

NON-VERBATIM MINUTES



INAUGURAL MEETING

PLANNING FOR CHANGE

17:00 – 19:00 Monday 14th October 2024

**Committee Room 16, House of Commons, LONDON
SW1A 0AA**

MPs IN ATTENDANCE:

• Jim Shannon MP	DUP
• Gideon Amos MP	LIBDEM
• Lord Haselhurst	CONSERVATIVE
• Jenny Riddell-Carpenter MP	LABOUR
• Shockat Adam MP	INDEPENDENT
• Lord Best	CROSSBENCH
• Charlotte Cane MP	LIBDEM
• Amanda Hack MP	LABOUR
• Richard Quigley MP	LABOUR
• Rachael Maskell MP	LABOUR
• Margaret Mullane MP	LABOUR
• Dr Al Pinkerton MP	LIBDEM
• Mike Reader MP	LABOUR
• Darren Paffey MP	LABOUR

APOLOGIES:

• Jess Asato MP	LABOUR
• Lord Foster of Bath	LIBDEM
• Sharon Hodgson MP	LABOUR
• The Earl of Lytton	CROSSBENCH
• Tessa Munt MP	LIBDEM

NON-VERBATIM MINUTES



1. Welcome and Introduction

- Jim Shannon MP provided introduction to the APPG parliamentary group
- Welcomed new members especially those recently elected at the General Election
- Inaugural meeting was confirmed to be Quorate with 14 members present as listed above

2. Agree title and terms of reference

- Title and terms of reference were agreed

3. Election of the Chair and Officers

- Mike Reader took the Chair and invited nominations for the position of Chair
- Mike Reader proposed Jim Shannon
- Darren Paffey MP seconded
- There were no further nominations and Jim Shannon MP was fully elected
- Officers agreed: Jenny Riddell-Carpenter MP, Gideon Amos MP and Lord Haselhurst* as Officers of the HHB APPG.
- **Lord Haselhurst agreed to be an officer but expressed his preference to be a member of the HHB APPG. Given there were no other nominations, it was agreed that he would act as an officer until such time as another member of His Majesty's Opposition wished to be nominated.*
- *ACTION: The nomination to become an officer stands and is carried forward on the proviso that Lord Haselhurst will be replaced as soon as possible by another Conservative Officer - hopefully by the next meeting.*
- List of Members notified and confirmed as wanting to be a member:
 - Shockat Adam MP
 - Bayo Alaba MP

NON-VERBATIM MINUTES



- Jess Asato MP
- Lord Best
- Charlotte Cane MP
- Lee Dillon MP
- Neil Duncan-Jordan MP
- Lord Foster of Bath
- Mary Glendon MP
- Lord Haselhurst
- Amanda Hack MP
- Sharon Hodgson MP
- Margaret Mullane MP
- Manuela Perteghella MP
- Dr Al Pinkerton MP
- Baroness Prashar
- Mike Reader MP
- Danny Paffey MP

4. Confirmation of the Secretariat and Public Enquiry Point

- Members were informed that the Healthy Homes and Building Coalition (Gill Morris and Jade Lewis) will provide the Secretariat and the Public Enquiry Point

5. Any other Business

- Members were invited to stay for the meeting which follows to discuss priorities and future programme: Planning for Change: Why we need Healthy Homes and Buildings
- Jim Shannon (Chair) thanked members for attending and requested Jenny Riddell-Carpenter chair the second session

NON-VERBATIM MINUTES



MINUTES INAUGURAL SESSION

PLANNING FOR CHANGE

WHY WE NEED HEALTHY HOMES AND BUILDINGS

17:15–18:45 Monday 14th October 2024

Committee Room 16, House of Commons, LONDON SW1A 0AA

MPs IN ATTENDANCE:

• Jim Shannon MP	DUP	Chair
• Gideon Amos MP	LIBDEM	Vice Chair
• Lord Alan Haselhurst	CONSERVATIVE	Vice Chair
• Jenny Riddell-Carpenter MP	LABOUR	Vice Chair
• Shockat Adam MP	INDEPENDENT	
• Lord Best	CROSSBENCH	
• Charlotte Cane MP	LIBDEM	
• Amanda Hack MP	LABOUR	
• Richard Quigley MP	LABOUR	
• Rachael Maskell MP	LABOUR	
• Margaret Mullane MP	LABOUR	
• Dr Al Pinkerton MP	LIBDEM	
• Darren Paffrey	LABOUR	
• Mike Reader MP	LABOUR	

