/hob-worktop.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.5.4	Dwellings for wheelchair users: In all situations the kitchen must be of a size that allows a clear space of 1500mm in front of fittings and appliances to allow a wheelchair user space to manoeuvre and turn through 180°, i.e. a circular area of 1500mm diameter (see 2.5.1).	<p>See Chapter 2 for key proposed update.</p>	
13.5.5	Dwellings for wheelchair users: The controls for window ventilation must not be obstructed by kitchen units or appliances or there should be remote or automatic control of ventilation (see also 16.3).	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.6	Work surfaces		
13.6.1	Dwellings for wheelchair users: Worktops, the sink and the hob must be set at a height that best suits the user. For a person in a wheelchair this is likely to range between 700mm and 850mm from the floor.	<p>Retain</p> <p>Please note that the design criterion set out in the first sentence would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.6.2	Dwellings for wheelchair users: Worktops should have rounded post-formed edges as people may have to lean against them.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings for wheelchair users: The edge may include an upstand, see 13.3.4.	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 13.3	Dwellings for wheelchair users: Kitchen worktop for wheelchair user	<p>Retain</p>	<p>Figure only.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.6.3	<p>Dwellings for wheelchair users: Proprietary kitchen units for people in wheelchairs allow for different worktop heights, though the method of adjustment varies. Some units are designed on the basis of an ability to adjust the height of the plinth or supports to the needs of a particular occupant at the time of fitting, and change this when the occupant changes or needs become different. Other, more specialised, and more costly, units have adjustable brackets and slotted wall channels. These are more easily adjusted and may therefore be more cost effective if frequent change is likely. Units are generally 600mm deep.</p>	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.6.4	<p>Dwellings for wheelchair users: Wheelchair users will require knee space under the main work surface, the sink and the hob. It is therefore of great benefit if these are adjacent and the knee space beneath them is uninterrupted. Such a layout is usually best achieved by an L shaped arrangement. Any knee space should be at least 750mm wide, and 500mm deep.</p>	<p>Retain</p> <p>Please note that the design criteria set out in the first and fourth sentences would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.6.5	Dwellings for wheelchair users: Where work surfaces turn a corner a splayed front edge for a length of at least 600mm is more convenient than a right angle. In either case a wheelchair user will have difficulty reaching into the corner and it is therefore beneficial if the wall at that point is blocked out to form a matching splay and the worktop retains a 600mm depth.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
13.7	Kitchen units and storage		
13.7.1	Dwellings for wheelchair users: The provision of sufficient storage space is a usual problem in a kitchen, but this is particularly so in kitchens designed for wheelchair users, where reach is limited and knee space rather than storage is provided under worktops. It is therefore essential that in addition to the storage that can be obtained in units under the worktop or wall units, there is shelved storage space reaching between 400mm and 1350mm from the floor and adjacent to the main work area.	Retain Please note that the design criteria set out in the final sentence would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
13.7.2	Dwellings for wheelchair users: Wall units should be no more than 300mm deep and be set at a height of about 300mm above the worktop.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
	Dwellings for wheelchair users: It may be preferable to have at least some wall units as open shelving without doors.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Wall unit doors should be no more than 400mm wide so that they do not form a dangerous obstruction when open.	Retain Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: In family housing the upper shelves of taller wall units, though not reachable from a wheelchair, can be useful for items that are used infrequently.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
13.7.3	Dwellings for wheelchair users: The kitchen units should have doors that open through 170° – 180°.	Retain Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
	Dwellings for wheelchair users: Handles should be of the 'D' type, at least 150mm long, with a diameter of 20mm – 25mm and with a clearance of at least 25mm from the unit face.	Retain – although the text would be updated to include other options such as handle-less 'pop-open' door styles which could be considered in cases where this would be appropriate for the needs of the household.	Not applicable Exception C Clause applies to housing designed for specific user group.
13.7.4	Dwellings for wheelchair users: The units should also incorporate pull-out worktops, below the oven and elsewhere, which can be used to extend the main work area. A mobile trolley should be provided as part of the kitchen storage. Full use should be made in storage units of fittings such as carousels, pull out baskets etc to make the storage as convenient and accessible as possible.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 13.4	Dwellings for wheelchair users: Kitchen fittings for wheelchair users.	Retain	Figure only.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.8	Sinks		
13.8.1	Dwellings for wheelchair users: The height of sinks should be adjustable along with the worktop and all pipe connections should be flexible to allow for this. It will generally suffice if the adjustment can be done in the same manner as the worktop height, however, for some households it may be thought desirable to have a special sink that can be adjusted on a day-to-day basis.	<p>Retain</p> <p>Please note that the design criteria set out in the first sentence would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.8.2	Dwellings for wheelchair users: The depth of the sink bowl should be 150mm – 175mm to be convenient for use and yet be shallow enough not to interfere with the knee space below it. For the same reason the waste outlet and trap must be at the back of the sink. The sink bowl and all exposed hot water pipes in the knee space under the sink must be insulated to avoid burns to the legs of people with sensory impairment (see also 17.4).	<p>Retain – although reference to 'to avoid burns to the legs of people with sensory impairment' would not be included in the updated guide.</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.8.3	Dwellings for wheelchair users: A mixer tap should be provided and positioned so that a kettle or pan can be filled from it while resting on the drainer or work surface and then, if necessary, be slid along the work surface to the hob. The tap should therefore be on the hob side of the sink.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: It is generally preferable to have the tap at the back corner of the bowl, though some users will prefer taps in the usual position behind the bowl. Users with limited reach will need special tap controls to be positioned on the fascia of the sink.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Taps should be as 17.5.2, et seq.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 13.5	Dwellings for wheelchair users: Sink	Retain	Figure only.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.9	Cooking facilities		
13.9.1	Dwellings for wheelchair users: Cooking facilities will generally be a separate hob with knee space below and an oven fitted within a housing unit. The height at which the oven is set will be dictated by the height of the oven shelves that best suits the users and their ability to reach the controls, which on most ovens are at the top of the unit. In general the base of the oven should be set at 750mm from the floor.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
13.9.2	Dwellings for wheelchair users: Most wheelchair users will prefer the oven door to be side hinged as a bottom hinged door impedes their ability to reach into the oven and may burn their knees. There should be a pull-out shelf below the oven and a laying space on a worktop, adjacent to the oven on the opposite side to the door hinge and with knee space below.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.9.3	<p>Dwellings for wheelchair users: There should also be worktop space for a microwave oven on a worktop unless a microwave is preferred as the main oven, which may be the case for severely disabled people living on their own. Again there should be a laying space on a worktop, adjacent to the oven on the opposite side to the door hinge and with knee space below.</p>	<p>Retain – although the text ‘unless a microwave is preferred as the main oven, which may be the case for severely disabled people living on their own’ would not be included in the updated guide.</p> <p>Please note that the updated design criterion set out in the first sentence would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.9.4	<p>Dwellings for wheelchair users: A hob with staggered hot plates may be preferred to a square one as some users may have difficulty reaching over pans on the front hobs to those at the back. The controls should preferably be positioned towards the front of the hob, however many hobs are manufactured with the controls at the side of the plates or rings. If these cannot be reached special controls should be positioned on the worktop fascia. The underside of the hob must be well insulated to prevent it burning the user's knees.</p>	<p>Retain</p> <p>Please note that the design criterion set out in the fourth sentence would require to be delivered ‘as standard’ in future in dwellings for wheelchair users in cases where a hob is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
Fig 13.6	Dwellings for wheelchair users: Cooking facilities for wheelchair users.	Retain	Figure only.
13.10	Other appliances		
13.10.1	<p>Dwellings for wheelchair users: In kitchens for wheelchair use there should be space for:</p> <ul style="list-style-type: none"> - a fridge - a freezer, separate from the fridge* - a washing machine - a tumble drier, with vent, and - a dishwasher, in dwellings designed for four or more people. <p>(*A combined fridge-freezer will only be appropriate if the top shelf is no higher than 1050mm and models of this size are unlikely to be adequate for a family.)</p>	<p>Retain – although the text would be updated to note that space for a washing machine and a tumble dryer, with vent, would not be required in the kitchen where a utility room is provided with space and connections available for these appliances (see clause 13.13.2 below).</p> <p>Please note that these updated design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.10.2	<p>Dwellings for wheelchair users: Stacking of appliances will generally not be an option as the higher one would be out of reach from a wheelchair. Nor will it be possible to fit appliances under worktops that are set at a height to suit wheelchair users. Space for appliances therefore must be positioned clear of the worktop-sink-worktop-hob-worktop sequence and allowance made for the change in height where this occurs. One continuous run of space to take all floor mounted appliances will allow maximum flexibility for different permutations of equipment. Fridges may be fitted in a housing unit at a convenient height for the user; otherwise it is helpful if appliances are on a 300mm – 400mm high plinth to bring them to a position that is more easily reached.</p>	<p>Retain</p> <p>Please note that the design criteria set out in the third sentence would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 13.7	<p>Dwellings for wheelchair users: Appliances on plinth</p>	<p>Retain</p>	<p>Figure only.</p>
Fig 13.8	<p>Dwellings for wheelchair users: Example of worktop-sink-worktop-cooker-worktop arrangements .</p>	<p>Retain</p>	<p>Figure only.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.11	Finishes		
13.11.1	Dwellings for wheelchair users: It is desirable that a splash back at least 300mm high is provided behind all worktops and sinks.	<p>Retain – although the clause would be amended in the updated guide to read as follows: ‘A splash back at least 300mm high should be provided behind all worktops and sinks.’.</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
13.11.2	Dwellings for wheelchair users: Where the height of worktops and/ or sinks is readily adjustable and there is therefore no seal at the junction with the wall, the wall will need to have an impermeable surface of tiles or suitable sheet material from approximately 650mm to 1200mm from the floor, which will form a splashback.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings for wheelchair users in cases where the height of worktops and/ or sinks is readily adjustable.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
13.11.3	Dwellings for wheelchair users: The floor finish should be slip resistant as described in Section 15.2.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
13.12	Electrical services		
13.12.1	Dwellings for wheelchair users: Sockets should be provided as described in 18.2.3 and these, switches and other controls positioned as described in 18.2.11.	Retain	
13.12.2	Dwellings for wheelchair users: Power sockets in relation to worktops should be as 18.2.7.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
13.13	Laundry/ utility areas		
13.13.1	Laundry facilities outwith the kitchen are particularly desirable in dwellings shared by unrelated people and in family houses when the main dining area is in the kitchen.	Retain	Not applicable Not standard design criteria.
13.13.2	Dwellings for wheelchair users: When an internal space is needed for the storage and recharging of electric scooters, this can be combined with the accommodation of a washing machine and possibly a tumble drier to form a utility area.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

13	Kitchens	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
Fig 13.9	Dwellings for wheelchair users: Utility area	Retain	Figure only.

Annex N – Section 14 of Part 1 of the current Housing for Varying Needs design guide: Bathrooms and WC compartments

