Department for Levelling Up,
Housing & Communities

Access Association Seminar

26 April 2022

Building Regulation's accessible housing standards M4(1), M4(2) and M4(3)

Luke Turner
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Technical Policy Division, Building Safety Programme, DLUHC

Thank you for having me

Who am I?



Luke Turner

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Technical Policy Division

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I am a chartered architect employed by Government as a policy lead on accessibility and security in the Building Regulations team.

I'm involved in policy, research, briefing and correspondence relating to accessibility in the built environment, connecting with industry, B/559 and Government.

(I sit as an observer on the British Standards committee: B/559 - Design of an Accessible and Inclusive Environment)

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Who do I work for?

Source:

https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities

Our Ministers



The Rt Hon Michael Gove MP

Secretary of State for Levelling Up, Housing and Communities

Minister for Intergovernmental Relations



The Rt Hon Stuart Andrew MP

Minister of State (Minister for Housing)



Kemi Badenoch MP

Minister of State (Minister for Levelling Up Communities)



Lord Stephen Greenhalgh

Minister of State (Minister for Building Safety and Fire)

Unpaid



Eddie Hughes MP

Parliamentary Under Secretary of State (Minister for Rough Sleeping and Housing)



Neil O'Brien MP

Parliamentary Under Secretary of State (Minister for Levelling Up, The Union and Constitution)



Lord Richard Harrington

Minister of State (Minister for Refugees)

Accessible housing

- Standards in Regulations
- M4(1) visitable dwellings
- M4(2) accessible and adaptable dwellings
- M4(3) wheelchair user dwellings
- Consultation
- Scrutiny (PQs, OPQs)

Lifetime Homes



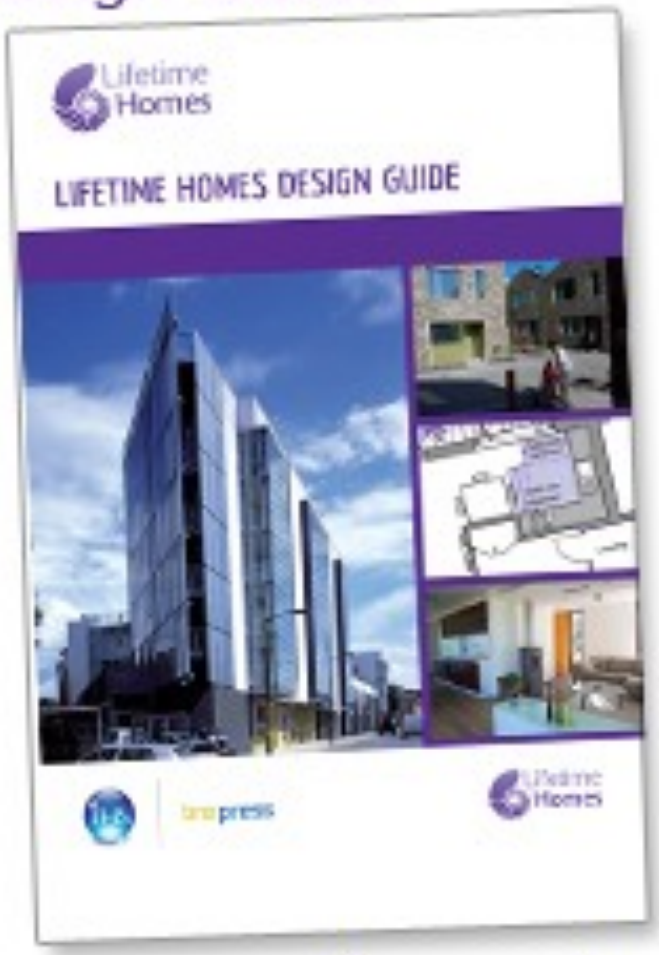
- The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.
- Technical guidance on the Lifetime Homes Standard for architects, planners, developers, builders, local authorities or construction managers.
- By meeting the Lifetime Homes Standard, developers and builders can ensure all of Part M of the Building Regulations are met.
- Lifetime Homes rarely require greater space standards and should not impact on the density of a development.
- Because of their thoughtful design, Lifetime Homes often feel more spacious, a feature which is important in high density developments.
- July 2010

Lifetime Homes

Revised Criteria July 2010

- 1a) On plot (non communal) parking
- 1b) Shared or communal parking
- 2 Approach to dwelling from parking
- 3 Approach to all entrances
- 4 Entrances
- 5a) Communal stairs
- 5b) Communal lifts
- 6 Internal doors and hallways
- 7 Circulation Space
- 8 Entrance level living space
- 9 Potential for entrance level living space
- 10 Entrance level WC and shower drainage
- 11 WC and bathroom walls
- 12 Stairs and potential through-floor lift in dwellings
- 13 Potential for fitting of hoists and bedroom/bathroom relationship
- 14 Bathrooms
- 15 Glazing and window handle heights
- 16 Location of service controls

