

Annex D Requirements for homes built with WG Phase 2 investment

Part 1

LAs are expected to use the most appropriate solution for individual local circumstances. This can be:

- a) Remodelled temporary accommodation
- b) Semi-permanent MMC/modular options which can be potentially repurposed
- c) Increasing local housing supply with MMC/modular or traditional construction and conversion.

Or ideally, a mixture of all of the above.

The responsibility for producing high quality homes is in the hands of housing providers. This guidance can only provide the basic building blocks and therefore client organisations and the consultants they employ should exercise their responsibility and take a critical interest. As for all housing, providers should respect the dignity of residents and ensure high quality.

A) Temporary Accommodation

Existing Triage Solutions, such as hostels and dormitory standards are outside the scope of this annex, as WG will not use current pandemic related housing funding for building this type of accommodation. The funding can be used to remodel existing provision to ensure it meets Phase 2 standards below.

This [code](#) historically sets out the minimum quality requirement in law for emergency temporary accommodation. Whilst extant, the quality of immediate temporary provision set out is no longer appropriate in a post pandemic Wales.

In order to facilitate the potential for lockdown and shielding adherence in future, the standards in Part 2 of this annex will apply to all types of provision associated with Phase 2 funding.

In addition to the Part 2 standards in this annex, when remodelling or developing new temporary accommodation, accommodation must include a living area where meals can be taken and spare time can be spent inside the home. Authorities will need to take a case by case decision on the value in the purchasing of TV equipment and/or Wi-Fi, etc.

B) Semi-permanent MMC/modular options which can be potentially repurposed

Modern Methods of Construction (MMC) and in particular modular construction, is recognised as a means to efficiently provide new homes, particularly as an emergency response to house people currently living in temporary accommodation due to the pandemic. Further advice on MMC definitions can be found [here](#).

Modular accommodation comes in many different shapes and sizes and the purpose of this annex is to provide some guidance around Welsh Government minimum expectations about appropriate types of accommodation.

Whilst MMC solutions may be one of the most effective ways to provide new accommodation quickly, it is recognised that there may be other acceptable options where for example “off the shelf” or the re-purposing of other properties may meet the need.

Welsh Government is committed to providing high quality homes and will shortly be consulting on new simplified design standards to replace the current Development Quality Requirements (DQR). The new standards which focus on space, building quality and flexibility will be launched following the consultation. The current DQR may be accessed [here](#).

Compliance with the current Development Quality Requirements (DQR 2005) or its replacements (when published) is a requirement. However, in view of likely changes to DQR in the near future, we are prepared to take a pragmatic approach to certain elements of the current DQR 2005 in accordance with Part 2 below, until such time as the new standard is adopted.

This guidance is not applicable to “container” or portable housing solutions such as mobile homes or caravans.

The minimum Gross Internal (floor) Area (GIA) of a one bedroom modular property provided as emergency accommodation shall be 24m².

Interim emergency MMC housing solutions must (as a minimum) provide semipermanent accommodation that is capable of being re-purposed at a future date.

C) Increasing local housing supply with MMC/modular or traditional build

To support rapid rehousing and Housing First approaches to tackling homelessness, more permanent homes are required. For expediency, some schemes which are currently ‘oven ready’ with traditional construction planned on site, may be realised more rapidly if replaced with a MMC/modular approach. Regardless of the chosen building method, the standards in Part 2 of this annex apply.

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Part 2

Minimum requirements

Homes should be self-contained and suitable for independent living.

Consideration must be given to the most appropriate location for the accommodation. Experience is showing that there is more engagement and fewer failed tenancies where accommodation is co-located with other homelessness services to ensure easier access to support.

All living accommodation shall meet the current building regulations in Wales and new build MMC proposals shall have enhanced thermal efficiencies to deliver near zero carbon solutions which can also demonstrate how zero carbon ambitions may be achieved economically. The Welsh Approved Documents can be found [here](#).

2.2 Homes should be of high quality, innovative and sustainable

Solutions must demonstrate that they represent value for money and “whole life cost” analysis should be a material consideration when assessing future maintenance costs against initial capital cost.

Modern Methods of Construction should be embraced for new build, adopting best practice in utilising a “circular economy” process, for example by;

1. Choosing materials that are capable of being recycled and maximising the use of timber in construction to help Wales meet its carbon reduction targets.
2. Ensuring there is sufficient provision for the collection of key recyclables and storage of food waste in homes.
3. Reducing embodied carbon by utilising carbon sink and low carbon materials, processes and products in buildings.

2.3 Homes should be flexible and responsive to the changing needs of the occupants

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

Accommodation must include a form of heating, ventilation and lighting, including the provision for natural light to access the living area.

A bedroom of sufficient size for the intended occupancy must be provided separately from other accommodation.

The accommodation must include bathroom facilities, specifically a toilet, bath or shower, sink and hot and cold running water.

Where practicable in new build solutions, make internal walls non load bearing to enable future flexibility / adaptability and consider provision for potential “sleep over”.

Accommodation must include a kitchen area suitable for food preparation which must not be shared with or have a direct access to (or have door opening directly onto) toilet facilities.

Rooms must be large enough to take all the furniture occupants can reasonably be expected to need.

Accessibility requirements will be need to be satisfied. For example consider the principles embodied in the Lifetime Homes Standards as published by the Joseph Rowntree Foundation – [link here](#).

2.4 Homes should be safe and secure.

Developments are to achieve the “Secured by Design” (SBD) standard – [link here](#).

Kitchens and bathrooms must be functional and designed to reduce the risk of accidents.

The accommodation must have sufficient, well located and convenient electrical socket outlets.

Carbon monoxide detectors to be fitted.

Part 3

Welsh Government technical scrutiny for emergency provision

To ensure quality and in order to assist housing providers to correctly interpret the requirement to comply with Part 2 above, Welsh Government will undertake technical scrutiny Concept and Pre-Planning stage evaluations of all proposals at the appropriate stage. The scrutiny process is further explained [here](#).