The clauses within Section 14 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older or ambulant disabled people, dwellings specifically for older people, or dwellings for wheelchair users, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.1	The needs		
14.1.1	Bathrooms must be of a design and size that allows for different and changing needs.	Retain	Not applicable Not standard design criteria.
14.1.2	Space in a bathroom allows for flexibility in its use and layout. The majority of adaptations needed on medical grounds to existing housing are because bathrooms are unsuitable or inadequate. Many bathrooms are designed to minimum dimensions dictated by the length of the bath and the combined width of the fittings. Such bathrooms can be awkward for anyone, with the door swing taking up a large part of the clear floor area and lack of space for a chair or stool for bathing and drying young children.	Retain	Not applicable Not standard design criteria.
14.1.3	The needs of wheelchair users in relation to bathrooms are very specific and are given separately in Sections 14.9 – 14.17.	Retain	See Sections 14.9 to 14.17.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.2	General requirements for bathrooms		
14.2.1	<p>The layout and dimensions of all bathrooms must accommodate different needs and allow for:</p> <ul style="list-style-type: none"> - a bath or a shower so that the occupant can have whichever best suits their needs - space for someone in a wheelchair to enter and close the door – this may be achieved by the door opening outwards, provided this does not cause an obstruction in the hall or landing (see also 14.2.7) - space for a stool or small chair - fittings with the necessary activity spaces as given below, and - access to window and/ or ventilation control, see 16.3. 	<p>Retain – although the text ‘...so that the occupant can have whichever best suits their needs’ would not be included in the updated guide as the intended occupant is not always known at build stage.</p> <p>Please note that the following updated design criteria would require to be delivered ‘as standard’ in future:</p> <p>‘The layout and dimensions of all bathrooms must accommodate different needs and allow for:</p> <ul style="list-style-type: none"> - a bath or a shower - space for someone in a wheelchair to enter and close the door - space for a stool or small 	<p>Include (see Chapter 3, Table 1).</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		chair, and - fittings with the necessary activity spaces [as given below].'	
14.2.2	Walls adjacent to the WC and around the bath should be of a construction that allows for the secure fixing of grab and support rails should these be needed. The walls should either be of solid construction or framed partitions with plywood sheathing. Consideration needs to be given on the means of fixing where supports are to be fixed to dry lined external walls.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
14.2.3	All taps should be as Section 17.5.	Retain	See Section 17.5.
14.2.4	Dwellings specifically for older or ambulant disabled people: The baths versus showers debate cannot easily be resolved. It has two elements, peoples' needs and their preferences. A person's particular disablement or mobility problem may result in them being unable to use a bath, and others unable to use a shower, or needing the use of a bath for therapeutic reasons. The incidence of each of these situations is difficult to predict. People will also have a preference for a bath or for a shower and though in recent years the number of dwellings with showers has increased, a bath is what many people are accustomed to and enjoy. Showers on the other hand are more economical in use and save both energy and water.	Remove – this clause is considered unnecessary.	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.2.5	Dwellings specifically for older or ambulant disabled people: It is advisable to provide a bath with a shower over it in some dwellings and walk-in showers in others, to cater for different needs within any development. The proportion of each will depend on the propensity of needs and preference among the likely user group.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
14.2.6	Dwellings specifically for older or ambulant disabled people: The provision of a floor gulley in bathrooms at ground floor level allows for adaptation to a 'wet' bathroom for a disabled person.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.2.7	Dwellings specifically for older or ambulant disabled people: The bathroom door must open outwards to allow access if a person should collapse against it.	<p>Retain – although the text would be updated to also refer to the possible use of sliding or pocket doors, but only in cases where this would be appropriate for the needs of the household.</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.2.8	Dwellings specifically for older or ambulant disabled people: The bathroom should be positioned so that it is convenient to the bedroom(s).	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.2.9	Dwellings specifically for older or ambulant disabled people: All walls adjacent to the WC and to the bath or shower must be designed to take grab rails and supports and to allow these to be securely fixed in whatever position best suits the occupant.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings specifically for older or ambulant disabled people: It may also be necessary to fix floor to ceiling support poles. (See also 14.2.2)	Retain – although reference to clause 14.2.2 would not be included in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.
14.2.10	Dwellings specifically for older or ambulant disabled people: The floor finish should be slip-resistant (see 15.2).	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
14.2.11	Dwellings specifically for older or ambulant disabled people: While careful design and the provision of special fittings and equipment can help achieve a convenient and safe bathroom, in general it should be remembered that people may not wish a bathroom that has a clinical appearance unless this is essential to their needs.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.3	WCs		
14.3.1	WCs should be positioned with their centre line 450mm from a wall capable of taking support rails.	<p>Retain – although reference to ‘capable of taking support rails’ would not be included in the updated guide given the terms of Building Standards Technical Handbook: Domestic, Clause 3.12.3.</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future.</p>	Include (see Chapter 3, Table 1).
Fig 14.1	WC position and activity space	<p>Retain – although the figure would be updated so that the activity space shown matches Building Standards Technical Handbook: Domestic, Clause 3.12.3.</p>	Figure only.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.3.2	Dwellings specifically for older or ambulant disabled people: The height of the rim should be 420mm – 450mm.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.3.3	Dwellings specifically for older people: For people with dementia the WC seat should be a dark colour so that it is recognisable to them.	<p>Retain – although the wording would be updated to make clear that the WC seat should contrast with the rest of the WC (rather than requiring it to be a dark colour).</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.4	Wash basins		
14.4.1	Wash basins in bathrooms should have minimum dimensions of 550mm by 425mm and be fixed in such a way as they can be leant on safely.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
14.4.2	The centre line of the wash basin should be at least 500mm from any adjacent wall to allow space for arms while hair washing.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
Fig 14.2	Wash basin activity area	<p>Retain – although the figure would be updated to better illustrate the user activity space required above and below the rim of a wash basin.</p>	Figure only.
14.4.3	Wash basins in WC compartments may be of the small hand rinsing type.	<p>Retain</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.4.4	Dwellings specifically for older or ambulant disabled people: People may have difficulty in bending over a basin, particularly for hair washing; the front rim of the basin should therefore be at a height of 800mm – 850mm.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.5	Baths		
14.5.1	The bath position must not be hard against a wall at both ends nor below a window. There should be some flexibility in the positioning of the bath – a space of at least 400mm at the head of the bath can accommodate a shelf and provides space for the use of bathing aids if required. A shelf at the tap end gives easier access to the taps and the full length of bath if other fittings are adjacent.	<p>Retain</p> <p>Please note that the design criteria set out in the first sentence would require to be delivered ‘as standard’ in future in cases where a bath is provided.</p>	<p>Include (see Chapter 3, Table 1).</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.5.2	<p>When a bath is provided it should have a wall-mounted shower over it (or at least the necessary service connections), as an energy saving convenience and to allow for the needs of some people who are unable to use a bath. This also has the advantage that the situation is more easily and economically adapted to provide a shower tray/ cabinet should this be needed. The shower position should be as described in 14.6.2.</p>	<p>Retain</p> <p>Please note that the design criterion set out in the first sentence would require to be delivered 'as standard' in future in cases where a bath is provided.</p>	<p>Include (see Chapter 3, Table 1).</p>
14.5.3	<p>Dwellings specifically for older or ambulant disabled people: The bath specification should include the following requirements:</p> <ul style="list-style-type: none"> - a flat bottom and a slip resistant surface - standard length of 1700mm and with a depth of 370mm – 400mm - the rim to be at a maximum height of 500mm from the floor - strong construction to take the weight when bathing aids are used, and - any integral handles recessed to be flush with the bath profile so that they do not interfere with the use of bathing aids. 	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for older or ambulant disabled people in cases where a bath is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.5.4	Dwellings specifically for older or ambulant disabled people: The bath should be fitted so that the rim against a wall is exposed for at least 50mm of its width to provide support for bath seats etc.	<p>Retain – although the text would be updated to make clear that the rim of the bath which is against a wall must be of sufficient width to provide support for bath seats etc (rather than specifying a particular dimension that the exposed rim must meet).</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people in cases where a bath is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.5.5	Dwellings specifically for older or ambulant disabled people: Shorter length, shallower baths are manufactured specifically for use by older or disabled people. These are of dimensions that prevent someone becoming completely immersed, but are found to be too small by many people and are very unsuited to bathing aids. A standard size bath is therefore generally preferred.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
14.5.6	Dwellings specifically for older or ambulant disabled people: The shower over the bath should be positioned so that a person using a bath seat can reach the controls and at the same time be below the spray. This is best achieved with the shower head mounted on the wall at the back of the bath, rather than over the taps. The shower controls should be as described in 14.6.7.	Retain Please note that the design criteria set out in the first sentence would require to be delivered 'as standard' in future in dwellings specifically for older or ambulant disabled people in cases where a bath is provided.	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 14.3	Bath position and activity space	Retain – although the figure would be updated so that the minimum depth of the activity space matches Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Figure only.
14.6	Showers		
14.6.1	There is a wide range of proprietary shower trays and units and an equally wide range of sizes, therefore space allowed for future provision of a shower should be as flexible as possible.	Retain	Not applicable Not standard design criteria
14.6.2	All showers should have heads that are adjustable in height and have a flexible hose that is demountable and can be hand held.	Retain Please note that these design criteria would require to be delivered 'as standard' in future.	Include (see Chapter 3, Table 1).
	The hot water supply must have an integral anti-scald device.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.9.5.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.6.3	In general the head height should be 1500mm – 2000mm from the shower tray or bottom of the bath. The controls should be at a maximum height of 1200mm – 1350mm from the shower tray, or the bottom of the bath so that they can be reached from a seated position.	Retain Please note that the design criterion set out in the second sentence would require to be delivered ‘as standard’ in future.	Include (see Chapter 3, Table 1).
14.6.4	The shower area should be enclosed with full height screens or curtains and adjacent walls should have an impermeable surface.	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future.	Not applicable Exception B Clause falls out of scope of building regulations.
Fig 14.4(a)	Shower activity space	Retain	Figure only.
Fig 14.4(b)	Shower heights	Retain	Figure only.
14.6.5	Dwellings specifically for older or ambulant disabled people: Showers provided instead of baths should generally have a level access shower tray, without a kerb or upstand. In some instances it may be considered necessary to have a shower area with floor gully; the design requirements will then be as those for wheelchair users given in 14.14.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.6.6	Dwellings specifically for older or ambulant disabled people: Walk-in showers on upper floors will require fully effective waterproofing. The cost involved may make this an unviable option and it will usually be necessary to have an integral shower cubicle.	Remove – this clause is considered outdated.	Not applicable Exception C Clause applies to housing designed for specific user group.
14.6.7	Dwellings specifically for older or ambulant disabled people: The shower should accommodate either a stool or a drop-down seat and it is therefore preferable that it is oblong in shape with approximate dimensions of 900mm by 1050mm.	Retain Please note that the design criterion ‘the shower should accommodate either a stool or a drop-down seat’ would require to be delivered ‘as standard’ in future in dwellings specifically for older or ambulant disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.
14.6.8	Dwellings specifically for older or ambulant disabled people: The shower head should be 1300mm – 1800mm from the shower tray or bottom of the bath and be positioned so that it is suited to a person using a seat. The controls should be at a maximum height of 1050mm from the shower tray, or the bottom of the bath, so that they can be reached from a seated position.	Retain – although the updated guide would make clear that these dimensions also apply ‘from the floor’ in the case of a shower area with a floor gulley.	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		<p>Please note that, with the exception of the words 'be 1300mm – 1800mm from the shower tray or bottom of the bath and' these updated design criteria would require to be delivered 'as standard' in future in dwellings specifically for older or ambulant disabled people.</p>	
Fig 14.5	Dwellings specifically for older or ambulant disabled people: Larger showers to suit specific walls.	Retain	Figure only.
Fig 14.6	Dwellings specifically for older or ambulant disabled people: Shower with grab rails.	Retain	Figure only.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.7	Rails and supports		
14.7.1	Dwellings specifically for older or ambulant disabled people: All rails should have a finish that is easy to grip and comfortable to touch. They should have a diameter of approximately 33mm and a space of 45mm between them and the wall.	Retain Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for older or ambulant disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.
14.7.2	Dwellings specifically for older or ambulant disabled people: Some users will need grab rails and supports from the outset but these should preferably not be provided as a matter of course. Their presence may be resented if they are not needed, but also it is essential that their form and position are suited to, and safe for, a particular user. Grab rails and supports should whenever possible be fitted only after the needs of the occupant have been assessed. Rails that are at an incorrect height for a particular user can be dangerous. If it is considered necessary to provide these on a standard basis they should be as Fig 14.6 and 14.7 or as BS 5810 [5]	Retain – although reference to BS 5810 would be changed to BS 8300 and BS 9266 in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 14.7	Dwellings specifically for older or ambulant disabled people: Grab rail for WC	Retain	Figure only.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 14.8	Dwellings specifically for older or ambulant disabled people: Typical bathroom layouts	Retain – although this figure would be updated to reflect the proposed changes to figures 14.1 and 14.2 noted above.	Figure only.
14.8	Additional WCs		
14.8.1	The provision of a WC compartment at ground floor level, in houses where the bathroom is upstairs, is a desirable feature in any two-storey house and should be provided. However, there may be instances where this is not considered viable in two storey houses for small households.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
14.8.2	Where a WC compartment is provided at entrance level it should be designed to be usable by someone with impaired mobility with an area of clear floor space at least 800mm by 800mm, as in one possible arrangement shown in Fig 14.9A. It may be of benefit to have a storage area adjacent to the WC compartment so that the two areas could be combined to form a larger space for wheelchair use as shown in 14.9B or to accommodate a shower if needed.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 14.9	WC compartments	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Figure only.
14.9	General provision for wheelchair users		
14.9.1	Dwellings specifically for wheelchair users: The layout and dimensions of the bathroom must allow for a bath, a shower area with floor gulley, a wash-hand basin and WC and their associated activity areas. The room should be designed to be ‘wet’ with a sealed impermeable floor (see 15.2). All fittings must be of a design to suit wheelchair use. It is beneficial if a development contains bathrooms with handed layouts to allow for different abilities.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.9.2	<p>Dwellings specifically for wheelchair users: The space in the bathroom must allow for someone in a wheelchair to turn through 180°, i.e. a circular area of 1500mm diameter (see 2.5.1), without being impeded by the door. Except in very large bathrooms this is helped by the door opening outwards, which in any case is preferable to allow access if a person should collapse against it. The plan of the dwelling should ensure that this does not cause a hazard in the hall, particularly in family houses. There should also be space for a helper alongside a wheelchair in the bathroom.</p>	<p>See Chapter 2 for key proposed update.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.9.3	<p>Dwellings specifically for wheelchair users: The location of any window needs careful consideration as the user should be able to reach and operate it and it should not interfere with the shower area.</p>	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.10	The use of hoists		
14.10.1	Dwellings specifically for wheelchair users: Some people will need to use a ceiling mounted hoist to transfer them to the bath and/ or WC from a bed. To allow for this it should be possible to install a track between the bed position and the bath and WC. The plan of the dwelling, the probable position of a bed and layout of the bathroom should be arranged to allow for this.	<p>Retain</p> <p>Please note that the design criteria set out in the second and third sentences would require to be delivered 'as standard' in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.10.2	Dwellings specifically for wheelchair users: With a hoist double doors will be required between the bedroom and the bathroom, with a cut-out at the head of the door to suit the particular track. It is not anticipated that such doors will be installed unless they are needed by an occupant, but they should be allowed for in the initial design. A 'knock out' section in the partition is useful. This should be 1200mm in width and 400mm in from the back wall. The track should preferably be straight, though a curved track with a minimum radius of approximately 1000mm is possible.	<p>Retain</p> <p>Please note that the criteria set out in the first and second sentences would require to be adhered to when designing dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.10.3	Dwellings specifically for wheelchair users: The installation of a hoist will require a structure designed to take the weight and the roof or upper floor structure above this area should allow for this. The normal ceiling and roof construction in new build housing will usually be of adequate strength, though this must be checked and strengthening added if necessary. Where strengthening is needed it should be extensive enough to accommodate different hoist arrangements as the precise location of the track will depend on the individual needs of the occupant.	<p>Retain</p> <p>Please note that the design criteria set out in the first and second sentences would require to be delivered 'as standard' in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.11	WCs for wheelchair users		
14.11.1	Dwellings specifically for wheelchair users: The position of the WC should allow frontal or side transfer with a clear space of at least 750mm on one side. On the other side there should be a wall, capable of taking support rails, at a distance of 450mm from the centre line of the WC or a clear space of 450mm in which a hinged support could be fitted. The distance of the pan from the back wall should be such that it allows the seat of the wheelchair to be positioned adjacent to the seat of the WC to assist transfer. The front of the pan should therefore be at least 750mm from the wall, or from any pipes or ducting less than 500mm above the floor.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.11.2	Dwellings specifically for wheelchair users: The WC should have a rim height of 420mm – 450mm, any necessary height adjustment to this will usually be by means of different thicknesses of seat. WCs designed with a rim height of 500mm or so are available and may be preferred, particularly where a wheelchair user lives alone or there is a second WC of standard height for use by other members of the family (see also Section 14.17).	<p>Retain</p> <p>Please note that the following design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users:</p> <p>‘The WC should have a rim height of 420mm – 450mm.’</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.11.3	Dwellings specifically for wheelchair users: The WC should be floor fixed and of robust design, but with a minimum sized base to permit wheelchair users close access.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Dwellings specifically for wheelchair users: Close coupled designs prevent the use of commode or shower chairs and should be avoided.	Remove – this text would not be included in the updated guide as close coupled designs are now commonly installed, and seats and chairs are available to suit.	Not applicable Exception C Clause applies to housing designed for specific user group.
14.11.4	Dwellings specifically for wheelchair users: The cistern should be of robust material, preferably vitreous china, with a generous sized lever flushing handle positioned on the transfer side.	Retain – although the text would be updated to note that concealed WC cisterns do not require to be vitreous china. The text ‘or a flushing control button positioned to the transfer side or centrally on the cistern’ would also be added to the clause. Please note that these updated design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.11.5	Dwellings specifically for wheelchair users: It may be necessary to adjust the position of the WC in relation to the back wall to bring it to the position needed for use with a hoist, and/ or it may be necessary to provide a special WC with a washing and drying function which is needed by some severely disabled people. To facilitate both these situations the soil connection should be kept as simple as possible.	<p>Retain – although the words ‘severely disabled’ would not be included in the updated guide.</p> <p>Please note that the design criterion set out in the final sentence would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.11.6	Dwellings specifically for wheelchair users: It should be noted that WCs with washing and drying facilities will need an electricity supply.	See Chapter 2 for key proposed update.	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
Fig 14.10	Dwellings specifically for wheelchair users: WC position and activity space	Retain	Figure only.
Fig 14.11	Dwellings specifically for wheelchair users: Wash basin position and activity space	Retain	Figure only.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.12	Wash basins for wheelchair users		
14.12.1	<p>Dwellings specifically for wheelchair users: The wash basin should be positioned with its centre line at least 500mm from any wall. There should be knee space below the basin of a depth of at least 350mm clear of the waste trap and pipework, to allow a wheelchair user to be close to the basin. Any exposed hot water pipes around the underside of the wash basin must be insulated to avoid burns to people with sensory impairment.</p>	<p>Retain – although reference to ‘to avoid burns to people with sensory impairment’ would not be included in the updated guide.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings specifically designed for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.12.2	<p>Dwellings specifically for wheelchair users: The wash basin should be approximately 600mm wide and provide good laying space. It should not have a pedestal but should be securely fixed as it may be used for support. The wash basin profile should have a maximum depth at the rear of 200mm and be shallower at the front. Special wash basins are manufactured to meet these requirements.</p>	<p>Retain – although the final sentence would not be included in the updated guide.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.12.3	<p>Dwellings specifically for wheelchair users: The wash basin may require to be adjustable in height to suit different wheelchair users and ambulant people. This can be achieved with either a special cantilever basin fixed to the wall with proprietary adjustment mechanisms, or with a vanity basin set in a worktop on adjustable wall brackets, as used for kitchen worktops and fittings. This alternative allows tap controls to be fitted to the fascia if the user cannot reach conventional taps. The exposed corners of the worktop should be splayed. The required height of the basin rim will range between 700mm – 850mm. All pipe connections will need to be flexible.</p>	<p>Retain – although this clause would be updated so that it is clear that the second sentence provides examples of how to achieve an adjustable wash basin.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.12.4	Dwellings specifically for wheelchair users: Taps should be as Section 17.5.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 14.12	Dwellings specifically for wheelchair users: Wash basins for wheelchair users	Retain	Figure only.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.13	Baths for wheelchair users		
14.13.1	<p>Dwellings specifically for wheelchair users: The bath position should not be hard against a wall at both ends. There should be some flexibility in the positioning of the bath – a space of least 400mm at the head of the bath can accommodate a shelf and provides space for the use of bathing aids such as a swivel seat if required. A shelf at the tap end gives easier access to the taps and the full length of the bath if other fittings are adjacent.</p>	<p>Retain – although this text would be updated to make clear that this clause would only apply where a bath was provided given the proposal for updating clause 14.9.1, as set out within Chapter 2 of this consultation paper.</p> <p>Please note that the design criterion set out in the first sentence would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users in cases where a bath is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.13.2	<p>Dwellings specifically for wheelchair users: The bath specification should include the following features:</p> <ul style="list-style-type: none"> - a flat bottom and a slip-resistant surface - standard length of 1700mm and a depth of 370mm – 400mm - the rim to be at a maximum height of 500mm from the floor - strong construction to take the weight when bathing aids are used - taps in a position where they can be reached by someone in a wheelchair, preferably at the outer corner, and - no integral handles as these can interfere with bathing aids. 	<p>Retain – although this text would be updated to make clear that this clause would only apply where a bath was provided given the proposal for updating clause 14.9.1, as set out within Chapter 2 of this consultation paper.</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users in cases where a bath is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	<p>Dwellings specifically for wheelchair users: The bath should be fitted so that the rim against a wall is exposed for at least 50mm of its width to provide support for bath seats etc.</p>	<p>Retain – although this text would be updated to make clear that (a) this clause would only apply where a bath was provided given the proposal for updating clause 14.9.1, as set out within Chapter 2 of this consultation paper and (b) the rim of the bath which is against a wall must be of sufficient width to provide support for bath seats etc (rather than specifying a particular dimension that the exposed rim must meet).</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users in cases where a bath is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.13.3	Dwellings specifically for wheelchair users: A toe recess the full length of the bath panel allows helpers to come close to the bath. It should be at least 100mm high and 70mm deep. There may be need for a deeper recess for part of the length of the bath to accommodate the feet of a mobile hoist.	<p>Retain – although this text would be updated to make clear that this clause would only apply where a bath was provided given the proposal for updating clause 14.9.1, as set out within Chapter 2 of this consultation paper.</p> <p>Please note that the design criteria in the first and second sentences would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users in cases where a bath is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.13.4	Dwellings specifically for wheelchair users: Taps should be as Section 17.5.	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 14.13	Dwellings specifically for wheelchair users: Baths for wheelchair users	Retain	Figure only.
14.14	Showers for wheelchair users		
14.14.1	Dwellings specifically for wheelchair users: Bathrooms for wheelchair use should incorporate a shower area at least 1000mm by 1000mm draining to a floor gulley. This area should preferably be sunk and covered by a grating. Alternatively the floor can be laid to fall to the gulley, though sloping surfaces can be inconvenient for wheelchair use. To minimise the effect the gulley should be at the rear of the shower area and crossfalls should be kept to a minimum.	<p>Retain – although this clause would be updated to make clear that the options referenced in the second and third sentences are examples of ways of achieving the standard referenced in the first sentence and that other options may be available.</p> <p>Please note that the design criteria in the first sentence would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.14.2	Dwellings specifically for wheelchair users: Water should be contained within the shower area as much as possible and allowance should be made for the area to be enclosed with curtains or full or half height screens.	<p>Retain – although the text ‘as much as possible’ would not be included in the updated guide.</p> <p>Please note that this updated design criterion would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings specifically for wheelchair users: Some users may need help with showering and a screened arrangement makes this very difficult, therefore curtains are preferable.	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.14.3	Dwellings specifically for wheelchair users: On upper floors the necessary fully effective waterproofing of walk-in showers may be considered inappropriate due to cost and this fact should be considered when assessing the desirability of upper floor dwellings for wheelchair users.	Remove – all walk-in showers should be effectively waterproofed, regardless of storey height.	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 14.14	Dwellings specifically for wheelchair users: Shower features for wheelchair users	Retain – although it would be made clear in the updated guide that the ‘shower area gulley’ illustrations are examples of how the standard referenced in the first sentence of clause 14.14.1 could be achieved and that other options may be available.	Figure only.
14.14.4	Dwellings specifically for wheelchair users: The shower head should be adjustable in height 1300mm – 1800mm from the tray or floor and be positioned so that it is suited to a person using a drop down seat fixed to the wall. There should be a flexible hose that is demountable and can be hand held and for many people a shower flexible enough to be used at the WC and basin will be helpful. The controls should be at a height of 800mm – 1000mm from the floor.	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings specifically for wheelchair users: The hot water supply must have an integral anti-scald device.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.9.5.	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
Fig 14.15	Dwellings specifically for wheelchair users: Typical layout for wheelchair users	Retain – although the figure would be updated to reflect the proposed update to clause 14.9.2, as set out within Chapter 2 of this consultation paper.	Figure only.
14.15	Rails and supports for wheelchair users		
14.15.1	Dwellings specifically for wheelchair users: It is essential that all walls adjacent to the WC and the bath or shower are designed from the outset to take grab rails and supports and to allow these to be securely fixed in whatever position best suits the occupant. The walls should either be of solid construction or framed partitions with plywood sheathing. Consideration needs to be given to the means of fixing where supports may need to be fixed to dry-lined external walls.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings specifically for wheelchair users: It may also be necessary to fix floor to ceiling support poles.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.15.2	Dwellings specifically for wheelchair users: All rails and supports should be fitted to suit the user's particular needs and have a finish that is easy to grip and comfortable to touch. They should have a diameter of approximately 33mm and a space of 45mm between them and the wall.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
14.16	Heating and ventilation		
	See Chapter 17.	Retain	See Chapter 17

