



Healthy Homes and Buildings All Party Parliamentary Group

Chair	Jim Shannon MP
Vice-Chair	Jenny Riddell-Carpenter MP
Vice-Chair	Gideon Amos MP
Vice-Chair	Lord Bethell

MEETING MINUTES

A MISSION FOR CHANGE:

BUILDING HEALTH INTO 1.5 MILLION NEW HOMES

Monday 28th April 2025 | 5.00 – 6.30pm

COMMITTEE ROOM 12, House of Commons, London SW1A 0AA

1. Welcome and Introductions

Chair: Jim Shannon MP, Chair of the HHB APPG, welcomed attendees and introduced the session's core focus: ensuring the Government's plan to build 1.5 million new homes embeds health and wellbeing principles.

Highlighted the launch of the *HHB Missions Paper*, which outlines how healthy homes are essential to the delivery of all five of the Government's missions. He thanked **Lord Bethell**, Vice-Chair of the APPG, for chairing the session.

2. Chair's Opening Remarks

Lord Bethell, Vice-Chair of the HHB APPG, reflected on his experience as a former Health Minister and emphasised the growing consensus across both Houses that

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housing and health are inextricably linked. He introduced the *Missions for Change* paper and urged Government to embed health and wellbeing into legislation.

3. Launch of the Missions for Change Paper

Speaker: Jade Lewis, Secretariat, HHB APPG

Jade presented the newly launched Missions Paper, which argues that:

- The estimated cost of leaving people in poor housing is in the region of £18.5 billion per year
- Healthy homes drive economic growth, social cohesion, and climate resilience.
- Poor housing exacerbates educational inequality and strains the NHS.
- A National Retrofit Strategy could create 500,000 jobs and increase household disposable income by 2%.
- Government must act with urgency and coordination.

Key Calls to Action:

- A fully funded National Retrofit Strategy
- Mandated minimum housing quality standards
- Alignment between health and housing policy
- A cross-departmental ministerial commitment to healthy homes

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Jade also updated attendees on ongoing stakeholder engagement with DLUHC and DESNZ, thanking sponsors including Beama, BESA, BRE, Equans, Velux and others.

4. Opening Panel: What Needs to Change to Build Health into 1.5 Million New Homes?

Olga Turner, Managing Director, Ekkist

- Highlighted England's unhealthy housing crisis, with 2.5 million homes deemed “actively damaging.”
- Proposed a Healthy Homes Registry and checklist for local authorities.
- Urged government to treat health with the same priority as sustainability in housing.

Sam Leeson, Public Affairs Adviser, RIBA

- Supported embedding healthy housing into legislation.
- Stressed the importance of design quality, ventilation, and access to green space.
- Called for greater involvement of architects in planning and delivery processes.

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Emma Osmundsen, Assistant Director Housing Regeneration, Ealing Council

- Showcased Ealing’s leadership on Passivhaus social housing and leisure centres.
- Emphasised the tangible health and financial benefits of high-standard, low-energy buildings.
- Called for stronger regulation on building materials and wider public awareness campaigns.

5. Parliamentary Contributions

Margaret Mullane MP

- Raised concerns around viability, retrofit costs, and local authority capacity.
- Criticised overreliance on high-rise developments and called for better design quality and provision for older people.

Amanda Hack MP

- Emphasised the need for lifetime homes that adapt to changing needs.
- Advocated for integrated services and climate-resilient housing design.

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- Called for simplification of policy and a reduction in bureaucracy.

Gideon Amos MP and **Dr Al Pinkerton MP** also participated in the discussion, supporting the APPG's objectives.

6. Responses from Speakers

Emma Osmundsen

- Noted that cost premiums for Passivhaus have become negligible.
- Argued that good design leads to long-term savings and should not be seen as a luxury.

Amanda Hack

- Highlighted demand for zero-carbon homes and noted significant waste in current housebuilding processes.
 - Supported engineering waste out of design and delivery.
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7. Audience Contributions and Open Discussion

Notable points included:

- **Zoe Metcalfe (AtkinsRealis)** proposed a Health Impact Fund and called for tailored approaches for marginalised groups.
- **Tassos Kougionis (McBains)** called for holistic implementation of upcoming policies.
- **Will Swan (University of Salford)** flagged the performance gap between design and delivery.
- **Emma Osmundsen** and **Sam Leeson** stressed collaboration and learning from devolved nations.
- **Olga Turner** supported a mix of legislative “sticks” and voluntary “carrots.”
- **Stephen Turner (Institute of Acoustics)**: Proposed that noise and air quality be monitored as key performance indicators.
- **Jo Leach (AMN Architects)**: Advocated for healthy housing for older people, emphasising “second-order benefits” like freeing up underused housing stock.
- **Audley English MBE**: Highlighted the value of digital tools in diagnosing damp and mould, urging insurer involvement in preventative housing strategies.

There was wide agreement on the need for stronger certification, better monitoring, and more consistent national planning and oversight.

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8. Concluding Remarks

Lord Bethell closed the session by thanking attendees and speakers. He encouraged everyone to:

- Share and support the *Missions for Change* paper (QR code and printed copies available).
- Connect with the APPG Secretariat for involvement in upcoming workshops and campaigns.
- Continue advocating for health-first housing policy in Parliament and beyond.

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