

ACCESSIBILITY REPORT



AccessCheck
UNDERSTAND ACCESSIBILITY ACROSS YOUR HOMES

AI CONFIDENCE

90%
High Accuracy



PROPERTY ADDRESS

12 2 Sarsen House 36 Gloucester Road
W3 8PD



ASSESSMENT DATE

4 May 2026, 01:00
Standard Field Survey



Easy Access

Compatible with Mobility Standard Housing (1974), Housing Corporation Scheme Development Standards (pre-1999) and Part M of Building Regulations (2000). Level approach, wider doorways, more space than general needs. May have internal stairs with stair-lift potential.

Why this grade?

WHAT THIS GRADE MEANS

Easy Access

Compatible with Mobility Standard Housing (1974), Housing Corporation Scheme Development Standards (pre-1999) and Part M of Building Regulations (2000). Level approach, wider doorways, more space than general needs. May have internal stairs with stair-lift potential.

Satisfies: Mobility Standard Housing / Part M Building Regs 2000

✓ SUITABLE FOR

- Older tenants with mild-to-moderate mobility limitations
- Ambulant disabled tenants who can manage stairs with handrails

✗ NOT SUITABLE FOR

- Wheelchair users
- Tenants who cannot negotiate even a small step at the entrance

WHAT'S HOLDING THIS GRADE BACK

Property Ramp Gradient

- Property door threshold 1.5-10cm caps at E

Caps at E

Wheelchair Storage Section

- A or B property must have wheelchair/scooter storage

Caps at C

Separate Toilet Section

- Bathroom must have 150 x 150cm turning for A or B
- Property with stairs (3+ beds) or ground-entry must have toilet on access level for A/B/C

Caps at D

Bathroom Section

- Bathroom needs 150 x 150cm turning + lateral toilet space (unless separate toilet) for A or B
- A or B property must have level access shower

Caps at C

Kitchen Section

- Kitchen needs 150x150 or 140x170cm turning space for A or B

Caps at C

Potential changes: the DFG Adoption Plan below shows the bespoke adaptations that could lift this property's rating within the £15K, £20K, and £30K Disabled Facilities Grant tiers.

Adoption Plans

Three funded tiers under the £30,000 Disabled Facilities Grant cap. Click a row for the detailed plan.

UPDATE PLAN

The survey was edited after this plan was generated. Click *Update plan* to refresh it with the latest measurements.

BUDGET	PROJECTED BAND	SPEND	DIFFICULTY	ADAPTATIONS	
£15K	C ↑ from D	£13,500	Major	2 · Second-exit ramp to garden, Accessible ground floor WC	>
£20K	C ↑ from D	£20,000	Major	4 · Second-exit ramp to garden, Accessible ground floor WC, External Wheelchair/Scooter Storage, ...	>
£30K	C ↑ from D	£30,000	Major	5 · Second-exit ramp to garden, Accessible ground floor WC, External Wheelchair/Scooter Storage, ...	>

Strengths

- The property is a house with a ground floor entrance and no internal stairs, providing single-level living.
- There is a step-free communal entrance.
- A second exit provides access to an enclosed private garden.

Weaknesses

- The main property entrance has 3 steps, which is a significant barrier to wheelchair access.
- The bathroom contains an over-bath shower, which is unsuitable for individuals unable to step over a bath side.
- There is a notable contradiction in the provided data: the user stated there are no internal stairs, but also that the bathroom is on the first floor. This report proceeds on the basis that the property is single-level, as supported by the floor plan analysis and the explicit 'No' answer to the internal stairs question.

Recommendation

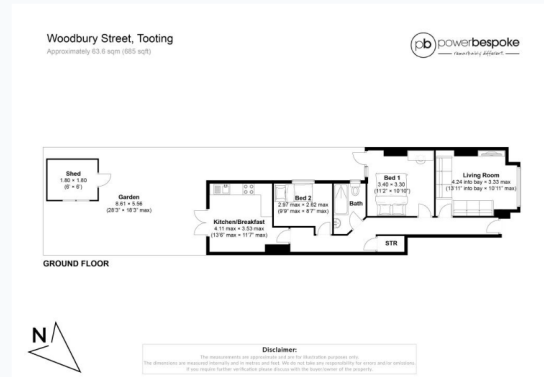
- The property is not suitable for a full-time wheelchair user in its current state due to the stepped entrance.
- Major adaptations would be required, including the installation of a ramp to the front door and a full bathroom conversion to a level-access shower.
- An on-site assessment is strongly recommended to verify all measurements, particularly internal door widths, and to resolve the conflicting information regarding the bathroom's location.

