



## Lifetime Homes

### Policy R7: Adaptable and Accessible Housing

- A. In accordance with PfE Policy JP-H3, all new dwellings must be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.
- B. Proposals of 50 or more homes will be required to provide at least 4% of new homes to be built to Part M4(3) wheelchair accessible and adaptable standard.
- C. The Council encourages and supports the use of 'Lifetime Homes' design standard to ensure homes are accessible and adaptable.

### Places for Everyone Links

JP-H3

### Relevant Strategic Objectives

SO1, SO3, SO6, and SO8

- 4.31. There is a need to support the delivery of accommodation to help meet the needs of people with disabilities, as evidenced in the Housing Needs Assessment. PfE Policy JP-H3 already requires development to meet part M4(2) of Building Regulations. In addition, there is a requirement for some homes to meet M4(3) of Building Regulations. It is acknowledged that some of this need will be met through the development of C3 accommodation and there is overlap between affordable, specialist older person and M4(3) need.

### Consultation Question 4-13

Do you support Policy R7? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.