



all-party parliamentary group  
for healthy homes and buildings

## Minutes

### AGM + HEALTHY HOMES HEALTHY BRITAIN HIGH-LEVEL ROUNDTABLE

What needs to change to make Britain's homes healthy?

Committee Room 12, House of Commons, London SW1A 0AA

Monday 17th April, 17:00-19:00

### ANNUAL GENERAL MEETING=

*Parliamentarians enter the room while other attendees wait outside the room.*

### 17:00 INTRODUCTION AND WELCOME

Chair, Jim Shannon MP

Attendees:

Lord Nigel Crisp

Miriam Cates MP

Dr Neil Hudson MP

Jim Shannon MP

Margaret Ferrier MP

Apologies:

Lord Carrington

Lord Stunell

Mary Glendon MP

Derek Thomas MP

Paul Girvan MP

Lord Best

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**Tony Lloyd**  
**Earl John Lytton**  
**Lord Carrington**  
**Marco Longhi MP**  
**Lord Stunell**

### **ELECTION OF OFFICERS**

The following Parliamentarians have indicated they wish to continue as Officers:

- Chair: Jim Shannon MP – Democratic Unionist Party
- Co-Chair: Mary Glendon MP – Labour
- Secretary: Derek Thomas MP – Conservative
- Treasurer: Paul Girvan MP – Conservative
- Vice-Chair: Lord Best – Crossbench
- Vice-Chair: Tony Lloyd MP – Labour
- Vice-Chair: Earl John Lytton – Crossbench
- Vice-Chair: Lord Carrington – Crossbench
- Vice-Chair: Marco Longhi MP – Conservative
- Vice-Chair: Lord Stunell – Liberal Democrat

### **CONFIRMATION OF REGISTERED CONTACT AND SECRETARIAT**

Secretariat confirmed as DevoConnect

### **APPROVAL OF INCOME AND EXPENDITURE**

Approved

**17:15**

## **HEALTHY HOMES HEALTHY BRITAIN HIGH-LEVEL ROUNDTABLE**

### **ATTENDEES**

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## all-party parliamentary group for healthy homes and buildings

**Jim Shannon MP**, Chair

**Gill Morris**, Secretariat, HHB APPG

**Lord Nigel Crisp**, Sponsor of Healthy Homes Bill

**Matilda Agace**, Senior Advocacy and Policy Manager, Design Council

**Brian Berry**, CEO, Federation of Master Builders

**Andrew Buroni**, Director of Health & Social Impact Assessment, Savills

**Keith Ritchie**, Non-Exec Chairman, Titon

**Janet Etchells**, National President, Federation of Master Builders

**Rosaline Callway**, TCPA

**Kelly Butler**, BEAMA

**Elizabeth Rapoport**, Assistant Director for Strategy, Homes England

**Hanad Darwish**, Head of APPG for Housing Market and Housing Delivery

**Girvin Gill**, Sustainable Energy Association

**Alex Baines**, Head of Building Better, Saint Goban

**Neil Freshwater**, Public Affairs Manager, Velux

**Sam Rees**, Senior Public Affairs Officer, RICS

**Adam Scorer**, CEO, National Energy Action

**Marcella Ucci**, Associate Professor, UCL

**Valerie Vaughan-Dick**, CEO, RIBA

### CHAIR'S INTRODUCTION

**Jim Shannon MP**, Chair, Healthy Homes and Buildings APPG

- Welcomed the guests, thanked them for waiting outside whilst the AGM was conducted, and introduced himself and the APPG.
- Explained how the Healthy Homes and Buildings APPG is about to launch its Healthy Homes Healthy Britain Campaign to raise greater public awareness about the inextricable link between the homes we live in and our health and wellbeing. This major national campaign will build on the HHB White Paper Recommendations – *Building Our Future: Laying the Foundation for Healthy Homes and Buildings* – and

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call for legislative change to ensure that Britain's homes and buildings do not cause or exacerbate poor health and wellbeing.

- Highlighted how the HHB APPG has long advocated that everyone has the right to live in and/or access homes and buildings which positively improve their health and well-being. We believe it is time for Government to adopt a holistic joined-up strategy to increase the standard, quality, health and well-being benefits in new and existing homes across the UK.

### WHY WE NEED A HEALTHY HOMES CAMPAIGN

**Gill Morris**, Secretariat, HHB APPG

- Introduced why we're here today and explained the context of the Healthy Homes Bill - including its 11 principles - and outlined the Health Homes Health Britain Campaign's ambition to use Parliament to drive the agenda.
- Explained the current context for the campaign to push forward, looking ahead to a general election. However, there must be an ask for government, with one suggestion as getting health principles enshrined in legislation and policy but with a more holistic approach. This meeting today will help inform this further.