Property Location



Approximate location based on postcode: W3 8PD

Validated Floor Plan



Open in new tab

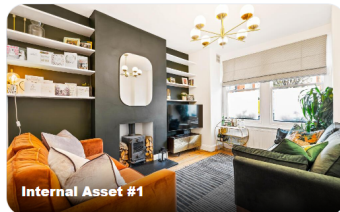
Download

Rightision AI Vision: Spatial Mapping Applied (M4 Compliance Verified)

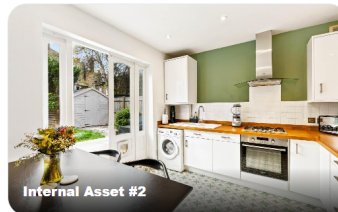
Evidence Portfolio



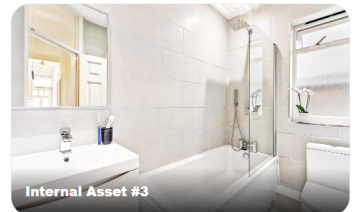
External Elevation



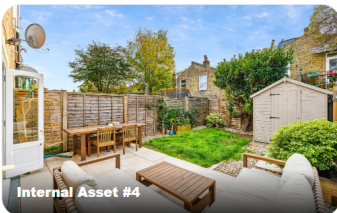
Internal Asset #1



Internal Asset #2



Internal Asset #3



Internal Asset #4

£15,000 plan

Bundling 2 adaptations under a £15,000 budget, the property's Accessible Housing Rules band is projected to move from D to C. Works are substantial — discuss a temporary decant with the tenant and adult social care before commissioning.



TOTAL COST

£13,500

within £15,000 cap

OVERALL DISRUPTION

Major

significant works; consider decant

PROJECTED BAND

D → **C** ↑ improved

RECOMMENDED ADAPTATIONS

Each entry is described in clinical terms for OT handover — what the work involves, why it matters for this tenant, and what the surveyor should verify on site.

ADAPTATION 1 NEW THIS TIER

Second-exit ramp to garden

£3,500
Minor Disruption

It is a short, low-disruption job — typically delivered by landscaping, carpentry at approximately £3,500. This work resolves the Accessible Housing Rules trigger: Second exit ramp Yes/No not ticked.

Installing a straight, level-access ramp from the kitchen's double doors to the garden patio will provide a safe and accessible secondary exit, crucial for emergency egress and independent garden access for a wheelchair user.

Before quoting, confirm: Existing second exit with usable outdoor run-out.

ADAPTATION 2 NEW THIS TIER

Accessible ground floor WC

£10,000
Major Disruption

This is a substantive build — typically delivered by plumbing, building, carpentry, tiling at approximately £10,000. This work resolves the Accessible Housing Rules trigger: Property with stairs (3+ beds) or ground-entry must have toilet on access level for A/B/C.

Converting a portion of the ground floor, likely near the existing soil stack at the rear of the property, into a dedicated accessible WC will provide essential toilet facilities on the access level, significantly improving independence and reducing fall risk for the tenant.

Before quoting, confirm: Spare floor-space ≈ 2.0 × 1.7m adjacent to soil stack.

CONSIDERED AND SET ASIDE

- Hallway widening:** Hallway widening is a significant structural intervention, and while crucial for full accessibility, its high cost pushes it beyond the £15,000 budget when prioritising the ground floor WC and second exit ramp.
- Resolution of Rule #91 (Other UPRNs missing):** This property appears to be a single dwelling, not part of a multi-property complex, suggesting this rule is not applicable for physical adaptation and is likely an administrative issue.
- Resolution of Rule #106 (Communal ramp):** The property is a private house with no communal entrance, rendering this rule inapplicable for physical adaptation.

