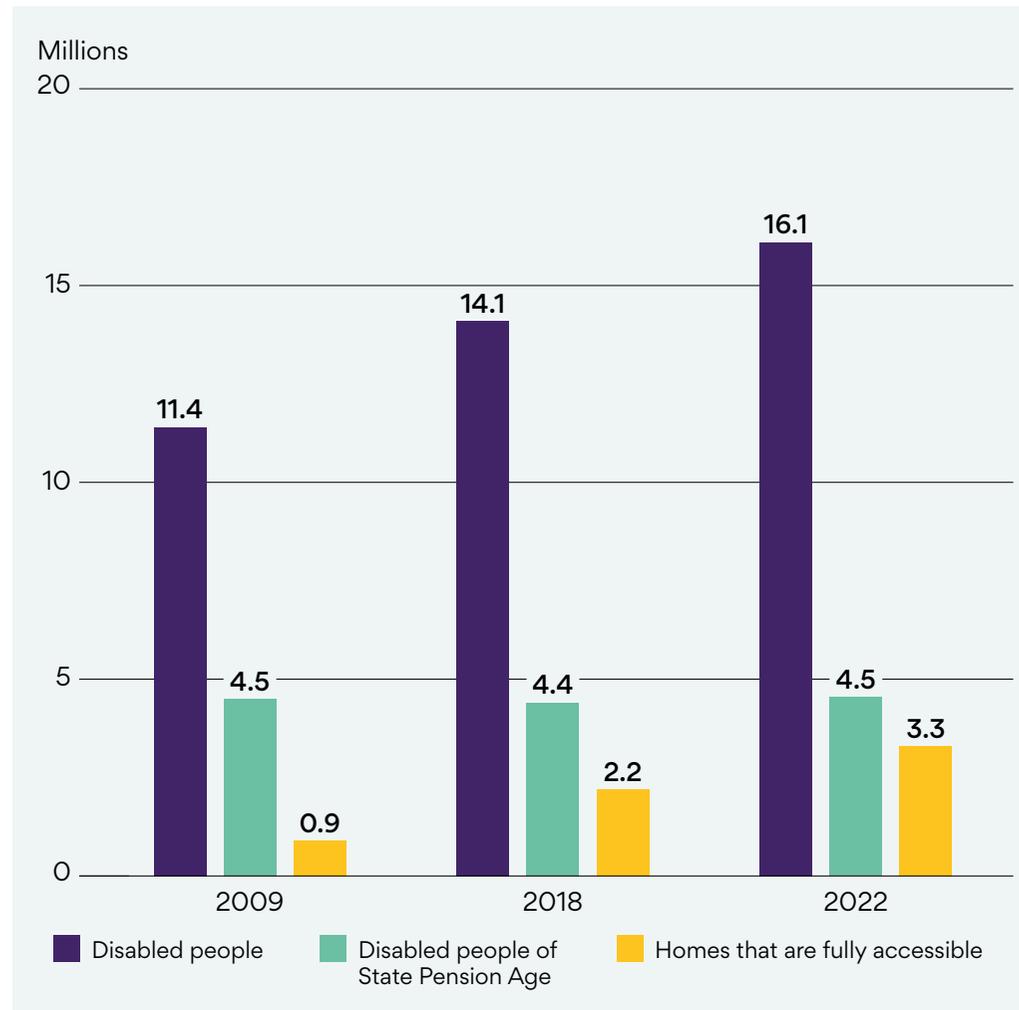


Accessible homes factsheet 2025

With an ageing population, building more accessible and adaptable homes is essential. Building new homes to higher accessibility standards futureproofs our housing stock and aligns the need for more homes with the country's changing demographics.

Accessible homes – help people with mobility issues or disabilities live independently and safely. Everyone can benefit, including families using prams and anyone who has older people or friends with mobility issues visiting them.

Adaptable homes – provide flexibility for people to modify their home as their needs change over time. Most people want to remain in their own home as they get older, and adaptations help avoid injuries and falls.



