



Accessible York

City of York Accessible Homes Rating Checklist

What is this?

City of York has developed a rating system for Accessible Homes in response to feedback received from people who are frail, disabled or have a long-term condition and live in York.

This simple checklist will:

- help homeowners, tenants, developers, and practitioners assess the suitability of housing for the needs of people who are frail disabled or with a long-term condition
- incorporate Building Regulation requirements and recommended universal design features, increasing the number of available properties and giving people real choice
- have adaptable elements to meet people's changing needs as we age

This rating tool is applicable to all types of dwelling, such as houses, bungalows and flats in both rural and urban areas.

How to use this tool?

As you walk around your home, give yourself points for every feature available.

Some questions earn more points. These show factors considered more critical to support accessibility.

The total score will give you an idea of how accessible your home currently is. It might help you decide if you need improvements or adaptations.

- find a pencil and a measuring tape
- walk around your home, starting from outside the front entrance.
- think about what facilities and services are nearby (for examples shops and health services)
- use your measuring tape to check the width of doorways and other places you are asked for specific measurements
- add up the points for each section. Then add these together to give and find out what your total score
- finally think about what you may want to do now to make improvements and what you may wish to do if your ability to get around the home changes

1 - Home location and approach

1a - Neighbourhood location / connected amenities		Tick	Pts
Local amenities – 20 minute walk			
1	Local shops and services (for example grocery shop, post office, hairdresser's)		5
Local amenities – 10-15 minute walk			
2	Public transport (for example bus stop or train station)		5
Local amenities – 30-45 minute walk			
3	Nearby community centre or shared indoor space for services and social interaction		1
4	Health services (NHS and private)		3
5	Public services (for example Citizen's Advice, Age UK, specialist services for example services for the blind and partially sighted, transport advice)		1
6	Access to community support groups, coffee mornings organised social groups.		1
7	Near to local infrastructure to support physical activity, walking, wheeling and cycling (for example swimming pool, walkways, cycle ways, gym)		1
Total points for 1a: (maximum = 17 points)			

1b - Connection to the outdoors		Tick	Pts
8	External communal area clean and well maintained.		1
9	Private, secure outdoor space. (for example garden, yard or balcony)		1
10	Outdoor seating area		1
11	Low maintenance garden or outdoor private space.		1
12	Views of a green or communal area from inside the house.		1
13	Safe, accessible pedestrian route in the neighbourhood		1
14	Access to green areas or parks within 20 minutes walk that is shared by everyone.		1
Total points for 1b: (maximum = 7 points)			

2 – Approaching the property and ease of mobility

2a - Easy to approach and enter		Tick	Pts
15	Level approach or a gentle gradient into the house?		7
16	Porch or covered entranceway.		1
17	Rear level access to a back garden or outdoor space.		1
18	Hard standing patio flush with internal floor level.		1
19	External lighting, outside the house or on the street.		1
20	Accessible car parking for residents and visitors		2
Total points for 2a: (maximum = 13 points)			

2b - Easy to move about		Tick	Pts
21	Entrance door clear width 800mm - 899mm		4
	Or entrance door clear width at least 900mm		7
22	Entrance hallway space greater than 1500mm x 1500mm.		1
	Or entrance door hallway space at least 1800mm x 1800mm adjacent to the entrance door.		3
23	Level access at all doors internally and externally.		2
24	Accessible bedroom (turning circle of 1500–1800mm)		1
25	Can grab rails/handrails be installed in bathroom/shower and of a contrasting colour?		1
26	Unobstructed internal door widths: 800mm - 850mm.		2
	Unobstructed internal door widths: at least 900mm.		4
27	Internal accessible storage space for mobility aids and equipment and a suitable accessible charging point.		1
28	Continuous floor finish/flat door thresholds/no raised door thresholds.		1
29	Modification options (for later upgrades). For example soft spots in walls to create doorways or in the ceiling for floor lifts.		3
30	Non-slip flooring throughout.		1
Total points for 2a: (maximum = 26 points)			

3 – Accessibility

3a Technology			
31	Switches and sockets within easy reach: - more than 500mm from an internal corner - 450mm - 1200mm from the floor		1
32	Capped electrical points (For example for future installation of stair lift or automatic windows and blinds)		1
33	Sensor technology: (for example lights, blinds etc.)		1

34	Master light switch at main entrance (or not being required to walk down a corridor before getting to the light switch)		1
35	Broadband / Wi-Fi available, to support telecare or remote monitoring		1
36	Accessible heating controls (for example easy to reach, easy to use, easy to understand)		1
37	Sockets for TV, Cable/Satellite TV and Internet within easy reach with sufficient sockets to prevent over loading.		1
38	Property has been re-wired within the last 25 years		1
39	Electric rather than gas hob that doesn't retain heat (safer, particularly when having difficulty lifting pans)		1
Total points for 3: (maximum = 9 points)			

3b – Accessible facilities - Indoors		Tick	Pts
40	Guest bedroom or access to a visitor's apartment.		1
41	Bathroom located next to main bedroom (or ensuite)		1
42	Entry level toilet on the ground floor		3
43	Can a walk-in shower be installed in this toilet if one is not already available		2
44	Visual contrast of colour scheme with colour contrast between door, frame and walls within your house.		1
45	Accessible fixtures and fittings - door handles and taps can be operated with one hand (for example lever handles on doors and taps).		1
Total points for section 3a: (maximum = 9 points)			

3c – Accessible facilities - Outdoors

46	External storage for cycle /tricycle (including cycle trainer if you choose to no longer have a car), mobility aid, scooter,		1
47	Electric point for charging within easy reach.		1
48	Level access to bins and to put the rubbish out for collection.		1
49	Level access to clothesline		1
50	Low level clothesline or covered clothesline.		1
Total points for section 3b: (maximum = 5 points)			

4 – Safety and Security

4a – Alarm and security measures		Tick	Pts
51	Front door locks – 5 point locking system		1
52	Key operated windows locks on all doors		1
53	Emergency call / panic button service available locally.		1
Total points for 4a: (maximum = 3 points)			

4b – Green and sustainable		Tick	Pts
54	Are you spending less than 10% of household income on heating your home?		1
55	Is there an Energy Performance Certificate (EPC) certificate: rated A or B? (if you purchased your property you should have received one from the estate agent)		3
56	Or Rating C?		2
57	Or Rating D or lower?		1
58	Insulation: attic / roof space.		1
59	Insulation: hot water tank and hot water pipes.		1
60	Insulation, cavity wall, internal external.		1
61	Low maintenance heating system (alternative to solid fuel fire, for example combination boiler)		1

62	Using a renewable energy source (for example solar panels)		1
63	Energy monitoring / SMART meter		1
64	Boiler is easy to reach		1
Total points for 4b: (maximum = 11 points)			

Total points : (maximum = 100 points)	%
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Notes (a checklist of things to think about)	

Check list of things I can do now	
1	
2	
3	
4	
5	

Check list of things I can do later if I have less mobility in the future	
1	
2	
3	
4	
5	