

The HOUSING ENABLER Screening Tool

Screening forms

Date

.....

User's name

.....

Address of dwelling

.....

.....

Identification code

.....

HOUSING STANDARD

(according to current Swedish standards, Boverket, 2008)

THE FOLLOWING NECESSARY HOUSING FUNCTIONS ARE PRESENT in the dwelling as a whole: (Mark with a cross)

Yes No

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Room with furnishings and equipment for personal hygiene |
| <input type="checkbox"/> | <input type="checkbox"/> | Room or separable part of room for everyday socializing |
| <input type="checkbox"/> | <input type="checkbox"/> | Room or separable part of room for sleep and rest |
| <input type="checkbox"/> | <input type="checkbox"/> | Room or separable part of room with furnishings and equipment for cooking |
| <input type="checkbox"/> | <input type="checkbox"/> | Place for meals in or close to a room with furnishings and equipment for cooking |
| <input type="checkbox"/> | <input type="checkbox"/> | Place for working |
| <input type="checkbox"/> | <input type="checkbox"/> | Entrance area with place for outdoor clothes, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | Place for washing and drying clothes by machine if there are no communal laundry facilities |
| <input type="checkbox"/> | <input type="checkbox"/> | Spaces and furnishings for storage |

The following features ARE PRESENT on the ground floor:

Yes No

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Hygiene area |
| <input type="checkbox"/> | <input type="checkbox"/> | Separable bed place (bed recess) |
| <input type="checkbox"/> | <input type="checkbox"/> | Cooking facilities |
| <input type="checkbox"/> | <input type="checkbox"/> | Dining place |
| <input type="checkbox"/> | <input type="checkbox"/> | Place for armchairs/sofa |
| <input type="checkbox"/> | <input type="checkbox"/> | Entrance area |
| <input type="checkbox"/> | <input type="checkbox"/> | Place for storage (private space for the resident) |
| <input type="checkbox"/> | <input type="checkbox"/> | Place for washing and drying clothes by machine if there are no communal laundry facilities |

The following features ARE PRESENT near the dwelling:

Yes No

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Room for storing prams, bicycles, outdoor wheelchairs, rollators, and the like (in multi-dwelling buildings this means a communal area for more than one resident) |
|--------------------------|--------------------------|--|

To enable comparisons between the two different versions of the instrument, the numbering of the items agrees with that in the complete version of the Housing Enabler (Iwarsson & Slaug, 2010), which means that the numbers here are not in a complete consecutive sequence.

Note: Assess the dwelling as it would be unfurnished and without assistive devices of that kind that people take with them when moving.

Measurement accuracy: Base the assessment on dimensions stated in mm/cm in the range 0–50 cm. For larger dimensions in section A apply an accuracy of ± 5 cm, in sections B and C ± 1 cm.

A. Exterior surroundings	NOTES	Rating
A16. Passenger loading zones far from entrance (more than 5 m).	<i>Note whether there is a locked barrier.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
Path surfaces		
A1. Paths narrower than 1.5 m.	<i>A width of 1.0 m is acceptable provided there are 1.5 m turning zones at least every 10 m.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A2. Irregular/uneven surface (irregular surfacing, joins, sloping sections, cracks, holes; 5 mm or more).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A3. Unstable surface (loose gravel, sand, clay, etc.).	<i>Mark if it causes difficulties e.g. when using a wheelchair or rollator.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A4. Steep gradients (more than 1:20).	<i>Does not include ramp at entrance.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A5. Routes with steps.	<i>An alternative route with a ramp that meets the standard is accepted.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A6. No/insufficient tactile cues of abrupt level changes/other hazards.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A7. High kerbs (more than 4 cm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A8. Kerb ramps with steep gradients.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A10. No handrails on steep gradients.	<i>Handrail on only one side is sufficient. Definition of "steep", see A4.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

A. Exterior surroundings	NOTES	Rating
A11. No resting surfaces (2 m) or too short/long distances between them on slopes (max. 6 m between resting surfaces).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A12. Poor/uneven/dazzling lighting along circulation paths.	<i>Note whether the rating is performed in daylight or darkness._____</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

Seating places

A20. No/too few seating places (should be located every 25 m close to the entrance, thereafter at least every 100 m).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
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Other features

Accessibility via footpaths etc. outdoors is rated under EXTERIOR SURROUNDINGS. A whole indoor flight of stairs is rated at B12–B17 (in the entrance) or C8–C15 (inside the flat).

Note that this rating should only add further barriers, e.g. a flight of stairs and/or a threshold/difference in level over and above what has to be passed in the entrance, i.e. to/ from the flat.

