

Accessible Homes for Scotland

The Scottish Accessible Housing Network's call for action

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Accessible Homes for Scotland:
Scottish Accessible Housing Network's
call for action



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Introducing Horizon Housing Association

- Specialist in accessible housing
- Chair Accessible Housing Network
- Policy & Partnership work with housing, health and social care partners
- Promoting independence and community living
- Part of the wider Link Group family



800+

Homes Managed

12

Local Authority Areas



15,000+

Customers Across Link Group

22

Local Authority Areas via Link Group

Why this matters now

Three connected pressures are converging



An ageing population

By 2045, 1 in 4 people in Scotland is projected to be over 65.



A housing emergency

Too many people cannot access a home that is suitable, affordable and adaptable.



Pressure on health & care

Unsuitable homes contribute to crisis intervention, delayed discharge and rising care demand.

Accessible housing sits at the intersection of all three challenges.

It supports independence, reduces avoidable demand on public services and creates more inclusive communities.

The accessible housing challenge

The housing system is not ready for changing need

100,000+

disabled people in Scotland
live in homes that do not
meet their needs

61,000

people in Scotland need
adaptations to their homes

1%

of Scotland's housing is
wheelchair accessible

10,000

Disabled people on waiting
lists

+ 30 %

Projected increase in people in Scotland 65+ by
2045

+ 300,000

Additional people aged 75+ projected over the
next 25 years!

The problem is not ageing or disability — it is a housing system that has not been designed around people's changing needs.

Everyone should have a home that is safe, inclusive and enables independence — regardless of age, ability or background.



Designed well

Step-free access, usable space and features that work from day one



Adaptable

Homes that can change as people's needs change



Across all tenures

Social, private rented and owner-occupied homes all matter



Supported by systems

Advice, adaptations and support that enable real choice

Our call for action — 1 to 3

Create the framework, standard and investment needed

1

National strategy & targets

Develop a National Strategy for Independent Living, establish robust evidence of need, and set national and local delivery targets.

2

A truly accessible housing standard

Finalise Housing for Varying Needs and introduce a mandatory, tenure-neutral and future-proof accessible homes standard.

3

Secure and expand adaptations funding

Deliver faster, fairer and more flexible funding across all tenures, with streamlined assessment and approval.

Our call for action — 4 to 6

Make accessibility everyone's responsibility

4

Engage the private sector

Use incentives, planning guidance, regulation and retrofit support so private developers and landlords play a full role.

5

Track, report and plan for need

Map accessible stock and unmet need locally; publish national data on homes built, allocated and adapted.

6

Put lived experience at the centre

Involve disabled people and older adults in design, policy and planning, and make co-production a core requirement.

What success would look like

A healthier, fairer and more sustainable Scotland



For people

- Greater independence and choice
- Homes that remain suitable as needs change
- Better health, wellbeing and participation



For public services

- Fewer delayed discharges
- Less crisis intervention
- Lower long-term health and care costs



For the housing system

- Better data and planning
- More accessible homes across all tenures
- Fairer use of existing and new supply

Accessible housing is housing policy, health policy, social care policy and economic policy.

Further reading — sector election priorities

Accessible housing and independent living are moving into the mainstream

Bield

A Roadmap for Independent Living



[Open publication](#)

Hanover Scotland

Shaping Scotland's Future for an Ageing PopulationIndependent Living: The Blackwood Blueprint



[Open publication](#)

Blackwood



[Open publication](#)

Accessible housing is no longer a specialist issue — it is a national priority.