



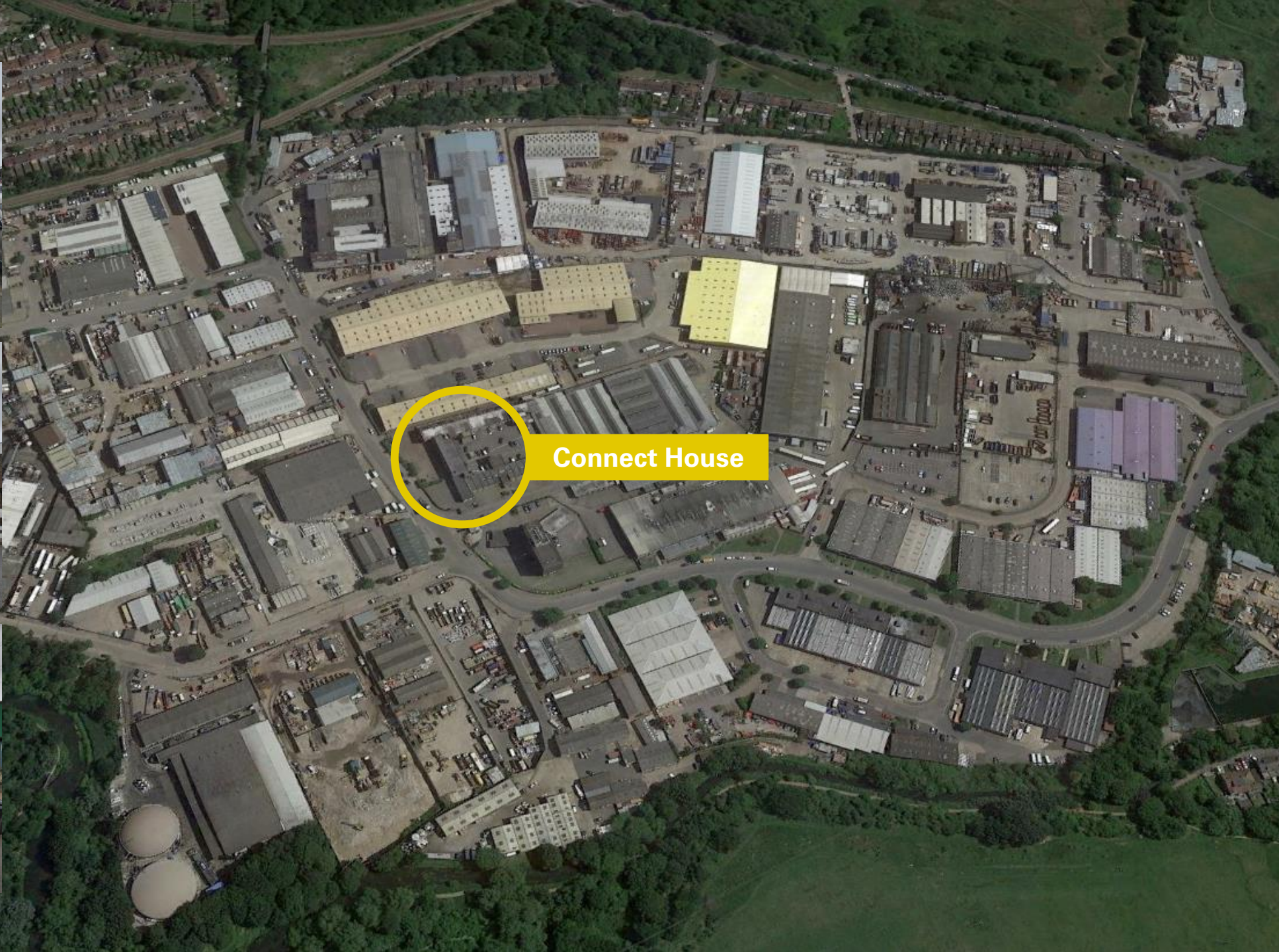
## Principles for a Healthy Home – The Healthy Homes campaign

All our Homes, All our Health webinar, 11 January 2022

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# The extent of the problem (1)

## **Government-commissioned research on PDR found that of the 639 office-residential conversions examined:**

- Only 22.1% met nationally described space standards
- 72% had only a single aspect window (ten had no windows at all)
- Only 3.5% had access to private amenity space. This matches the picture painted by other research into PDR, including our own.

## **MHCLG have made some important concession:**

- Nationally described space standards
- Natural light
- Enabling councils to block new PDR homes in logistics and warehousing hubs.