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
14.17	Additional WC in dwelling for wheelchair users		
	<p>Dwellings specifically for wheelchair users: An additional WC should be provided in dwellings designed for four or more people. Disabled people may take longer in the bathroom than others and therefore the WC compartment should provide alternative facilities for other members of the household with a wash basin and WC of standard size and height (see 14.3 and 14.4). The compartment should be fully accessible to a wheelchair user.</p>	<p>Retain – although the text would be updated to make clear that the intent of this clause would be met where, in the case of a multi-storey dwelling, an additional WC is provided on the principal living level (as per Building Standards Technical Handbook: Domestic, Clause 3.12.3).</p> <p>Please note that the following design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for wheelchair users if the requirements of Building Standards Technical Handbook: Domestic,</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

14	Bathrooms and WC compartments	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		<p>Clause 3.12.3 do not already require an additional WC to the dwelling:</p> <p>‘An additional WC should be provided in dwellings designed for four or more people. The WC compartment should provide a wash basin and WC of standard size and height. The compartment should be fully accessible to a wheelchair user.’</p>	
Fig 14.16	Dwellings specifically for wheelchair users: WC compartment	Retain – although the figure would be updated so that the activity space shown matches Building Standards Technical Handbook: Domestic, Clause 3.12.3.	Figure only.

Annex O – Section 15 of Part 1 of the current Housing for Varying Needs design guide: Interior finishes

The clauses within Section 15 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings for wheelchair users, or dwellings specifically for older and disabled people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows whether any of these clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

15	Interior finishes	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
15.1	Wall finishes		
15.1.1	Dwellings for wheelchair users: External corners of walls with a plastered or plasterboard finish may be vulnerable to damage. Such corners should be avoided if possible, particularly in circulation areas. Where there are external corners a small splay within the thickness of the partition helps prevent damage and a larger splay of 300mm, or so, also makes negotiating the corner easier. Where external corners are unavoidable within a dwelling, the plaster should be reinforced, or unobtrusive protection, such as clear plastic sections, should be applied to the finished surface.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
15.1.2	Dwellings for wheelchair users: Where an impermeable wall finish is required this will usually be of ceramic tiles or alternatively sheet metal. The location of impermeable finishes is described in Sections 13.11, 14.6 and 14.16.	Retain – although the reference to 'sheet metal' would be replaced with 'proprietary wet wall system with suitable seals' in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.

15	Interior finishes	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
15.2	Floor coverings and finishes		
15.2.1	Dwellings specifically for older and disabled people: A slip-resistant floor finish or covering should be provided in any area that may have water spillage on the floor. However, responsibility for the provision of floor coverings will vary. In some cases they will be the responsibility of the occupant and be of their choice, while in others the landlord will provide coverings, at least in the bathroom and kitchen. Where a bathroom is designed to be ‘wet’, to give a fully sealed floor the floor finish will be part of the building work.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
15.2.2	Dwellings specifically for older and disabled people: The form of slip-resistant finishes ranges from proprietary slip-resistant vinyl sheet with welded joints through other sheet or tiled materials such as cork and various forms of matting, to carpeting suited to kitchen or bathroom use. Impervious slip resistant finishes with sealed joints serve an essential purpose in ‘wet’ bathrooms, but in selecting such finishes for other areas it should be remembered that their appearance tends to be ‘institutional’ and not what people would otherwise choose. The preference should be for more domestic type covering, though it may be thought preferable and more hygienic that this is a hard covering that is easily cleaned.	Retain – although the reference to ‘carpeting’ would not be included in the updated guide.	Not applicable Exception C Clause applies to housing designed for specific user group.

15	Interior finishes	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
15.2.3	Dwellings specifically for older and disabled people: For the benefit of people with visual impairment floor surfaces should not be heavily patterned or of a gloss finish as this causes glare.	<p>Retain – although this clause would be updated to make clear that (a) this requirement may also be of benefit to people with dementia and (b) the colour of surfaces should contrast with the immediate surrounds. It would also be made clear that floor surfaces should be non-patterned.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

15	Interior finishes	Proposed Housing for Varying Needs updates	Proposals for the Scottish Accessible Homes Standard
15.3	Interior decoration		
	In dwellings that are to be occupied by people with visual impairment reference should be made to Building Sight [7].	<p>Retain – although the text would be updated to require that consideration be given to using matt finishes to avoid glare, to using pale colours to reflect light, and to avoiding the use of boldly patterned surfaces.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>

Annex P – Section 16 of Part 1 of the current Housing for Varying Needs design guide: Windows

The clauses within Section 16 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older or ambulant disabled people, or dwellings for wheelchair users, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

16	Windows	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
16.1	The needs		
16.1.1	<p>Many people have difficulty opening and closing windows. Windows should be positioned and designed to allow for people of various heights and different physical abilities. The design must also comply with the Technical Standards [3], Parts E, P and Q and, in relation to ventilation, Part K.</p>	<p>Retain – although the Building Standards references would be updated to Building Standards Technical Handbook: Domestic, Standards 2.9, 3.14, 3.16 and 4.8.</p> <p>Please note that the design criteria set out in the second sentence would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

16	Windows	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
16.2	Window design		
16.2.1	<p>Living room windows, and bedroom windows where privacy is not affected, should have a sill height no greater than 600mm from the floor, which allows a seated person to see the view outside. Glazing bars or transoms should preferably not be positioned between 600mm and 1500mm from floor level to give an unobstructed view. However, the Technical Standards, Part P, require any glazing below 800mm from the floor to be safety glazing. To avoid the expense of this it may be preferred to keep the glazing above this height with a sill at approximately 750mm from the floor. Also in some localities residents may feel insecure with areas of low glazing and will prefer a sill height of 800mm – 900mm.</p>	<p>Retain – although the following wording would not be included in the updated guide:</p> <p>‘However, the Technical Standards, Part P, require any glazing below 800mm from the floor to be safety glazing. To avoid the expense of this it may be preferred to keep the glazing above this height with a sill at approximately 750mm from the floor. Also in some localities residents may feel insecure with areas of low glazing and will prefer a sill height of 800mm – 900mm.’</p> <p>Please note that the design criterion set out in the first sentence would</p>	<p>Include (see Chapter 3, Table 1).</p>

16	Windows	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		require to be delivered 'as standard' in future.	
16.2.2	On upper floors further safety requirements will take precedence. Part P also requires windows above 4 metres from the ground to be safely cleanable from inside (by reference to BS 8213: Part 1 [13]), with a transom no less than 1100mm from floor level and with no opening part below. In this situation it will be necessary to have a sill or transom at or near this level. The window will also have to provide the means of escape required by the Technical Standards, Part E.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.8.4.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
Fig 16.1	Considerations in the design of windows	Retain – although the figure would be updated to reflect the proposed update to clause 16.2.1 above.	Figure only.

16	Windows	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
16.3	Operating the window		
16.3.1	Opening and closing the window should be as simple an operation as possible and should not involve people having to stand on chairs, or the like, to reach controls. There should be access to the room area in front of windows, from where controls should be operable from floor level. All handles and catches should therefore be at a height of not more than 1700mm above the floor or 1550mm if they have to be reached across a worktop or sink. However, on upper floors the position of safety catches may need to be above these heights in order to prevent them being reached by young children. (See also 11.1.1, 13.2.6 and 14.2.1 or 13.5.5 and 14.9.3 for wheelchair users.)	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.8.5.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
16.3.2	In bathrooms the bath should not be positioned below the window and the position of the wash basin and WC should allow access to the window controls.	Retain Please note that the design criterion relating to the wash basin and WC would require to be delivered 'as standard' in future, as would the design criterion for the bath in cases where a bath is provided.	Include (see Chapter 3, Table 1).

16	Windows	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
16.3.3	All handles and controls should be of a design that is easily grasped and adjusted.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
16.3.4	Dwellings specifically for older or ambulant disabled people: The controls should be operable with one hand and be at a maximum height of 1500mm or 1350mm if over a worktop or sink.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for older or ambulant disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
16.3.5	Dwellings for wheelchair users: The controls should be operable with one hand and be at a maximum height of 1200mm.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

16	Windows	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
16.3.6	Dwellings for wheelchair users: In kitchens there should preferably be window controls that are not reached over a worktop or sink, though some users will be able to reach controls if they are at a height of no more than 1050mm and there is knee space below.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
16.3.7	Where these conditions cannot be met, or if the user is unable to reach the controls or manually operate a window, some form of remote control will be needed. Information on such controls is given in the BRE publication Domestic automatic doors and windows for use by elderly and disabled people [14].	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.8.5.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.

