



# Touchstone Developments & Investments

## 3-Bedroom Bungalow Adapted to Provide a Sensory Room

Peterborough



# History

Peterborough Commissioning Team approached us as they required several properties that could be adapted to suitable meet the needs of tenants with higher support requirements.

Current provision was unsuitable and significantly impacted on the tenant's ability to receive the appropriate care and support, which reduced their ability to live and enjoy life as independently as possible.

# Methodology & Insight Gathering

We set out gathering all relevant information from key stakeholders to ensure that we could deliver the right property, in the right environment, with the right configuration that would be home for life and address the key needs of the tenant, so that they could continue to receive the right level of support whilst having a home which was appropriate to provide for them at the right level of independence.

During the consultation period we were informed that several attempts at finding an appropriate home for tenants had failed due to the high cost of providing properties for a single-user and required adaptations that would be needed in this location. The location was important due to local connections and family ties that are essential for ensuring people with support-needs have a full family picture and can be provided support and care by providers that they choose and are familiar with.

Since delivering the property, all tenants have been stable, in receipt of the right level of care and support and are enjoying their new homes.

# Approach & Considerations of Design

During the process, careful attention was given to sustainable design principles, integrating energy-efficient technologies and sourcing premium, eco-friendly materials. Each apartment was designed to provide spacious, light-filled interiors, bespoke finishes and cutting-edge, smart home features to cater to the needs of modern urban living.

The result was a remarkable transformation – a property that now stands as a beacon of quality and exclusivity in the competitive housing market. The development has been met with tremendous enthusiasm, further solidifying our reputation for delivering exceptional properties tailored to the demands of discerning buyer on the open market.

# The property

This property is a bespoke, adapted bungalow for one tenant, including an incidental room for 24-hour specialist care staff cover.

The property has significantly increased communal space and has had an additional conversion, replacing the existing lean-to orangery which was very dated and unsuitable for the tenant's needs.

We also provided an additional conversion and extension to the existing garage to provide an additional wet room and sensory room.

The kitchen has a solid wood worktops and large A-rated white goods.

Throughout, we have installed commercial grade Karndean flooring and flush energy efficient LED lighting.

