

**Habinteg**  
Accessible homes. Independent lives.

# Cat 2 / Lifetime Homes Essentials

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# Habinteg in short



- Habinteg has over 45 years experience delivering and championing inclusive homes
- CAE is UK's leading authority on inclusive design and now the consultancy division of Habinteg

# Inclusive legacy



# Why the change in access standards?



Review of housing standards 2013-2015:

- Streamlining and clarity
- Speed and volume of development



# Structure of Part M4 access standards

M4(1) Category 1: Visitable dwellings

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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)



Optional,  
determined  
by planning  
policy or  
developer  
choice

# Key features Lifetime Homes

- Step free access
- Wider doors and circulation space
- Entry level WC with inbuilt shower drainage.
- Adaptation ready bathroom walls
- Capacity for stair lift and wet-room
- Space for entry level bedroom & through floor lift
- Appropriate window handle, socket and heating control heights

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**Ordinary homes with adaptive superpowers!**

# Cat 2 v Lifetime Homes:



- Allows parking to be 'gently sloping'
  - Exemption of carports from capability to be widened
  - Increase of window handle and radiator controls height
  - No requirement to identify space for through floor lift
  - Narrower staircases (but stair lifts have caught up)
  - No requirement for ceiling strengthening to take potential hoist (although little impact in practice)
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# Cat 2 v Lifetime Homes:



- Requires firm parking surface
- Step-free approach includes steeply sloping sites.
- Requires stepped alternative if ramp >300mm
- All external doors to be accessible & same 'clear opening width' for gates (850mm)
- Lift or step free access to all homes above ground floor
- Slight increase circulation space in all double bedrooms
- Removes height band for strengthening of bathroom walls

# Extra cost of Category 2 home

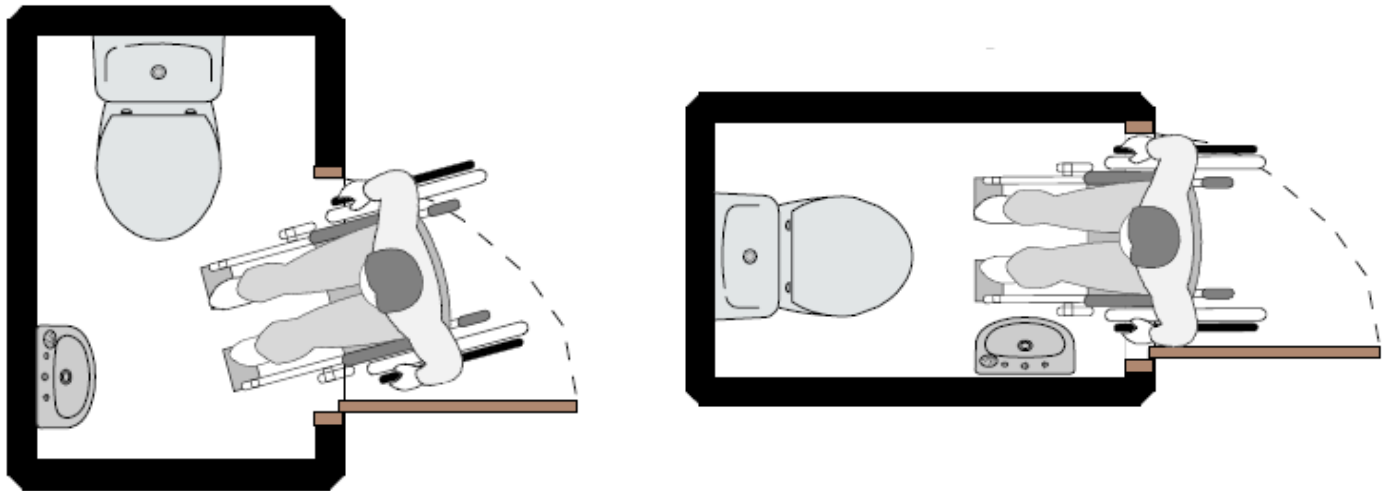
House Type	Build Cost	Additional Space cost (after cost recovery)	Net additional build costs
1B Apartment	£940	£289	£1,229
2B Apartment	£907	£289	£1,196
2B Terrace	£523	£578	£1101
3B Semi-detached	£521	£866	£1387
4B Detached	£520	£866	£1386

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Source: EC Harris for DCLG, 2014 Housing Standards review cost impacts

# Every penny counts, so isn't Cat 1 'visitable' good enough?

ADM Cat 1 WC



'Visitability' isn't getting inside the front door, its using the amenities fully, stay for an hour, stay for dinner, stay the night.

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# Accessible, adaptable, inclusive

Truly visitable because amenities are accessible to most regardless of mobility impairments



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#Foraccessiblehomes

# The benefits #1



Health savings,  
falls and injury:

“Building to the  
Lifetime Homes  
Standard could  
provide a further  
£1,600 savings\* or  
£8,600 if the  
potential  
adaptations were  
made.”

*\*Over a 60 year life span*

# The benefits #2



Faster, less expensive adaptations.

A bathroom grab rail becomes a quick job – no need to strengthen walls first.



# The benefits #3



Coming out of hospital –

- more quickly
- more safely
  
- 1.2m hospital bed days lost in 2015 costing £820m (£400 per day)



# The benefits #4



Easier to maintain independence =

Postpone or avoid moving to residential care.  
(£500-£750 p/w)

Maybe less costly domiciliary care

Who pays?

# The benefits #5



Improve householders' economic opportunities –

- move home for work or study
- work from home

# It's not just about older people... but

- There are 11.4 million people aged 65 or over in the UK –The number of people aged 60 or over is expected to pass the 20 million mark by 2030
  - Of 230,000 new households created every year, over 55% of them will be headed by older people.
  - Cat 2 homes are more future proof than their Cat 1 comparators.
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# A sustainable and inclusive future



Building to Cat 2 now saves far higher costs later.

Builds stronger communities, supports family life and challenges loneliness.

**Ordinary homes with adaptive superpowers!**

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# For more...

[www.habinteg.org.uk](http://www.habinteg.org.uk)  @habinteg

- Policy briefings, reports and analysis
- #foraccessiblehomes campaign

[www.cae.org.uk](http://www.cae.org.uk)  @cae\_info

- technical access consultancy
- training
- Guides and publications

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