The Lifetime Homes Design Guide



Buy online

Wheelchair Housing Design Guide

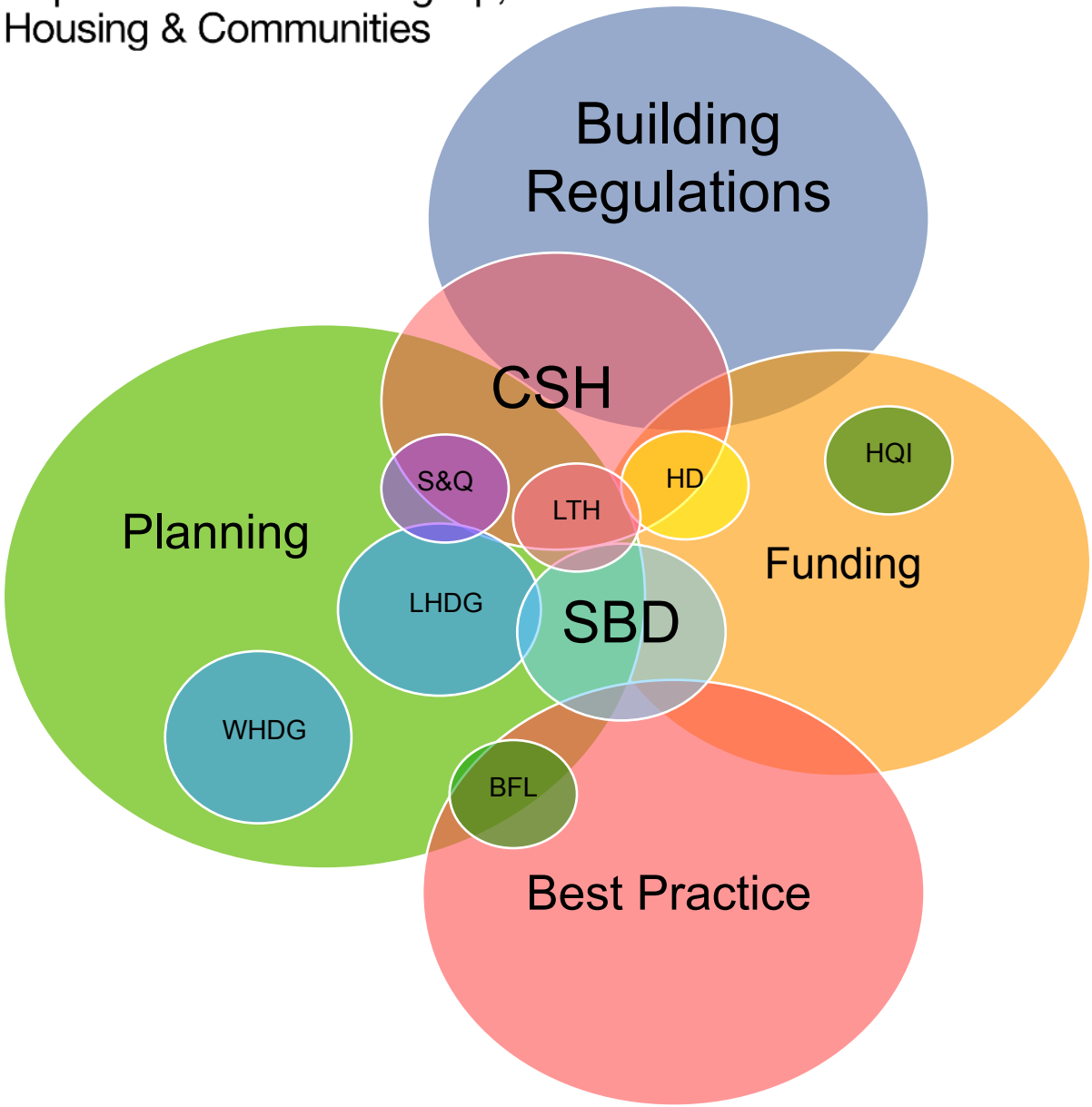
- The second edition of the wheelchair housing design guide, produced by Habinteg with Stephen Thorpe, came out in 2006. The wheelchair housing design guide:
- Provides design details and good practice examples which take account of current guidelines and regulations.
- Promotes the long term cost and other benefits of designing to wheelchair accessibility standards.
- Reflects and promotes the values and principles of the existing strategies for social inclusion, the Disability Discrimination Act, and the diversity agenda.
- A 3rd Edition was published in 2019.