### DO WE NEED A HEALTHY HOMES BILL?

**Lord Nigel Crisp**

- Introduced himself as a former Chair of NHS and his recently published book "[Health is Made at Home](#)", which looks at health from a more holistic approach.
- Illustrated how he and other Lords - including Lord Stunell, Lord Blunkett and Lord Young of Cookham - proposed amendments to Levelling Up and Regeneration Bill as an alternative way of getting the 11 principles into legislation. Which will be going back to the report stage at some point in May.
- Introduced the [Healthy Homes Bill](#), which he is sponsoring with TCPA, will have its 3rd reading in the Lords on May 19th, but although there is a lot of support in the Lords and from the public, the Government won't give it time.
- Explained the Bill which has four key elements. Firstly, it puts a duty on the Secretary of State for all new homes to promote health, safety and well-being. Secondly, it identifies 11 principles, including access to green space and a healthy community, as

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well as noise and heat insulation. However, they are principles, not standards, as standards vary over time and depending on location. The third point is that the Secretary of State has to say *how* they apply. Finally, there have to be annual reports in Parliament and that would create a Healthy Homes Commissioner.

- Explained how the government has said that the guidance is already out there, but it is different as it is not mandatory.
- Encouraged looking at [Hansard for the 27th of March 2023](#), which has some impressive speakers including Lord Stunell who has a background in architecture.
- Noted that the health of the individual is linked to the community, which is linked to the health of society, but cannot get there in one jump.

#### WHAT NEEDS TO CHANGE TO MAKE BRITAIN'S HOMES HEALTHY?

**Gill Morris**, Secretariat, HHB APPG

Introduced the following questions and proposed them to the attendees.

- Should we have a Healthy Homes Minister?
- Do we need a Healthy Homes Bill? Or can we amend existing or new legislation?
- What can we learn from the principles laid out in the Health and Wellbeing of Future Generations (Wales) Act?
- What are the social and cost benefits of building and retrofitting Health and well-being standards into all homes? What are the metrics?
- What does a Health Positive home look like – and what change do we need to get to reduce health inequalities caused or exacerbated by the homes we live in?

**Keith Ritchie**, Non-Exec Chairman, Titon

- Pointed out how he was involved in drafting a white paper 5 years ago - which was piecemeal - and there has been a lack of an overall position on what is a 'healthy home' since.
- Underlined how we have to enshrine a principle in the law of what a 'Healthy Home' is, that Government Departments follow and are held to account by tenants, whether in Social Housing or the Private Rented Sector.
- Explained how we cannot afford to wait for government, as fuel poverty issues are so acute and that we need to focus on getting a healthier population now.

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- Argued that the 11 principles need to go further and apply to every single property - not just new builds.

**Andrew Buroni**, Director of Health & Social Impact Assessment, Savills

- Explained how due to poor housing, excess mortality is in 10,000-100,000s of deaths every year. Poor housing means more trips and slips for an ageing population who wind up in social care which is already unmanageable.
- Pointed out how people buying homes coming are doing so far later, which means there is less of a social/economic buffer to see them through to their golden years, and ultimately we need more affordable housing.
- Noted that there are many old documents which set out the same problems, yet nothing is done about it.
- Suggested that health promotion is not something that you can regulate as health isn't static; the way to encourage it is by collaboration and public sector duty. However, there is also a need to work with developers, who must meet certain standards and requirements.

**Kelly Butler**, BEAMA

- Noted how the problem in this sector is in the speed of progression; something only happens when something pushes it.
- Explained that if we had defined principles of a healthy home then we could force action faster. The Private Rented Sector is the issue as occupants don't control the decision.
- Argued that health should be top of the government's agenda, as it relieves pressure elsewhere.

**Rosaline Callway**, TCPA

- Noted that what makes a healthy home is systemic, and the system is failing to keep people healthy.
- Explained how work done with Bristol University informed the 11 principles in the Healthy Homes Bill, which are linked, comprehensive, focused and clear.

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- Thanked all 60 different organisations involved in the Healthy Homes Bill and calls on everyone to support Lord Crisp in the Lords.

**Neil Freshwater**, Public Affairs Manager, Velux

- Questioned what we mean by a healthy building in the past it has meant being energy efficient which is an area well served. Suggested this is too much of a broad view and that we need to think more specifically.

