Florence Eshalomi MP
Chair of the Housing, Communities and Local Government Committee
House of Commons
London
SW1A 0AA

Tuesday 16th June 2026

Dear Ms Eshalomi,

I read with interest your recent letter to the Minister for Housing and Planning (dated 20th May 2026), specifically the plans for implementing accessibility standards for new homes.

The proposed National Planning Policy Framework (NPPF) is a hugely consequential document, with far-reaching implications for the suitability of our future housing stock and as a result the future lives of older people. Therefore, I am pleased your committee is doing all it can to ensure the NPPF undergoes adequate parliamentary scrutiny and am especially grateful that your Committee will shortly be further exploring the Government's proposal regarding homes to be built to comply with Part M4(2).

As you may know, over 90% of older people live in general mainstream homes and the quality of their housing is central to their experience of ageing. Good housing is not only key to an older person's well-being but also to the cost of caring for an ageing population. As such, it is imperative that the Government's plans to reform the housing sector and build 1.5 million new homes embeds the needs of older people.

From the perspective of Age UK, much can be done without significant additional cost. For us, it is about incorporating the needs of an ageing population into all housing decisions and often small changes can have a considerable impact.

We were delighted to see that many of the changes we have been calling for are reflected in the proposed NPPF. There are, however, some further changes which we believe would make a significant contribution to addressing the acute shortage of appropriate housing for our ageing population including in particular:

- Revised planning practice guidance on assessing need for older people's housing. The current guidance is focused on specialist housing and does not take into account the needs of the vast majority of older people in the general mainstream sector. It does not, for example, reference the growing number of older renters who urgently need better housing provision.

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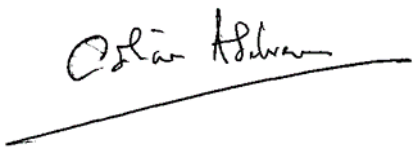
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- Mandatory Part M4 Category 2 accessibility standards for all new build.

We would welcome the opportunity to discuss these and other elements of the NPPF with you ahead of your final evidence session in July.

Thank you in advance for your consideration.

Yours sincerely,



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Charity Director, Age UK

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