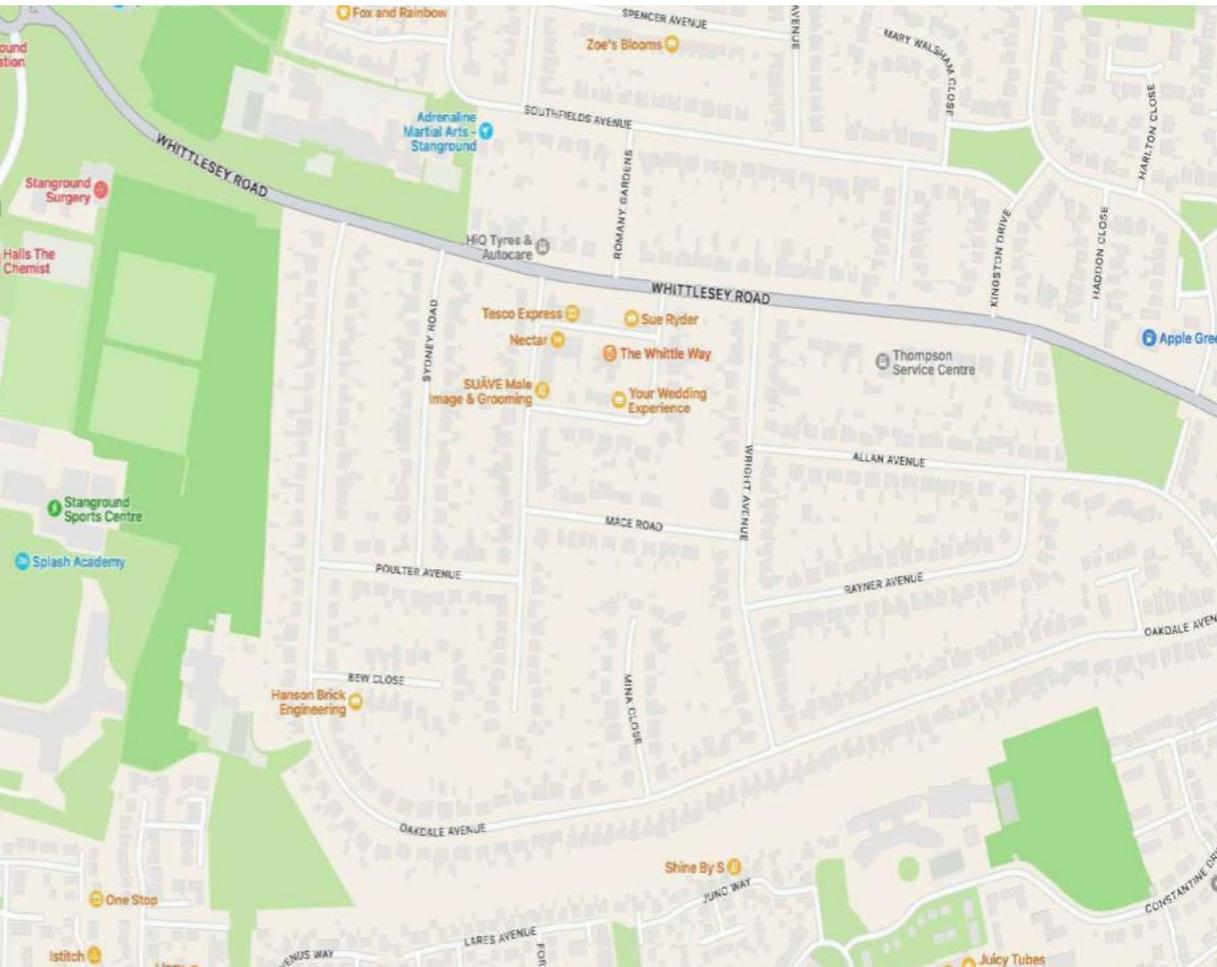


# Property Floorplan



# Interior





# Local Amenities

The property is close to lots of local amenities, including:

- Large supermarkets like Morrison's and Tesco
- Parks and green spaces
- Local shops such as the post office and convenience stores
- Pharmacies & dental clinics
- Transport connections to local bus and train routes

# Health & Safety

During the development stage, multiple reports and surveys are carried out and any works identified are also completed. The aim is to increase the lifespan of the property, reduce maintenance visits and provide additional comfort against future property management and maintenance risks for the housing provider and head landlord. These health & safety measures are property specific, any additional measures required for the tenants are bespoke to each tenant's specific needs.

Health & Safety reports include, but are not limited to:

- CCTV Drain Survey (repairs, modifications and remedial works)
- Roof Survey (repairs, modifications and remedial works)
- Damp Survey (repairs, modifications and remedial works)
- Full Building Survey (repairs, modifications and any planning or building regulation amendments including remedial works)
- Asbestos Survey and Management Plan (repairs, modifications and remedial works)
- Legionella Risk Assessment and Management Plan (repairs, modifications and remedial works)
- Pre-EPC Survey to ensure a minimum of a C can be achieved during the EPC survey
- Fire Risk Assessment (post and pre-occupation)

# General Works Specification Included In All Properties Delivered By Touchstone

- Each property has the EPC improved to a minimum of a C or above.
- Each property is fully rewired and brought up to current installations and regulation requirements in force at the time.
- All properties have brand-new boiler(s) and where necessary mega-flow systems.
- All radiators are replaced and either have safety covers or Low Surface Temperature (LST) radiators.
- All hot water sources have Thermostatic Mixing Valves (TMV's) in order to avoid scolding risk.
- All properties have brand new fire doors and where required have anti-slam fire door closers.
- All properties have brand new flooring, new insulation fitted above and below each floor level, compliant with the new fire safety ratings and insulation values.
- All structural defects, if any, are remedied in full.
- All double glazing, including doors, excluding new installations, are either replaced or brought up to as-new standard.
- All doors have thumb-turnkey latches as appropriate.
- All lighting is Low Energy High Output LCD.
- All properties are fully re-plastered, have new woodworking and architraves throughout.
- All properties are fully repainted.
- All properties are externally re-rendered and/or patched and repainted.
- All gutters and fascias and soffits are repaired or replaced, as necessary.
- All external entrances and garden areas are designed to be low maintenance and easily accessible with external automatic safety lighting.
- All kitchens are brand new, unless only modifications are required.
- All bathrooms/wet rooms are brand new, unless only modifications are required.
- All necessary control and security features are included as standard in the design.
- This excludes any bespoke property adaptations which would be provided in addition to the general works specifications listed above.



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