Annex Q – Section 17 of Part 1 of the current Housing for Varying Needs design guide: Heating, ventilating and water services

The clauses within Section 17 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older and disabled people, dwellings for wheelchair users, or dwellings specifically for older or disabled people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include ‘as standard’ in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.1	Heating		
17.1.1	General standards for heating are those given in BS 5449 [15] or as set by the National House Builders Council [16].	Remove – superseded by Building Standards Technical Handbook: Domestic, Standard 3.13 and Section 6 Energy.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
17.1.2	The lower running costs of energy efficient housing are of benefit to everyone and particularly to people who spend a great deal of time at home. Guidance on designing energy efficient buildings can be obtained from the Energy Design Advice Scheme (EDAS) [17].	Remove – superseded by Building Standards Technical Handbook: Domestic, Section 6 Energy.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
17.1.3	Radiators must be carefully positioned so that they do not prevent a sensible furniture arrangement and do not obstruct circulation in passages or rooms. They should have individual thermostatic controls. The controls should have clear, bold markings, be of a type that can be easily grasped and positioned at the top of the radiator at a height of 600mm – 800mm from the floor.	Retain – although the word ‘passages’ would be replaced with ‘corridors’ in the updated guide. Please note that these design criteria would require to be delivered ‘as standard’ in future.	Include (see Chapter 3, Table 1).

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.1.4	A radiant heat source in the living area, additional to the main heating system, is liked by many people and can provide alternative heating should the main heating system fail.	Retain – although the words ‘radiant heat source’ would be replaced with ‘secondary heat source’ in the updated guide.	Not applicable Not standard design criteria
17.1.5	The main heating programmer must be easily read and set and should therefore be positioned at a height 900mm – 1050mm from the floor. Access to this should be unobstructed as users may need to be close to it when adjusting it.	Retain – although the updated guide would make clear that not all heating programmers require to be fixed to a wall. Please note that the requirement for the main heating programmer to be easily read and set, with unobstructed access, would require to be delivered ‘as standard’ in future, as would the height position requirement in cases where the programmer could be fixed to the wall.	Include (see Chapter 3, Table 1).

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.1.6	Dwellings specifically for older and disabled people: The heating system should be capable of giving a temperature throughout the whole dwelling of 21°C when the outside temperature is -3°C.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for older and disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
17.1.7	Dwellings specifically for older and disabled people: Low surface temperature radiators may be considered necessary when occupants are likely to have sensory impairment and be in danger of unknowingly coming into contact with the radiator surface. However, such radiators require to be larger than standard radiators and take up valuable wall space. Radiators in bathrooms must have a low surface temperature unless they can be positioned where a person cannot accidentally come into contact with them. Alternatively guards can be fixed to radiators as and when needed.	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
17.1.8	Dwellings specifically for older and disabled people: Radiators should preferably have rounded tops for safety.	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.2	Ventilation		
17.2.1	Consideration should be given to the occupant's ability to control the opening and closing of windows and trickle ventilation, which is usually located in the window head. A person of below average height will have difficulty reaching beyond 1800mm from the floor and it should be possible for all adult occupants to control ventilation while standing on the floor. (See also 16.3)	<p>Retain</p> <p>Please note that the following design criterion would require to be delivered 'as standard' in future:</p> <p>'It should be possible for all adult occupants to control ventilation while standing on the floor.'</p>	<p>Include (see Chapter 3, Table 1).</p>
17.2.2	Dwellings specifically for older and disabled people: Trickle ventilators are required by the Technical Standards [3], Part K, to be at a height above 1750mm.	<p>Remove – Building Standards does not specify a minimum height in this context.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
	Dwellings specifically for older and disabled people: Additional trickle ventilators positioned at a height where they are more easily reached and controlled may be of benefit.	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.2.3	Dwellings for wheelchair users: Particular attention should be given to the ventilation of the bathroom. This is likely to be of 'wet' design and in use for comparatively long periods of time. It can therefore be a considerable source of moisture. Mechanical ventilation with an extraction rate in excess of that required by the Technical Standards, Part K, may be desirable. Passive stack ventilation should only be used where the designer is confident that it will give sufficient air change (see BRE Information Paper IP 13/94 [18]).	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 3.14.9.	Not applicable Exception C Clause applies to housing designed for specific user group.
17.3	Water supply		
17.3.1	Dwellings specifically for older and disabled people: The provision of an electrically operated stopcock on the mains water supply will allow this to be operated by all occupants.	Retain Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for older and disabled people.	Not applicable Exception C Clause applies to housing designed for specific user group.

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.4	Hot water		
17.4.1	All showers must be fitted with anti-scald devices.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.9.5.	Not applicable Exception A Clause already identified as being included in or superseded by building standards.
17.4.2	Dwellings specifically for older and disabled people: People with impaired mobility or who use a wheelchair may also have sensory impairment and therefore all exposed hot water pipes which could be touched accidentally should be lagged to prevent scalding. This notably applies where knee space is provided below the wash basin and kitchen sink. The sink bowl should also be insulated.	Retain – although the following text would not be included the updated guide: ‘People with impaired mobility or who use a wheelchair may also have sensory impairment and therefore’. Please note that the following design criteria would require to be delivered ‘as standard’ in future in dwellings specifically for older and disabled people:	Not applicable Exception C Clause applies to housing designed for specific user group.

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		‘All exposed hot water pipes which could be touched accidentally should be lagged to prevent scalding. The sink bowl should also be insulated.’	
17.4.3	Dwellings specifically for older and disabled people: Hot water emitting from a tap at a scalding temperature is a danger to sensory impaired people and frail and confused older people. All showers should have a thermostatic control, but thermostatic mixing valves should also be fitted to bath taps when needed for the safety of a particular occupant.	Remove – superseded by Building Standards Technical Handbook: Domestic, Clause 4.9.5.	Not applicable Exception C Clause applies to housing designed for specific user group.
17.5	Taps		
17.5.1	All taps and shower controls should be of a type that can be easily grasped, even with wet soapy hands. The heads therefore should be of crosshead or lever design and not cylindrical. It is beneficial if tap heads are interchangeable and can be selected to best suit a particular user.	Retain Please note that the design criteria set out in the first and second sentences would require to be delivered ‘as standard’ in future.	Not applicable Exception B Clause falls out of scope of building regulations.

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.5.2	Dwellings specifically for older or disabled people: Lever operated quarter turn taps will best suit people who lack dexterity. A short lever, approximately 75mm, will usually suffice but some people's particular needs may require a lever of 150mm or so. On the other hand large crossheads may be preferred and are more easily recognised as taps by people with dementia or other cognitive impairment.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
17.5.3	Dwellings specifically for older or disabled people: Kitchen taps for wheelchair users or ambulant people who have difficulty lifting should be of a swivel spout mixer type to allow pans and kettles to be filled while resting on the drainer or work surface. In such cases the tap should be positioned at the back corner of the sink. The design of the spout should give a minimum clearance of 150mm between the nozzle and the laying surface.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
17.5.4	Dwellings specifically for older or disabled people: Single action lever taps may be of benefit to some people, particularly those who do not have full use of both hands. Others, particularly those with dementia or other cognitive impairment, will find them very confusing.	Retain – although the following text would not be included in the updated guide as it is considered outdated: ‘Others, particularly those with dementia or other cognitive impairment, will find them very confusing’.	Not applicable Exception C Clause applies to housing designed for specific user group.

17	Heating, ventilating and water services	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
17.5.5	Dwellings specifically for older or disabled people: Users with very limited reach will need tap controls to be positioned on a fascia at the front of sinks and wash basins.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

Annex R – Section 18 of Part 1 of the current Housing for Varying Needs design guide: Power and communications

The clauses within Section 18 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings for wheelchair users, dwellings specifically for older or disabled people, or dwellings specifically for older and ambulant disabled people, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include 'as standard' in future dwellings delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows which clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard, along with those that are not applicable for inclusion.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.1	The needs		
18.1.1	All switches, sockets and controls must be easily reached and operated by the occupants.	Retain	Not applicable Not standard design criteria.
18.1.2	The use of technology within the home is likely to increase in future and allowance should be made for future wiring, for example by allowing space behind skirting boards.	Remove – this clause is considered outdated.	Not applicable Not standard design criteria.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.2	Electric power		
18.2.1	Light switches should be of the large rocker type as these are generally more convenient and assist people with dexterity problems. Multi-gang switch plates should have no more than two switches for the benefit of people with poor dexterity.	<p>Retain</p> <p>Please note that the following design criteria would require to be delivered 'as standard' in future:</p> <p>'Light switches should be of the large rocker type. Multi-gang switch plates should have no more than two switches.'</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
18.2.2	Dwellings for wheelchair users: Light switches should be pad type rockers.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.2.3	Power sockets will be provided at least as required by the Technical Standards [3], Part N, i.e. six in the kitchen, four in each apartment and four elsewhere in the dwelling. The arrangement of these or the provision of additional sockets should provide at least six sockets in the main living room and a socket adjacent to both the telephone and television outlets.	See Chapter 2 for key proposed update.	Include (see Chapter 3, Table 1).
18.2.4	Dwellings specifically for older or disabled people: As some people may spend long periods of time in bed and use the bedroom as a living room, one bedroom (in family houses the one intended for use by a disabled person) should have sockets as required for a living room.	Retain Please note that the following design criterion would require to be delivered 'as standard' in future in dwellings specifically for older or disabled people: 'One bedroom (in family houses the one intended for use by a disabled person) should have sockets as required for a living room.'	Not applicable Exception C Clause applies to housing designed for specific user group.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.2.5	Switches on double sockets should be positioned on the outside of the plugs or above them so that they are more easily used by those with dexterity problems.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
18.2.6	Kitchen appliances under worktops should have flex outlets behind the appliance with isolating switches on the wall above the worktop. Power sockets for kitchen appliances not under worktops should be positioned on the wall above the appliance. In either circumstance switches for fridge freezers or stacked appliances should be clear of the space allowed for the appliance.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
18.2.7	Dwellings for wheelchair users: Power sockets above kitchen worktops should preferably be in tilted laboratory bench type fittings, generally on the back of the worktop, or further forward to suit a particular user. Sockets on the back wall 100mm above the work surface will be reachable by some people but others will need additional control switches on the worktop fascia.	<p>Retain</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.2.8	Dwellings for wheelchair users: Where appliances are mounted on plinths the isolating switches must be in a position that can be easily reached and not on the back wall above the appliance. See Fig 13.6.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings for wheelchair users.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
18.2.9	Mains switches and consumer units should be easily accessible. If positioned in storage space they should be adjacent to the door and not on the back wall.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.2.10	Labelling of switches should be clear and easily read and preferably have tactile markings to aid people with visual impairment.	<p>Retain – although the word ‘preferably’ would not be included in the updated guide.</p> <p>Please note that these updated design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Not applicable</p> <p>Exception B Clause falls out of scope of building regulations.</p>
18.2.11	Switches, sockets and controls should be set at heights as shown in the Table below. They should also be at least 400mm from the corner of the room. In selecting the position and exact height of sockets consideration should be given to the likely position and height of furniture.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered ‘as standard’ in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
	Table of mounting heights for controls: (mm from floor level to centre line of fitting unless stated otherwise)	Retain	As per 18.2.11.
	Light switch, and base of pull switch – both 900 – 1050 and level with door handle	Retain	As per 18.2.11.
	Power sockets generally, TV socket, and telephone socket – at least 450	Retain	As per 18.2.11.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Power sockets at kitchen worktop – 150 above worktop	Retain	As per 18.2.11.
	Flex outlets for kitchen appliances under worktops – 600	Retain	As per 18.2.11.
	Isolating switches for appliances, and power sockets for appliances not under worktops – 1050	Retain	As per 18.2.11.
	Cooker control unit – 1050 (to side of cooker)	Retain	As per 18.2.11.
	Heating programmer, and immersion heater switch – 1050	Retain	As per 18.2.11.
	Mains switch and consumer unit – 600 –1050	Retain	As per 18.2.11.
	Doorbell – 1000 – 1050	Retain	As per 18.2.11.
	Door entry unit – within 900 – 1200	Retain	As per 18.2.11.
	Dwellings specifically for older and ambulant disabled people: Power sockets generally, TV socket, and telephone socket – 500 to 1000	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Power sockets generally, TV socket, and telephone socket – 700 to 1000	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
	Dwellings for wheelchair users: Power sockets at kitchen worktop – see 18.2.7	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Isolating switches for appliances, and power sockets for appliances not under worktops – 950	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Cooker control unit – 100 above worktop (to side of hob)	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Heating programmer, and immersion heater switch – 950	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
	Dwellings for wheelchair users: Mains switch and consumer unit – 700 – 1050	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.3	Lighting		
	<p>Good lighting is essential for everyone but is particularly important for older people and anyone with a visual impairment. Light fittings in addition to ceiling mounted pendants are supplied by the occupants, but to avoid an excessive need for lamps with potentially dangerous trailing flexes the ceiling mounted pendants should be capable of providing a good general lighting level (see Building Sight [7]).</p>	<p>Retain</p> <p>Please note that the following design criterion would require to be delivered 'as standard' in future:</p> <p>'Ceiling mounted pendants should be capable of providing a good general lighting level.'</p>	<p>Include (see Chapter 3, Table 1).</p>
18.4	TV and telephone		
18.4.1	<p>TV and telephone outlets should have adjacent power sockets.</p>	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.4.2	Dwellings specifically for older or disabled people: Two outlet points should be provided for both TV and telephone. Unless a user's particular circumstances dictate otherwise, these should be located in the living room and the main bedroom.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for older or disabled people.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
18.5	Door entry systems and automatic controls		
18.5.1	Door entry systems will take two basic forms, communal entry systems for groups of flats and individual door entry systems. Individual door entry systems should be provided in all first-floor flats which have their own individual entrance door at ground level. Requirements for external equipment to be used by the caller are given in Section 7.11.	<p>Retain</p> <p>Please note that the design criterion set out in the second sentence would require to be delivered 'as standard' in future.</p>	<p>Include (see Chapter 3, Table 1).</p>
18.5.2	Equipment within a dwelling for answering a door entry system should normally be located in the hall.	<p>Retain</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.5.3	Dwellings specifically for older or disabled people: For people with very impaired mobility, whether they are ambulant or use a wheelchair, it may be preferable for the answering point to a door entry system to be in the living room and possibly with an additional point in the appropriate bedroom.	Retain	Not applicable Exception C Clause applies to housing designed for specific user group.
18.5.4	Dwellings specifically for older or disabled people: In addition to a system for answering the door to visitors, some people with very impaired mobility may need other automatic control of the entrance door, and possibly internal doors. Information on such controls is given in the BRE publication Domestic automatic doors and windows for use by elderly and disabled people [14]. Such systems will usually only be provided when required by a particular occupant but all dwellings should allow for future installation by the provision of conduit, draw cords and blanked off outlets in the living room and main bedroom.	Retain – although the text ‘by the provision of conduit, draw cords and blanked off outlets’ would be replaced with ‘by providing allowance for future wiring routes to the head of the entrance door(s) and pass doors, along with blanked off outlets’ in the updated guide. Please note that the following design criteria would require to be delivered ‘as standard’ in	Not applicable Exception C Clause applies to housing designed for specific user group.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		<p>future in dwellings specifically for older or disabled people:</p> <p>'Provide allowance for future wiring routes to the head of entrance door(s) and pass doors, along with blanked off outlets in the living room and main bedroom.'</p>	
18.5.5	<p>Dwellings specifically for older or disabled people: Button operated answering equipment is usually found easier to use than the hand-held telephone type. Occupants with impaired hearing will require these to have a flashing light signal rather than an audible one.</p>	Retain	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.6	Alarm call systems		
18.6.1	<p>Dwellings specifically for older or disabled people: Some dwellings will require to be wired for an alarm call system to summon help and others may require to have a system added at a later date. Allowance should be made for this in dwellings intended for people who are likely to need such a system. This applies particularly, though not exclusively, to housing intended for older people. The type of system and its operation will depend on the provider of the support system, but with all systems it should be possible to summon help from the hall, living room, kitchen, bedroom(s) and bathroom. The methods for doing this may vary, though a pull cord, or pendant system worn round a person's neck, are generally preferred as it is particularly important that a person can raise the alarm if they collapse on the floor.</p>	<p>Retain – although the text would be updated to: ‘Some people will require an alarm call system to summon help and others may require the use of a system at a later date. The type of system and its operation will depend on the provider of the support system and the individual needs of the user, but with all systems it should be possible to summon help, either actively or passively, from any location in the dwelling to a monitoring service provider. This can be achieved, for example, by</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
		<p>the use of wearable devices and environmental sensors. The system should be operational in the event of a power cut or interruption of an internet connection. This can be provided, for example, by battery backups for hardware and a mobile SIM card.'</p>	
18.6.2	<p>Dwellings specifically for older or disabled people: The positioning of the pull cords needs careful consideration. They should be positioned against a wall so as not to cause obstruction and should be easily accessible. A position near the door may be most suitable but the cord should not be positioned immediately inside the door where it could be mistaken as a lighting pull switch. A cord should be reachable by a person in bed. Also by a person lying in the bath as well as from the bathroom floor; this may necessitate two alarm points in the bathroom.</p>	<p>Remove – this clause is considered outdated.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.6.3	Dwellings specifically for older or disabled people: The length of pull cords should allow them to be reached while lying on the floor and there should be pull rings that can be easily grasped at floor level and 900mm above it. However if they are found to be a nuisance on a day-to-day basis they may be tied up and be impossible to reach. To reduce the nuisance of floor-length cords it should be possible for the occupant to anchor them to the wall at the base. The use of coloured cord will help distinguish alarm cords from lighting pull switches.	Remove – this clause is considered outdated.	Not applicable Exception C Clause applies to housing designed for specific user group.
18.6.4	Dwellings specifically for older or disabled people: It should be recognised that any method of summoning help from particular points cannot alone provide a fail-safe system. There are various forms of surveillance equipment, such as pressure mats, which providers of support may wish to consider, but a person's need has to be weighed against what may be considered as an intrusion on privacy.	Remove – this clause is considered outdated.	Not applicable Exception C Clause applies to housing designed for specific user group.
18.6.5	Dwellings specifically for older or disabled people: People with dementia may require passive alarm systems. These combine PIR, heat sensors, smoke alarms, thermostats and door magnets in combinations to suit the individual and raise an alarm at the appropriate signal.	Remove – the context of this clause is deemed to be covered in the proposed update to clause 18.6.1 above.	Not applicable Exception C Clause applies to housing designed for specific user group.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.7	Safety devices		
18.7.1	Occupants with impaired hearing will require safety devices such as smoke detectors to have a flashing light signal in addition to an audible alarm and may in addition need a vibrating signal, such as a pillow vibrator. Such devices should be fitted as and when needed by an individual.	Retain – although reference to ‘Occupants with impaired hearing’ would be updated to ‘People with a hearing impairment’.	Not applicable Exception B Clause falls out of scope of building regulations.

