

Habinteg

Accessible homes. Independent lives.

Homes that work for everyone: Better homes for stronger and more inclusive communities

Christina McGill, for Housing South 2026

Habinteg's vision



Rotherham

We want communities to include disabled people, offering places to live that meet their needs and provide the highest levels of independence, choice, and control over daily life.

We provide and promote accessible housing.

Accessibility standards context

M4(1) Category 1: Visitable dwellings



Regulatory
minimum /
default

M4(2) Category 2: Accessible & adaptable

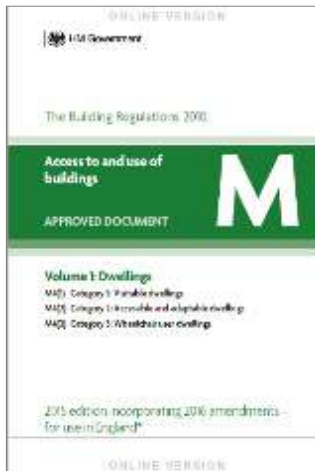
M4(3) Category 3: Wheelchair user

a) adaptable (ready to tailor)

b) accessible (ready to go)



Currently
Optional,
determined
by planning
policy or
developer
choice



Where we are now

National Planning Policy Framework August 2026

- First time setting a national threshold for local plans

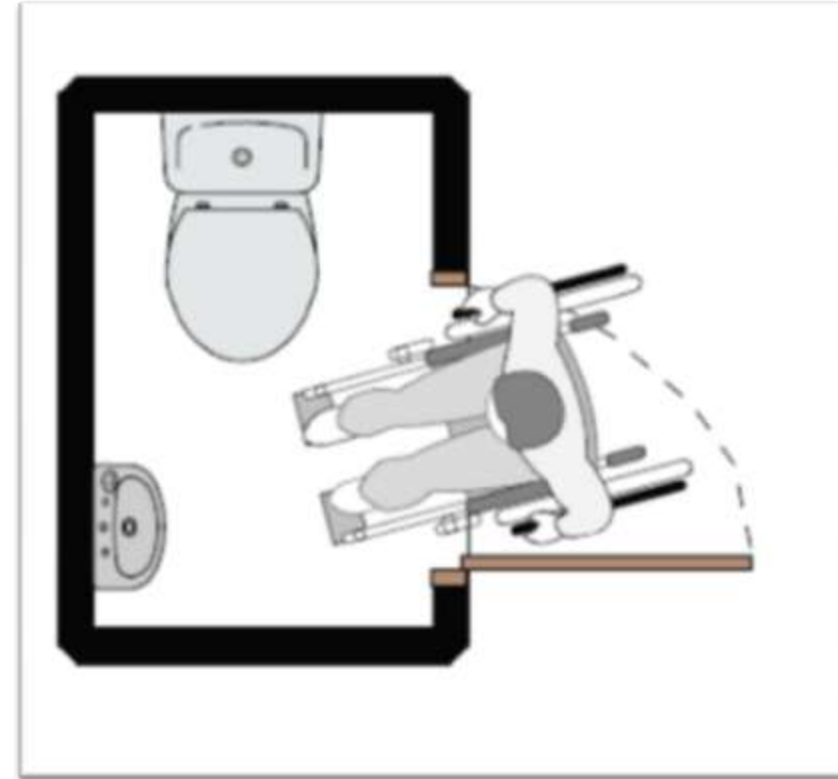
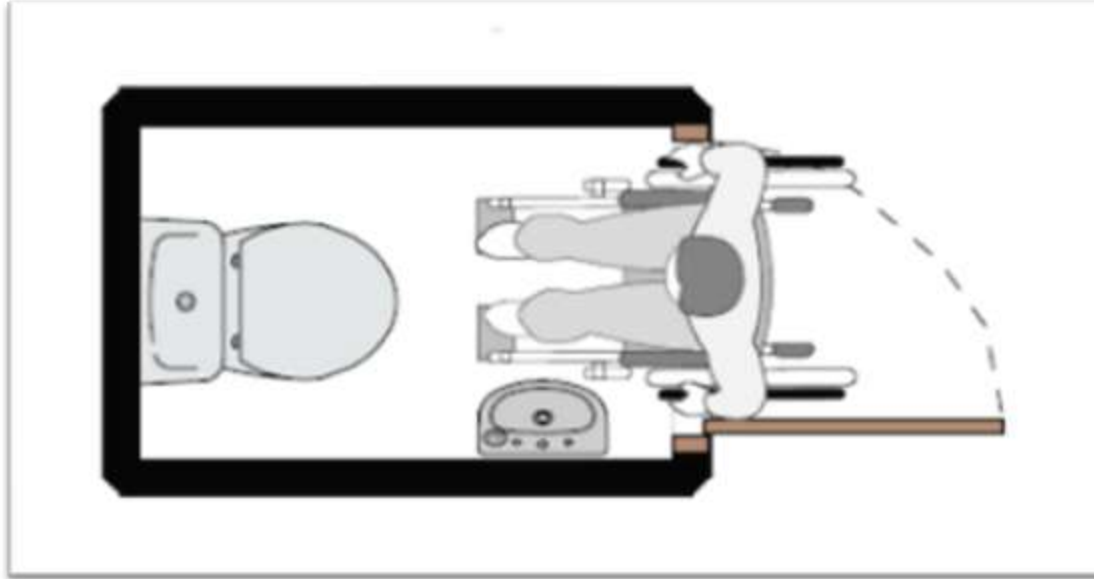
Homes England SAHP 'Healthy Homes Guidance