APOLOGIES:

• Jess Asato MP	LABOUR
-----------------	--------

NON-VERBATIM MINUTES



- Lord Foster of Bath LIBDEM
- Sharon Hodgson MP LABOUR
- The Earl of Lytton CROSSBENCH
- Tessa Munt MP LIBDEM

WELCOME AND INTRODUCTIONS

- Jenny Riddell Carpenter MP, newly elected Vice Chair chaired the session
- Welcomed and introduced MPs and Peers and all stakeholders present
- Introduced the session stressing the importance of the Healthy Homes and Buildings APPG's agenda
- Referenced her work and experience, prior to becoming an MP, in the social housing and the built environment sector
- Said that healthy homes shape healthy lives and that the new Parliament presents an important opportunity to shape and inform the housing and health agendas and embed health and wellbeing principles in future legislation
- Introduced Jade Lewis from the Healthy Homes and Buildings Coalition and HHB APPG Secretariat, to provide an overview of the existing work and achievements of the HHB APPG to date and why this was such an important APPG, the theme, future agenda and opportunities

PLANNING FOR CHANGE:

WHAT'S ON THE HEALTHY HOMES AND BUILDINGS AGENDA?

Jade Lewis, HHBC and HHB APPG Secretariat The journey so far and the HHB APPG mission for change

- Stated that it was great to see the HHB APPG back up and running and thanked those attending for offering their support
- Reinforced existing advocacy work for healthy homes and buildings

NON-VERBATIM MINUTES



- Referenced her role in the creation of the HHB APPG's original [White Paper](#) that made the economic and business case for healthy homes and buildings and the [Healthy Homes Manifesto](#)
- Emphasised the importance of a joined up approach between relevant government departments and agencies from across the world of housing and health. A holistic approach needs to be taken in order to address challenges such as poor energy efficiency, ventilation and lighting which are diminishing occupants health and wellbeing
- Declared that we need to stop building homes that are energy inefficient. This will prevent the extra cost and time of retrofit later on.
- That Government should look at the asks set out in the Healthy Homes Manifesto which was launched earlier this year
- Since the launch of the white paper, there have been numerous events helping to raise awareness and debate the topic. This included the BRE's 'cost of ignoring poor housing' report launch last year
- It is costing the NHS more than £1 billion per year to treat those people who are affected by poor housing, and we know the impacts of unhealthy homes can be far more severe. A stark reminder of why we need to take action
- Over the course of the last few years, the HHB APPG has built a network of over 700 stakeholders across government, parliament, industry, academia, business, charities and healthcare
- Concluded that the theme for this year is Planning for Change. Stated that there is ample opportunity for new membership and government whilst supporting the work of organisations such as the Town and Country Planning Association to influence the

NON-VERBATIM MINUTES



proposed Planning reforms to help deliver healthier homes and buildings

DISCUSSION ON KEY PRIORITIES FOR CHANGE:

Parliamentary Response and Contribution

- Chair thanked Jade for contribution and opened the discussion to parliamentarians with the following key question and to give their view on priorities and issues:

KEY QUESTION POSED:

HOW CAN WE EMBED HEALTH AND WELLBEING PRINCIPLES IN FUTURE LEGISLATION AND MAKE SURE OUR HOMES AND BUILDINGS POSITIVELY IMPROVE THE NATION'S HEALTH AND WELLBEING?

Mike Reader– *MP for Northampton South (Labour)*

- Congratulated existing work of the HHB APPG
- Highlighted his own experience, worked in the construction industry for over 20 years
- Discussed the need for distinction between homes and buildings
- Emphasised how healthy workspaces are important for economic growth. Healthy workplaces are linked to better productivity and better mental health.
- There is increasing pressure on the market to make buildings healthy across the UK
- Legislation such as the Renters Rights Bill are indicating that the government is starting to listen. But this is an issue that requires landlords to tackle the conditions that are exacerbating poor health of occupants
- Issues such as mould in homes and buildings need to be tackled and are having a significant impact on the NHS

NON-VERBATIM MINUTES



- Called for new-build homes to be 'decent from day one' Poor decision making such as the scrapping of code for sustainable homes has not helped
- Concluded that all homes and buildings should be delivered to a high standard- 'quality cannot be at the detriment of quantity'