Accessible homes

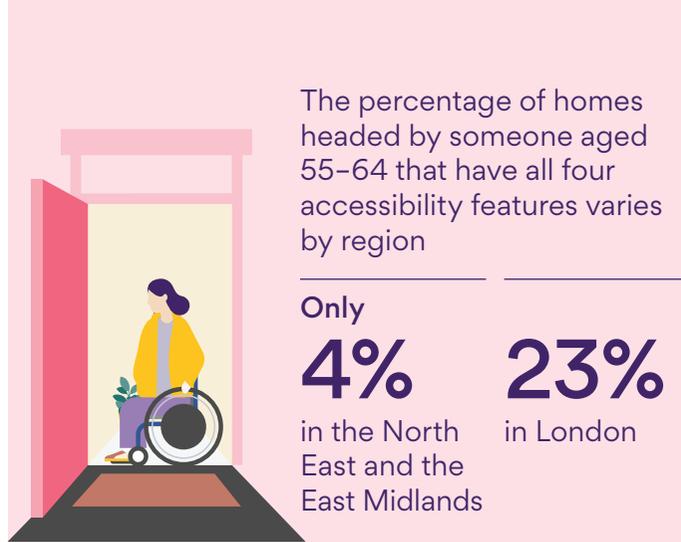
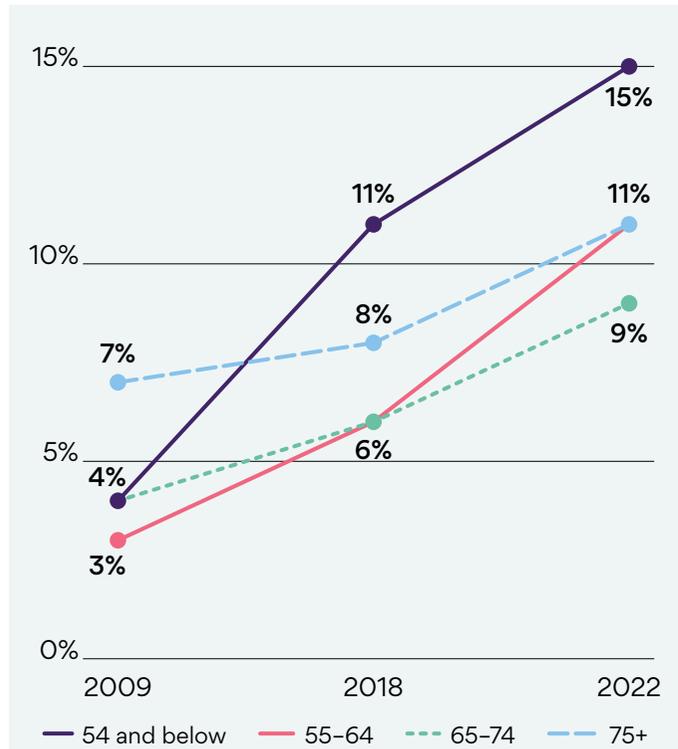
There is a large 'accessibility gap' between the number of homes that are fully accessible and the number of disabled people.

Just 13% of homes in England have all four basic accessibility criteria that help make a home visitable for most people:

- 1 A toilet at entrance level:** present in 67% of homes. Higher than 2009 (61%), but little change since 2018 (66%).
- 2 Sufficiently wide doorways and circulation space for a wheelchair:** 40% of homes (23% in 2009).
- 3 Level access to reach the front door:** 18% of homes.
- 4 A flush threshold with no obstructions that create a trip hazard or make it difficult for a wheelchair to cross:** 29% of homes (23% in 2009).

While there has been an increase in the proportion of homes that are fully accessible, this has been driven by the increase for people aged 54 or below.

Percentage of homes that are fully accessible, by year and age group



The percentage of homes headed by someone aged 55–64 that have all four accessibility features varies by region

Only **4%** in the North East and the East Midlands

23% in London

Adaptations in homes

There are very low levels of home adaptations across England:

- 1 **7%** have grabrails
- 2 **2%** have stairlifts
- 3 **2%** have ramps
- 4 **7%** have adapted bathrooms
- 5 **3%** have adapted kitchens



Why we need more accessible homes

- By 2040, over **25%** of the UK population will be aged 65+.
- **1 in 5 people** in the UK have a disability, and this number is increasing.
- **Healthy life expectancy is falling** meaning that more people are spending more time in ill health.

Recommendations

- ✓ **Raise accessibility standards** by making M4(2) of the Building Regulations the baseline standard for new builds, making homes easier to use and adapt over time.
- ✓ **Expand access to Disabled Facilities Grants** so that more people are supported.
- ✓ **Create Good Home Hubs** across the country as local one-stop shops providing advice, access to funding and retrofit support.