**...But this is nowhere near enough, and the consolidation of Class E on 1 Aug represented a *huge* expansion of PDR...**



# The extent of the problem (2)

## **The research**

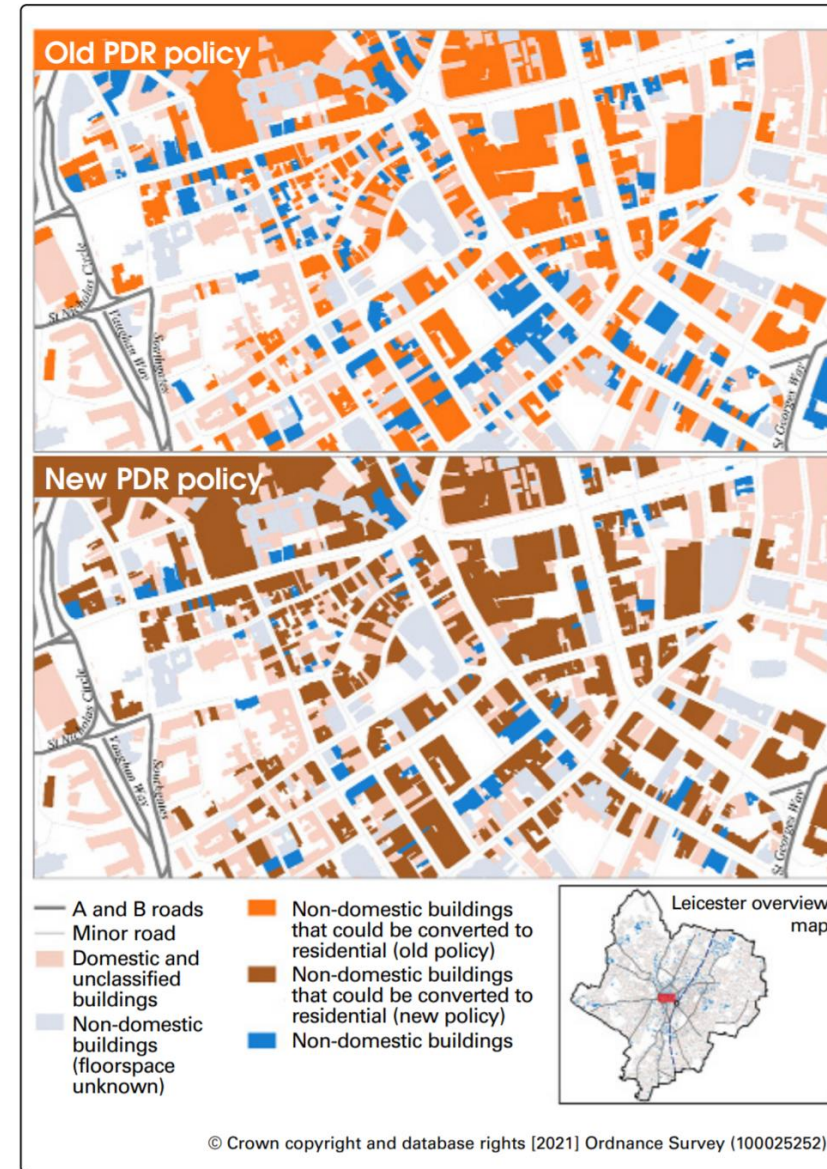
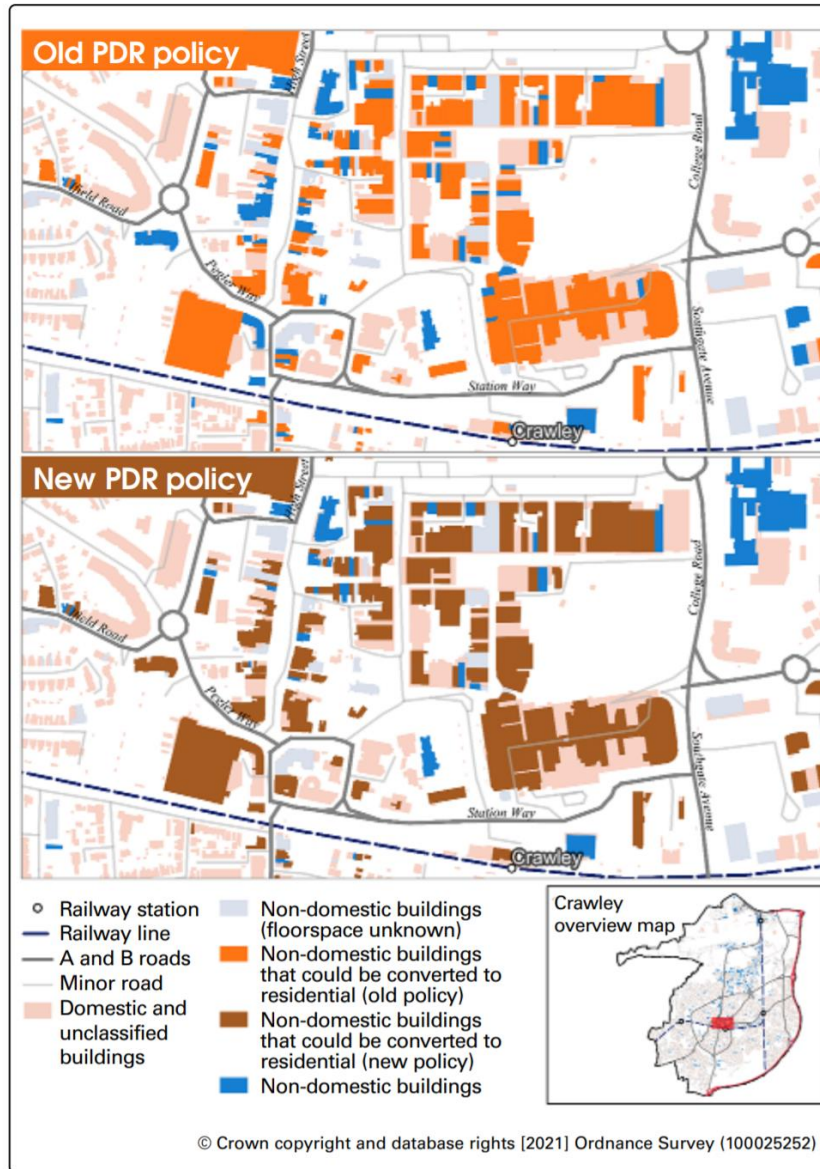
- First of its type: Looked at likely *scale* of the changes to the built environment
- Methodologically original
- Representative case studies

