

## 8.0 Sheltered Housing: Replacing ‘sheltered’ housing terminology and introducing new provisions for these housing types

Amendments in the guidance to update the terminology on specialised housing and reinforce the detection and alarm provisions for premises where tenants are most vulnerable.

Ref ID	8.01
ADB Volume	1
ADB Paragraph Ref	0.11
Title	Definition change
Current text – 2029 amendment	
<p><b>Sheltered housing</b></p> <p>0.11 While many of the provisions in this approved document for <b>means of escape</b> from <b>flats</b> are applicable to <b>sheltered housing</b>, the nature of the occupancy may necessitate some additional fire protection measures. The extent of such measures will depend on the form of the development. For example, a group of specially adapted bungalows or two <b>storey flats</b>, with few communal facilities, will not need to be treated differently from other single <b>storey</b> or two <b>storey dwellinghouses</b> or <b>flats</b>.</p>	
Proposed text	
<p><b>Specialised housing</b></p> <p>0.11 While many of the provisions in this approved document for <b>means of escape</b> from <b>flats</b> are applicable to <b>specialised housing</b>, the nature of the occupancy may necessitate some additional fire protection measures. The extent of such measures will depend on the form of the development. For example, a group of specially adapted bungalows or two <b>storey flats</b>, with few communal facilities, will not need to be treated differently from other single <b>storey</b> or two <b>storey dwellinghouses</b> or <b>flats</b>.</p>	
Reviewer Comment	

Ref ID	8.02
ADB Volume	1
ADB Paragraph Ref	0.17
Title	Definition change
Current text – 2029 amendment	
<p>0.17 In <b>sheltered housing</b>, the guidance in Approved Document B Volume 2 should be consulted for the design of communal facilities, such as a common lounge.</p>	
Proposed text	

0.17	In <i>specialised housing</i> , the guidance in Approved Document B Volume 2 should be consulted for the design of communal facilities, such as a common lounge.
Reviewer Comment	

Ref ID	8.03
ADB Volume	1
ADB Paragraph Ref	1.1
Title	Additional detection
Current text – 2029 amendment	
1.1	<p>All <i> dwellings </i> should have a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.</p> <p>A higher standard of protection should be considered where occupants of a proposed <i> dwelling </i> would be at special risk from fire. Further advice on this is also given in BS 5839-6.</p>
Proposed text	
1.1	<p>All <i> dwellings </i> should have a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.</p> <p><i>Specialised housing with care should have a fire detection and alarm system, minimum Grade D1 Category LD1 standard, in accordance with the relevant recommendations of BS 5839-6.</i></p> <p>A higher standard of protection should be considered where occupants of a proposed <i> dwelling </i> would be at special risk from fire. Further advice on this is also given in BS 5839-6.</p>
Reviewer Comment	

Ref ID	8.04
ADB Volume	1
ADB Paragraph Ref	1.13
Title	Detection clarification
Current text – 2029 amendment	
<b>Sheltered housing</b>	
1.12	The fire detection and alarm systems in <i> flats </i> should connect to a central monitoring point or alarm receiving centre. The systems should alert the

warden or supervisor and identify the individual flat where a fire has been detected.

1.13 These provisions do not apply to the following.

- a. The common parts of a sheltered housing development, such as communal lounges.
- b. Sheltered accommodation in the 'residential (institutional)' or 'residential (other)' purpose groups (purpose group 2(a) or 2(b)).

In these parts, means of warning should follow the guidance for buildings other than dwellings in Volume 2 of Approved Document B.

Proposed text

## Specialised housing

1.12 The fire detection and alarm systems in flats should connect to a central monitoring point or alarm receiving centre. The systems should alert the warden or supervisor and identify the individual flat where a fire has been detected.

1.13 *The guidance in Approved Document B Volume 2 Requirement B1 should be followed for.*

- a. The common parts of a specialised housing development (purpose group 1(a)), such as communal lounges.
- b. Specialised living accommodation in the 'residential (institutional)' or 'residential (other)' purpose groups (purpose group 2(a) or 2(b)).

