



all-party parliamentary group
for healthy homes and buildings

HEALTHY HOMES AND BUILDINGS APPG

DELIVERING DECENT HOMES FOR THE FUTURE

MONDAY 29TH NOVEMBER 15:00-16:30

REWATCH THE SESSION HERE: https://www.youtube.com/watch?v=a_5HgmmBOPs&t=14s

Introductions and Welcome

- Welcomes and introductions by Lord Richard Best, Vice Chair of the APPG.
- Thanked the sponsors and established the objectives and key questions of the session. These were to establish the efficacy of the Decent Homes Standard, whether current government housing policy is suitable in meeting NetZero targets, and how to best incentivise local governments to restore existing accommodation and create healthier indoor and outdoor environments.

Simon Denison, Head of Social Housing Access and Quality, DLUHC

- Discussing the Social Housing White Paper, Mr Denison summarised the report's purpose as "rebalancing the power dynamic between residents and landlords. It's as simple as that".
- Spoke of how simultaneously to the white paper, the DLUHC is carrying out a review of the Decent Homes Standard (DHS) having just completed the consultative evidence gathering phase of the review. The review is currently under consultation within Ministers circles as to whether to progress to the secondary stage of policy evaluation with a view to potential action. The results of the evidence gathering phase of the review found the Decent Homes Standard is no longer up to date with new housing legislation with key issues left unaddressed such as the presence of damp and mould and the need for enhanced measures of crime prevention. Particularly apparent is the lack of direction in the DHS in terms of home energy efficiency and NetZero targets.
- Further outlined the next steps for the DLUHC as bringing in smoke and carbon monoxide alarm regulations and electrical safety measures to the social rented sector and developing consultation on steps to improve energy efficiency in the social rented sector to meet NetZero targets.

Sam Balch, Deputy Director - Home Retrofit and Energy Using Products, BEIS

- Gave an overview of the heat and buildings strategy. Key consideration was given to the efforts in the decarbonisation of buildings and how technological innovation is being used in

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attempts to drive down costs in the social and private rented sector. There are as many as thirty million buildings in the UK responsible for around thirty percent of national carbon emissions. This presents distinct challenges but also opportunities in the efforts to meet NetZero targets and the ambition of decarbonising all buildings by 2050. There are significant obstacles to the decarbonisation of buildings, a primary factor is the condition and age of the UK housing and building stock. 86% of UK buildings are connected to the gas grid, clearly showing the need for the development of new clean-energy infrastructure. Similarly, the fact that over one third of UK buildings were built before 1945 presents difficulties in terms of retrofitting and renewal.

- He was keen to emphasise the development of heat pump technology, in order to meet NetZero targets and the ambition to end installation of new fossil fuel heated off-grid non-domestic buildings by 2024. BEIS is aiming to install 600,000 heat pumps per year by 2028 as part of the launch of a £450 million boiler upgrade scheme to provide capital grants of up to £6000. A further £338 million of funding has also been promised to grow heat networks within the Heat Network Transformation Plan. BEIS is also exploring the potential for hydrogen energy in the decarbonisation process, with a neighbourhood trial planned for 2023 with prospects of a village by 2025.
- Also announced an imminent consultation on the potential for “hydrogen-ready” boilers by 2026 but recognised the need for cost-distribution plans and engagement with distribution networks to discuss infrastructural requirements throughout this process.

Industry Led Panel

Ceri Roberts, E.ON

- Outlined the organisation’s efforts in retrofitting and home adaptation investment to help build safer, healthier, and more efficient homes. Continuing their efforts at meeting NetZero targets from achieving a 100% renewable energy status in 2019, EON has announced a three-year programme and “trailblazer” fund titled ‘Homes for Living’ after winning a £6 million government contract. The contract value will be matched by EON with the £12 million fund going towards developing health solutions for occupants, addressing housing issues associated with an ageing population, and work towards enhanced solutions to mental health issues associated with the home.

Richard Turkington, Housing Vision

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- Emphasised the need for improving the condition of the current housing stock whilst raising issues with the DHS2 funding process within local government, keen to address the lack of enforcement within the private rented sector regarding housing condition.
- He argued that through the reduction in the number of Environmental Health Officers there existed a limited capacity to enforce directives contained within the Decent Homes Standard legislation. Apparent also was the difficulty in upgrading “hard-to-treat” homes, particularly within the social rented sector such as housing association buildings.