## **The impact of 'Class E' on high street:**

- Around 80.3% of shops and other commercial buildings could be lost to residential conversion across England.
  - Barnet - 89%, Leicester - 77%, Crawley - 77%, Huntingdonshire - 75%.
- Loss of services, but also loss of local employment opportunities and end of 'sequential test'

## **Consequences for communities**

- Race for Article 4 directions, but how many will be challenged?

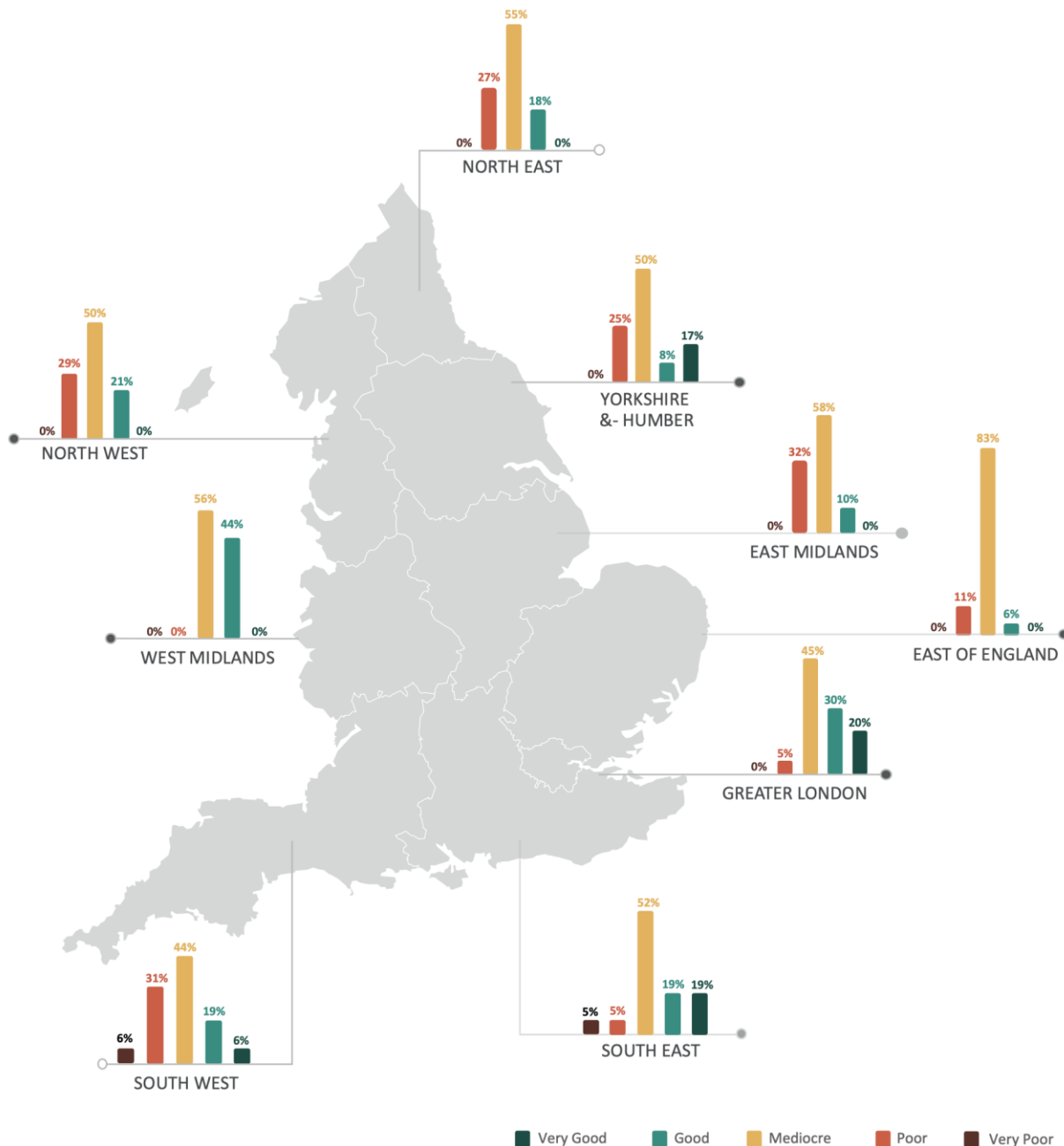


The impacts of the changing commercial-to-residential PDR policy - in Crawley town centre (left) and Leicester city centre (right)

# Most poor-quality housing still comes through the planning system

And the national picture is varied but generally bleak.