- asks for M4(2) minimum with M4(3) to Local Plan rates

London Plan Draft (following established policy)

- HN9 – Accessible Housing: 10% M4(3) – 90% M4(2)
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Why M4(1) 'visitable' is not enough?



Is this Visitable? Who by? How long for?

M4(2) – an ordinary home with hidden superpowers



Regulations offer the minimum requirements, not aspirational or best practice

M4(3) Category 3 – Wheelchair user dwelling



Step free



Space



Adaptable/
Accessible

NPPF 2026 launches a new expectation

HO5: Meeting the needs of different groups

- b) setting out the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations. Requirements should meet or exceed local levels of need, and **should ensure that no less than 40% of homes on major developments are delivered to M4(2) standards** (subject to any appropriate exemptions set out in the development plan);
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Homes England Healthy Homes Guidance

4.1 a.1 — Accessibility

Statutory minimum requirement:

- Part M Category 1 ‘Visitable dwellings’
- M4(2) and M4(3) subject to adopted local planning policy.

Healthy Homes core requirements

- All homes to be minimum M4(2)
- Homes to meet Part M4(3) in line with local planning policy [footnote 6].

Healthy Homes good practice enhancements

- In addition to the core requirements, all Part M4(2) and M4(3) to be designed in accordance with the Habinteg Inclusive Housing Design Guide