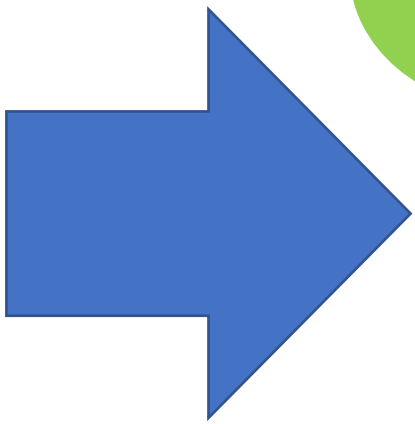
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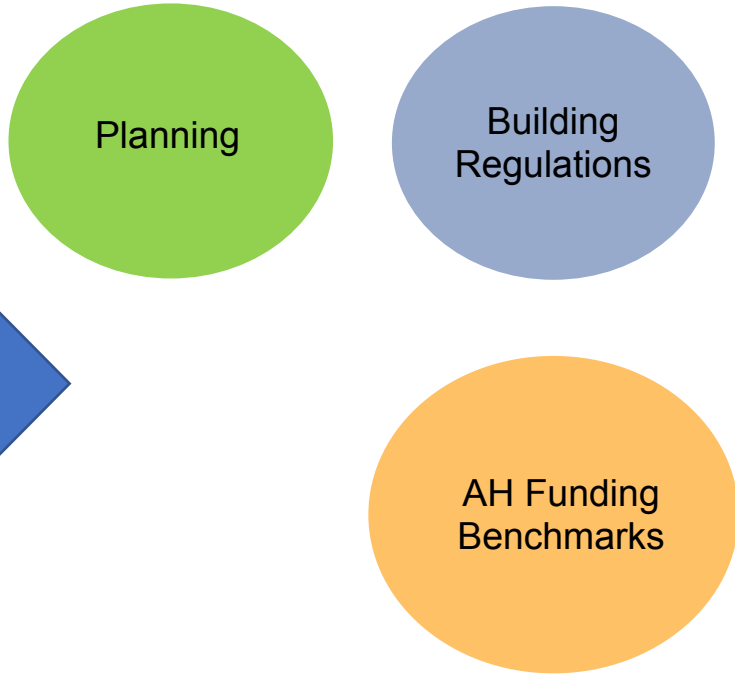




Department for Levelling Up, Housing & Communities







Change from voluntary Standards into Regulation

2006

Wheelchair Housing Design Guide

2010

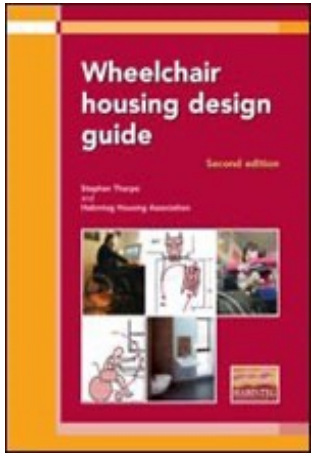
Revised Criteria for Lifetime Homes

2013

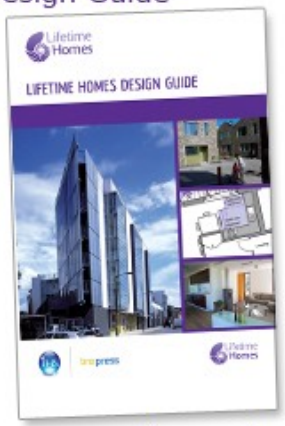
Housing Standards Review

2015

Part M: Volume 1 - Dwellings



The Lifetime Homes Design Guide



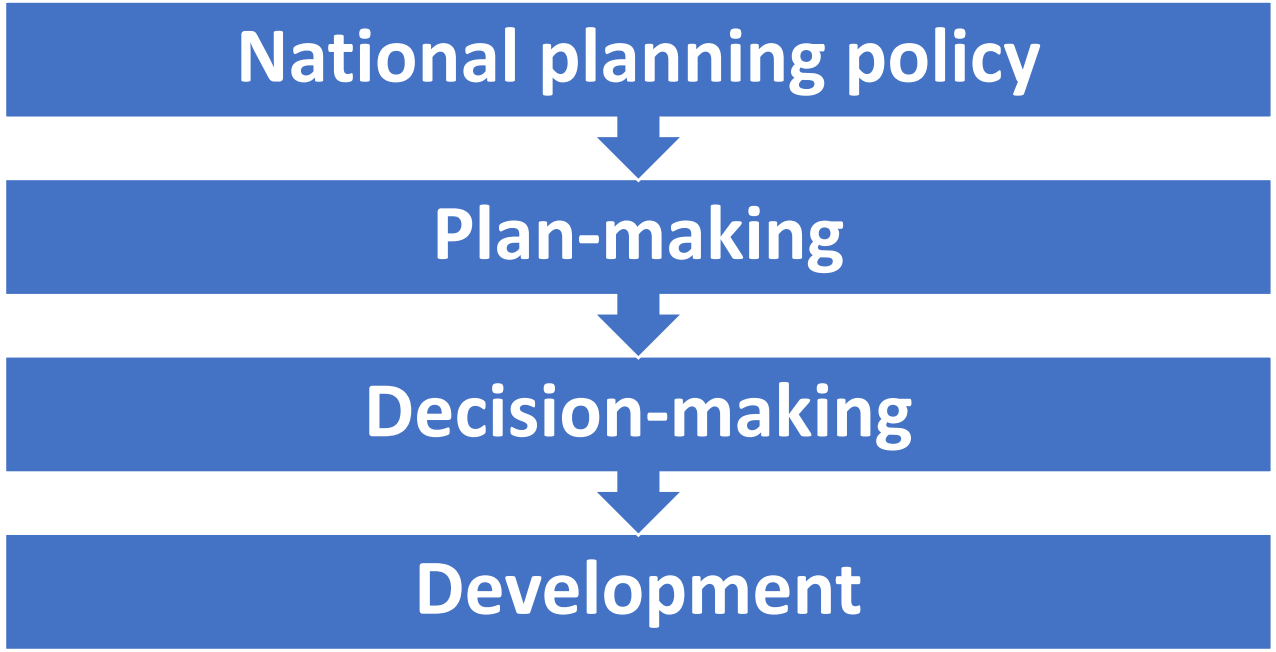
Buy online

2012

NPPF
Local Plans



So how does it connect?