CONFIDENCE 90%

Generated 6/8/2026, 3:22:07 AM using Rightision AI Engine. Figures are indicative — obtain a quote from a qualified contractor before commissioning works.

£20,000 plan

Bundling 4 adaptations under a £20,000 budget, the property's Accessible Housing Rules band is projected to move from D to C. Works are substantial — discuss a temporary decant with the tenant and adult social care before commissioning.



TOTAL COST

£20,000

within £20,000 cap

OVERALL DISRUPTION

Major

significant works; consider decant

PROJECTED BAND

D → **C** ↑ improved

RECOMMENDED ADAPTATIONS

Each entry is described in clinical terms for OT handover — what the work involves, why it matters for this tenant, and what the surveyor should verify on site.

ADAPTATION 1 NEW THIS TIER

Second-exit ramp to garden

£3,500

Minor Disruption

It is a short, low-disruption job — typically delivered by landscaping, carpentry at approximately £3,500. This work resolves the Accessible Housing Rules trigger: Second exit ramp Yes/No not ticked.

Installing a straight, level-access ramp from the kitchen's double doors to the garden patio will provide a safe and accessible secondary exit, crucial for emergency egress and independent garden access for a wheelchair user.

Before quoting, confirm: Existing second exit with usable outdoor run-out.

ADAPTATION 2 NEW THIS TIER

Accessible ground floor WC

£10,000

Major Disruption

This is a substantive build — typically delivered by plumbing, building, carpentry, tiling at approximately £10,000. This work resolves the Accessible Housing Rules trigger: Property with stairs (3+ beds) or ground-entry must have toilet on access level for A/B/C.

Converting a portion of the ground floor, likely near the existing soil stack at the rear of the property, into a dedicated accessible WC will provide essential toilet facilities on the access level, significantly improving independence and reducing fall risk for the tenant.

Before quoting, confirm: Spare floor-space ≈ 2.0 × 1.7m adjacent to soil stack.

ADAPTATION 3 NEW THIS TIER

External Wheelchair/Scooter Storage

£2,500

Minor Disruption

It is a short, low-disruption job — typically delivered by landscaping, carpentry at approximately £2,500. This work resolves the Accessible Housing Rules trigger: A or B property must have wheelchair/scooter storage.

Erecting a purpose-built, secure storage unit in the garden, adjacent to the accessible second exit, will provide adequate space for a wheelchair or scooter, protecting it from the elements and ensuring it is readily available for use.

Before quoting, confirm: Available garden footprint.

Kitchen turning circle (150 × 150cm)

Moderate disruption is expected — typically delivered by carpentry, kitchen fitter at approximately £4,000. This work resolves the Accessible Housing Rules trigger: Kitchen needs 150x150 or 140x170cm turning space for A or B.

Reconfiguring the kitchen layout by adjusting cabinetry and potentially relocating the dining area will create a clear 150x150cm turning circle, allowing a wheelchair user to navigate and utilise the kitchen space safely and independently.

Before quoting, confirm: Kitchen footprint allows for reconfiguration.

CONFIDENCE 90%

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£ DFG ADOPTION PLAN DFG CAP

£30,000 plan

Bundling 5 adaptations under a £30,000 budget, the property's Accessible Housing Rules band is projected to move from D to C. Works are substantial — discuss a temporary decant with the tenant and adult social care before commissioning. Reaching band A is not feasible within the DFG cap for this property.



TOTAL COST

£30,000

within £30,000 cap

OVERALL DISRUPTION

Major

significant works; consider decant

PROJECTED BAND

D → C ↑ improved

Below band A

Beyond this budget: Despite extensive adaptations, the property cannot reach Band A within the £30,000 DFG ceiling because the existing upstairs bathroom footprint is insufficient to accommodate a wet room with a 150x150cm turning circle and lateral toilet space without a full extension or major structural reconfiguration, which would exceed the available budget.

RECOMMENDED ADAPTATIONS

Each entry is described in clinical terms for OT handover — what the work involves, why it matters for this tenant, and what the surveyor should verify on site.