**Alex Baines**, Head of Building Better, Saint Goban

- Conceded that defining what is health positive is quite challenging, but suggested the right to a home that doesn't make you ill or affect you physically or mentally. But admitted his scepticism of things that say yes that is a healthy home.
- Argued that policy should not become a checkbox exercise but rather, look at outcomes, as he finds standards to become checkboxes which become gamed.
- Outlined the importance of this topic as we spend 90% of our time indoors and 40% in our bedrooms.
- Noted that health and well-being are out of the remit of too many ministers of Government and there are numerous examples of things not joined up, for example, retrofitting.

**Carl Heneghan**, Co-Director, Global Centre on Healthcare & Urbanisation, University of Oxford

- Provided an example of the ideal temperature for a healthy home, which is 18 C, but emphasized the importance of understanding its effects.
- Explained how he is doing a commission on healthy cities chaired by Lord Best, which had recommendations. But noted there is a difference between what can government do, and what can individuals do at a low-cost level.
- Also highlighted how embarrassing the government is a good way to get them to take action.

**Sam Rees**, Senior Public Affairs Officer, RICS

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- Explained how in Wales, the role of the commissioner is to ensure that principles are working but also has the power to call people in and call them to account.
- Asked whether a Healthy Homes Bill is necessary. Thought embedding in existing legislation is quicker and more effective.
- Conceded that standards on new buildings are an easy win, but there is a lot on the market which is poor quality.
- Pointed out how the average age of Landlords is 58, which is a number that will only go up with demographics.
- Explained how in a survey of 5000 people who bought a home, people only cared about retrofitting if it saved them money on bills or added wealth, and didn't care about health and wellbeing. Lots of initiatives are counter-intuitive, and things must be consumer friendly.

**Adam Scorer**, CEO, of National Energy Action

- Pointed out how dampness, mould and condensation are taking lives in a unique cost-of-living crisis. For this to matter to most people - i.e. in an election - need to focus on *people* and not *buildings*, as it is much more of an emotional kick. Principles of building standards do not get people as fired up.
- Admitted that the problem we are dealing with is so difficult, as different parts of government have got different ambitions.
- Also noted that this is not a campaign yet, as it needs more punchiness and needs a single point of focus. A campaign must be simple and get things into manifestos.

**Helen Simpson**, Strategic Relation Manager (Housing), GM Health

- Explained how she works in an area that has devolved power, which enables innovation in healthy homes.
- Believed that having healthy homes principles defined in legislation would be massive. Having a healthy homes minister is not necessarily the answer but needs leadership across departments.
- Outlined the importance of not losing sight of the people, as it is not just about a healthy home alone, but needs the people who live within that home.

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- Explained how retrofitting is massively important with zero carbon ambitions. In Greater Manchester we are building 50,000 net zero homes in the coming years, but whilst still trying to be affordable.
- Noted how 80% of homes in the UK by 2050 are already built, and therefore should be a part of the campaign, not just focusing on new homes.

**Marcella Ucci**, Associate Professor, UCL

- Believed the public understands that homes and health are properly aligned.
- Argued we need healthy homes across with life-course in mind, as houses don't stay healthy even if they are when they are built. Affordability, accountability and ease of repair need to be in there as principles.
- Explained how poor housing makes mental health worse, with dampness or crowding. Admitted that there is not that much evidence of cost, but there is a link.
- Asked what is the ask of this campaign. As if it is to win hearts and minds, it has to focus on social justice or emotive stories. Certain people should be helped first, not new homes.

**Valerie Vaughan-Dick**, CEO, RIBA

- Agreed with others that the focus is too much on new homes.
- Explained how she has been calling on the govt for a national strategy of retrofitting. This will help fuel poverty, and energy efficiency, giving green jobs in places like West Mids and North East which have higher unemployment and poor insulation.
- Quoted Building Research Establishment (BRE) [every £1 spent on warming up the homes of vulnerable households yields £4 in health benefits](#).
- This pointed to the major issues for children coming from housing in a poor state, who cannot function in the same way. This is a cradle-to-grave issue which affects the old as well as they get older.
- Argued it is worth getting architects involved, which may be more expensive at the outset but are worth it in the long run.

**CLOSING REMARKS AND NEXT STEPS**

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**Gill Morris**, Secretariat, HHB APPG

- Highlighted how it is clear that everyone thinks that there should be someone holding strings of accountability.
- Pointed out that putting housing and health together should be a no-brainer, as it has so many benefits to society. There are lots of sticking pasters and not enough of a holistic approach.
- Explained that success looks like influencing the parliamentary system and getting party consensus, as well as people talking about it and traction
- Concluded that this campaign will not work if it is not properly funded, and urged everyone to join the campaign.
- Thanked everyone for coming, and explained how we will be in touch. Encouraged everyone to support the TCPA and the Healthy Homes Bill.

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