Main Changes from DQR 2005

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- Taking out detail and redundant requirements.
- Dropping the large ground floor shower and reverting to LTH requirement.
- Floor areas mostly unchanged but now minimums (next slide)
- Storage now measured as m2.
- 2 levels of SBD approval
- “Sleep over” in small dwellings
- Standards will also apply to all S106 agreements
- Focus on new general need housing, referencing best practice for homes built to meet specific needs

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Minimum Floor Areas

Home Designation	Home Type	Floor Area m2	General Storage m2 (included in floor area)
7P4B	2 Storey House	114	3
6P4B	2 Storey House	110	3
5P3B	2 Storey House	94	2.5
4P3B	2 Storey House	88	2.5
4P2B	2 Storey House	83	2.5
3P2B	Bungalow	58	2
3P2B	Flat – Walk up	65	2
3P2B	Flat – Common access	58	2
2P1B	Flat – Walk up	51	1.5
2P1B	Flat – Common access	50	1.5
2P1B	Flat - Extracare	50	1.5
3P2B	Flat - Extracare	65	1.5

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DEVELOPMENT QUALITY REQUIREMENTS 2020 (DQR 2020)

FOR NEW AND REHABILITATED DWELLINGS

PREFACE

Development Quality Requirements (DQR) sets out the minimum functional standards for new and rehabilitated general needs homes built by social housing providers and for homes built as part of Section 106 Agreements. The requirements protects public investment in social housing providers in Wales and safeguards the interests of their tenants.

The Welsh Government also encourages social housing providers and their consultants to look at other sources of good practice and guidance.

Dwellings must be of good quality and meet the needs of tenants. The responsibility for producing well designed, good quality homes is in hands of the social housing providers and the consultants they employ. Guidance can only provide the basic building blocks and therefore, all members of the design team should exercise their responsibility and take a critical interest.

Housing quality is as much about the value of the external spaces created as it is about the design of the homes. It is important that use is made of "good practice" guidance available to designers to ensure a high quality environment is created.

It is recognised that the requirements for new buildings is more difficult to achieve where properties are being converted or rehabilitated. In this case providers should (if practicable and cost effective to do so), take all opportunities to meet the standard but where this is not possible the homes must still have adequate space and facilities for everyday living.

Where homes are built to meet specific needs (for example Extra Care or those built for wheelchair users), designers should use the principles set down for general needs housing and also refer to "good practice" guidance relating to the specific user group.

REQUIREMENTS

1. **Homes should be flexible, responsive to the changing needs of the occupants and meet the changing needs of a variety of households who will occupy the building over its life.**

This means

a) Homes meet Lifetime Homes Standards (LTH) http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html
b) Homes meet the Royal National Institute for the Blind (RNIB) Design Principles of "Visibly Better Cymru"
c) All houses have a shower (in addition to a bath) and are provided with adequate space on the ground floor with plumbing, electrical and mechanical ventilation connections to allow for the future installation of a barrier free shower facility suitable for use by a person in a wheelchair. Homes with occupancy of 6 or more have the barrier free shower facility installed.
d) All flats and bungalows have a shower in addition to a bath and bungalows, ground floor flats and flats served by a lift have a bathroom designed so it is capable of adaptation for use by a person in a wheelchair.
e) Homes should be future proofed by providing space for future developments in Mechanical, electrical and Ventilation technology.
f) Homes should be designed to be flexible and be adaptable to meet future needs (for example, where practical make internal walls non load bearing and consider providing space in "one bedroom" homes for potential "sleep over").
g) Homes designed as part of Extracare developments must be suitable for wheelchair users and in particular have a wheelchair accessible shower with connecting door to the principal bedroom

2. **Homes should be safe.**

This means;

a) Staircases are provided to minimise the chance of accidents.
b) Kitchens and bathrooms are functional and help reduce the risk of accident.
c) Homes are provided with sufficient, well located, convenient, electrical socket outlets.
d) Road layouts and external amenity space provide a safe environment for adults and children.
e) Rear gardens are safe for small children to play in, are convenient to use and are easy to maintain and private.
f) Car parking provision is conveniently situated, reflects the location and anticipated levels of car ownership.
g) Homes should be fitted with Carbon monoxide detectors.

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3. Homes should be Secure.

This means;

a) Developments which are fully under the control of the social housing provider should be designed to comply fully with the "Secured By Design" (SBD) Gold standard.
b) Developments not fully under the control of the social housing provider must meet (as a minimum) the Security Standard elements of SBD. https://www.securedbydesign.com/

4. Homes should be of sufficient size to meet the needs of the occupant, have a convenient layout for everyday living and have adequate circulation space.

This means;

a) Rooms are large enough to take all the furniture occupants can reasonably be expected to need.
b) Homes are provided with adequate facilities for washing, drying and a dedicated airing cupboard.
c) Homes have adequate and convenient general storage.
d) Homes meet the following minimum space standards.

Minimum Floor Areas

Home Designation	Home Type	Floor Area m2	General Storage m2 (included in floor area)
7P4B	2 Storey House	114	3
6P4B	2 Storey House	110	3
5P3B	2 Storey House	94	2.5
4P3B	2 Storey House	88	2.5
4P2B	2 Storey House	83	2.5
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2P1B	Flat - Extracare	50	1.5
3P2B	Flat - Extracare	65	1.5

Notes

- Minimum (or Net) floor area is measured to the internal finished surfaces of main containing walls on each floor, including private staircases, internal partitions, flues and ducts; it excludes external dustbin enclosures or stores, any porch open to the air or enclosed.
- The measurement of floor area of common access flats excludes the area of the communal stairs and circulation space.
- The measurement of floor areas of individual ground floor external access flats includes the area occupied by the staircase and entrance hall necessary to gain access to the first floor flat. The areas of the ground floor and upper floor flats (walk-up) shall be averaged in order to make comparisons against the minimum floor areas shown above.
- The floor area in rooms and storage space where the ceiling height is less than 1.50 m is excluded.
- Space for current mechanical and electrical (M&E) installations and for any future anticipated requirements should be provided in addition to the above general storage areas.
- The areas in the table are based on single or two storey homes and it is recognised that larger homes and homes over three storeys will have a proportionate increase in area.
- Areas quoted for extracare flats reflect the additional design requirements.

5. Homes should be of good quality

This means;

a) Homes should demonstrate that they represent Value for Money
   - Whole life cost analysis should be a material consideration especially when considering future maintenance
   - Where value can be demonstrated, for example in whole life cost analysis, reduction in maintenance
b) In order to ensure that homes are built "at pace and quantity" and with more assurance of quality, all opportunities should be taken to use Modern Methods of Construction (MMC), particularly Off Site Manufacturing (OSM).
c) Participation in the carbon offset scheme (a voluntary mechanism for supporting Carbon Capture, Utilisation and Storage (CCUS) projects in Wales), for example by;
   - Having a radical planting strategy to achieve self-sufficiency in our timber needs achieved through innovative funding models and
   - Maximising Carbon Capture, Utilisation and Storage
   - Consideration of the use of timber in construction to help Wales meet its carbon reduction targets.

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Next Steps

Review findings of this consultation
Present final draft for Ministerial Approval
Launch new standard Spring 2010 or sooner

Questions

Feedback

Representations by Monday 14th October to "new procedures" mailbox