Second-exit ramp to garden

It is a short, low-disruption job — typically delivered by landscaping, carpentry at approximately £3,500. This work resolves the Accessible Housing Rules trigger: Second exit ramp Yes/No not ticked.

Installing a straight, level-access ramp from the kitchen's double doors to the garden patio will provide a safe and accessible secondary exit, crucial for emergency egress and independent garden access for a wheelchair user.

Before quoting, confirm: Existing second exit with usable outdoor run-out.

ADAPTATION 2 NEW THIS TIER

£10,000

Major Disruption

Accessible ground floor WC

This is a substantive build — typically delivered by plumbing, building, carpentry, tiling at approximately £10,000. This work resolves the Accessible Housing Rules trigger: Property with stairs (3+ beds) or ground-entry must have toilet on access level for A/B/C.

Converting a portion of the ground floor, likely near the existing soil stack at the rear of the property, into a dedicated accessible WC will provide essential toilet facilities on the access level, significantly improving independence and reducing fall risk for the tenant.

Before quoting, confirm: Spare floor-space $\approx 2.0 \times 1.7\text{m}$ adjacent to soil stack.

ADAPTATION 3 NEW THIS TIER

£2,500

Minor Disruption

External Wheelchair/Scooter Storage

It is a short, low-disruption job — typically delivered by landscaping, carpentry at approximately £2,500. This work resolves the Accessible Housing Rules trigger: A or B property must have wheelchair/scooter storage.

Erecting a purpose-built, secure storage unit in the garden, adjacent to the accessible second exit, will provide adequate space for a wheelchair or scooter, protecting it from the elements and ensuring it is readily available for use.

Before quoting, confirm: Available garden footprint.

ADAPTATION 4 NEW THIS TIER

£4,000

Moderate Disruption

Kitchen turning circle (150 × 150cm)

Moderate disruption is expected — typically delivered by carpentry, kitchen fitter at approximately £4,000. This work resolves the Accessible Housing Rules trigger: Kitchen needs 150x150 or 140x170cm turning space for A or B.

Reconfiguring the kitchen layout by adjusting cabinetry and potentially relocating the dining area will create a clear 150x150cm turning circle, allowing a wheelchair user to navigate and utilise the kitchen space safely and independently.

Before quoting, confirm: Kitchen footprint allows for reconfiguration.

ADAPTATION 5 NEW THIS TIER

£10,000

Major Disruption

Hallway widening ($\geq 120\text{cm}$)

This is a substantive build — typically delivered by building, carpentry, electrical, plumbing at approximately £10,000. This work resolves the Accessible Housing Rules trigger: Both head and turn hallway approaches blank.

Widening the internal hallway to a minimum of 120cm will significantly improve circulation space, enabling safer and easier passage for a wheelchair user, particularly at turns and head-on approaches, thereby reducing the risk of collisions and entrapment.

Before quoting, confirm: Non-load-bearing partition; utilities reroutable.

CONFIDENCE

90%

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Accessibility Housing Register

OFFICIAL ACCESSIBILITY SURVEY REPORT

Issued: 2026-05-04

Powered by Rightision

A

B

C

D

E

E+

F

EASY ACCESS

SECTION A

Door No	1 2	Street No	2	Building Name	S a r s e n H o u s e
Street	3 6 G l o u c e s t e r R o a d				
Postcode	W 3 8 P D	Your Full Name	S h a h i n		
Your Phone Number	0 7 3 1 1 * * * * * *			Date of Inspection	d d m m y y 0 4 0 5 2 6

SECTION B

Multiple Identical Properties

Is this one of a number of identical properties in the same block/development? ☒ Yes ☐ No

Number of identical properties in the block/development:

SECTION C

Tick all the relevant information in this section

1. General Information

☒ House	☐ Flat	☐ Maisonette	☐ Bungalow	☐ Council	☐ Private Rent	☐ Owner Occ
☐ H.Ass	Name of Housing Association					
Property Entrance Level:		☒ Ground	☐ Basement	☐ Other	Please State Floor Level --	
No. of lifts servicing the dwelling:		☒ 0	☐ 1	☐ 2	☐ 3	
No. of bedrooms:		☐ 0	☐ 1	☒ 2	☐ 3	☐ 4 ☐ 5 ☐ 6 ☐ 7+
No. of bed spaces (not including living room):		☒ 1	☐ 2	☐ 3	☐ 4	☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11

