

From: James Simpson [REDACTED]
Sent: 28 February 2022 12:15
To: PlanningPolicy Wandsworth
Cc: Mamun Madaser
Subject: Local Plan consultation response

Dear Local Plan Team,

On behalf of Habinteg, I would like to respond to the adoption of LP27 into the Wandsworth local plan under section 17.27. As the consultation portal does not offer commenting on this plan section, please see our response below.

Item 17.27 references the LP27 housing standards and adopts them into the Wandsworth local plan. Part A, 3 requires: "All new residential development, including new-build dwellings, conversions and change-of-use schemes where new dwellings are created..." to meet policy D7 of the London Plan.

This states:

"To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings.'

2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'."

Habinteg strongly supports this policy to meet the needs of disabled and older people in Wandsworth.

Local benefits of adaptable and accessible homes

New homes that meet category M4 (2) will deliver:

- significantly fewer disabled people out of work, further reducing the impact on local government spending*
- faster hospital discharges
- reduced local government expenditure on more expensive residential care settings
- provide a better environment for ongoing independence when needs change,

*Research from Habinteg and Papworth Trust reported that disabled people with appropriate, accessible homes are four times more likely to be in work than those in unsuitable properties.

Providing suitably accessible homes in a welcoming and inclusively designed neighbourhood can transform the lives of people who are so often left to 'make do' in unsuitable accommodation.

Habinteg tenants have reported that having their need for accessible homes met can have wide-ranging positive impacts:

- finding and maintaining employment
- Improved family life such as the ability to access their children's rooms or to cook a family meal
- the ability to come and go as they wish to visit family and friends.

A national accessible homes deficit with a local solution

- 14.1 million people in the UK are disabled (Scope)
- 45% of pension age adults are disabled
- 1.2 million people use wheelchairs (NHS)

- Over 400,000 people nationwide live in homes that do not provide the accessibility they need.
- The English Housing survey reported that 91% of existing homes do not provide the four access features for even the lowest level of accessibility – a 'visitable' home.

Habinteg's Insight Report: A Forecast for Accessible Homes 2020 found that just 31.5% of homes are required to meet an accessible housing standard between 2020 and 2030. This will compound the national accessible homes deficit.

Further information and references:

1. Habinteg's in house consultancy Centre for Accessible Environments (CAE) offers bespoke training and consultancy on all aspects of access, including housing, public spaces and community facilities. CAE's services may benefit Croydon's planning department in ensuring housing is delivered to the required M4(2) / M4(3) standards. The team has supported several local authorities and statutory bodies such as Homes England, helping upskill staff in the specific characteristics of accessible housing and providing practical support reviewing development plans and proposals. You can read more on the CAE website at www.CAE.org.uk

2. Housing and Disabled People, a toolkit for local authorities, was a joint project of Habinteg and the Equality and Human Rights Commission published in 2018. The Planning for Accessible Homes chapter provides helpful suggestions for producing robust planning policies for accessible housing. <https://www.habinteg.org.uk/ehrc>

3. Habinteg's Insight Report: A Forecast for accessible homes assessed accessible housing policy across all local planning authorities in England. You can read the full report and headline findings here.

<https://www.habinteg.org.uk/localplans/>

ABOUT HABINTEG

Habinteg has over 50 years of experience as a registered accessible and inclusive housing provider. Our mission is to provide and promote accessible and adaptable homes so that disabled and non-disabled people can live together as neighbours. Our response, therefore, focuses on issues of access and inclusion that we believe are vital to the development of a plan to serve the needs of the whole population of Croydon.

Please don't hesitate to contact us if we can help in any way.

Kind regards,
James

James Simpson
Interim Head of Communications

Habinteg.org.uk

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