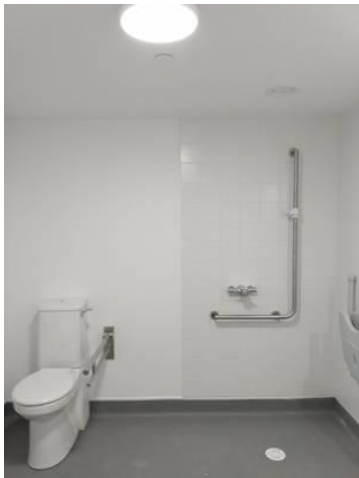


APPENDIX 3 TO PAPER NO. 20-244**Wandsworth Housing and Regeneration – Wheelchair Accessible Properties****Wet Floor Shower Rooms**

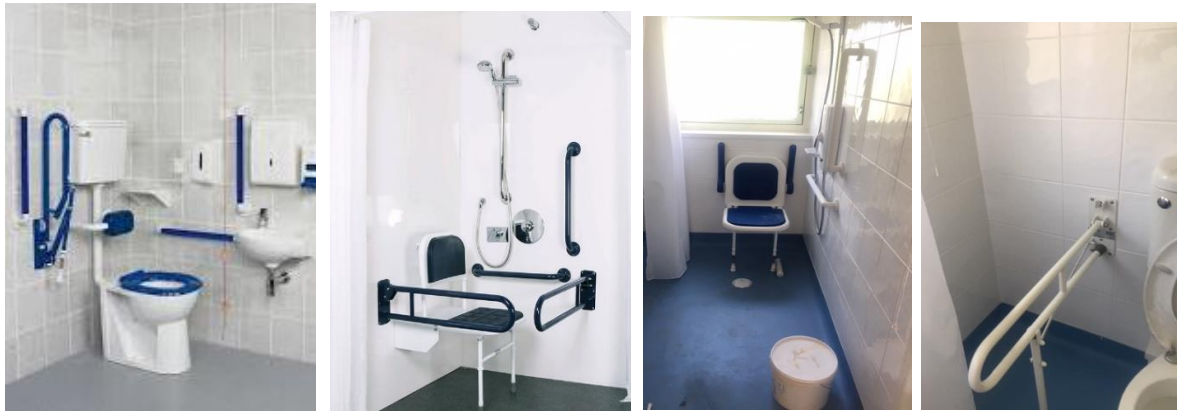
We have worked hard to try and provide more ‘inclusive’, contemporary and attractive shower rooms in wheelchair accessible properties so that they do not appear institutional but do not cost more, possibly less in some instances. The photos below hopefully give an idea of and we are looking to make further improvements such as providing less institutional tiling. One photo also shows how we have provided an automated, adjustable, wall mounted shower stretcher.

Some of the benefits of these fixtures and fittings now being used are also;

- Robust fixtures and products which should last longer, not rust and require less maintenance
- A combined shower riser/grabrail removing the need for additional vertical and horizontal grabrails on the wall
- An adjustable height shower seat (available in a darker grey to provide contrast if required) with arm rests and an ergonomic shape which allows a resident to adjust it to their own requirements (without OT assessment/visit) and wash themselves more easily between the legs
- A toilet which is more attractive/slimstyle with a small but easier to use flush handle (not push button on top of cistern), easy to clean, but still slightly higher and longer so allows a person to transfer on/off from their wheelchair more easily. As the SVP and pipework is concealed a person can also wheel a combined shower/commode chair over it if necessary, carry out side transfers from a wheelchair, or receive assistance more easily.
- Wall mounted basins which have the plumbing fitted into the wall behind, have monobloc lever taps and are big enough (with wider, more rounded edges) to allow space underneath for a person seated



The photos below are sadly what most developers/builders think is required and demonstrates their lack of empathy or understanding (these are intended for public buildings but frequently incorrectly specified for housing). Also a photo of an adaptation using previous Wandsworth products.



Kitchens

We are keen to ensure that these are fitted out to look the same as a standard contemporary kitchen. The photos below show Symphony kitchens 'Esprit'. Some of the features provided in our accessible kitchen are;

- Waist height oven, hinged on correct side, pull out heat resistant shelf underneath - enables a wheelchair user to get underneath and transfer items across onto the worktop
- Taller wall units set at lower height - maximise storage, enable a person to reach lower shelves
- Task lighting underneath wall units
- A continual section of adjustable height worktop including the sink and hob, electronically height adjustable via remote switch to front of worktop - enables a range of people within the household to use it and adjust it to their own individual requirements
- Swan neck tap (easier to fill kettles and pots/pans from drainer)
- Shallower, insulated basin to get under safely





General Housing

The Regeneration team have led the way in requiring that all new build housing in Winstanley York Road provides a full wet floor shower underneath the bath. It is hoped that by spending a few additional hundred pounds when built, this will ultimately save thousands of pounds, and reduce disruption, at a later date, whilst enabling residents to live in their own home for longer.



Other considerations to improve general accessibility, quality, aesthetics and ensure equity across all properties (use of the same products in both general and wheelchair accessible), in addition to easier maintenance and management longer term, include;

- Taps - Easy to use taps in kitchen and bathrooms - 'swan neck' sink taps enable a person to fill pots/pans/kettle from the drainer so avoiding the need to lift them in and out of the sink, short lever monobloc taps at basins which enable single handed operation with easy grip
- Kitchen unit door handles – contemporary brushed steel which are long and easy to reach/grip
- Internal door handles – contemporary brushed steel, ergonomic handles which are easy to grip
- Balcony door handles – easy to grip handles
- Entrance door locking mechanisms - easy to use/operate and can be automated in future