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Rt Hon Rachel Reeves MP,
Chancellor of the Exchequer,

Rt Hon Angela Rayner MP
Secretary of State
Ministry of Housing, Communities and Local Government

2 Marsham Street
London
SW1P 4DF

Subject: Accessible New Build Homes

Dear Secretary of State and Chancellor,

Disability Rights UK is the UK's leading organisation run by and working for Disabled people. We congratulate you on becoming the new UK Government and on your appointments.

There are 16 million Disabled people in the UK, and almost all of us have been let down by Britain's dangerous mess of a housing system. Last year, we met with parliamentarians, including those who are now ministers of state and spoke about how a future Labour government could improve things for the one in five Disabled people in socially rented homes with 1 in 3 in privately rented homes who have unmet housing needs.

We welcome your commitment to creating the 'housing mix that our country needs, that our people need'. Yet, developers still have no national requirements to build accessible homes in England. And in your announcements earlier this week, you made no commitments to ensure that the 1.5 million new homes are accessible for Disabled people.

The previous government committed to bring forward improved accessibility standards for new build homes in July 2022 but took no action to make this a reality. This lack of action has meant that at a local authority level, more than half of all areas have no requirements for accessible homes whatsoever, and



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it is often the case that developers use Section 106 agreements to push back on the number of accessible homes they have to build.

91% of homes in England do not provide even the most basic accessibility features, and many Disabled people face decade-long waits for accessible homes. We would urge you to take this opportunity to ensure that all new homes are built to high accessibility requirements, creating safe housing for older and Disabled people and setting a level playing field for developers.

We are writing to ask that you take immediate steps to ensure that all new build homes are built to high accessibility standards by:

1. Legislating so that all new build homes are of at least M4(2) standard.
2. Mandating the British Safety Regulator to immediately launch the technical consultation for M4(2) home building with an expedited timeline that is made public, as the Housing and Communities Committee chaired by your Labour colleagues recommended in June.
3. Include an explicit requirement for local authorities to assess the local need for homes at M4(3) wheelchair user standard, **including requiring a minimum percentage of 10% M4(3) standard homes in every local plan.**
4. Require all local authorities to keep a register of accessibility of homes and require local authorities to keep a detailed record of all accessible social housing within their local authority area.

We hope that you will implement these immediate, and easy to implement policies as part of a plan for wider future package of reforms that tackle issues of housing accessibility, affordability and standards.

We would welcome a meeting to discuss this vital issue.

Yours sincerely



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Kamran Mallick, CEO Disability Rights UK

A handwritten signature in black ink, appearing to be "K. Mallick", written over a horizontal line.