2. Major Adaptions

Through floor lift:	☐ Y ☒ N	Step-lift:	☐ Y ☒ N	Platform (stair) lift:	☐ Y ☒ N
Level access shower:	☐ Y ☒ N	Ceiling track hoist:	☐ Y ☒ N	Stair-lift:	☐ Y ☒ N
Internal dimensions of through floor lift	cm	X	cm		

STOP NOW if the property entrance level is above or below ground floor AND the property is not serviced by a lift or a Ramp

please tick box

☐

SECTION D

Tick all the relevant information in this section

3. Communal Front Door

☒ YES (COMPLETE 3)

☐ NO (GO TO 4)

No. of steps (inc. thresholds of 10cm or more) from public path to the communal front door:

☒ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

What is the height of the threshold?

☐ 10cm or above ☐ Under 10cm and Above 1.5cm ☒ 0 - 1.5cm

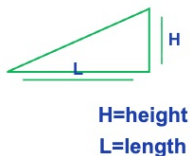
Door Opening Width

 cm

4. Communal Ramp (assess only most useful communal ramp)

Please tick against type of ramp

☐ YES (COMPLETE 4)

☒ NO (GO TO 5)


☐ a H cm a L cm Adequate platform at top of Ramp? ☐ Y ☐ N	☐ a H cm a L cm b H cm b L cm	☐ a H cm a L cm b H cm b L cm
--	--	--

5. Communal Lift (assess only most useful lift for property)

☐ YES (COMPLETE 5)

☒ NO (GO TO 6)

Internal Dimensions

 mm ☒ mm

Door Opening Width

 cm

Lift ID

Lift ID

Number of lifts servicing block

☒ 0 ☐ 1 ☐ 2 ☐ 3

6. Property Front Door

☒ YES (COMPLETE 6)

☐ NO (GO TO 7)

No. of steps (inc. thresholds of 10cm or more) from public path to the property front door:

☒ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

What is the height of the threshold?

☐ 10cm or above ☐ Under 10cm and Above 1.5cm ☒ 0 - 1.5cm

Door Opening Width cm

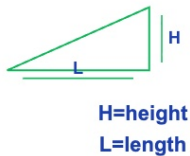
SECTION D (CONTINUED)

7. Is Property Ramped (assess only most useful ramp for property)

Please tick against type of ramp

☐ YES (COMPLETE 7)

☒ NO (GO TO NEXT SECTION)



	☐	☐	☐
a H cm	a H cm	a H cm	
a L cm	a L cm	a L cm	
☐ Y ☐ N	b H cm	b H cm	
	b L cm	b L cm	

Adequate platform at top of Ramp?
☐ Y ☐ N

STOP NOW if there are more than 4 steps at both communal front door or property front door

please tick box

☐

SECTION E

8. Facilities on Access Level

Bed 1: ☒ Y ☐ N	Bed 2: ☒ Y ☐ N	Bathroom (No Toilet): ☐ Y ☒ N
Separate Toilet: ☐ Y ☒ N	Living Room: ☒ Y ☐ N	Kitchen: ☒ Y ☐ N
Other Room: ☐ Y ☒ N	Combined Bath & T...: ☐ Y ☒ N	

9. Facilities Above Access Level

Bed 1: ☐ Y ☒ N	Bed 2: ☐ Y ☒ N	Bathroom (No Toilet): ☐ Y ☒ N
Separate Toilet: ☐ Y ☒ N	Living Room: ☐ Y ☒ N	Kitchen: ☐ Y ☒ N
Other Room: ☐ Y ☒ N	Combined Bath & T...: ☐ Y ☒ N	

10. Facilities Below Access Level

Bed 1: ☐ Y ☒ N	Bed 2: ☐ Y ☒ N	Bathroom (No Toilet): ☐ Y ☒ N
Separate Toilet: ☐ Y ☒ N	Living Room: ☐ Y ☒ N	Kitchen: ☐ Y ☒ N
Other Room: ☐ Y ☒ N	Combined Bath & T...: ☐ Y ☒ N	