A UCL and CPRE study of 142 development schemes across England by major housebuilders, found that **one in five should have been denied planning permission on the grounds of poor design quality**, according to the government's own policy.





# Why does this matter? The health impact of unhealthy homes and neighbourhoods

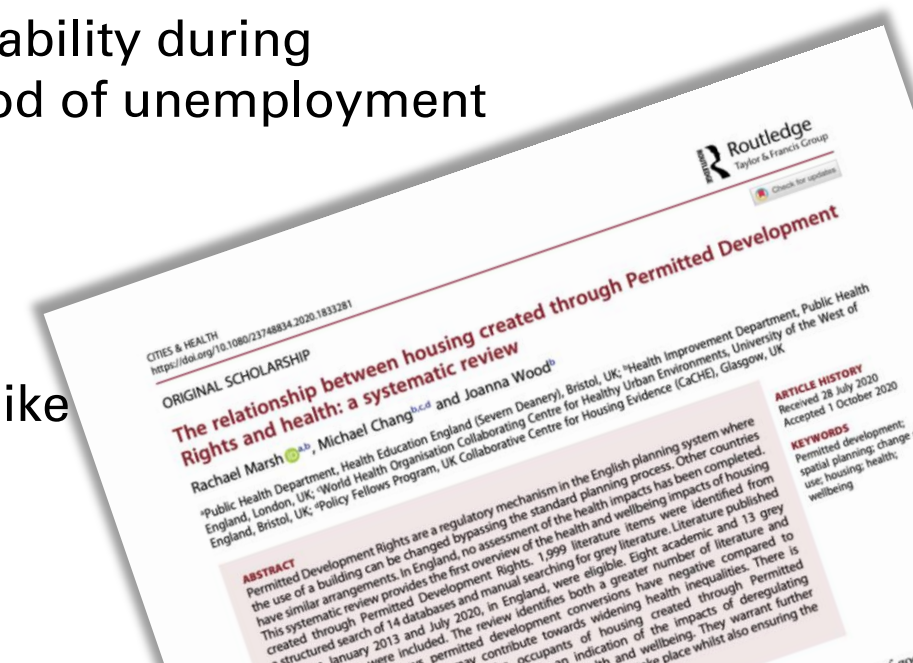
**Marmot Review:** Poor housing increases the likelihood of respiratory, cardiovascular and communicable diseases, and mortality.

**Public Health England:** Neighbourhoods with poor walkability and cycling infrastructure negatively impact mental wellbeing and increase the risk of type 2 diabetes, CVD, musculoskeletal conditions.

**Shelter:** It leads to **25% higher risk of severe ill-health** and disability during childhood, lower educational attainment, and greater likelihood of unemployment and poverty.