- National Planning Policy Framework – NPPF
- Planning Practice Guidance
- Local Plan – sets local policies
- Local assessment of **need**, **viability** and **timing**.
- Data Sheet
- Planning Conditions come with M4(1), M4(2), M4(3)
- Nationally Described Space Standard

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Guide to available disability data

This document provides summary information on the current situation on demographics and housing stock across England.

The government has produced a summary data sheet which sets out useful data and sources of further information which planning authorities can draw from, to inform their housing needs assessments, and how they intend to approach demonstrating the need for meeting

Requirement M4(2) (accessible and adaptable dwellings), and / or M4(3) (wheelchair user dwellings), of the Building Regulations in their Local Plans.

This document provides information on the current situation on demographics and housing stock across England, and provides a general indication of the current situation on disabled housing need.

The tables in the document include information on:

•vulnerable and disadvantages groups

•older households

•household projections

•housing stock and visitability features

Link to use:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/416475/150323_Guide_to_disability_data___final_web_version.pdf

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Building Regulations

New Approved Documents

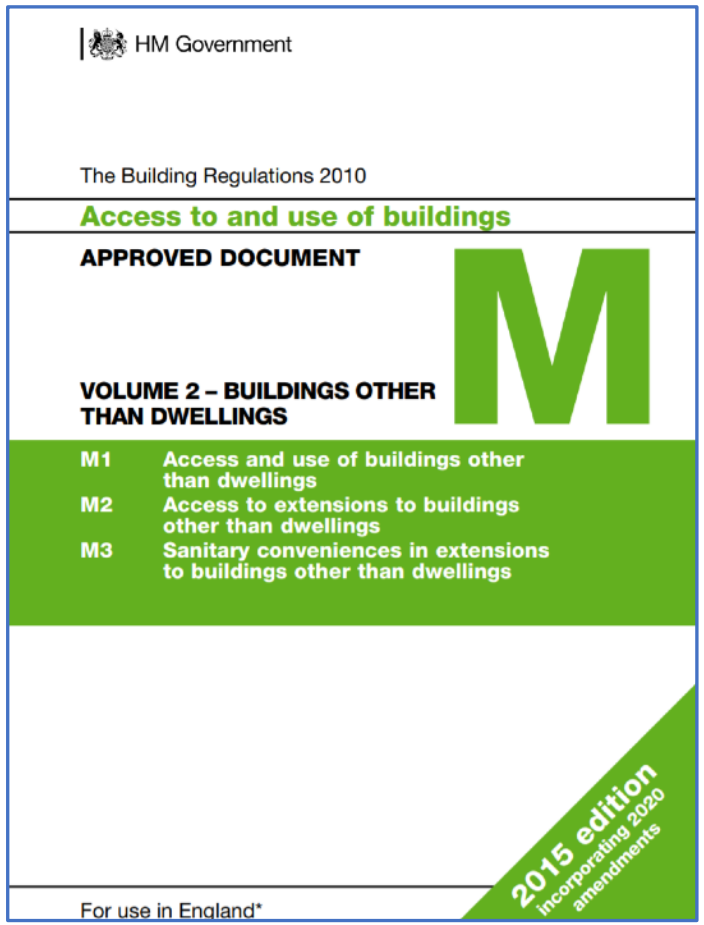


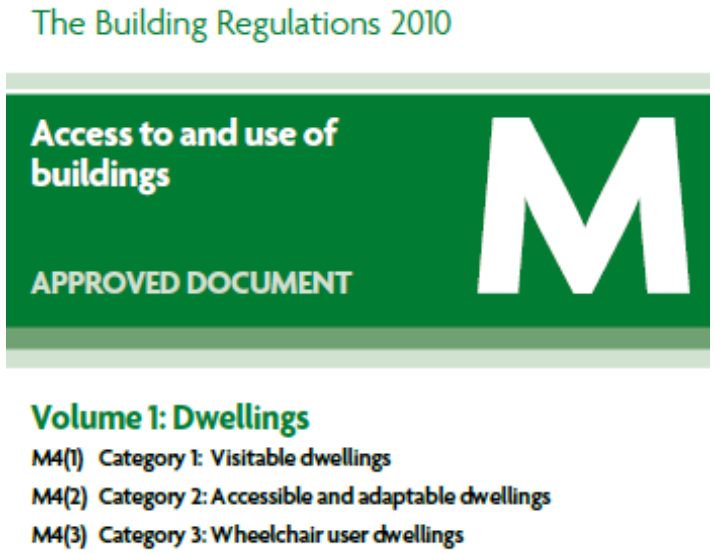


- New Approved Document F (Ventilation), volumes 1 and 2
- New Approved Document L (Conservation of Fuel and Power) volumes 1 and 2
- New Approved Document O (Overheating).
- New Approved Document S (Infrastructure for the charging of electric vehicles)

Department for Levelling Up, Housing & Communities

Requirements, Provisions and Guidance





Requirement

Requirement

Category 1 – visitable dwelling

Access and use

M4(1). Reasonable provision should be made for people to—

(a) gain access to; and

(b) use, the dwelling and its facilities

Department for Levelling Up, Housing & Communities

Requirements, Provisions and Guidance

- Building Regulations make requirements
- Statutory guidance is a safe harbour
- One way of complying, but not the only way
- Building Control Bodies decide on reasonable provision on a case-by-case basis
- Approved Inspectors (e.g. NHBC) or LA Building Control
- There are many ways to crack an egg





Part M (Access to and use of buildings)

Volume 1 – Dwellings

- This is new and a step change from previous regulations.
- An improvement based on working groups, research and consultation.
- Introduces Options for planners to choose as a condition.
- Three differing levels of accessibility meet a broad spectrum of different access needs for different households.