11. Internal Steps

No of Internal Steps (Not including Stairs) ☒ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

STOP NOW if any internal steps (not including stairs) Please Tick box ☐

SECTION E (CONTINUED)

12. Internal Stairs (to access other floors)

If Property has a through floor lift OR bedroom, bathroom, kitchen, living room on ground floor go to 13

Stairs: ☐ Y ☒ N Width of Stairs: cm Straight Stairs: ☐ Y ☒ N Curved Stairs: ☐ Y ☒ N

Is there at least 70cm between bottom of stair and leading edge of front door? ☐ Y ☒ N

13. Second Exit

2nd Exit: ☒ Y ☐ N Access from 2nd Exit to Street ☐ Y ☒ N No. of Steps at 2nd Exit ☒ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

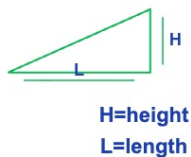
What is the height of the threshold? ☐ 10cm or above ☐ Under 10cm and above 1.5cm ☒ 0 - 1.5cm Door Opening Width mm

14. Ramped Second Exit (assess only most useful ramp for property)

Please tick against type of ramp

☐ YES (COMPLETE 14)

☒ NO (CONTINUE)



☐	☐	☐
a H cm	a H cm	a H cm
a L cm	a L cm	a L cm
Adequate platform at top of Ramp? ☐ Y ☐ N		
b H cm	b H cm	b H cm
b L cm	b L cm	b L cm

15. Access to Garden

Private Garden: ☒ Y ☐ N Balcony: ☐ Y ☒ N No. of Steps to Garden No. of Steps to Balcony

STOP NOW If width of straight stairs is 69.9cm or less or curved stairs is 74.9cm or less. please tick box ☐

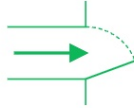
STOP NOW If there is less than 70cm between bottom stair and leading edge of door
AND there is no 2nd exit that leads to the street. please tick box ☐

SECTION E (CONTINUED)

16. Hallway

Hallway minimum width
(exclude radiators):

a Head on approach

 mm


b Turn approach

 mm


17. Possible Wheelchair & Scooter Storage

☐ YES - COMPLETE 17

Dimensions:

 x cm

☒ NO - GO TO 18

Wheelchair charging facility:
(Standard socket in storage space)

☐ Y ☐ N

SECTION F (CONTINUED)

18. Kitchen

Turning space for a
wheelchair (150x150)

☐ Y ☒ N

Wheelchair accessible
kitchen units

☐ Y ☒ N

Larger turning space for
wheelchair (170x140)

☐ Y ☒ N

Kitchen separate to living area

☐ Y ☒ N

19. Separate Toilet (not outside)

☐ YES (Complete 19)

☒ NO (Go to 20)

Dimensions:

 x cm

No. of Toilets ☒ 1 ☐ 2 ☐ 3 ☐ 4

Space between midline of toilet
and side wall (lateral space)

 cm

20. Bathroom

Turning space for a
wheelchair (150x150)

☐ Y ☒ N

Dimensions of Bathroom:

 x cm

L/A
shower
& bath:

☐ Y ☒ N

Bath
(only):

☐ Y ☒ N

Bathroom next
to separate
toilet?

☐ Y ☒ N

Space between midline of
toilet
and side wall (lateral space)

 cm

21. Door opening widths

Living Room: 8 0 cm

Kitchen: 8 0 cm

Bed 1: 7 8 cm

Separate Toilet: 7 4 cm

Bathroom: 8 8 cm

Bed 2: 7 8 cm

Balcony: 7 8 cm

Bed 3: 7 8 cm

SECTION F (CONTINUED)

22. Parking

Carport next to property? ☐ Y ☒ N Covered Carport or Garage? ☐ Y ☒ N Designated parking bay? ☐ Y ☐ N

