



Session 8: UK and international policy on healthy homes

UK and international policy on healthy homes

In October 2018 The UK All-Party Parliamentary Group (APPG) for Healthy Homes and Buildings' published a White Paper 'Building our future: laying the foundations for healthy homes and buildings' with a series of policy recommendations aimed at ensuring that the homes we live in, both new and old, positively contribute to our physical and mental health and wellbeing.

This panel and workshop will explore and compare UK and international research and policy on creating healthier homes and buildings.

Panel

- Jade Lewis, Director of Advocacy, Saint-Gobain UK and Ireland
- Keith Ritchie, Executive Chairman, Titon Holdings Plc
- Bart Vandeghinste, CEO, Belvent, Belgium
- Roderick Lawrence, Honorary professor and adjunct professor, University of Geneva, University of Adelaide, Universiti Kebangsaan Malaysia, International
- Jeremy Porteus, Chief executive, Housing Learning and Improvement Network, UK



all party parliamentary group
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Background to HHB APPG White Paper and summary of governance section: Jade Lewis

'Government need to establish a cross departmental committee for health and buildings to champion change; recognising the interaction between buildings, health, education and the economy'



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Overview of the new build section of White Paper: Keith Ritchie

Grow the research and evidence base, starting with a focus on housing and schools, to develop a clear case for further government action to improve standards for new build

- Need to build more and better-performing new homes
 - Government target is to build 300,000 homes p.a.
 - Future Homes Standard published this month by MHCLG calls for 31% improvement in energy efficiency compared to the current standard
 - Priority must be given to ensuring that occupants' health and wellbeing is foremost in new homes
- Government should develop a specific healthy homes policy to protect health and wellbeing
 - BRE estimated that cost to the NHS of poor housing could be £2.5bn p.a. in first year treatment costs
 - Problems caused by excess heat and overheating in urban areas
 - Dangers of emissions from construction materials, products and furnishings in homes and buildings
 - Poor quality housing causes physical and mental health problems
 - Houses constructed in urban and brownfield sites can also lead to excess noise, with significant impact on health and wellbeing
- Housing and Building standards should be consistent across the UK

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Overview of the renovation section of White Paper: Keith Ritchie

Make renovation of current housing stock and infrastructure a Government priority and develop plans for retrofitting that takes a holistic approach to maximizing health and wellbeing

- Government should develop a national renovation strategy to improve homes for health and performance
 - Need to consider health alongside energy efficiency
- Government should adopt a holistic approach to ensure that renovation improves not only energy efficiency but also ventilation and indoor air quality, lighting and acoustics
- Private Rental Sector landlords should be required to ensure that their properties meet the Decent Homes Standard and a minimum level of energy efficiency
 - There should be a national registration system for the PRS in England to match what is currently in place in Wales, Scotland and Northern Ireland
- Government should incentivise the public to improve the current housing stock
 - Council Tax, Stamp Duty or VAT reductions should be available for spending on products and services that improve energy efficiency and health of a home

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Summary of challenges and best practice housing policy and industry delivery from Belgium and Netherlands:

