

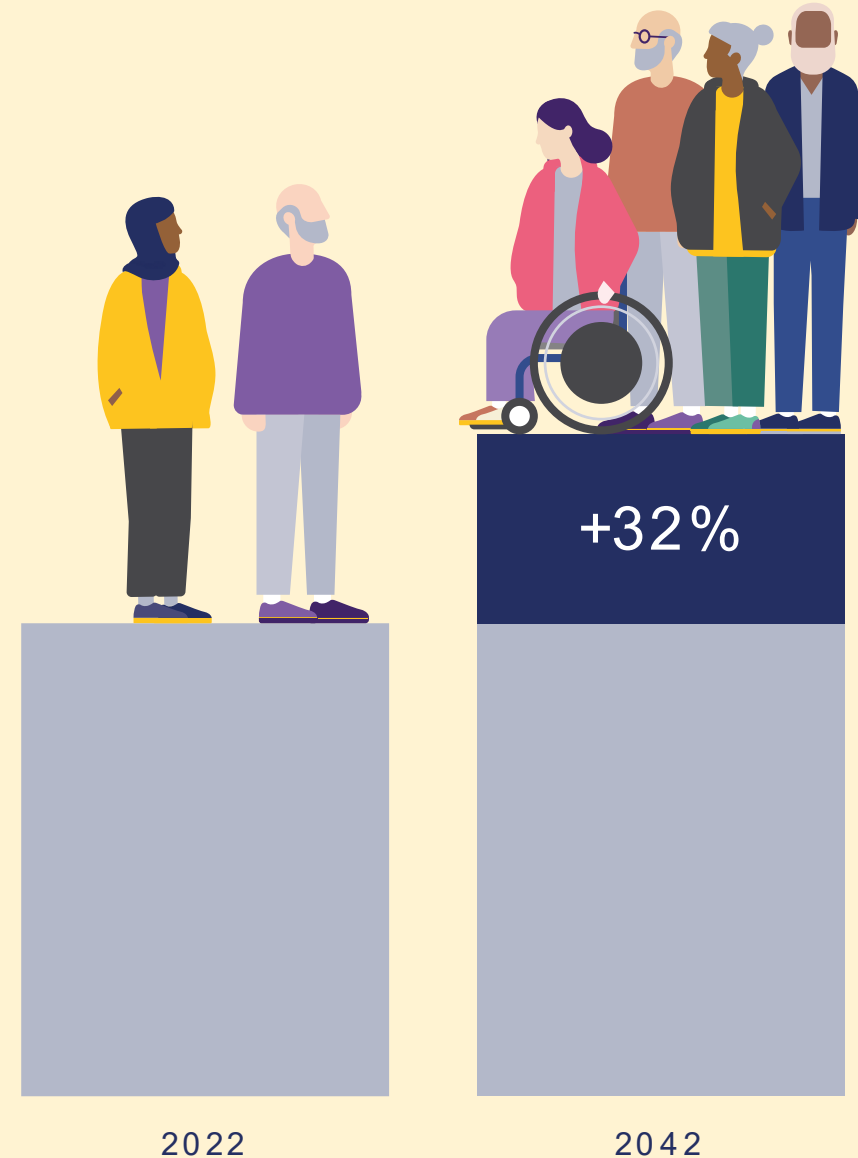
The cost of inaction - missed opportunities in raising accessibility standards



Who we are

The Centre for Ageing Better is pioneering ways to make ageing better a reality for everyone, including challenging ageism and building an Age-friendly Movement, creating Age-friendly Employment and Age-friendly Homes.

We're a charitable foundation funded by The National Lottery Community Fund and part of the government's What Works Network.



Our asks

The UK government should:

1. **Develop a national strategy** to fix cold and dangerous homes that are damaging people's health.
2. **Make all new homes accessible** so that Disabled and older people can live in a home that enables them to live independently and with dignity.

Local government should:

3. **Provide local one-stop shops on all aspects of home repairs and adaptations**, with support on everything from finding trusted tradespeople and identifying what work needs to be done, to how to finance repairs and improve energy efficiency. A Good Home Hub.

As we all know, just 9% of Homes in England currently have all four accessibility features

New research shows us:

- More than five million households in England containing an adult aged 55 or over report a long-term illness or disability (44%).
- The majority of older households with a person aged above 55 (77%) live in pre-1980 housing not built to modern accessibility standards.
- Half (49%) of households in England with a person aged 55 who need an adaptation currently do not have one.

It has been two years since the previous government announced plans to take forward higher minimum accessibility standards.

The Centre for Ageing Better has estimated that in this time period:

1. A quarter of a million more people could now be living in accessible and adaptable homes if Part M4(2) had been mandated.
2. The delay leaves 1.8 million people in the UK in limbo, with little hope of finding a home that meets their needs.
3. It would take 44 years to meet the current demand for accessible and adaptable housing in England at the current rate of construction.
4. With an ageing population, the number of people that will need an accessible or adaptable home is likely to increase. On current numbers, there will be 4.8 million people aged 65 and over with a disability in 2036.

The Centre for Ageing Better, and the HoME Coalition, are calling for the new Labour government to end the delay and bring in the Part M4(2) minimum accessibility standards.

The new government has shown a willingness to take forward some ideas from the previous parliament, such as the Tobacco and Vapes Bill and the Football Governance Bill. Raising the minimum accessibility standards through Part M4(2) should be another sensible idea that they see through.

So what is our response?

- We have written to Deputy Prime Minister Angela Rayner (Secretary of State for MHCLG) to ask her to take action on mandating Part M4(2)
- We will be responding to the National Planning Policy Framework consultation to make the case for higher accessibility standards for new build homes through the planning process
- We will be raising awareness on social media of the campaign for Part M4(2) during Accessible Homes Week (w/c 9 Sep) and Falls Prevention Awareness Week (w/c 23 Sep) – please do follow this and retweet. We will be releasing some new data about the benefits of removing fall hazards

Any questions?