



Touchstone Developments & Investments

Specially Adapted 4/5-Bed Bungalow Oxford



History

We were approached by Oxford County Council to provide a home for 2 individual tenants with complex needs and who were regarded as high-priority for the local authority.

We sourced a suitable property that was accessible to local amenities and within comfortable travelling distances for support and care providers and yet offered the peace and security that the tenants needed.

Methodology & Insight Gathering

We set about gathering all relevant information from key stakeholders to ensure we could deliver the right property, in the right environment, with the right configuration that would be a home for life and address the key needs of the tenants. It was important for us to provide an environment which promotes an appropriate independence.

During the consultation period we were informed that over several years there had been no success in finding an appropriate home for these 2 tenants, due to their specific requirements. It was clear that failure to provide a home that was suitable and appropriate could risk a return to an institutional setting. The desire of everyone involved was to create an environment that eliminated risk, increased independence and provided a solution for life.

There has been a vast improvement since the tenants moved into this property. There has been no risk of a return to an institutional setting. All behaviours have significantly improved, and we are pleased to report that even certain elements of previous care plan have reduced.

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.

Before



After



Kitchens

All kitchen cabinets are handleless and are locked with a magnetic opening system.

The kitchen door itself is always locked, when not in use, with a key entry system.



Bathrooms & Wet Rooms

Where requested, the bathrooms or wet rooms are fitted with anti-ligature furnishings with the shower head flush into the ceiling.

All fittings are tamper-proof. All venting and extraction have limited noise-reduction but superior extraction capability to reduce any distress this may cause to the tenant, where relevant.

Where requested, the controls to the shower, toilet and sink are controlled independently by remote settings which are stored in the care staff area or a specifically allocated area of the property, to limit triggers and/or reduce any harm the tenant may cause to themselves or the property.



Bedrooms

Each bedroom is personalised to ensure a homely non-institutional space that adequately meets the needs of the tenant. Including, where requested, a feature wall.





Local Amenities

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

- Large supermarkets like Co-op, Waitrose, The Abbey Shopping Centre & Cinema.
- 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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