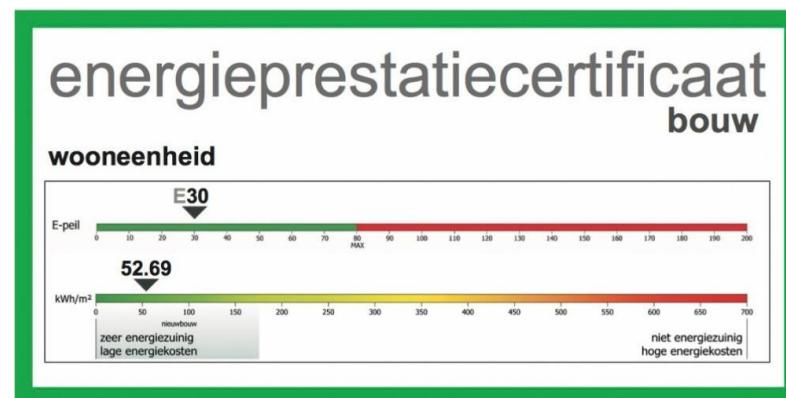
Bart Vandeghinste, CEO Belvent



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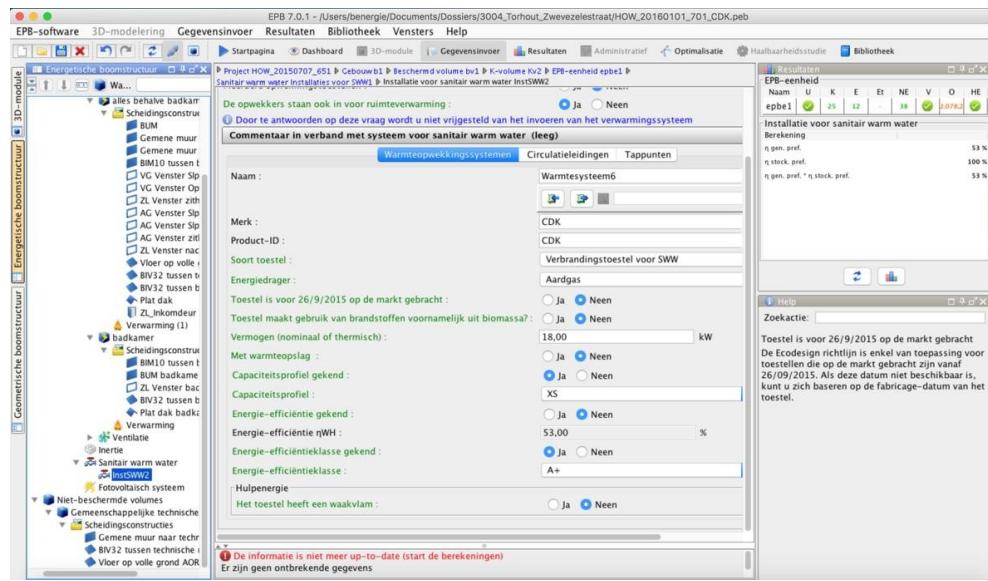
EPB: A standard and a system

- In 2005 The Belgian government put in to law that every new building should comply with the EPB directive. The directive is a government controlled and issued interactive verification system where all data on any new construction needs to be entered. This then gives you an energy prestation and indoor climate level: the e-LEVEL
- This is to be applied for any new construction which will house accommodate people from housing to schools, offices, warehouses and shops



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- Every building permit is to be followed by an independent EPB control person commissioned by the builder. This EPB official grants the certificate following testing for software input, onsite checks during construction and final review of the finished building. He inputs every parameter of the materials used for the building into the software. This to reach the level as required by the state.
- In this system the state sets up the standard but not the way to obtain the result and as such doesn't "favour" any technique but let's every building product manufacturer looks for ways to create the best energy friendly product at the best budget.



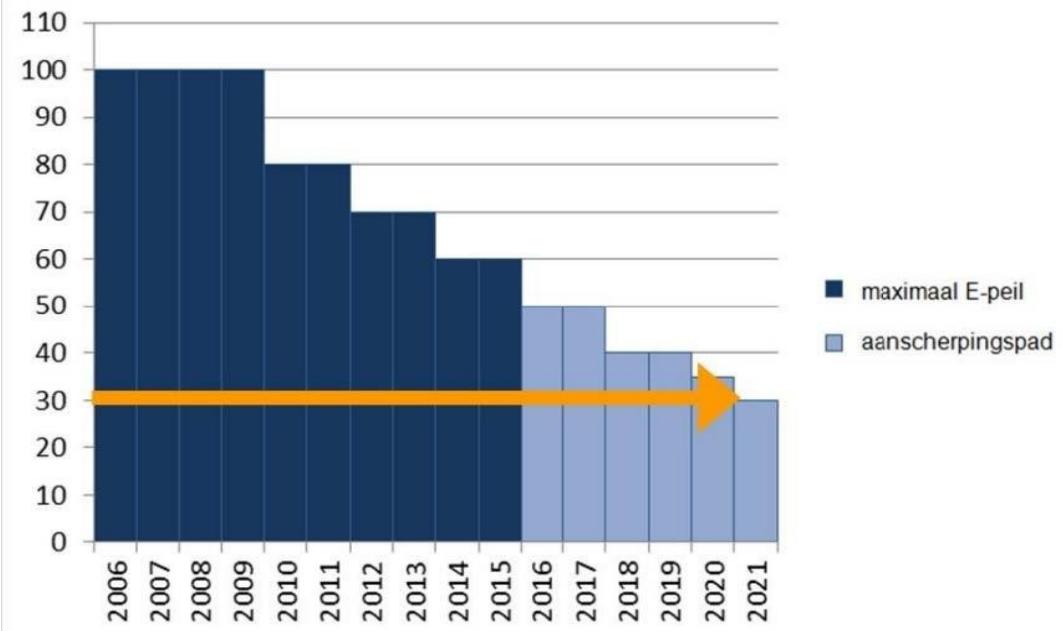
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- “CHOICES” for the builder:
“5+4 = 9 but so is 3+6”
- Example:
 - Insulate to a high level and then have a lower heat system,
or
 - Insulate to a lesser level and invest in a compensating renewable energy source
or
 - Put normal double glazing but invest in a heat pump
- The EPBsystem allows you together with the EPB official to make the choices and shows you that certain products do not produce the extra benefit to justify the cost