Charlotte Cane- MP for Ely and East Cambridgeshire (Lib Dem)

- Stated that constituency is home to some of the poorest levels of energy efficiency in the UK
- Homes and buildings are reliant of oil instead of gas
- Many homes and buildings are made from unique materials which are more prone to damp, cold and mould.
- Highlighted the challenges of retrofit
- Shocked at the outrageous standard of new build housing
- Wants to contribute and advocate for new build change to ensure buildings regulations are met and tenants are properly listened to

Darren Paffey- MP for Southampton Itchen (Labour)

- Declared that housing is the biggest issue constituents are contacting him about
- Informed the meeting that background is in education and social care
- Has witnessed the knock-on effects of poor quality housing on health and wellbeing
- Keen to advocate for including quality in net-zero bill
- Poor quality housing and buildings is a 'nonsense we need to change'

Gideon Amos- MP for Tauton and Wellington (Lib Dem)

- Emphasised involvement in previous work of HHB APPG
- Informed the meeting of role as spokesperson on housing and planning
- Personal experience of homes and buildings, studied architecture

NON-VERBATIM MINUTES



- Raised concerns that decent homes standard is not applied to MOD
- Raised the point that there is still no legal requirement on minimum space standards
- Really supportive of the agenda and the cross-cutting nature of the HHB APPG
- Stated that the Future Homes Standard (FHS) does not go far enough
- Access to green space needs to be addressed

Amanda Hack- MP for North West Leicestershire (Labour)

- Keen to bring her 20 years of experience in working in social housing and with vulnerable occupants to the HHB APPG
- Stated that 'getting the right home makes everything fall into place'
- Agreed with previous speakers that reduction in regulation has not done the housing sector any favours
- Indicated that workplaces, schools and hospitals need to be built to a good standard
- Homes need to be fit for the future and long-term maintenance needs to be on the agenda

Margaret Mullane- MP for Dagenham and Rainham (Labour)

- Notified attendees of her experience as a ward councillor before becoming an elected MP
- Highlighted the importance of housing within her constituency
- Faces constant enquires about issues of damp and mould which is extremely concerning
- The increase of high rise blocks within her constituents are not conducive for family homes

Richard Quigley- MP for Isle of Wight West (Lib Dem)

NON-VERBATIM MINUTES



- Discussed poor quality of housing and buildings with developer in constituency
- Stated that no one wants to live in poor housing but we are good at providing it
- 'Poor quality housing leads to poor quality outcomes'
- When the quality of homes and buildings are addressed, has the ability to meet Labour's missions

Shockat Adam- MP for Leicester South (Independent)

- Poor quality homes and buildings was most common concern during election campaign in local constituency
- Constituents spoke of problems of overcrowding, rodents and long waiting lists for good quality and healthy homes
- Advocates for a holistic approach to solving housing crisis

Lord Best- House of Lords (Crossbench)

- Emphasised the scope of the HHB APPG
- Can be applied to both private and social housing
- Housing is his special subject, has long been an advocate for the mission of the HHB APPG
- Building regulations need to force builders to change
- To tackle poor housing, needs a big spend, referred to the Brown government spending £23 billion
- Although new builds are important, need to focus on improving existing housing stock

Lord Haselhurst- House of Lords (Conservative)

- Reinforced the need for decent homes across the UK population
- Referred to upbringing in Manchester, post-war boom in house building
- Laid the foundations for standards for new builds

NON-VERBATIM MINUTES



- Discussed how important it is to ensure the construction industry is more admired
- Stated that this can be achieved by improving training for young people, incentivising individuals to enter the planning industry

Dr Al Pinkerton- MP for Surrey Heath (Lib Dem)

- Reinforced the life expectancy between those living and working in good and poor quality homes and buildings
- Addressed challenges in the availability of good quality housing stock which has led to poor performance across housing associations
- Most is not fit for occupation and new builds are also falling short
- Called for better regulation of housing associations - currently too big and too unresponsive
- There are some signs of progress- new sense of partnership between local builders and councils
- A new generation of social housing with better regulation is vital

The Chair summarised some of the key points made by MPs and Peers:

- There is a clear sense of urgency in ensuring homes and buildings are not negatively impacting health and wellbeing
- Healthy Homes and Buildings have a broad scope of impact: growth, mental health, productivity, education and physical health
- 'Homes are more than just bricks and mortar'
- This is not just about tackling new build homes but also about improving the quality of existing stock