Gareth Eadsforth, Head of Asset Management, Mossclare St Vincent Housing Association

- Echoed the obstacles to achieving energy efficiency described by Mr Balch in terms of the ageing condition of UK housing stock, stating that of the 8,500 properties managed by Mossclare St Vincent, 1700 are pre-1919 builds.
- Called upon the review of the Decent Homes Standard to consider the need for fuel poverty directives. Amongst his recommendations, Mr Eadsforth cautioned over the reliance on recommended component life cycles and called for a more individualised approach as kitchens, for example, require renewal much more frequently in HMOs compared with single-tenant occupancies.

Questions and Concluding comments:

- A representative from the Sustainable Housing Action Partnership asked for guidance on ‘warm rents’ and whether the increase of rents for improved energy efficiency was a viable option. Lord Best was quick to suggest this issue “is going to be big trouble” and that, in his terms, “I don’t think this is going to fly”.
- The major talking point of the question-and-answer session though was the air ventilation and condensation issues associated with renewal of insulation. Tom Wooley, Chair of the UK Cleaner Steering Committee, was critical of an over-reliance on mechanical ventilation and voiced concern over the potential for “retro-fit disasters”.
- Concluding comments of the meeting reinforced the need for a full consultation on ventilation and insulation issues, with Lord Best suggesting the need for a subsequent APPG meeting devoted to this topic.
- Concluded with Lord Best thanking the attendees and participants.

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ATTENDEES

First Name	Surname	Job Title	Company
Alex	Baines	Head of Building Physics	Saint-Gobain Insulation UK
Ken	Bean	Associate Director - Planning Policy	Capita
Chris	Beilby	Consultant	Gas Safety Trust
Megan	Bennett	Senior Marketing Executive	Domus Ventilation
Richard	best	Peer	House of Lords
Duncan	Botting	Group CEO	Global Smart Transformation
Claire	Brown	PhD Researcher	University of Manchester
Claire	Brown	PhD Researcher	University of Manchester
Ewen	Cameron	Crossbench Peer	House of Lords
Gary	Cass	Managing Director	Premier Guarantee Building Control
Priyanka	Chaurasia	Lecturer	Ulster University
Jonathan	Cox	Partner	Anthony Collins Solicitors LLP
Rosemary	Coyne	Coordinator	@SHAPwestmids
Derrick	Crump	Consultant	IAQ Consulting
Vicki	Crwys-Williams	Project manager	BEIS
P	Davies	Tenant	Tenant
Joanne	Drew	Director of Housing and Regeneration	London Borough of Enfield
Abdi	Duale	Senior Communications Manager	Homes for Lambeth
Audley	English	Director	Buildeco Offsite Architecture
Jane	Entwistle	Professor of Environmental Geochemistry and Health	Northumbria University
Paul	Everall	Chair	NHIC
James	F	Policy and communications	ARB
Dan	Falchikov	Head of PR	LABC
Stephen	Field	Business Development Manager	Fairhome Group PLC
Patrick	Fong	Associate Professor	Hong Kong Polytechnic University
Helen	Freeman	Breathing City (FUVN) Network manager	University of Leeds
Adil	Ghafar	paralegal	Forbes Solicitors
Amy	Gray	Head of Public Affairs, Policy and PR	BRE
Joe	Greenhalgh	Urban Designer	AECOM

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Philip	Griffiths	Business Development Manager	Soprema UK
Susana Nuria	Guerrero Lopez	Founder & CEO	ALDStone
Mindy	Hadi	Partner	H & H Research
Catherine	Halstead	Growth Programme Manager	One Manchester
Felicity	Handley	Public Affairs Manager	BRE
Matthew	Handley	Category Innovation Manager	Jewson
Alex	Hartley	Cofounder Director	South East London Community Energy, Selce
Sandra	Hayes	Director of Development	National Energy Foundation
Andrew	Hobbs	CEO	BETTER INDOORS
Martin	Hodges	Health and Housing Research Associate	Care & Repair England
Sally	Hodgkinson	Project Officer	The National Energy Foundation
Stephen	Hodgson	CEO	Property Care Association
Mark	Hood	Architect - Technical and Design Manager	Resi Design Ltd
Tammy	James	Marketing	Nuaire
Suzy	Jones	Director of Future Lab	Urban Splash
Alice	Kaiser	Project Support	BEIS
Kirstie	Kalonji	Policy Manager	Alzheimer's Society
Emma	Koivunen	Housing & Ageing Officer - North of England	Care and Repair England
Lisa	Lavia	Managing Director	Noise Abatement Society
Charlie	Lemmer	Founder	The Healthy Home Therapist
Stewart	Little	ceo	Irt Surveys Ltd
Roger	Littlewood	Lead Energy Technical Advisor	BEIS
Emma	Lower	CEO	Lendology CIC
Andy	Makin	Managing Director	EnviroVent Limited
Valentina	Marincioni	Technical Director	UK Centre for Moisture in Buildings
Michael	Marriott	Head of Environment, Planning and Infrastructure	Manchester City Council
Ashley	Martin	Public Health Adviser	The Royal Society for the Prevention of Accidents
Christine	McHugh	Director	Keane & Gray Ltd
Sam	Milner	Planning and Development Manager	Tesni Properties Ltd