**BRE:** It cost the NHS £1.4bn a year.

It also decreases the population's resilience to major shocks, like (Place Alliance research) and extreme weather...







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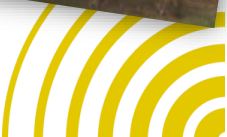
# The present and future of the system

## The reality of PDR and the 'Class E' consolidation

- In imagining a future system, we *need* to be very clear about where we are right now
- We have to recognise that many discussions about local policy and plan-making are now more or less irrelevant – councils have very little control

## 'White paper' planning reforms

- Significant uncertainty on standards due to lack of detail in Planning for the Future but track record makes us sceptical
- The big changes already made under the radar?





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# Why we need legal change

## The case for legal change

- The system is clearly deeply dysfunctional – we need to fundamentally change the way we regulate the built environment
- Responsibility for quality in the built environment is fragmented between housing, planning and other regimes.
- Planning lacks a legally defined, core, purpose
- There are no legally enforceable minimum standards on key aspects of building/neighbourhood quality, amenity space
- We need a shift from mitigation to active promotion

**We seem to have gone backwards – we once built homes for heroes**





# Healthy Homes Bill

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## **PART 1**

### **DUTY TO SECURE HEALTHY HOMES AND NEIGHBOURHOODS**

#### **1 Duty on the Secretary of State**

(1) It is the duty of the Secretary of State to secure the health, safety, wellbeing and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings.

## PRINCIPLES OF A HEALTHY HOME

### **2 Policy statement on healthy homes principles**

- (1) The Secretary of State must prepare a statement in accordance with this Act (the “policy statement on healthy homes principles”).
- (2) The statement must explain how the healthy homes principles are to be interpreted and applied by Ministers of the Crown in making, developing and revising their policies.
- (3) The statement may explain how the principles will be implemented and adhered to in a way that takes account of the development’s urban, suburban or rural location.

### **3 Meaning of ‘healthy homes principles’**

- (1) In this Act “healthy homes principles” means the principles -



# ALL NEW HOMES...



**must be** safe in relation to the risk of fire



**must have**, as a minimum, the liveable space required to meet the needs of people over their whole life time, including adequate internal and external storage space



**must have** access to natural light in all main living areas and bedrooms



**and their surroundings** must be designed to be inclusive, accessible, and adaptable to suit the needs of all



**should be** built within places that prioritise and provide access to sustainable transport and walkable services, including green infrastructure and play space





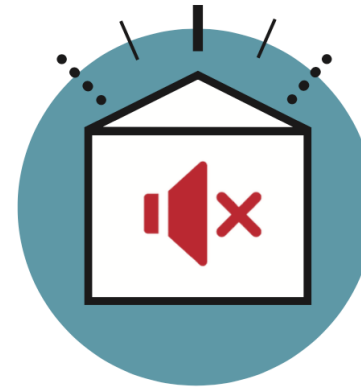
**must secure** radical reductions in carbon emissions in line with the provisions of the Climate Change Act 2008



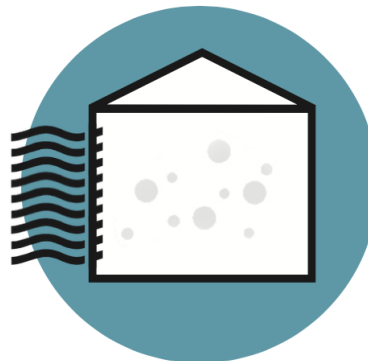
**must demonstrate** how they will be resilient to a changing climate over their full life time



**must be** built to design out crime and be secure



**must be free** from unacceptable and intrusive noise and light pollution



**must not** contribute to unsafe or illegal levels of indoor or ambient air pollution and must be built to minimise, and where possible eliminate, the harmful impacts of air pollution on human health and the environment



**must be** designed to provide year-round thermal comfort for inhabitants



[AS INTRODUCED]

A

# B I L L

TO

Make provision about the safety of people in or about buildings and the standard of buildings, to amend the Architects Act 1997, and to amend provision about complaints made to a housing ombudsman.

**B**E IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—







## Working with local authorities

- **Capacity** – Local authorities are significantly under-resourced and the TCPA can offer a select group of local authorities to opportunity to receive free expert advice and support.
- **Control** - Exploring what tools local authorities possess to shape the quality of new homes, and ensure that areas affected by PDRs support people’s health and wellbeing.
- ***Meaningful levelling up*** - By adopting the Healthy Homes Principles locally and applying them to new development, this provides a framework to help level up communities by ensuring that all new homes are built to a decent standard.





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# National supporters

## Acknowledgements

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A great place to live, work & play





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**Thank you**

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