

Appendix 1: Self-assessment against 'HAPPI' standards

Suggestions to APPG Inquiry for refinements to HAPPI criteria	BHCC position with respect to our current sheltered stock
Provide accessibility to wheelchair standards i.e., in excess of Lifetime Home Standards with lift access to all apartments	<p>Non-compliant: not all our schemes have lifts, and where they do some do not reach all parts of the building where there are flats.</p> <p>Even in our best schemes, doors in flats have to be widened through adaptations to cater for larger wheelchairs.</p> <p>All our new housing will be built to Lifetime Homes standards and 10 per cent of new housing will be designed to be wheelchair accessible or easily adaptable.</p> <p>In future, studio conversions we will seek to implement Lifetime Homes standards wherever possible.</p>
Offer a mix of space standards that exceed 'minimum' requirements and that are dictated by meeting the accessibility requirements (two bed flats at least 70m sq. and one bed flats at least 58m sq.)	<p>Non-compliant: we have over 200 studio flats that need to be converted to good sized one bedroom flats.</p>
Concentrate on typologies that are suited to older people i.e. apartments or single-storey dwellings (or dwellings which provide self-contained accommodation on one level)	<p>Compliant. New single storey accommodation does not represent good value given the land scarcity in the city.</p>
Notwithstanding proposed housing benefit reform, provide predominantly two bed apartments because of the greater flexibility that they offer	<p>Not in agreement. Our rehousing team has confirmed that 2 bedroom sheltered flats are hard to let. So, the recommendation for new flats should be predominantly larger (2 person) one bedroom flats.</p>
Incorporate communal facilities to promote social interaction. This could be limited to a single, multi-functional space with ancillary accommodation	<p>Compliant. BHCC has good range of communal rooms on its sheltered estates, some of which may need to be reconfigured to meet the needs of the new client groups of single 'younger elderly' men.</p>
Provide for high levels of energy efficiency to minimise energy costs and reduce fuel poverty	<p>Compliant. BHCC has an active sustainability programme (communal boilers/ insulation/ solar panels); One</p>

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	Plant principles.
Allow for good security arrangements	Work in progress. Evidence of good liaison with crime prevention officers.
Be located in an area which constitute a Lifetime Neighbourhood in terms of accessibility to transport, retail and other amenities and facilities that older people need	In the main compliant, accepting that much of Brighton's topography presents hills and inclines. Good access to bus routes.
Be 'age-eligible' accommodation, with a minimum age requirement that will require a lower level of parking provision	Compliant, but the Housing Needs and Rehousing teams will be flexible in exceptional cases or where flats are hard to let.
Offer a housing tenure and management regime that will ensure that some resident control is retained	Compliant. We offer the most secure social housing tenancy available and tenants are supported by an active RI structure.
Provide the ability to incorporate 'care aware' smart technology to help with future personal care and support	We are auditing our community alarm equipment in the schemes to ensure they are compatible with the latest telecare and telehealthcare add-ons (personalised equipment), taking forward the emerging technological changes that will support independence, security and wellbeing in retirement housing schemes.