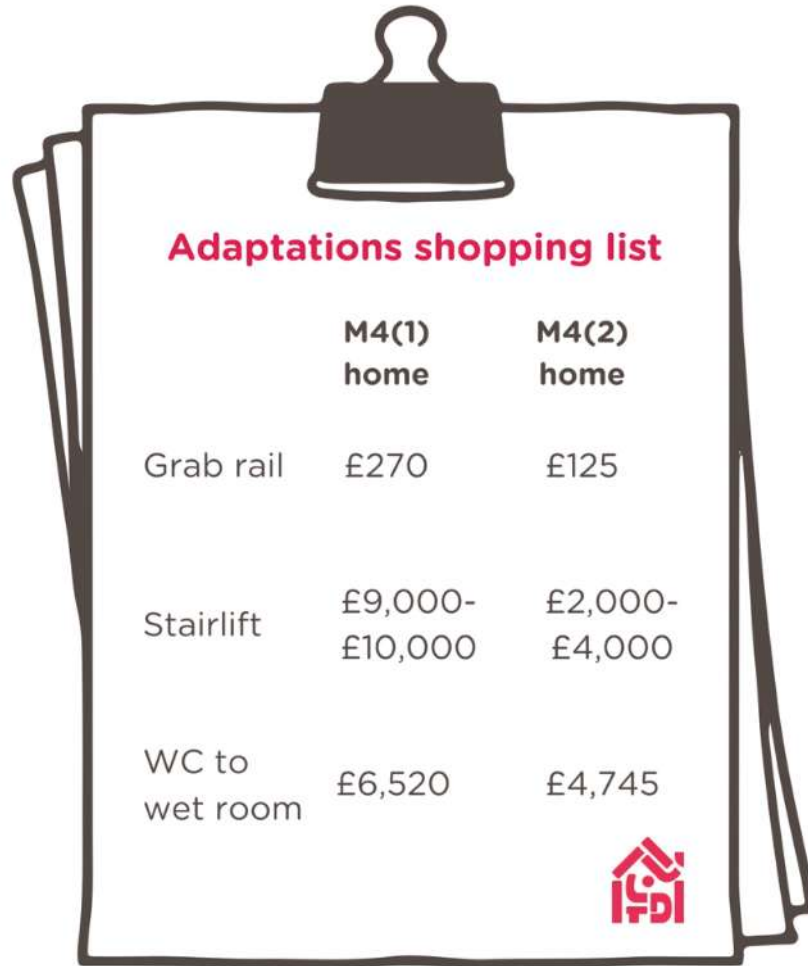
Purpose: To ensure choice and accessibility for people of all ages and abilities including physically disabled people.

London Plan draft

A Development proposals for residential development should:

- (1) provide at least 10 per cent affordable homes that meet Building Regulation requirement M4(3)(2)(b) 'wheelchair-accessible dwellings'
 - (2) provide at least 10 per cent market homes that meet Building Regulation requirement M4(3)(2)(a) 'wheelchair adaptable dwellings'
 - (3) ensure all other homes within the scheme meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'
 - (4) apply M4(3) wheelchair user dwelling standards to all approach routes, including the vertical circulation in the common parts of blocks of flats.
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Adaptability = sustainable, future proof, VFM



Adaptations shopping list

	M4(1) home	M4(2) home
Grab rail	£270	£125
Stairlift	£9,000- £10,000	£2,000- £4,000
WC to wet room	£6,520	£4,745