Statutory Guidance

- Approaches to a dwelling
- Communal entrances
- Entrance and External Doors
- Car parking and dropping off
- Communal lifts and stairs
- Steps, Flights, Handrails, Guarding, Ramps
- Private entrances and spaces within the dwelling
- Corridors
- Habitable rooms
- Bedrooms, Sanitary facilities, WCs, bathrooms
- Kitchens, Dining and Living rooms
- Internal Circulation, Storage
- Services and controls
- Private outdoor space
- Clear access zones, transfer space turning circles
- Appendix D: Furniture Schedule

M4(1)

Category 1 – Requirement M4(1)

Visitable Dwellings

- This category sets minimum standards of accessibility
- Applicable to all newly erected dwellings, unless an optional requirement applies.
- Level access, level thresholds, door and corridor widths
- Entrance level WC’s and accessible heights for controls.
- This guidance has been in force since 1999.

M4(2)

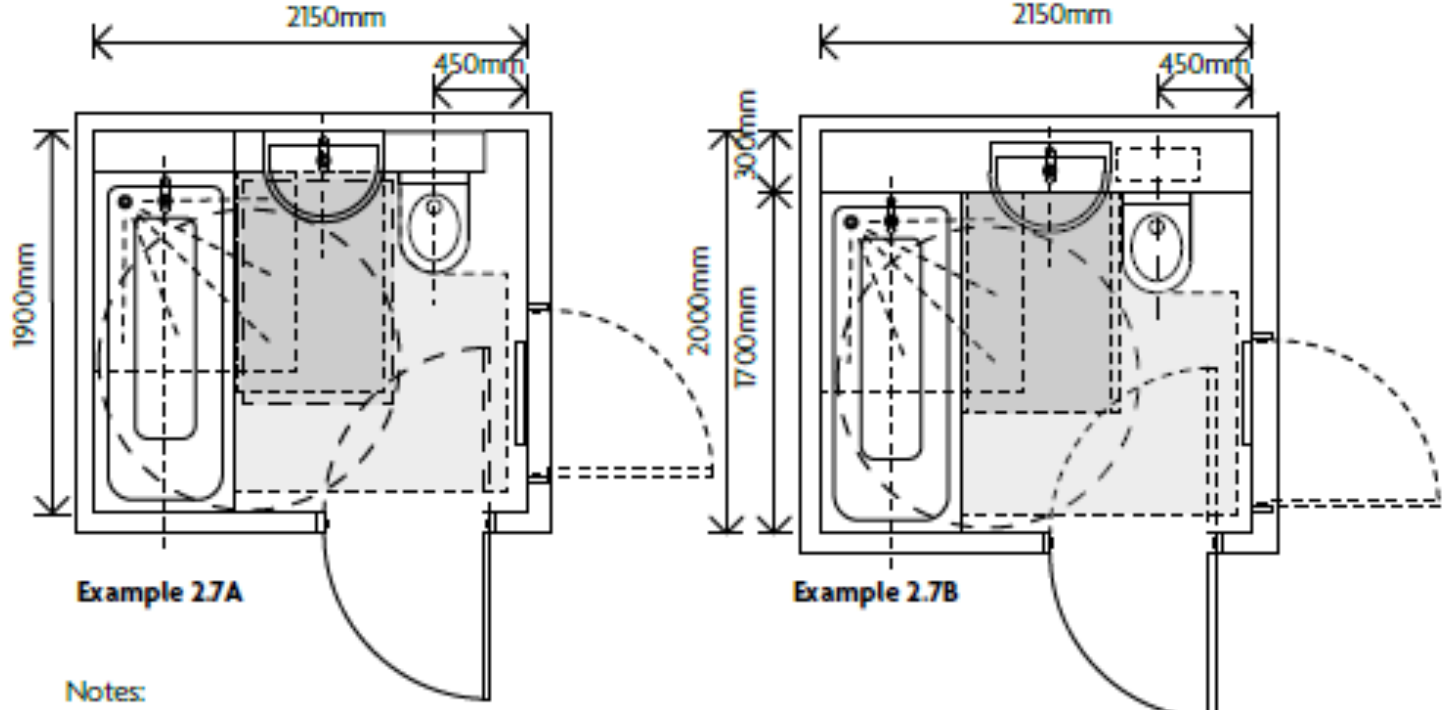
Category 2 – Requirement M4(2)

Accessible and Adaptable Dwellings

- This category sets out guidance which needs to be followed where a planning authority sets a requirement for Optional Requirement M4(2).
- Broadly equivalent to the Lifetime Home Standard
- Provides enhanced accessibility in circulation spaces and sanitary provision (bathrooms)
- Makes new homes more accessible, Make homes include features that make it more easily adaptable over time.