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.7.2	<p>Various special devices are available to assist with the safety and security of people who may be forgetful or confused, by means of audible or visual signals, for instance, when equipment has not been turned off or an external door is not properly closed. Such devices should be fitted as and when needed by an individual.</p>	<p>Retain – although the text would be updated to: ‘Various devices are available to assist people with safety and security, by means of audible or visual signals, for instance, when equipment has not been turned off or an external door is not properly closed. Such devices should be fitted as and when needed by an individual, and linked to a monitoring service provider as appropriate.’</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>

18	Power and communications	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
18.8	Future developments		
18.8.1	Several technological devices are described in this guide, but further new and advancing technology is likely to play an increasing role in all our homes. It will help disabled people to live more independently and in general terms is likely to provide access to new fields of communication, entertainment and home-based employment.	Remove – this clause is considered unnecessary.	Not applicable Not standard design criteria.
18.8.2	The concept of ‘smart homes’, which maximise available technology in order to help people live more independently, is currently at the development and experimental stage and though it has many benefits it also poses ethical questions which have yet to be resolved in relation to people, such as those with dementia or learning difficulties, who are unable to make a rational choice for themselves on the presence of the technology. Guidance on good practice in this regard is therefore considered to be premature.	Remove – this clause is considered outdated.	Not applicable Not standard design criteria.

Annex S – Section 19 of Part 1 of the current Housing for Varying Needs design guide: External facilities

The clauses within Section 19 of Part 1 of the current Housing for Varying Needs design guide are set out in the table starting on the next page. Where a clause relates to dwellings specifically for older or disabled people, dwellings specifically for older and disabled people, or dwellings specifically for wheelchair users, this is highlighted within the table.

Column 3 of the table shows our proposal for each clause for the update to Part 1 of the Housing for Varying Needs design guide. In the case of the clauses that we are proposing to retain within the updated guide, the design criteria that we are proposing to include 'as standard' in projects delivered to Housing for Varying Needs standards through the Affordable Housing Supply Programme for each category of need – and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding) where the standard is relevant in Gypsy/Traveller accommodation – are highlighted in the third column of the table.

Informed by the proposals detailed in [Chapter 3](#), column 4 shows whether any of these clauses are proposed to be introduced into building standards and guidance to implement the Scottish Accessible Homes Standard.

It is important to note that the final proposals contained in the table will be subject to change based upon the outcome of the consultation.

19	External facilities	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
19.1	<p>Access</p> <p>Access to all external facilities should be as Section 7.3.</p>	<p>Remove – this clause would not be included in the updated guide given the proposals for Section 7.3, as set out in Annex G of this consultation paper.</p>	<p>Not applicable</p> <p>Not standard design criteria.</p>
19.2	<p>Private external sitting areas and gardens</p>		
19.2.1	<p>Dwellings specifically for older or disabled people: Where gardens are provided they should generally be small. Many people, while appreciating an external area will not be able to cope with the upkeep of a lawn and it is therefore of benefit if the garden is of a size that can reasonably be mostly paved and with a slope shallower than 1:20. However with family houses designed for wheelchair use the size and form of the garden should be as for general housing, though incorporating the features given below.</p>	<p>See Chapter 2 for key proposed update.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

19	External facilities	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
19.2.2	Dwellings specifically for older or disabled people: Gardens should incorporate an area of paving that can be used as a sitting area. For people who are unable to bend to ground level a raised planting bed should be provided. The planting bed should have a maximum width of 1200mm and have a clear paved area around it at least 1200mm wide. The soil surface should be 600mm – 850mm from the ground and have a toe recess. For wheelchairs users the base should be recessed by 175mm to a height of 300mm.	See Chapter 2 for key proposed update.	Not applicable Exception C Clause applies to housing designed for specific user group.
Fig 19.1	Dwellings specifically for older or disabled people: Raised planting bed	Remove – superseded by the proposals set out within Chapter 2 of this consultation paper.	Figure only.

19	External facilities	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
19.3	Clothes drying		
19.3.1	Dwellings specifically for older and disabled people: Where there is suitable external space such as a garden, facilities for clothes drying should be provided. The full extent of the washing line should be accessible on a hard surface.	<p>Retain</p> <p>Please note that these design criteria would require to be delivered 'as standard' in future in dwellings specifically for older and disabled people in cases where there is suitable external space.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>
19.3.2	Dwellings specifically for wheelchair users: Where external clothes drying is provided there should be either a height adjustable rotary drier or a winch operated line.	<p>Retain</p> <p>Please note that this design criterion would require to be delivered 'as standard' in future in dwellings specifically for wheelchair users in cases where external clothes drying is provided.</p>	<p>Not applicable</p> <p>Exception C Clause applies to housing designed for specific user group.</p>

19	External facilities	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
19.4	Refuse storage		
19.4.1	The form of container and the arrangements for collection of refuse will depend on the local authority.	Retain – although the text would be updated to acknowledge that more than one container for refuse storage may be provided by the local authority.	Not applicable Not standard design criteria.
	Refuse storage will be provided to comply with the Technical Standards [3], Part R, but the location and design of this must meet the local authority requirements.	Retain – although reference to Technical Standards would not be included in the updated guide.	Not applicable Not standard design criteria.
	All hoppers for refuse chute systems should be 600mm – 700mm from the ground and have a laying shelf alongside them.	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future in cases where refuse chute systems are provided.	Not applicable Exception B Clause falls out of scope of building regulations.

19	External facilities	Proposed Housing for Varying Needs update	Proposals for the Scottish Accessible Homes Standard
19.4.2	Dwellings specifically for older or disabled people: If the occupants are responsible for transporting the refuse to the road, it may be preferable for the storage to be at the front of the dwelling in a screened or enclosed area, rather than in a rear garden.	Retain – although the following sentence would be added at the end of the clause ‘The location and design of this storage must meet the local authority requirements.’	Not applicable Exception C Clause applies to housing designed for specific user group.
19.4.3	Dwellings for wheelchair users: A wheelchair user will require the top of the refuse container to be no more than 1000mm from the ground. Where refuse has to be deposited into a container higher than this there will need to be a raised platform with a step free approach.	Retain Please note that these design criteria would require to be delivered ‘as standard’ in future in dwellings for wheelchair users.	Not applicable Exception C Clause applies to housing designed for specific user group.

Annex T – Section 20 of Part 1 of the current Housing for Varying Needs design guide: Refurbishment and adaptations

The clauses within Section 20 of Part 1 of the current Housing for Varying Needs design guide are set out in the table below.

20	Refurbishment and adaptations
20.1	Refurbishment
	When existing houses and flats are being refurbished opportunities should be sought to provide accommodation that is suited to the needs of older or ambulant disabled people or people who use a wheelchair. The design criteria and considerations will be as given in this guide, though compromises may have to be made and minimum rather than preferred requirements adopted due to the limitations imposed by the existing structure or available space.
20.2	Adaptations
20.2.1	Adaptations to existing housing to suit an occupant's needs are required in significant and increasing numbers. This fact emphasises the desirability of barrier free design features being incorporated at the design stage in all new dwellings so that the need for adaptation is reduced and adaptations that have to be made are easier and less costly to carry out.
20.2.2	The design criteria and considerations for adaptations will be as given in this guide, though compromises will often have to be made between what is possible and what is preferred. In implementing adaptations it is extremely important that design decisions involve the person whose needs are to be met, the occupational therapist and the architect, so that all aspects of the problem are considered.
20.2.3	Many adaptations will be of a relatively minor nature, but where major work is required a careful assessment should be made of the quality of accommodation that the adaptation will achieve and the extent to which it results in a dwelling fully suited to the needs of people with a particular need. Though it is not envisaged that adaptations can always result in a dwelling that is equivalent to one designed from the outset to be suited to these needs, it should be recognised that there may be situations where a dwelling, even after adaptation, would be intrinsically unsuited for occupation by a disabled person and that the occupant's needs can be met properly only in different accommodation.

20	Refurbishment and adaptations
20.3	Adaptations for confused people
	<p>People with dementia or other cognitive impairment, while they continue to live in a house or flat that has been their home for some time may benefit from their familiarity with their surroundings, but to augment this some simple adaptations may be of help:</p> <ul style="list-style-type: none">- differentiation of doors by the use of colour and/ or symbols- removal of some doors so that there is no visual barrier between spaces- removal of doors to cupboards and kitchen fittings so that the contents are not hidden, and/ or- addition of electronic equipment to act as safety devices, in relation to electrical equipment, security, etc (see 18.7).

Annex U – Housing for Varying Needs: Summaries of design criteria example

As noted within Chapter 2 of this consultation paper, we do not intend to include ‘summary of design criteria’ tables within the update to Part 1 of the guide so as to avoid any confusion about what the minimum standard for homes delivered to Housing for Varying Needs standards might be.

By way of example, clauses 14.10.1 to 14.10.3 of Part 1 of the current guide contain the following information with respect to the use of hoists in dwellings for wheelchair users:

- 14.10.1 Some people will need to use a ceiling mounted hoist to transfer them to the bath and/ or WC from a bed. To allow for this it should be possible to install a track between the bed position and the bath and WC. The plan of the dwelling, the probable position of a bed and layout of the bathroom should be arranged to allow for this.
- 14.10.2 With a hoist double doors will be required between the bedroom and the bathroom, with a cut-out at the head of the door to suit the particular track. It is not anticipated that such doors will be installed unless they are needed by an occupant, but they should be allowed for in the initial design. A ‘knock out’ section in the partition is useful. This should be 1200mm in width and 400mm in from the back wall. The track should preferably be straight, though a curved track with a minimum radius of approximately 1000mm is possible.
- 14.10.3 The installation of a hoist will require a structure designed to take the weight and the roof or upper floor structure above this area should allow for this. The normal ceiling and roof construction in new build housing will usually be of adequate strength, though this must be checked and strengthening added if necessary. Where strengthening is needed it should be extensive enough to accommodate different hoist arrangements as the precise location of the track will depend on the individual needs of the occupant.

However, the ‘summary of design criteria’ table for wheelchair users at the end of this section of the guide refers only to ‘Allowance for a ceiling mounted hoist’. Guidance on (a) the plan of the dwelling (b) the requirement to allow for the future installation of double doors in the initial design and (c) the fact that normal ceiling and roof construction in new build housing should be of adequate strength to take the weight of a hoist would therefore be lost if sections 14.10.1 to 14.10.3 were not consulted

Annex V – Partial Business and Regulatory Impact Assessment

Title of proposal – Proposals to enhance the accessibility, adaptability and usability of Scotland’s homes.

Purpose and intended effect

Objective

The aim of the proposals is two-fold.

Firstly, we are seeking to update Part 1 of the [Housing for Varying Needs](#) design guide to enhance the accessibility, adaptability and usability of (a) homes delivered through the Scottish Government’s [Affordable Housing Supply Programme](#) and (b) accommodation delivered by local authorities through the Scottish Government’s [Gypsy/Traveller Accommodation Fund \(or subsequent funding\)](#).