Q&A: OPEN DISCUSSION

INVITE CONTRIBUTIONS FROM THE FLOOR

NON-VERBATIM MINUTES



- The Chair invites contributions from the floor

Audley English- *Buildeco Offsite Architects*

- Stated that problems such as damp and mould are apparent even after retrofit
- Suggested that more investment in technology to detect and identify problems of poor homes and buildings would be beneficial – apps to detect mould and damp
- Raised the question of how we should fund the cost of retrofit across homes and buildings

Tom Oldfield- *Mixergy*

- Agreed that there is a lack of understanding about how technology affects policy
- Referred to HEM Consultation – Future Homes Standard and need to recognise new technology to help with energy bills
- Currently, there is no incentive for social housing to invest or commitment to regulate
- Called for departments such as Department of Energy Security and Net-Zero to be involved in the agenda

Tassos Kougionis- *McBains*

- Stressed the need to reinforce life-cycle assessments across housing and building sector
- Need to consider duration of product choices

Simon Ayres- *Trustmark*

- Noted that when discussing homes and buildings that there is a person living and working within them

NON-VERBATIM MINUTES



- A joined-up approach is needed across industry, academia and government
- 'Lets stop reinventing the wheel' and align current funding streams

Jack Newman – *University of Bristol*

- Area of research is focused around the economic impact of health policy – TRUUD project
- Aims to improve how to better communicate message to the public – uses films and public information campaigns to highlight issue of unhealthy homes

Alex Baines – *Retrofit Standards Task Group*

- Stated that we spend over **90% of our time indoors** but there are no requirements on the indoor environment
- Decarbonisation agenda has created some issues to tackle problems associated with healthy homes and buildings
- Aspects such as ventilation are not funded on government schemes as they are not carbon saving

Marcella Ucci – *University College London*

- Emphasised the cross-cutting nature of the HHB APPG agenda
- Currently working on projects that tackle overcrowding
- Lack of coordinated strategy across local and national government – called for better alignment on targets
- Multiple points of opportunity for the HHB APPG to leverage synergies

Sheila Peace – *Open University*

- Research is focused on the impact of housing on Bangladeshi community within East London, usually excluded from the narrative

NON-VERBATIM MINUTES



- Uses interviews to highlight the intergenerational problems within homes and buildings
- Issues of overcrowding due to bidding wars on social housing
- Agreed that a joined-up approach is required to make homes and buildings healthy

Murray Fraser – *University College London*

- Shared belief that there is an immediate need for affordable housing
- There should be a higher standards of building regulations
- Good work is happening – cities such as York making strides
- New builds are important but there needs to be recognition that investment in existing stock

Charlie Moorcraft – *Queen Mary University*

- Works in Children's A&E
- Seen the impact of poor homes and buildings
- Poor ventilation and indoor pollution has led to increase of children admitted with breathing problems, all can be preventable with healthier homes and buildings
- Families need to be supported when dealing with poor quality housing

David Pierpoint – *The Retrofit Academy*

- Emphasised that engineers and architects need to be better educated on retrofit

Sam Rees – *RICS*

- Used case study of Wales – have to produce stock condition survey – now have additional cost on top of carbon etc
- There is now a funding crisis

NON-VERBATIM MINUTES



- To tackle problems in making homes and buildings healthy- landlords need to be compliant, too much trust is given to landlords to self-declare good quality housing for occupants

18:30 NEXT STEPS AND FORWARD PLAN FOR HHB APPG

Gill Morris, HHBC and HHB APPG Secretariat

- Thanked parliamentary and other attendees for contributions and attendance
- Discussed opportunity for new dynamic and engagement - working to build advocacy
- Not just meetings but generating briefings and Parliamentary Questions and collaborating with other APPGs and Committees
- There are some real opportunities to influence and shape the agenda - with Decent Homes Standard and Planning Reform.
- All Government Missions and future legislations should embed health and wellbeing principles
- Cross Party consensus and support is vital - it's there - but there is a clear need to build leverage and make the economic - as well as the health and wellbeing - arguments.
- Thanked sponsors that have already come onboard: Trustmark, Healthy Homes Hub, Velux, BRE
- Concluded that everyone deserves to live in a home that does not exacerbate poor health

Gill Morris called the session to a close

18:45 ENDS