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Sophie	Neaves	Marketing Apprentice	Airflow Development
Judy	Noah	Director of Development	One Manchester
Catherine	Noakes	Professor	University of Leeds
Maura	Ogunbiyi	Damp surveying	Hepzibah
Steph	Okey	TPO	THT
Mark	Over	Director	SANGUINE MEDIA INDUSTRIES
Ning	Pan	Compliance Manager	B+P
Ian	Pitteway	Commercial Manager	The Guinness Partnership
Tim	Pye	Volunteer	Lead Exposure and Poisoning Prevention Alliance
Kristine	Reilly	Owner/director	Healthy Homes and Beyond IAQ
Julie	Richards	MD	Publicity Overload
Derek	Rowell	Retired L G Chief Officer	ACES
Noel	Ruane	Founder	Atiresh Limited
Jacquel	Runnalls	Housing Occupational Therapist	Wandsworth Regeneration Team
Jacquel	Runnalls	Specialist Housing Occupational Therapist	Wandsworth Regeneration Team
Joan	Rutherford	MRTPI (Rtd.)	Care & Repair England
Marc	Sansom	Managing director	SALUS Global Knowledge Exchange
Hannah	Schmidt	Policy	Sustainable Energy Association
Tim	Sharpe	Head of Architecture	University Of Strathclyde
Joe	Sharpe	Head of Content	Installer
Sarauniya	Shehu	Public Affairs Officer	National Housing Federation
John	Sheil	Housing Strategy Manager	Derby City Council
frank	sheppard	Director	LCMA
Alan	Siggins	Managing Director	Airflow Developments Ltd
Martin	Silman	Chair	PDPLA
Merron	Simpson	Chief Executive	The Health Creation Alliance
Daniel	Slade	Policy and Project Manager	TCPA
Paul	Smith	Director	Foundations
Dianne	Soriano	Student	None
Geoffrey	Southern	Associate Director	IBI Group
Samuel	Spencer	Policy and Data Analyst	RTPI
Thomas	Stevenson	Government & Policy Advisor	NHBC
Simon	Storer	CE	Insulation Manufacturers Association

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William	Swan	Director Energy house Laboratories	University of Salford
Lynsey	Sweeney	MD	Communities that Work
Karen	Symons	Recovery Support Officer	National Recovery and Resilience Agency
eve	tatham	policy advisor	beis
Paul	Teverson	Director of Comms	McCarthy Stone
Derek	Thomas	MP	MP for West Cornwall
Andrew	Thompson	Senior Lecturer in Building Surveying	Anglia Ruskin University
Colin	Timmins	Director of Building Technologies	BEAMA
David	Trew	Partner	Bickerdike Allen Partners LLP
Joe	Tse	Product Manager	Volution Ventilation UK
Richard	Turkington	Joint Coordinator	Academic Practitioner Partnership for Healthier Homes
Martin	Twamley	UK Technical Manager	STEICO UK
Olivia	Tyrrell	/	/
Marcella	Ucci	Associate Professor	University College London
Michelle	Vosper	Policy & Government Relations Adviser	CITB
Roger	Webb	Trustee	Gas Safety Trust
Kevin	Wellman	CEO	CIPHE
Andrew	Weyzig	Technical Assurance Manager	Warmworks Scotland LLP
CLARE	WHITNEY	Asst	Clayworks
Justin	Wilkes	Communications Consultant	BEAMA
Mark	Winn	Head of Sales	SMS
cARO	Woodard	Prevention Coordinator	WCA boise
Tom	Woolley	Chair UK Clean Air Steering Committee	UK Clean Air Steering Committee

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