M4(2)

Bathrooms



Notes:
1. Dimensions for illustration purposes only.
2. Stack and drainage positions to be shown clear of access zones where located within WC / Cloakroom.
3. Alternative door positions shown dotted.

Diagram 2.7 Examples of Category 2 bathrooms

M4(3)a & M4(3)b

Category 3 – Requirement M4(3)

Wheelchair User Dwellings

- This category sets out guidance which needs to be followed where a planning authority sets a requirement for Optional Requirement M4(3).
- Broadly equivalent to the Wheelchair Housing Design guide.
- Either a wheelchair adaptable home (which includes design features to make a home easy to convert to be fully wheelchair accessible) M4(3)a or
- a wheelchair accessible home (which includes the most common features required by wheelchair users). M4(3)b
- M4(3)a is designed to require only simple adaptation
- M4(3)b is ready for wheelchair use on completion.

Requirement

Optional requirement

Category 3 – wheelchair user dwellings

M4(3) optional requirement

(1) Reasonable provision must be made for people to—

(a) gain access to, and

(b) use, the dwelling and its facilities.

(2) The provision made must be sufficient to—

(a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or

(b) meet the needs of occupants who use wheelchairs.

Limits on application

Optional requirement M4(3)—

(a) may apply only in relation to a dwelling that is erected;

(b) will apply in substitution for requirement M4(1);

(c) does not apply where optional requirement M4(2) applies;

(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.

Optional requirement M4(3) (2)(b) applies only where the planning permission under which the building work is carried out specifies that it shall be complied with.

M4(3)a

Corridors

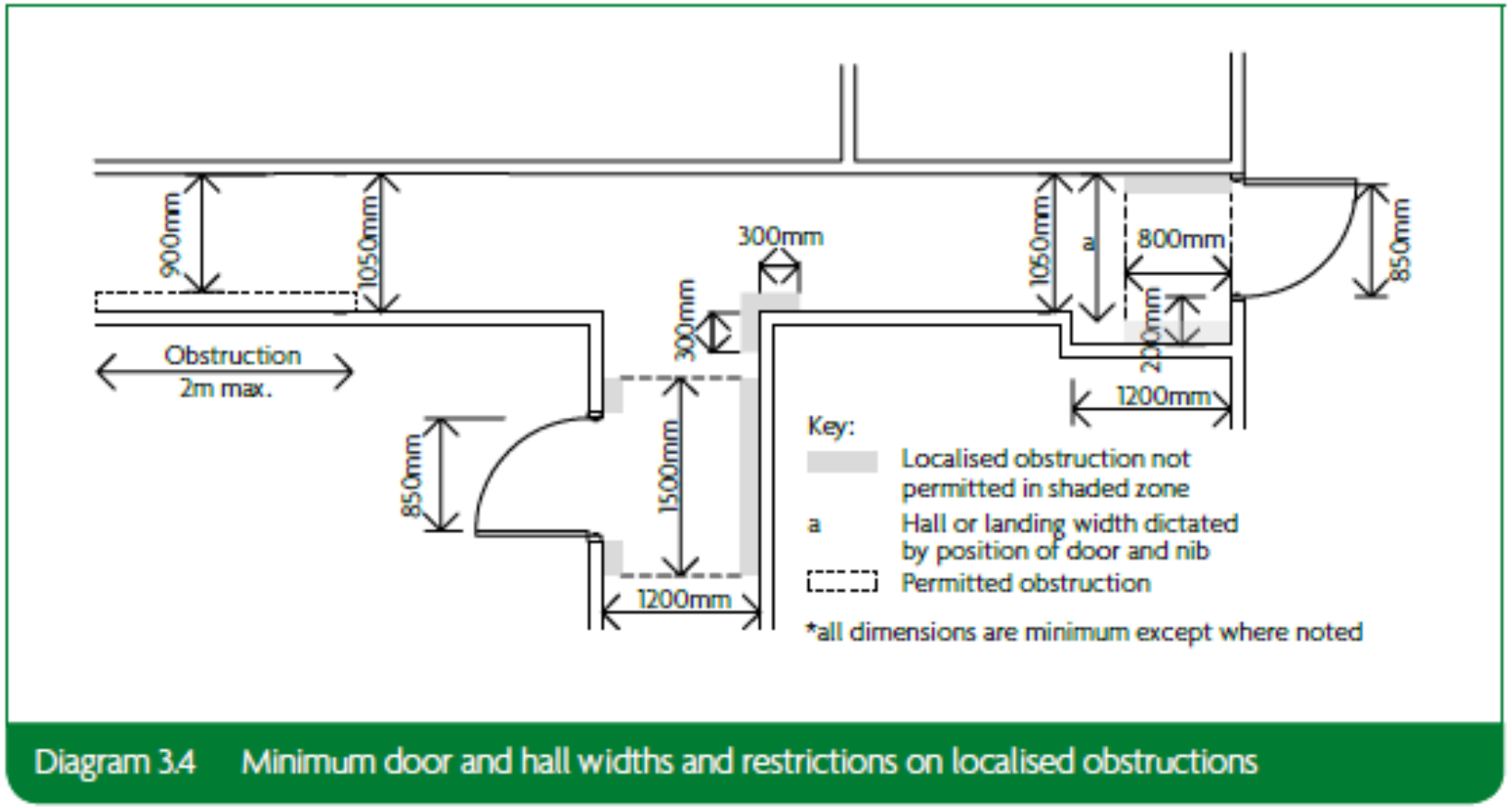


Diagram 3.4 Minimum door and hall widths and restrictions on localised obstructions

So what next?