Secondly, we are seeking to change building standards and guidance from 2025-26 to implement an all-tenure Scottish Accessible Homes Standard. This will apply to (a) all new build homes and (b) homes delivered through the conversion of non-residential buildings into housing.

In achieving the above aim, the following objectives are identified:

- To deliver homes which are good quality and accessible by design to allow people to live independently and with no barriers to participation in daily life, work and their community.
- To pre-plan for the most likely adaptations at the build stage in order to lessen the impact that such works will have on the household, as well as saving time and reducing costs.

Background

In March 2019, the then Minister for Housing announced to Parliament that Housing for Varying Needs would be reviewed. In March 2021 this commitment was reaffirmed within [Housing to 2040](#) – Scotland’s first long-term national housing strategy.

[‘Housing for Varying Needs: a design guide: Part 1 Housing and flats’](#) was produced by Scottish Homes in 1998. Housing for Varying Needs incorporates the ‘barrier free’ concept of accessibility and is a key reference document for the affordable housing sector in Scotland. ‘Barrier free’ is defined within the guide as ‘housing and its environment that is designed to allow for the needs of almost everyone’. The key features of barrier free housing allow people to reach the entrance from a road or parking area and enter the dwelling, move around the dwelling, and access essential rooms including the bathroom, operate all fittings, services and controls.

The guide, which continues to be well-regarded and is still considered to be a good design benchmark, recognises that people’s housing needs change through their lifetime and that homes should be flexible as a result. Its purpose is ‘...to offer guidance on good practice in the design of all housing, so that newly-built, refurbished or adapted buildings achieve a degree of flexibility, suit people of different abilities, are convenient to use and fit for their purpose’.

Housing for Varying Needs relates to the accessible design of dwellings and their fittings. The guide is complementary to the [Building Standards Technical Handbooks](#), which set minimum requirements for new construction work under [The Building \(Scotland\) Regulations 2004](#) (as amended). These regulations and supporting standards specifically address the functional performance of buildings and their fabric. The guidance provided in Section 3 ‘Environment’ and Section 4 ‘Safety’ of the Domestic Technical Handbook relating to accessibility is informed by recognised sources of good practice, including the current iteration of Housing for Varying Needs.

The Scottish Government’s [Affordable Housing Supply Programme](#) comprises a range of funding mechanisms to enable affordable housing providers to deliver homes for social rent, mid-market rent, and low cost home ownership in communities across Scotland to support local authorities’ Local Housing Strategies. The Scottish Government is committed to delivering 110,000 affordable homes by 2032 of which at least 70% will be available for social rent and 10% will be in our remote, rural and island communities.

As well as complying with building standards, new build homes delivered directly by Registered Social Landlords and local authorities with the aid of grant funding through the Affordable Housing Supply Programme should meet – as a minimum – the design criteria indicated as ‘basic’ within the Housing for Varying Needs design guide, with the design criteria indicated as ‘desirable’ being included where possible. ‘Off the shelf’ new build stock purchased from developers with the aid of grant funding through the Affordable Housing Supply Programme should also aim to incorporate these requirements. And projects comprising the refurbishment of existing residential properties, or the conversion of non-residential property into housing, should maximise accessibility as far as is practicable.

In 2021-22, 98% of new build homes delivered by housing associations and councils, where information was returned on Housing for Varying Needs, met the relevant design criteria.

In addition, our published guidance for the [Rural and Islands Housing Fund](#) – which aims to increase the supply of affordable housing across all tenures in rural Scotland and forms part of the Affordable Housing Supply Programme – notes that all completed houses will be expected to meet all Housing for Varying Needs essential features.

Through the Gypsy/Traveller Accommodation Fund, the Scottish Government is providing up to £20 million to local authorities between 2021 to 2026 for more and better Gypsy/Traveller accommodation. To drive a significant improvement in the quality of public sites going forward, we have published an [Interim Site Design Guide](#) for Gypsy/Traveller sites, developed in conjunction with local authorities and with input from members of Gypsy/Traveller communities. This is intended to assist new build and site re-development to meet the varying needs of families – including children, older and disabled people – and to align with key principles of Housing to 2040, such as accessibility and energy efficiency.

To suit varying needs, the Interim Site Design Guide for Gypsy/Traveller sites notes that ‘newly designed pitches and amenity blocks will be expected to meet the relevant basic requirements of the Design Criteria for dwellings in general to suit varying needs specified in Housing for Varying Needs’.

To mainstream a high standard of accessibility, delivering a step change in the availability of housing options for disabled people and enabling the delivery of new homes in all sectors which can be readily adapted to meet varying needs, within Housing to 2040 we also committed to introducing a Scottish Accessible Homes Standard which all new homes must achieve.

The review of Housing for Varying Needs will directly inform the development of the Scottish Accessible Homes Standard, which will be implemented through changes to building standards and guidance from 2025-26. This will future proof new homes, building in accessibility and adaptability from the outset.

Rationale for Government intervention

Independent living – As noted in Housing to 2040, most older people and disabled people live in mainstream homes and want to continue to do so, but these properties may or may not meet their needs. There is a small amount of specialist supported housing, such as extra care housing or sheltered housing. This is around 1% of total housing stock and the vast majority of it is in the social rented sector which limits choice. Some disabled people live in care homes or other settings because there is a lack of suitable housing to allow them to live independently within their community.

Projections suggest that the challenge will only increase without action. By 2040, it is projected that there will be over 720,000 people in Scotland aged 75 or over (Source: [Projected Population of Scotland \(2020-based\)](#)). Housing to 2040 notes that this will put much greater demand on housing and health and social care services to help people to live independently at home.

Further, according to analysis of the 2019 Scottish Household Survey, just over half (53.6%) of surveyed households with at least one member with a disability or long-standing illness that also require adaptations to make it easier for all householders to go about their daily activities self-report requiring one or more adaptations which they do not already have. This equates to around 80,000 households.

Housing to 2040 set out a number of actions that give further levers to improve the accessibility of homes and their ability to meet people's needs. The review of the Housing for Varying Needs design guide, and changes to building standards and guidance to implement the Scottish Accessible Homes Standard which all new homes must achieve, are two such actions.

National Performance Framework – As well as making an important contribution to achieving the Housing to 2040 vision, the aim of the proposals set out above will also bring benefits across the [National Performance Framework](#) – contributing in particular to the National Outcomes relating to children, communities, education, health, and human rights.

The private housing market – There are various reasons why, in the absence of regulation, the market may fail to deliver the level of accessibility required, which is supported by the statistics cited above.

Housing is a long-term asset, and a new build home can last 60 years or longer. If the level of accessibility required by particular groups is not part of the original specification, there is a significant probability that at some stage the home will be occupied by a household which requires the accessibility elements proposed in this consultation. If this household is the initial buyer of the house, this could be reflected in the price they are willing to pay the developer, and thus incentivise the developer to add the elements. However, if they are not, then the need for accessibility elements at some point over the lifetime of the house is unlikely to be reflected in the new build market price.

In theory, even if the initial buyer does not require the accessibility elements, but knows that subsequent buyers may require them and will be prepared to offer a higher price as a result, the initial buyer might be willing to pay more for a house with the accessibility elements because the resale price will be higher. But there are a variety of market failures which mean that in practice this is unlikely to happen in part, or even in full:

- Firstly, people can struggle to fully value transactions which could take place in the future.
- Secondly, different types of incomplete information are likely to be present, such as which accessibility elements are required, how much they would cost to retrofit if not included in the original specification, the likelihood of matching to a future buyer who requires these features, and so on.

For all these reasons, market forces are likely to result in the under-provision of accessibility elements in new build. This will result in retrofit costs having to be incurred subsequently. These are likely to be higher than the cost of including the elements at the outset especially if, due to their inclusion in relevant standards, the elements are part of the design of all new build dwellings and thus do not require any bespoke design work.

There are also equity arguments for regulation. By making key accessibility elements part of the relevant standards, the cost of these elements is borne by the whole of society, rather than being concentrated on those groups who require these features. The sharing of the costs is done in a cost-effective way due to the efficiency arguments for regulation set out above.

Consultation

Within Government

Discussion with all of the following government departments helped to shape the proposals to update Part 1 of the Housing for Varying Needs design guide, and the proposals for the introduction of amended building standards and guidance from 2025-26 to implement an all-tenure Scottish Accessible Homes Standard.

- Local Government and Housing
- Mental Health
- Population Health
- Equality, Inclusion and Human Rights
- Energy and Climate Change

Discussion also took place with Public Health Scotland during the development phase.

Business consultation

Whilst changes to building standards affect any party which chooses to build a new building or carry out new building work to an existing building, such changes have the most significant impact on parties involved in the delivery of such building work – designers, developers, contractors and manufacturers of building products. Discussions will therefore take place during the consultation period with between six to 12 businesses that might be affected by the proposals for the Scottish Accessible Homes Standard set out in Option 2 below. It is considered essential that this is undertaken only once proposals are published for consultation, to enable full discussion on the technical and financial implications of proposed changes on Scottish firms. In addition, a series of stakeholder events with industry and others will be undertaken to reach a wider selection of affected and interested parties – including those involved in the delivery of the Affordable Housing Supply Programme and the Gypsy/Traveller Accommodation Fund (given the updates that are proposed for the Housing for Varying Needs design guide).

Public consultation

During the development phase, informal engagement also took place with a number of interested parties (such as Registered Social Landlords, local authorities, private developers, disability and health representation groups, health professionals, architects, affordable and private housing representative bodies, and academics). Presentations on the review of the Housing for Varying Needs design guide in particular were also held at external conferences which were primarily targeted at the affordable housing sector.

Options

The following two options have been considered.

Option 1 – Do nothing

Under this option, no changes would be made to Part 1 of the Housing for Varying Needs design guide. Nor would any changes be made to building standards to enhance the accessibility, adaptability and usability of Scotland's homes.

Sectors and groups affected – The group that is primarily affected would be future occupants of (a) homes delivered through the Scottish Government's Affordable Housing Supply Programme (b) accommodation delivered through the Scottish Government's Gypsy/Traveller Accommodation Fund (or subsequent funding) and (c) homes delivered by the private sector.

Benefits – This option represents a continuation of the status quo, and is therefore a known quantity for the wide range of parties with an interest in the delivery of housing in the affordable and private markets.

Costs – As this option is based on the continuation of the status quo, it should not create any additional monetary costs beyond those normally incurred in the delivery of housing in the affordable and private markets. It would however mean that costs associated with future retrofitting would be incurred if the increasing needs for accessibility are to be met.

Option 2 – Implement the proposals to enhance the accessibility, adaptability and usability of Scotland’s homes

Sectors and groups affected – The sectors and groups primarily affected by the proposals to update Part 1 of the Housing for Varying Needs design guide, and by the proposals to introduce amended building standards and guidance from 2025-26 to implement an all-tenure Scottish Accessible Homes Standard, would be (a) individual households (b) Registered Social Landlords (c) local authorities (d) private developers (e) other affordable housing providers (f) contractors (g) designers (h) developers (i) contractors and manufacturers of building products and (j) health professionals.

Benefits – The proposals mainstream a high standard of accessibility to new homes, delivering a step change in the availability of housing options and enabling the delivery of new homes in all sectors which can be readily adapted to meet varying and changing needs. Importantly, the proposals are designed to allow people to live in their own home for longer – supporting well-being and easing the pressure on other services such as health and social care.

Costs – The information in Tables 1 and 2 below provides the indicative additional costings of the key updates that we are proposing to make to Sections 7 to 19 of Part 1 of the Housing for Varying Needs design guide, as set out in Chapter 2 of this consultation paper. Table 1 provides indicative additional costings for a two bedroom, four person flatted dwelling on a single living level that is contained within a block of six flats over three storeys, with Table 2 providing indicative additional costings for a three bedroom, five person semi-detached house over two storeys. To aid consideration of this information, we would draw attention to the following points:

- the reference numbers and headings provided within the tables mirror those within Part 1 of the current Housing for Varying Needs design guide (where applicable)
- the ‘group(s) of need’ that each proposed update applies to is noted within the tables (as not all of the proposed updates would apply to every group, and some of the proposed updates already apply to particular groups)
- the design criteria that we are proposing be included ‘as standard’ in future within buildings and dwellings delivered to Housing for Varying Needs standards are highlighted within [Chapter 2](#) of this consultation paper
- costings are not provided for elements of a proposal that are already referenced within the current design guide
- costings are provided on an individual elemental basis and have been determined based on in-house cost data held by an external firm of quantity surveyors for Registered Social Landlord led affordable housing developments, with a base date of November 2022
- given the above, some of the key updates proposed are not expected to have any cost implications as it is understood that these are already being delivered within Registered Social Landlord led affordable housing developments, and

- costings relating to increases in floor area to accommodate wheelchair users are based on the net increase of the floor area to the particular room/ space.

We would highlight that indicative costings are not provided for the following [Programme for Government](#) commitments which are in the process of being phased into all homes delivered by local authorities and Registered Social Landlords through the Affordable Housing Supply Programme (regardless of tenure):

- ensuring that all new social housing offers space for home working or study
- driving forward work to make all new social housing digitally enabled, and
- ensuring that all new social housing offers private or communal outdoor space with room for people to sit outside.

We would also highlight that costings are not provided for accommodation that is delivered through the Gypsy/Traveller Accommodation Fund. It is recognised however that the proposals set out within this consultation are likely to present additional costs to providers of such accommodation. Costings will therefore be discussed with interested parties during the consultation period and included within the final Business and Regulatory Impact Assessment.

We would further highlight that costings are not provided for the design criteria that we are proposing be transposed into building standards to implement the Scottish Accessible Homes Standard – Chapter 3 of this consultation paper refers. It is recognised however that the implementation of the Scottish Accessible Homes Standard will present additional costs to the private sector which are over and above those outlined in the tables below. Given the variation in the design of private sector homes, costings will be discussed with private sector stakeholders during the consultation period to help to inform the final Business and Regulatory Impact Assessment.