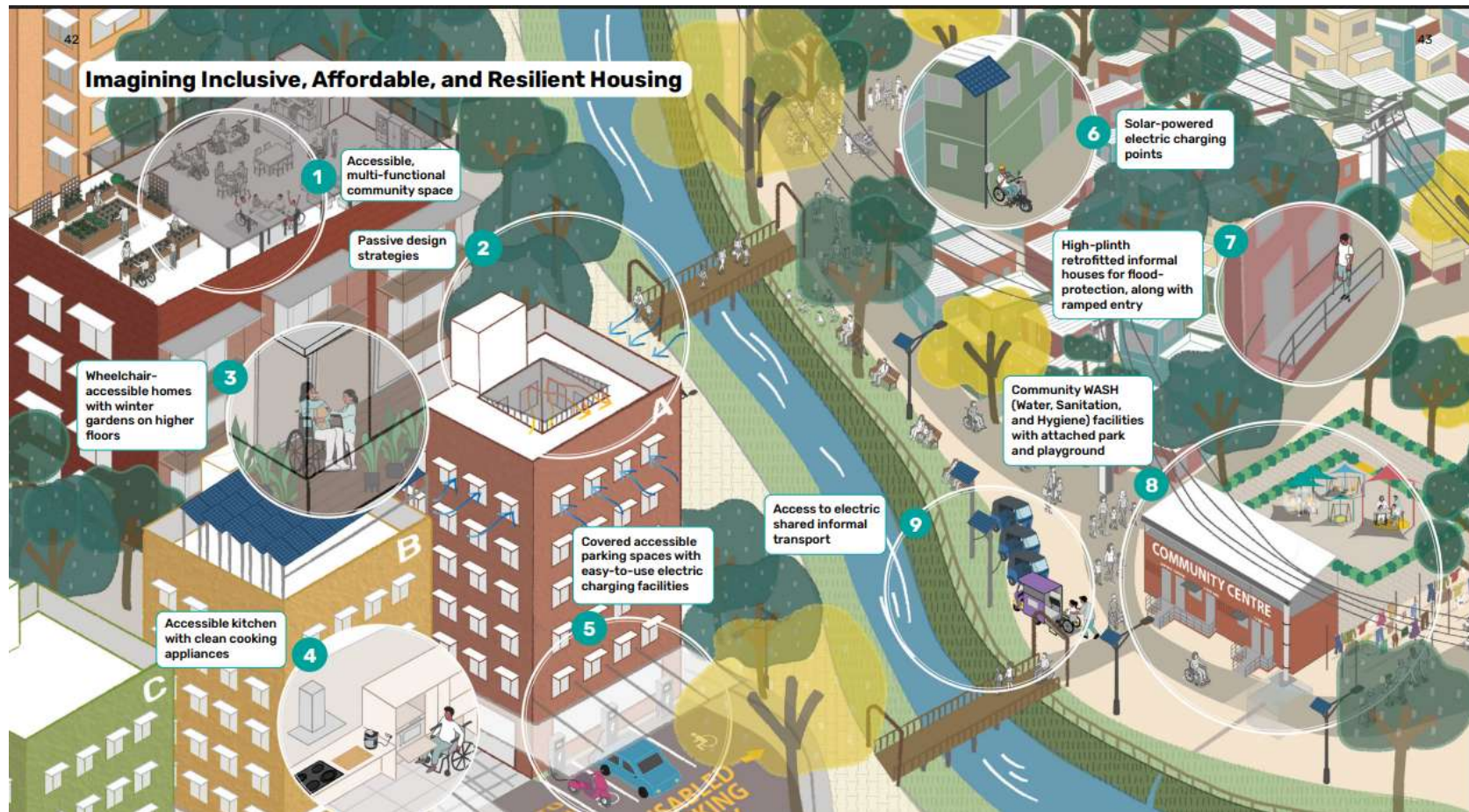
Fewer adaptations

Less intrusive adaptations

Greater future proofing for
future occupants

Can be delivered with all
energy efficient and carbon
neutral requirements

Regenerating a neighbourhood?



Opportunity to reduce risk and improve accessibility, including:

- Enhance social ties
- Use natural heat flows
- Improves energy efficiency
- Protects public health
- Vehicle charging for mobility
- Prevents rainwater ingress, ramp and step options

Retrofit and regeneration: opportunities

Inclusive, resilient retrofits and regeneration give disabled people a foundation for independence and health, as well as building climate resilience.

Things to consider:

- Passive design — cuts energy bills and carbon, improves air quality
 - Wheelchair-accessible homes with winter gardens — daylight and ventilation, with safe evacuation for higher-floor residents
 - Covered accessible parking with easy charging — shelter and independent mobility
 - Solar-powered charging points — clean power for assistive devices, not just appliances
 - High-plinth flood retrofit with ramped entry — protection and access working together
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Why does it all matter?

Michael's story



Kerry's story



Adaptable and inclusive homes get results!

Benefits to individual and household

Improved confidence, independence, self esteem

Greater social inclusion, community participation

Higher disposable income (greater opportunities for work, less demand for self-funded care or adaptations.)

Benefits to public expenditure

Reduced delay in hospital discharges

Fewer trips and falls in the home

Delayed or avoided need for permanent residential care

Remove or reduce cost of care assistance at home

Reduced reliance on welfare and greater tax and NI contributions



Technical support for an inclusive future



CAE Consultants (NRAC) can help:

- **Training your teams:** Approved Document M Vol 1: Dwellings
- **Consultancy:** Access statements, strategies and plans, reviews of plans to M4(2) and M4(3) standards and support through RIBA stages of new schemes.
- **Publications: The Inclusive Housing Design Guide** <https://cae.org.uk/our-services/shop>



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Accessible Homes Week 2026 12-16 October

Blogs / news / events

#AHW2026

#ForAccessibleHomes

Habinteg.org.uk / CAE.org.uk