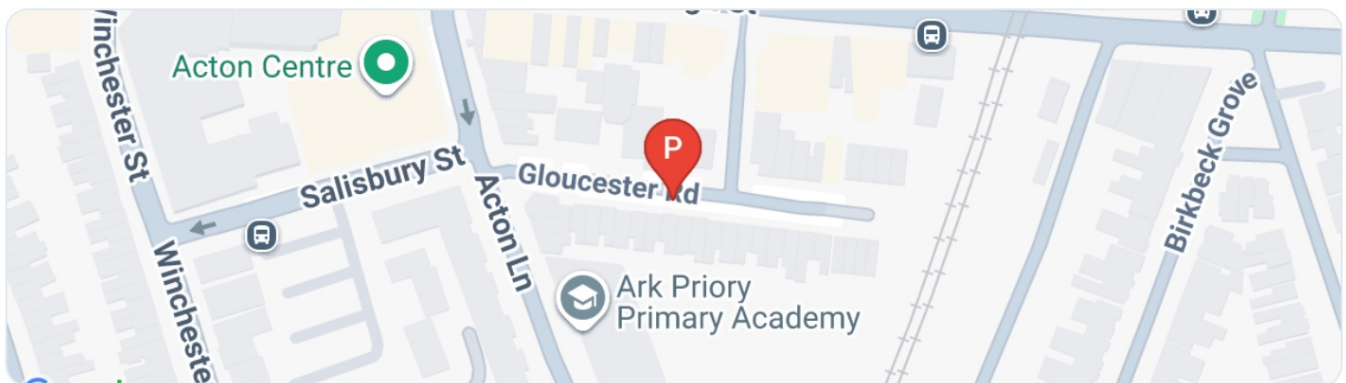
23. Proximity to Facilities

Proximity to local shops: Less than 100m ☐ Y ☒ N

Proximity to transport: Less than 100m ☐ Y ☒ N (Tick which transport) ☐ DLR ☐ Bus ☐ Train ☐ Tube

PROPERTY LOCATION

Property Location



Approximate location based on postcode: W3 8PD

51.50598, -0.26539

Do you think this property can be adapted ☐ Y ☐ N

KNOWN HAZARDS

Steps at front entrance, Trip Hazards

COMMENTS (including comments on potential for adaptability)

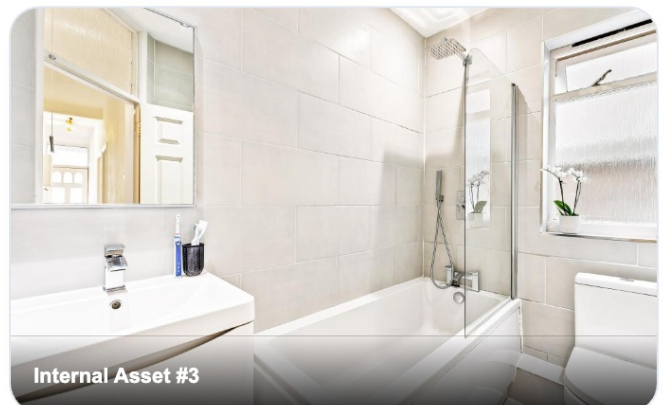
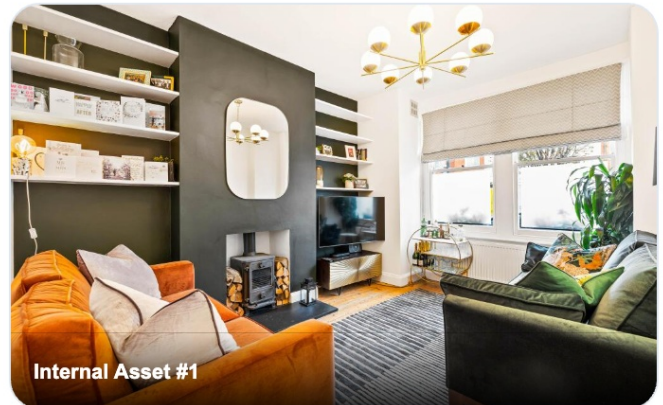
Property demonstrates moderate potential for M4(3) adaptation with remedial works to door widths and bathroom layout.