- There is continued concern that Approved Document M may be falling short on the needs of all user groups, particularly as the population changes with people living longer, as people with profound and multiple impairments can access more of the built environment, and as our understanding of disability and impairment evolves and expands.

- Research is currently underway to inform a more inclusive, comprehensive and robust revised Approved Document M volume 2.

Part M Review

- A full review of Part M of the Building Regulations, relating to access to, and use of, buildings is underway.
- It includes a research programme on the prevalence and demographics of impairment in England and ergonomic requirements and experiences of disabled people.
- Evidence gathered will help government consider what changes can be made, including reviewing and potentially tightening the regulatory framework to deliver accessible new homes and updates to statutory guidance.
- Ove Arup Ltd. Arup are our researchers ARUP

Consultation on raising accessible housing standards

- Government consulted (from 8 Sept to 1 Dec 2020) on options to raise the accessibility of new homes, recognising the importance of suitable homes for older and disabled people.
- The consultation proposed whether to wait to see the full impact of recent planning policy changes on the use of the optional technical standards; or whether and how changes could be made by either mandating a higher standard or reconsidering the way existing optional standards are used, including set proportions for wheelchair user homes.
- We are currently considering responses and will publish a government response and set out next steps in due course.

Scrutiny Parliamentary Questions

Marsha De Cordova

Marsha De Cordova is the Labour MP for Battersea, and has been an MP continuously since 8 June 2017.



To ask the Secretary of State for Levelling Up, Housing and Communities, whether all new homes will meet the accessible and adaptable standard following the consultation on raising accessibility standards for new homes.

- We are currently considering responses to the consultation on raising accessibility standards and will publish a government response setting out next steps as soon as possible

Helen Hayes

Helen Hayes is the Labour MP for Dulwich and West Norwood, and has been an MP continuously since 7 May 2015. She currently undertakes the role of Shadow Minister (Education).



To ask the Secretary of State for Housing, Communities and Local Government, what steps the Government is taking to prioritise accessible housing for older and disabled people during the covid-19 outbreak.

- Our reforms on housing for older and disabled people progress despite the Covid-19 pandemic. By law, local authorities must ensure that reasonable preference for social housing is given to people who need to move on medical and welfare grounds, and this will include older and disabled people. In our Social Housing White Paper we said that we will look at how we can improve access to suitable homes for disabled people. We have recently consulted on how to raise accessible housing standards and we are also significantly reforming the planning system to put a much greater emphasis on design and quality

Lord Young of Cookham

Lord Young of Cookham's full title is The Rt Hon. the Lord Young of Cookham CH. His name is George Samuel Knatchbull Young, and he is a current member of the House of Lords.



To ask Her Majesty's Government, further to the consultation paper by the Ministry of Housing, Communities and Local Government Raising Accessibility standards for New Homes, published on 8 September 2020, when they plan to publish a response; and what plans they have to align the mandatory baseline for accessibility standards for new homes with the accessible and adaptable standard.

- Evidence gathered by the consultation on raising accessibility standards for new homes will help government consider whether to mandate a higher baseline accessibility standard or to reconsider the way existing optional standards are used. We are currently analysing responses and will publish a government response in due course.

Scrutiny Oral Parliamentary Questions

Liz Twist

Liz Twist is the Labour MP for Blaydon, and has been an MP continuously since 8 June 2017. She currently undertakes the roles of Opposition Whip (Commons), and Shadow Minister (Scotland).



What his Department's timescale is for responding to the consultation on raising accessibility standards for new homes which closed in December 2020.

- My Department is currently considering responses and analysing data and evidence. We will publish a government response setting out next steps on boosting the supply of accessible homes in due course.

Baroness Greengross

Baroness Greengross's full title is The Baroness Greengross OBE. Her name is Sally Ralea Greengross, and she is a current member of the House of Lords.



To ask Her Majesty's Government what steps they are taking to ensure that changes to the planning system will deliver more homes that are accessible for people with disabilities.

- My Lords, the Government place great importance on the provision of suitable homes for people with disabilities. This is why we are currently consulting on making higher accessibility standards mandatory in reviewing the provisions for accessible and adaptable housing within building regulations. Our consultation has proposals to see more homes delivered, and authorities still need to plan for the housing needs of different groups within their communities, including the needs of people with disabilities.

What to look out for?