*In these parts, means of warning should follow the guidance for buildings other than dwellings in Volume 2 of Approved Document B.*

Reviewer Comment

Ref ID	8.05
ADB Volume	1
ADB Paragraph Ref	Table 3.1
Title	Definition change
Current text – 2029 amendment	
Table 3.1 Limitations on travel distance in common areas of blocks of flats	
Maximum travel distance from flat entrance door to storey exit or stair lobby <sup>(1)</sup>	
Escape in one direction	Escape in more than one direction
7.5m <sup>(2)(3)</sup>	30m <sup>(3)(4)</sup>
NOTES:	
1. If travel distance is measured to a stair lobby, the lobby must not provide direct access to any storage room, flat or other space containing a fire hazard.	
2. In the case of a small single stair building in accordance with Diagram 3.9, this is reduced to 4.5m.	
3. Does not apply if all flats on a storey have independent alternative means of escape.	
4. Sheltered housing may require reduced maximum travel distances.	

Proposed text	
Table 3.1 Limitations on travel distance in common areas of blocks of flats	
Maximum travel distance from flat entrance door to storey exit or stair lobby <sup>(1)</sup>	
Escape in one direction	Escape in more than one direction
7.5m <sup>(2)(3)</sup>	30m <sup>(3)(4)</sup>
NOTES:	
<ol style="list-style-type: none"> <li>1. If travel distance is measured to a stair lobby, the lobby must not provide direct access to any storage room, flat or other space containing a fire hazard.</li> <li>2. In the case of a small single stair building in accordance with Diagram 3.9, this is reduced to 4.5m.</li> <li>3. Does not apply if all flats on a storey have independent alternative means of escape.</li> <li>4. <u>Specialised</u> housing may require reduced maximum travel distances.</li> </ol>	
Reviewer Comment	

Ref ID	8.06
ADB Volume	1
ADB Paragraph Ref	10.14
Title	Definition change
Current text – 2029 amendment	
<p>10.14 Regulation 7(2) applies to any <b>building</b> with a <b>storey</b> at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more <b>dwelling</b>s; an institution; or a <b>room</b> for residential purposes. It requires that all materials which become part of an <b>external wall</b> or <b>specified attachment</b> achieve class A2-s1, d0 or class A1 in accordance with BS EN 13501-1, other than those exempted by regulation 7(3).</p> <p>NOTE: The above includes student accommodation, care homes, <b>sheltered housing</b>, hospitals, dormitories in boarding <b>schools</b>, hotels, hostels and boarding houses. See regulation 7(4) for the definition of relevant <b>buildings</b>.</p>	
Proposed text	
<p>10.15 Regulation 7(2) applies to any <b>building</b> with a <b>storey</b> at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more <b>dwelling</b>s; an institution; or a <b>room</b> for residential purposes. It requires that all materials which become part of an <b>external wall</b> or <b>specified attachment</b> achieve class A2-s1, d0 or class A1 in accordance with BS EN 13501-1, other than those exempted by regulation 7(3).</p> <p>NOTE: The above includes student accommodation, care homes, <b>specialised housing</b>, hospitals, dormitories in boarding <b>schools</b>, hotels, hostels and boarding houses. See regulation 7(4) for the definition of relevant <b>buildings</b>.</p>	
Reviewer Comment	

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Ref ID	8.07
ADB Volume	1
ADB Paragraph Ref	Appendix A
Title	Definitions
Current text – 2029 amendment	
Sheltered housing Includes two or more dwellings in the same building or on adjacent sites, designed and constructed as residential accommodation for vulnerable or elderly people who receive, or will receive, a support service.	
Proposed text	
<i>Specialised housing Includes two or more dwellings in the same building, purpose-built as (or converted into) residential accommodation for people who receive, or will receive, a support and/or care service. This could include residential accommodation for older people, disabled people or people vulnerable to fire. Specialised housing is differentiated between those with or without personal care, see below.</i>	
<i>Specialised housing with care A type of specialised housing where the support of care service includes the regulated activity of personal care. This regulated personal care service may be provided through the housing provider or separately via external care agencies.</i>	
<i>Specialised housing without care A type of specialised housing for people who receive, or will receive, a support service (not personal care).</i>	
Reviewer Comment	