Shahin

Registered Professional

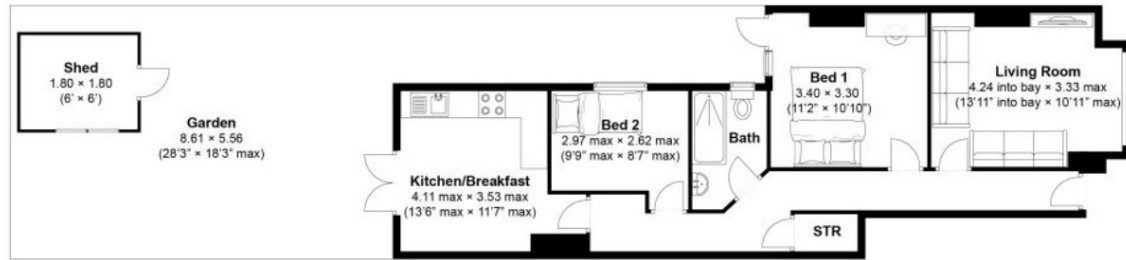


G AHR EVIDENCE PORTFOLIO



Woodbury Street, Tooting

Approximately 63.6 sqm (685 sqft)



GROUND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

Rightision AI Vision: Spatial Mapping Applied (M4 Compliance Verified)

RECOMMENDATIONS FOR BETTER ASSESSMENT

The following items were flagged as missing or unclear. Capturing them in a future survey will sharpen the band.

- #89 Both head and turn hallway approaches blank
- #91 Other UPRNs missing when multiple properties indicated
- #106 Communal ramp Yes/No not ticked
- #108 Second exit ramp Yes/No not ticked

SECTION RESULTS

Section	Cap	Status	Triggered rules
Main Access Section	—	pass	0
Communal Ramp Gradient	—	pass	0
Property Ramp Gradient	E	partial	1
Second Exit Section	—	pass	0
Essential Facilities Section	—	pass	0
Through Floor Lift Section	—	pass	0
Communal Lift Section	—	pass	0
Wheelchair Storage Section	C	partial	1
Separate Toilet Section	D	partial	2
Bathroom Section	C	partial	2
Hallway Section	—	pass	0
Internal Doors Section	—	pass	0
Kitchen Section	C	partial	1
General Access Section	—	pass	0

ACCESSIBLE HOUSING RULES BAND LEGEND

- **A — Wheelchair Accessible Throughout**
 Meets the design standards from the Wheelchair Housing Design Guide (Thorpe & Habinteg, 2nd Ed. 2006). Extra space and full access to all rooms and facilities. Parking features excluded to allow categorisation above ground floor.
- **B — Wheelchair Accessible Essential Rooms**
 Complies with the Wheelchair Housing Design Guidance in the Housing Corporation Scheme Development Standards. Wheelchair access to essential facilities (1 bedroom, bathroom, toilet, living room, kitchen). Other rooms may not be accessible.
- **C — Lifetime Homes**
 Meets the space standards of Lifetime Homes (Joseph Rowntree Foundation). Level approach/entrance, wider doorways. Captures new general-needs housing built to Lifetime Homes standards. May have internal stairs wide enough for future stair-lift provision.

● **D — Easy Access** (*current*)

Compatible with Mobility Standard Housing (1974), Housing Corporation Scheme Development Standards (pre-1999) and Part M of Building Regulations (2000). Level approach, wider doorways, more space than general needs. May have internal stairs with stair-lift potential.

● **E — Step-free**

No published access design guidance. General-needs housing with level approach/entrance into the property and throughout. Internal stairs may accommodate future stair-lift provision.

● **E+ — Minimal Steps**

No published access design guidance. No more than four steps to access the front door. Likely ground-floor properties or flats in a lifted block with a small number of communal or property front-door steps.

● **F — General Needs**

General-needs housing that does not meet any of the above criteria. More than four steps, or ramp access steeper than 1:10 to reach the front door.

● **G — Not Assessed**

Data incomplete — the property cannot be categorised until missing fields are filled in. Returned when any validation rule in the G-series is triggered (e.g. blank postcode, missing door widths, missing ramp type).