- Response to the accessible housing consultation
- PAS 6463, Design for the mind – Neurodiversity and the built environment – Guide. This standard in the making is creating guidance on designing for neurodiversity in the built environment.
- Mandate 420 became EN 17210:2021 (E), Accessibility and usability of the built environment—Functional requirements
- Part M Research being published, leading to the review and update of Part M, volumes 1 and 2.
- Further consultations: https://www.gov.uk/search/policy-papers-and-consultations



a) Footpath raised slightly above adjacent ground

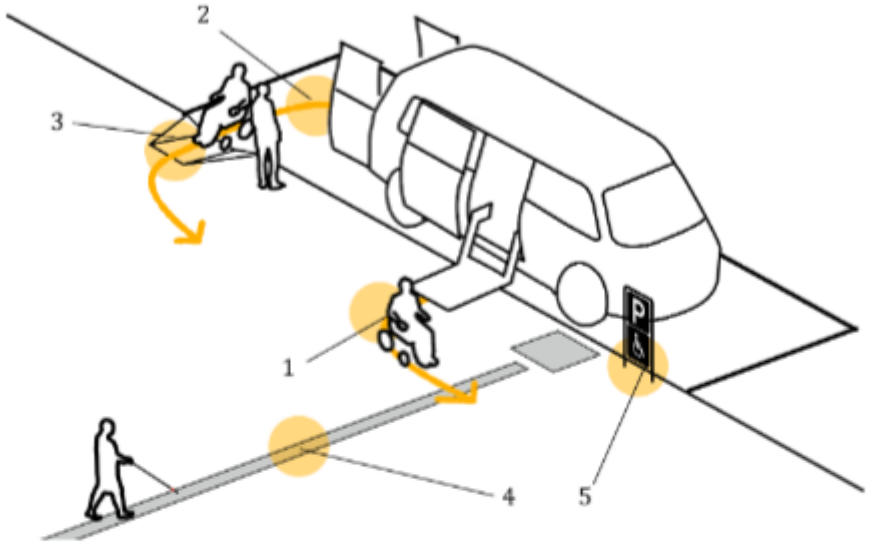


b) Raised footpath with terrain sloping downwards



c) Footpath raised high above ground

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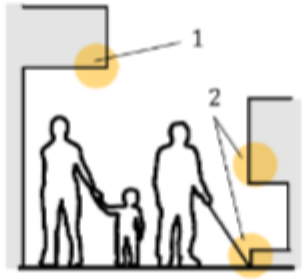
Key

1 space for side exit on footway
2 space for rear exit from vehicle
3 kerb ramp for access to footway
4 TWSI for guidance between main entrance of building and boarding point
5 symbol of access

Figure 42 — Example of parking space/boarding point alongside a footway with adequate manoeuvring area and kerb ramp



a) Adequate headroom underneath trees, detectable lower edge of objects



b) Adequate headroom underneath signage, detectable plinth beneath objects



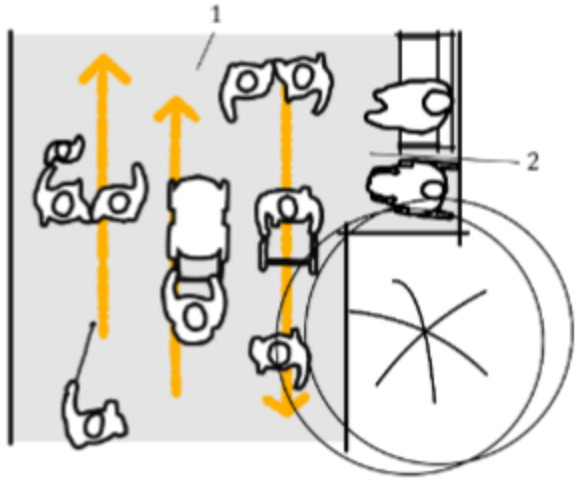
c) Incorrect solution: Inadequate headroom, objects difficult to detect



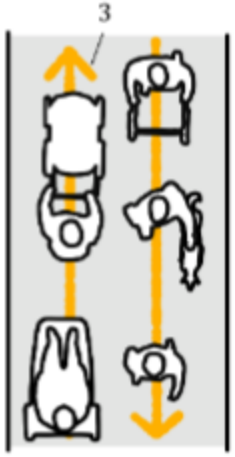
a) Example of passing places on one side of route



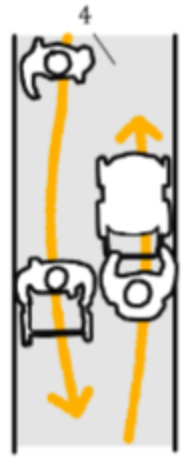
b) Example of passing places at regular intervals



a) High frequency use



b) Medium frequency use



c) Low frequency use

Key

And Published

Details

Part 1: the benefits of accessible housing
Part 1 evaluates what evidence is available on the benefits of accessible housing, and where further evidence is needed.

Part 2: the effectiveness of current guidance for buildings other than dwellings
Part 2 looks at the effectiveness of current guidance for buildings other than dwellings, to understand how well current guidance for Part M is meeting the needs of disabled people.

Published 20 January 2021

Research and analysis

Research on Part M: access to and use of buildings

Research to support the evaluation of Part M and Approved Document M of the Building Regulations.

From: Ministry of Housing, Communities & Local Government
Published 20 January 2021

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Applies to England

Documents



Research on Part M: access to and use of buildings

PDF, 3.46MB, 179 pages

Related content

Building Regulations 2010: Amended Approved Documents G and M: circular 01/2016

Building regulations: guide to available disability data

Approved Document M volume 2 amendments: circular 02/2020