Table 1 – Two bedroom, four person flat on a single living level (which is contained within a block of six flats over three storeys)

Header codes:

GN = General needs (£ per unit)

OP = Older people (£ per unit)

ADP = Ambulant disabled people (£ per unit)

WU = Wheelchair users (£ per unit)

Proposed update	GN	OP	ADP	WU
7.5.1 - All entrances to individual dwellings should be step free and have an accessible threshold. There should be a level area of at least 1200mm by 1200mm immediately in front of each entrance.	0	0		
7.6.3 - Where a communal entrance door opens outwards, the entrance platform should have dimensions of at least 1500mm by 1800mm.	27	27	27	
8.2.1 - Entrance doors to communal access areas, including those doors giving access to external facilities such as drying areas, gardens and refuse stores, should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this opening width.	0	0	0	
8.2.2 - Entrance doors to communal access areas, including those doors giving access to external facilities such as drying areas, gardens and refuse stores, should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this opening width.				0

Proposed update	GN	OP	ADP	WU
8.3.3 - Communal entrances should have automatic opening and powered swing doors installed as standard, with a suitable open/release pad-type button positioned on the perpendicular wall internally, outwith the swing of the door, and with a fob-type or similar access system to enter the building from outside. The timing of the stay open duration should be adjustable. That said, communal entrance doors would need to be able to be manually opened and closed in circumstances where the automatic opening devices have failed.	1,733	1,733	1,733	
8.3.4 - Communal entrances should have automatic opening and powered swing doors installed as standard, with a suitable open/release pad-type button positioned on the perpendicular wall internally, outwith the swing of the door, and with a fob-type or similar access system to enter the building from outside. The timing of the stay open duration should be adjustable. That said, communal entrance doors would need to be able to be manually opened and closed in circumstances where the automatic opening devices have failed.				1,733
New proposed criterion - Internal doors within communal access areas should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other.	0	0	0	0
New proposed criterion - In multi-storey buildings containing dwellings, the walls of each floor containing dwellings may be decorated in distinguishing tones to help people to find their way. This may be further enhanced by providing visual indicators at the entrance to each floor.	0	0	0	0

Proposed update	GN	OP	ADP	WU
9.2.1 - Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.	0			
9.2.3 - Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.		0	0	
9.2.4 - Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.				0
New proposed criterion - Entrance doors to individual dwellings may be personalised/ made distinctive from other neighbouring entrance doors, subject to any local planning restrictions that may be in place.	0	0	0	0
9.6.1 - The main entrance door should open into a circulation area and not a room. The entrance door should open into a space of at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair, pram or buggy beyond the door swing, and therefore the area should extend for at least a further 600mm with a minimum width of at least 1200mm.	0			

Proposed update	GN	OP	ADP	WU
9.6.4 - The main entrance door should open into a circulation area and not a room. The entrance door should open into a space of at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair, pram or buggy beyond the door swing, and therefore the area should extend for at least a further 600mm with a minimum width of at least 1200mm.		0	0	
9.6.6 - The circulation space immediately inside the door should allow for a person in a wheelchair to turn through 180°. It should therefore have a minimum width of 1800mm extending at least 1800mm back from the face of the door. There should be space for a wheelchair beyond the door swing and therefore the area should extend for at least a further 500mm with a minimum width of 1200mm.				940
10.2.1 and 10.2.2 - Corridors in individual dwellings should be at least 1200mm wide. Other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm. If a corridor has an exposed right angle turn a splay of 200mm to 300mm at the corner would allow easier circulation.	0	0	0	
10.2.3 - Corridors in individual dwellings should be at least 1200mm wide. Other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm. If a corridor has an exposed right angle turn a splay of 200mm to 300mm at the corner would allow easier circulation.				0

Proposed update	GN	OP	ADP	WU
10.5.1 - Internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.	0	0	0	
10.5.7 - Internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.				0
11.1.2 - The 'path' must be 800mm wide and there should be space for a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, in the living room(s) and all bedrooms. [It should be noted that 'the path' in this context continues to refer to the space that is needed for circulation and access to each item of furniture and to the windows, heating appliances etc within a room.]				4,940
New proposed criterion - Pelmet lighting under wall units should be provided in kitchens to support householders when, for example, preparing food.	100	100	100	100
13.5.4 - In all situations the kitchen should be of a size that allows a clear space of 1800mm in front of fittings and appliances to allow a wheelchair user space to manoeuvre and turn through 180°, that is a circular area of 1800mm diameter.				1,235

Proposed update	GN	OP	ADP	WU
<p>14.2.6 - If a wet floor shower facility is not provided in the dwelling, an electrical connection and a capped drainage connection should be installed in the main bathroom to allow for its future installation. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.</p>	260	260	260	
<p>14.9.1 - The layout and dimensions of the bathroom should allow for a wet floor shower area with floor gulley, a wash-hand basin and WC and their associated activity spaces. If no bath is provided, space, plumbing and drainage allowances should be made to facilitate the future installation of a bath. Activity spaces should not overlap the space allocated for a future bath. The bathroom must have a sealed impermeable floor and all fittings must be of a design to suit wheelchair use. It is also beneficial if bathrooms in dwellings within a development contain different layouts to allow for different hand preference.</p>				0

Proposed update	GN	OP	ADP	WU
<p>14.9.2 - The space in the bathroom should allow for someone in a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, without being impeded by the door. Except in very large bathrooms this is helped by the door opening outwards, or by the use of sliding or pocket doors as an alternative to hinged doors – but only in cases where the use of sliding or pocket doors would be appropriate for the needs of the household. The plan of the dwelling should ensure that if the door opens outwards this does not cause a hazard. There should also be space for a helper alongside a wheelchair in the bathroom. The allowance for a turning circle should not overlap the wet floor shower area or the area identified for the installation of a bath (where no bath is provided).</p> <p>(Note – the indicative additional cost provided is for increasing the allowance for a turning circle only.)</p>				760
<p>14.11.6 - All WCs in dwellings should have a suitably protected fused spur adjacent to each WC to allow for any future installation of a WC with washing and drying facilities.</p>	40	40	40	40
<p>New proposed criterion - The main living room within the dwelling should be provided with a glazed area of not less than 1/8th of the floor area of that room.</p>	0	0	0	0

Proposed update	GN	OP	ADP	WU
<p>18.2.3 - All dwellings should have:</p> <ul style="list-style-type: none"> • at least eight power sockets in the kitchen • at least eight power sockets in the living room • at least six power sockets in each remaining room, that is any other room which is not a bathroom or WC compartment, and • at least six power sockets elsewhere in the home. <p>Power sockets within the above requirement should be included at the designated desk or work space, and at both the telephone and television outlets. A power socket in addition to the above requirement should also be provided at each flight of stairs within a dwelling to allow, for example, for a future stair lift installation.</p>	400	400	400	400
Total	2,560	2,560	2,560	10,148

Table 2 – Two storey, three bedroom, five person semi-detached house

Header codes:

GN = General needs (£ per unit)

OP = Older people (£ per unit)

ADP = Ambulant disabled people (£ per unit)

WU = Wheelchair users (£ per unit)

Proposed update	GN	OP	ADP	WU
7.5.1 - All entrances to individual dwellings should be step free and have an accessible threshold. There should be a level area of at least 1200mm by 1200mm immediately in front of each entrance.	0	0		
9.2.1 - Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.	0			
9.2.3 - Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.		0	0	
9.2.4 - Entrance doors to dwellings should have a minimum clear opening width of 850mm between the door face on one side and the door stop, or second door, on the other. Any weather moulding at the base of the door may intrude into this clear width.				0
New proposed criterion - Entrance doors to individual dwellings may be personalised/ made distinctive from other neighbouring entrance doors, subject to any local planning restrictions that may be in place.	0	0	0	0

Proposed update	GN	OP	ADP	WU
9.6.1 - The main entrance door should open into a circulation area and not a room. The entrance door should open into a space of at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair, pram or buggy beyond the door swing, and therefore the area should extend for at least a further 600mm with a minimum width of at least 1200mm.	0			
9.6.4 - The main entrance door should open into a circulation area and not a room. The entrance door should open into a space of at least 1200mm by 1200mm to allow room for manoeuvre with a walking aid. There should be space for a wheelchair, pram or buggy beyond the door swing, and therefore the area should extend for at least a further 600mm with a minimum width of at least 1200mm.		0	0	
9.6.6 - The circulation space immediately inside the door should allow for a person in a wheelchair to turn through 180°. It should therefore have a minimum width of 1800mm extending at least 1800mm back from the face of the door. There should be space for a wheelchair beyond the door swing and therefore the area should extend for at least a further 500mm with a minimum width of 1200mm.				1,600
10.2.1 and 10.2.2 - Corridors in individual dwellings should be at least 1200mm wide. Other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm. If a corridor has an exposed right angle turn a splay of 200mm to 300mm at the corner would allow easier circulation.	1,360	1,360	1,360	

Proposed update	GN	OP	ADP	WU
<p>10.2.3 - Corridors in individual dwellings should be at least 1200mm wide. Other than on a wall opposite a doorway, an obstruction such as a radiator should project by no more than 100mm, reducing the corridor width to not less than 1100mm over a maximum length of 1200mm. If a corridor has an exposed right angle turn a splay of 200mm to 300mm at the corner would allow easier circulation.</p>				0
<p>New proposed criteria - While it is expected that dwellings for wheelchair users will be constructed on the one level, a through floor lift should be installed between floors in cases where the dwelling is constructed on more than one level. The entry to the lift at any level should not be in an area which impacts on an occupant's privacy, for example, in a bedroom. The floor of the lift should be a minimum size of 1650mm by 1100mm, and there should be space allowance for an 1800mm clear turning circle directly outside of the entrance to the lift on each floor.</p>				21,400
<p>10.5.1 - Internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.</p>	0	0	0	
<p>10.5.7 – Internal pass doors, including doors to walk-in cupboards, should have a clear opening width of at least 850mm. Door frames should not have threshold plates as these hamper the use of walking aids, trolleys and wheelchairs.</p>				0

Proposed update	GN	OP	ADP	WU
11.1.2 - The 'path' must be 800mm wide and there should be space for a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, in the living room(s) and all bedrooms. [It should be noted that 'the path' in this context continues to refer to the space that is needed for circulation and access to each item of furniture and to the windows, heating appliances etc within a room.]				6,160
New proposed criterion - Pelmet lighting under wall units should be provided in kitchens to support householders when, for example, preparing food.	200	200	200	200
13.5.4 – In all situations the kitchen should be of a size that allows a clear space of 1800mm in front of fittings and appliances to allow a wheelchair user space to manoeuvre and turn through 180°, that is a circular area of 1800mm diameter.				1,840
14.2.6 - If a wet floor shower facility is not provided in the dwelling, an electrical connection and a capped drainage connection should be installed in the main bathroom to allow for its future installation. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.	260	260	260	

Proposed update	GN	OP	ADP	WU
<p>14.8.2 - Where a dwelling does not have an accessible bath or shower on the principal living level, the accessible sanitary accommodation on the principle living level should be capable of being adapted to accommodate a future shower or form a larger space for wheelchair users. This space allowance should contain an electrical connection and capped drainage connection. The floor build up in the proposed area for a future wet floor shower should be able to accommodate a tray former and associated plumbing with minimal disruption at a later date. If the floor is of solid concrete construction, then a dropped section should be built in to meet the above requirement. In addition, adjacent walls should be of robust construction to be capable of supporting a shower screen to enclose the shower area or grab rails if required.</p>	0	0	0	
<p>14.9.1 - The layout and dimensions of the bathroom should allow for a wet floor shower area with floor gulley, a wash-hand basin and WC and their associated activity spaces. If no bath is provided, space, plumbing and drainage allowances should be made to facilitate the future installation of a bath. Activity spaces should not overlap the space allocated for a future bath. The bathroom must have a sealed impermeable floor and all fittings must be of a design to suit wheelchair use. It is also beneficial if bathrooms in dwellings within a development contain different layouts to allow for different hand preference.</p>				0

Proposed update	GN	OP	ADP	WU
<p>14.9.2 - The space in the bathroom should allow for someone in a wheelchair to turn through 180°, that is a circular area of 1800mm diameter, without being impeded by the door. Except in very large bathrooms this is helped by the door opening outwards, or by the use of sliding or pocket doors as an alternative to hinged doors – but only in cases where the use of sliding or pocket doors would be appropriate for the needs of the household. The plan of the dwelling should ensure that if the door opens outwards this does not cause a hazard. There should also be space for a helper alongside a wheelchair in the bathroom. The allowance for a turning circle should not overlap the wet floor shower area or the area identified for the installation of a bath (where no bath is provided).</p> <p>(Note – the indicative additional cost provided is for increasing the allowance for a turning circle only.)</p>				640
<p>14.11.6 - All WCs in dwellings should have a suitably protected fused spur adjacent to each WC to allow for any future installation of a WC with washing and drying facilities.</p>	80	80	80	80
<p>New proposed criterion - The main living room within the dwelling should be provided with a glazed area of not less than 1/8th of the floor area of that room.</p>	0	0	0	0

Proposed update	GN	OP	ADP	WU
<p>18.2.3 - All dwellings should have:</p> <ul style="list-style-type: none"> • at least eight power sockets in the kitchen • at least eight power sockets in the living room • at least six power sockets in each remaining room, that is any other room which is not a bathroom or WC compartment, and • at least six power sockets elsewhere in the home. <p>Power sockets within the above requirement should be included at the designated desk or work space, and at both the telephone and television outlets. A power socket in addition to the above requirement should also be provided at each flight of stairs within a dwelling to allow, for example, for a future stair lift installation. [Please note that the indicative costing for this key proposed update is based on one straight flight of stairs.]</p>	520	520	520	520
Total	2,420	2,420	2,420	32,440

Regulatory and EU alignment impacts

Is this measure likely to impact on intra-UK trade?

- No negative impact identified.

Is this measure likely to impact on international trade investment?

- No negative impact identified.

Is this measure likely to impact on the Scottish Government's policy to maintain alignment with the EU?

- No negative impact identified.

Scottish Firms Impact Test

The Scottish firms' impact test regards all firms with fewer than 50 full time employees as being small businesses. The majority of small firms have fewer than 10 employees and guidelines state that a concerted effort should be made to consult them over policy proposals.

As stated above, consultation with business will take place during the public consultation period and will be presented within the final Business and Regulatory Impact Assessment.

Competition assessment

Having reviewed the four competition filter questions provided within the Office of Fair Trading document 'Completing competition assessments in Impact Assessments – Guidelines for Policy Makers', it is considered that the proposals set out in this consultation will not result in a significant impact on competition within the market place.

In support of the above, it is noted that:

- the manner in which standards are set within the Housing for Varying Needs design guide and within building standards allows flexibility in the solutions adopted, thereby reducing the emphasis on performance of individual products or solutions, and
- improved standards are a recognised driver to product improvement and to innovation and, as such, an element of challenge to all parties involved in delivering products and services is expected.

No significant areas where issues of competition, restriction or imbalance would arise have been identified. The total cost of delivering the proposals will largely be proportional to the number of homes delivered, and therefore should not be significantly higher on a per unit basis. To the extent that larger housebuilders benefit from economies of scale in delivering the proposals, these will be part of their wider benefits from economies of scale, and not the result of the proposed standards. Therefore we do not anticipate that the proposals will impose a disproportionate cost on smaller builders relative to larger builders. This will be investigated however through direct discussion within the small firms impact test.

Test run of business forms

There are no new business forms proposed within either of the options identified.

Legal aid impact test

It is not anticipated that there will be any greater demands placed on the legal system by the proposals set out within this consultation. Accordingly, it is not considered that there will be any effect on an individual's right of access to justice through availability of legal aid or on possible expenditure from the legal aid fund. This will be reviewed further following consultation, and this aspect of the proposals will be verified in discussion with officials from the Scottish Government's Access to Justice Team prior to production of a final impact assessment.

Enforcement, sanctions and monitoring

Background

The timescale for introducing the updates to Part 1 of the Housing for Varying Needs design guide into homes delivered through the Affordable Housing Supply Programme, and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding), will be determined following consideration of the outcome of the consultation. Updated building standards and guidance to implement an all-tenure Scottish Accessible Homes Standard will however come into force from 2025-26 (as noted above).