A25. Refuse room/refuse bin can only be reached via steps or other differences in level (more than 15 mm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A26. Letterbox can only be reached via steps or other differences in level (more than 15 mm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A27. Refuse bin difficult to reach (not at 0.8–1.0 m above ground, or other problem).	<i>Refers to the opening of the bin; all refuse containers including battery boxes.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
A28. Letterbox difficult to reach (not at 0.8–1.1 m above ground, no basket on the inside of the apartment door, or other problem).	<i>Refers to the opening of the letterbox.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C85. Storage areas can only be reached via stairs/threshold or other difference in level (more than 15 mm) and/or more than 25 m from entrance.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

A. Exterior surroundings	NOTES	Rating
C86. Laundry room can only be reached via stairs/threshold or other difference in level (more than 15 mm) and/or more than 25 m from entrance.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C87. Inappropriate design of door to laundry room (clearance less than 84 cm, heaviness, etc).	<i>Equipment in a communal laundry should not be rated.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

B. Entrances	NOTES	Rating
<p><i>Refers to stairs, ramps, and lifts at the entrance and/or in stairwells. Steps in the actual dwelling are rated under C.</i></p> <p>Doors</p>	<p><i>Assess the entrance that is used most frequently. Sitting-out place/ balcony is assessed under a separate heading below.</i></p> <p><i>B1–B11 refer to all doors from entrance door to apartment door, including lift door.</i></p>	
B1. Narrow door openings (less than 84 cm clearance).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B2. High thresholds and/or steps at the entrance (more than 15 mm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B3. Insufficient manoeuvring space at doors (clearance less than 1.5 × 1.5 m, outside and inside, 70 cm on the opening side of the door at the main entrance, 50 cm at apartment door).	<i>Refers to clearance; note the difference between B3 and B5.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B5. No resting area in front of entrance door (maximum gradient 1:50, less than 1.5 × 1.5 m).	<i>Refers to a level area; note difference between B3 and B5.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B6. Heavy doors without automatic opening.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B9. Doors that do not stay in open position/close quickly.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B11. Complicated/illogical opening procedure.	<i>Also includes entry phone.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

B. Entrances	NOTES	Rating
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Stairs

B12. Stairs the only route (no lift/ramp).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B14. High, low, and/or irregular heights of risers (other height than 15–17 cm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B16. No handrails/handrail on one side only.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B17. Handrails too short (must continue 30 cm before/after the stairs) and/or interrupted at landing.	<i>This requirement is considered met if one of the handrails continues without interruption at landing.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

Sitting-out place/balcony

B43. Narrow door (less than 84 cm clearance).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
B44. High threshold/level difference/ step (more than 15 mm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

C. Indoor environment	NOTES	Rating
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General

Assessment of C1–C4 is linked to the concept of “necessary housing functions”, meaning that all doors leading to these places are included in the screening, but not those leading to other housing functions/ areas.

C1. Steps/thresholds/differences in level between rooms/floor spaces (more than 15 mm).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C3. Narrow passages/corridors in relation to fixtures/design of the building (less than 1.3 m).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C4. Narrow doors (less than 76 cm clearance).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

C. Indoor environment	NOTES	Rating
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Other controls and operable hardware (except in kitchen, hygiene room)

Refers to window and door fittings, locks, switches, and other fixtures, but not in kitchen or hygiene room (assessed in the respective section).

C79. Complex manoeuvres (more than one operation/movement) and good precision required.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C81. Use requires hands.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C83. More than half of controls in high/inaccessible position (more than 1.1 m above the floor).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

Stairs

Applies only if there are stairs inside the flat. If the flat is on one level, mark "not rated" for C8–C9.

C8. Stairs to upper storey with necessary dwelling functions.	<i>C8–C9 refer to stairs between floors = no lift. More than one of these items may be marked.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C9. Stairs to basement with necessary dwelling functions.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C14. No handrails/handrail on one side only.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C15. Handrails too short (must continue 30 cm before/after the stairs) and/or interrupted at the landing.	<i>This requirement is considered met if one of the handrails continues without interruption at landing.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

Kitchen

Refers to fixtures, equipment, etc.

C20. Insufficient manoeuvring spaces around white goods/storage units (service area less than 1.2 m in front).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated
C21. Wall-mounted cupboards and shelves placed high (lowest shelf more than 50 cm above the working surface or more than 1.4 m above the floor).	Measure from the lowest cupboard/shelf.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not rated

C. Indoor environment	NOTES	Rating
C22. No surface at a height suitable for sitting while working (84 cm or lower required).	<i>Refers to fixtures, not furniture.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C26. Shelves too deep (more than 30 cm). Deeper shelves require pullout shelves/turntable units.	<i>Mark this if more than 50% of floor cupboards and full-height cupboards are too deep and lack these facilities.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>

Controls and operable hardware

Refers to taps, controls on cooker, dishwasher, etc., window and door handles, locks, switches, and other fixtures.

C38. Complex manoeuvres and good precision required.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C40. Use requires hands.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C42. More than half of controls in high/inaccessible position (more than 1.1 m above the floor).	<i>Refers to switches, sockets, handles of cupboards and drawers, controls on white goods, etc.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>

Hygiene area

C44. Insufficient manoeuvring spaces where turning is necessary (less than 1.3 x 1.3 m).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C45. Insufficient space for stool, bath board, or equivalent, or other problem in shower/bath.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C46. No grab bar at shower/bath and/or toilet.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C63. Wash-basin placed at a height for use only when standing (top edge 81 cm or more above floor).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C64. Toilet 47 cm or lower.	<i>Including seat.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C70. Shower stall with kerb/level difference.	<i>A soft rubber edge that allows passage with wheeled mobility devices is acceptable.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>

C. Indoor environment	NOTES	Rating
C71. Bathtub instead of shower space.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>

Controls and operable hardware

Refers to taps, window and door handles, locks, switches, and other fixtures.

If there is a washing machine/drier in the hygiene room, this should also be assessed.

C57. Complex manoeuvres and good precision required.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C59. Use requires hands.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>
C61. More than half of controls in high/ inaccessible position (more than 1.1 m above the floor).		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Not rated</i>