Enforcement and sanctions

Housing for Varying Needs – The terms of the relevant Scottish Government or TMDF authority grant offer letter would contain measures which would allow action to be taken if homes delivered through the Affordable Housing Supply Programme, and accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding), did not meet the updated standards. ('TMDF authority' refers to the City of Edinburgh Council and Glasgow City Council, both of which manage the Affordable Housing Supply Programme for their own local authority areas as a result of the transfer of management of development funding.)

Scottish building regulations – Work subject to the Building (Scotland) Regulations 2004 generally requires (a) that a building warrant must be obtained before work commences and (b) to have a completion certificate accepted once works are finished. Whether or not such work requires a building warrant is set out under Regulation 5 of the Regulations – the person responsible for the building or works, the 'relevant person' as defined in section 17 of the Building (Scotland) Act 2003, is required to ensure compliance with building regulations.

Where a building warrant is required, proposals are subject to the scrutiny of verifiers prior to approval of building warrant or acceptance of a completion certificate. Local authorities have enforcement powers under the Act to ensure compliance with approvals and the Regulations. Cases of non-compliance can be referred to the Procurator Fiscal and persons found guilty of offences in terms of the Act are liable on summary conviction to a fine not exceeding level 5 on the standard scale (currently £5,000).

Monitoring

Housing for Varying Needs – Affordable housing providers which are delivering homes through the Affordable Housing Supply Programme require to report on adherence to required Housing for Varying Needs standards as part of the grant application process. This is also the case for the Gypsy/Traveller Accommodation Fund, which requires grant applicants to specify how they meet the requirements set out in the Interim Site Design Guide for Gypsy/Traveller sites.

Scottish building regulations – Building regulations are applied within the legislative framework summarised above. In line with Scottish Government policy, any implemented changes which enhance the accessibility, adaptability and usability of Scotland's housing should be subject to review within a 10-year period. Any future review will be accompanied by a further Business and Regulatory Impact Assessment.

Consumer assessment

Does the policy affect the quality, availability or price of any goods or services in a market?

Households' housing costs – Homes and accommodation delivered to the criteria set out within the updated Housing for Varying Needs design guide – whether through the Affordable Housing Supply Programme or the Gypsy/Traveller Accommodation Fund (or subsequent funding) – will contain enhanced accessibility, adaptability and usability standards. It is not envisaged however that these enhanced standards will result in increased rental costs for tenants. This is because of the flexible nature of the grant funding regime that underpins the Affordable Housing Supply Programme (which ensures that rents remain affordable), and the requirement that accommodation delivered through the Gypsy/Traveller Accommodation Fund should also be made available at an affordable rent level. We would however intend to explore this matter further with relevant parties during the consultation period.

It is likely that households that are seeking to buy properties which have been delivered through the Affordable Housing Supply Programme would see an increase in the price that they require to pay. Further, any purchase price increase for any type of home would be greater for households that are seeking to buy a home that is designed specifically for a wheelchair user – it is acknowledged that this difference is particularly marked in the case of a two storey, three bedroom, five person semi-detached house given the proposal to install a through floor lift within the dwelling. We therefore also intend to explore this particular matter – alongside the maintenance obligations associated with (a) requiring communal entrances to have automatic opening and powered swing doors installed as standard and (b) through floor lifts being installed as standard in dwellings for wheelchair users where the dwelling is constructed on more than one level – with relevant parties during the consultation period.

The introduction of changes to building standards and guidance to implement the all-tenure Scottish Accessible Homes Standard is also likely to result in an increase in the purchase price of homes being delivered by the private sector. We therefore intend to explore this matter further – alongside the maintenance obligations associated with requiring communal entrances to have automatic opening and powered swing doors installed as standard – with relevant parties during the consultation period.

Housing design – In addition to wider changes to building standards relating to improvements to energy and fabric efficiency, it is likely that a number of private sector standard house-types in particular will require some form of redesign to comply with the enhanced provisions we are proposing. The proposals would not however preclude/prohibit the design or construction of any one particular house-type as long as they are adjusted to address the underlying principles of accessibility, adaptability, and usability. As all developments are subject to planning considerations we would expect developers and planners to work together to implement the enhanced provisions we are proposing. Recognising the cumulative impact of these changes, there may be merit in further investigating the impact that these will have on standard house types and designs.

Does the policy affect the essential services market, such as energy or water?

- No impact on the essential services market.

Does the policy involve storage or increased use of consumer data?

- No impact on the storage or increased use of consumer data identified.

Does the policy increase opportunities for unscrupulous suppliers to target consumers?

- No negative impact identified.

Does the policy impact the information available to consumers on either goods or services, or their rights in relation to these?

- No negative impact identified.

Does the policy affect routes for consumers to seek advice or raise complaints on consumer issues?

- No negative impact identified.

Digital impact test

No digital impact considerations have been identified with respect to the proposals.

Implementation and delivery plan

As set out within Housing to 2040, Ministers intend to introduce further all-tenure improvements via amendment of building standards and supporting guidance – bringing changes into force from 2025-26. The timescale for introducing the updates to Part 1 of the Housing for Varying Needs design guide into homes delivered through the Affordable Housing Supply Programme, and to accommodation delivered through the Gypsy/Traveller Accommodation Fund (or subsequent funding), will be determined following consideration of the outcome of the consultation.

Summary and recommendation

This Partial Business and Regulatory Impact Assessment lays out the rationale behind proposals to enhance the accessibility, adaptability and usability of Scotland's housing. The consultation will be used to shape and finalise the proposals, with the Final Business and Regulatory Impact Assessment being informed by the consultation responses.

Declaration and publication

Sign-off for Partial Business and Regulatory Impact Assessment:

I have read the Business and Regulatory Impact Assessment and I am satisfied that, given the available evidence, it represents a reasonable view of the likely costs, benefits and impact of the proposals. I am satisfied that business impact will be assessed with the support of businesses in Scotland.

A handwritten signature in black ink, appearing to read 'Paul McLennan', with a long horizontal flourish underneath.

Paul McLennan MSP
Minister for Housing

Scottish Government contact point: accessiblehousingconsultation@gov.scot

Annex W – Respondent Information Form

Consultation on proposals to enhance the accessibility, adaptability and usability of Scotland's homes

Please Note: this form must be completed and returned with your response.

Please indicate how you wish your response to be handled and, in particular, whether you are content for your response to be published. If you ask for your response not to be published, we will still take account of your views in our analysis but we will not publish your response, quote anything that you have said or list your name. We will regard your response as confidential, and we will treat it accordingly.

To find out how we handle your personal data, please see our [privacy policy](#) at the bottom of the page. By submitting your response to Scottish Government you agree to our privacy policy.

1. What is your name?

2. What is your email address?

Your email address will never be published. Your email address will be used if you give permission below to be contacted again in future about this consultation.

3. Are you responding as an individual or an organisation?

Individual

Organisation

4. What is your organisation?

If responding on behalf of an organisation, please enter the organisation's name here.

5. The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

Publish response with name

Publish response only (without name)

Do not publish response

Information for organisations only:

The option 'Publish response only (without name)' refers only to your name, not your organisation's name. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

6. Do you consent to Scottish Government contacting you again in relation to this consultation exercise?

Yes

No

7. I confirm that I have read the privacy policy and consent to the data I provide being used as set out in the policy.

I consent

Privacy Policy

General information

This privacy notice tells you what to expect us to do with your personal information when you contact us, including by phone, email, and post and when you visit our website or subscribe to our newsletter.

When we process your personal information, we promise to:

- make sure you know why we need it
- only ask for what we need, and not collect too much or irrelevant information
- make sure it is accurate and up to date
- let you know if we share it with other organisations, unless we have a legal obligation to pass it on without telling you
- protect it and make sure nobody has access to it who shouldn't
- make sure we don't keep it longer than is necessary

The first part of the notice is information we need to tell everybody.

Controller's contact details

The Scottish Government falls under the legal entity of the Scottish ministers in relation to processing of your personal information. We are the controller for the personal information we process, unless otherwise stated.

Our Central Enquiry Unit will pass on your enquiry to the appropriate area.

Telephone

Opening hours: Monday to Friday - 8:30am to 5pm.

From the UK: 0300 244 4000 (0300 numbers are geographically neutral)

International callers: +44 131 244 4000

Text relay service: 18001+ 0300 244 4000 (service for the hard of hearing)

If you are a British Sign Language (BSL) user, you can contact us via our national BSL video relay service Contact Scotland-BSL.

Email

ceu@gov.scot

Post

Scottish Government
St. Andrew's House
Regent Road
Edinburgh
EH1 3DG

Data Protection Officer's contact details

You can contact our Data Protection Officer at DataProtectionOfficer@gov.scot or via our postal address. Please mark the envelope 'Data Protection Officer'.

Your data protection rights

Data protection law gives you certain rights that you may exercise in respect of your own personal information.

- you have a right to request a copy of personal information we hold about you, by making a subject access request. This right always applies. There are some exemptions, which means you may not always receive all the information we process. [We have published further information on this](#)
- you have the right to ask us to update our records if you believe that the data we hold is inaccurate or incomplete. This right always applies
- you have the right to ask us to erase your personal information. There may however be some circumstances in which we cannot comply. Such as, if we have a legal duty to keep data, or we process it in a particular way
- you have the right to ask that we stop or restrict the processing of your information in certain circumstances
- you have the right to object to processing if we are able to process your information because the process forms part of our public tasks
- you have the right to ask that we transfer the information you gave us from one organisation to another, or give it to you. This right only applies to information you have given us and we are processing information based on your consent or under, or in talks about entering into a contract and the processing is automated

You are not required to pay any charge for exercising your rights. We have one month to respond to you. Please contact us at dpa@gov.scot if you wish to make a request, or contact our Central Enquires Unit on 0300 244 4000.

Your right to complain

If you have concerns about our compliance with data protection laws, please contact our Data Protection Officer in the first instance at DataProtectionOfficer@gov.scot. They will look into the concerns you have raised and provides the response.

If you are not satisfied with the DPO's response you have the right to lodge a complaint with the Information Commissioner's Office (ICO). The ICO are the supervisory authority responsible for data protection in the UK. You can contact the Information Commissioner at:

The Information Commissioner
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Tel: 08456 30 60 60

More information is available at [make a complaint on the Information Commissioner's site](#).

How we get information

Most of the personal information we process is provided to us directly by you for one of the following reasons:

- you have a question or a concern about something
- you have made an information request to us
- you subscribe to our newsletter

We also receive personal information indirectly, in the following scenarios:

- we have contacted an organisation about an issue you have raised and it gives us your personal information in its response

Lawful basis for processing

We process your personal information because:

- you have given us clear consent for us to process your personal data for a specific purpose
- processing is necessary for a contract we have with you, or because you have asked us to take specific steps before entering into a contract
- processing is necessary for compliance with a legal obligation that applies to us
- processing is necessary to protect your (or some else's) life
- processing is necessary for us to perform a task in the public interest or for our official functions, and the task or function has a clear basis in law

Changes to this privacy notice

We keep our privacy notice under regular review to make sure it is up to date and accurate. If this privacy notice changes in any way, we will update this page. Regularly reviewing this page ensures that you are always aware of what information we collect, how we use it and under what circumstances we share it with other parties.

Contacting the Scottish Government

You may have written to us, or contacted us by phone, because you have a question or concern about something. This part of the privacy notice sets out how we use your personal data, and your rights when communicating with us.

What we do with information we collect from you when you contact us

When you write to us or call us, your enquiry will usually be first handled by our Central Enquiry Unit or Public Engagement Unit. They will then send it to a specific team so that your question can be answered. We will only use your personal information for the purpose of handling, investigating and resolving your issue. We will use the contact details you provided to respond to your correspondence. If you have raised any issues about a third party, we may use the contact details you have provided for them to investigate your issue.

What personal information we collect

We need enough information from you to answer your enquiry. If you call the helpline, we will make an audio recording of. If you contact us via email or post, we'll need a return address for response.

Who we share your information with

Your enquiry will often need specialist advice, and will be passed to the relevant team for consideration and input.

In some circumstances we will share your information with other organisations. When we do that we'll satisfy ourselves that we have a lawful basis on which to share the information and document our decision making and satisfy ourselves we have a lawful basis on which to share the information.

Calling our helpline

Our Central Enquiry Unit record all incoming calls as an audio record. The information collected is the date, time, duration, the telephone number if not withheld and the name of the agent who handled the call. That is captured by the software used to record the calls. The calls are recorded to monitor the behaviour of the callers and to provide training for staff. The information is kept for three months.

Visiting our website

We collect information about you when you visit our website, and when you interact with our pages. We also collect information when you provide feedback or subscribe to our newsletter.

What we do with information we collect from you when you visit our website

We use this information to:

- improve the site by monitoring how you use it
- respond to any feedback you send us, if you've asked us to
- send out email alerts to those who have subscribed to our e-newsletter
- record and/or publish your response to a survey or consultation
- publish your comment on a blog or discussion site

What personal information we collect

Analytics

We use a third party service, Google Analytics, to collect information on how you use the site, using cookies and page tagging techniques.

The information we - and Google - collect doesn't identify anyone, and is kept for a maximum of 38 months. If we do want to collect personally identifiable information through the site, we will be upfront about it.

When staff use our site

We use IP addresses to identify Scottish Government staff accessing the site from Scottish Government networks.

We record these users as 'internal' on this site. This helps us produce more accurate data about how members of the public use our content.

All visitors are anonymous. We cannot identify individuals.

Cookies

You can read more about how we use cookies, and how to change your cookies preferences, on our [Cookies page](#).

Subscribing to our e-newsletter

We collect your email address and subscription preferences when you sign up to our e-newsletter. You can also provide your name but this is optional. We track how our emails are used - for example whether you open them and which links you click on. The lawful basis we rely on to process personal data when you subscribe to our newsletter is consent. This means you have the right to withdraw your consent, or to object to the processing of your personal data for this purpose at any time. You can unsubscribe from receiving the newsletter at any time by selecting the 'unsubscribe' link that appears in every email. Once you have unsubscribed, your details will be deleted immediately from the system.

Feedback

If you contact us asking a question or giving feedback, we collect your email address and any other personal data contained in your message. If you contact us asking for information, we may need to contact other government bodies to find that information.

Consultations

We collect names and email addresses with every response we receive through [our consultation platform](#).

Email addresses are used to send an acknowledgement of response following submission. They may also be used to contact you in the future in relation to the consultation exercise if you give consent to be contacted.

Where permission is given, we publish responses. We include personal data where permission has been given to do so. We never publish email or postal addresses.

Sometimes you may be accessing or linking to topic specific pages from our website – in such cases please refer to the privacy notice for that site.

Blogs and discussion sites

We collect names or usernames, and email addresses with each comment. This data is kept as long as the blog post or dialogue remains published.

Who we share your information with

We use Mailchimp to process our email newsletter subscriptions. Mailchimp's [privacy notice outlines how they collect, use, share and process personal information](#).

Links to other websites

When we link to other websites, we encourage you to read the privacy policy statements contained on those sites.

Data protection policy document

See [Information assurance and data protection: data protection policy](#).



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Any enquiries regarding this publication should be sent to us at

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EH1 3DG

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