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EVOLUTION

This system started with a level of 100 to obtain, it seemed impossible, too costly, too difficult



2020 will result in very low energy building.

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- It also sets good basic standards so that building a barn with no insulation but a field of solar panels next to it (theoretically no external energy consumption) is impossible.
- Since 2015 an obligation to include some type of renewable energy is incorporated to push the renewable market, if not followed you must obtain a 10 % better Elevel to comply.
- Again, freedom of choice on, for example, thermal solar panels or photovoltaic, heat pumps or wind energy...



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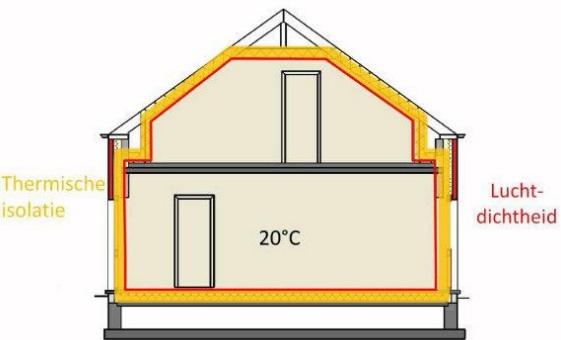
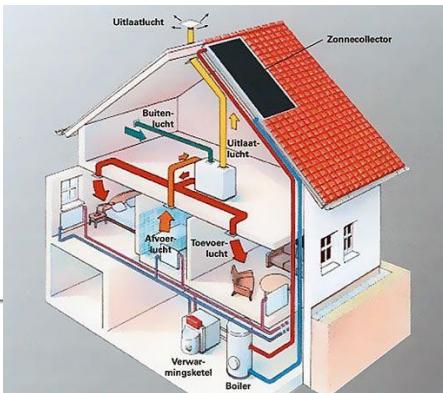
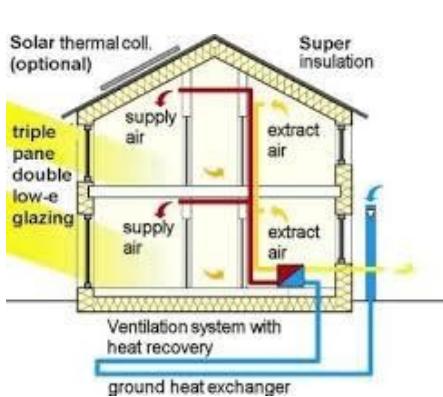
Mentality change

- leaf People have become aware
- leaf people take energy in to consideration on building
- leaf the investment in energy efficiency has become a basic « good
- leaf » idea E level has become a qualitystandard



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- SIMPLE BASIC RULES that really work in EPB and on the market
- A good building has **GOOD INSULATION** to make an **AIR tight BUILDING** with a controlled, quiet, filtered Ventilation system and a **very low heating energy need** with the potential of using **renewable energy**



Delivering Healthy Homes: Influencing and Shaping Government Policy and Thinking

Summary of challenges and best practice housing policy and industry delivery internationally.

Professor Roderick J. Lawrence

University of Geneva
Switzerland



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Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally

Governance

Caveat: International trends hide national and local differences

International trends since 1990s

Housing not a high priority in political manifestos

Lower public spending for housing; increased privatization of housing markets
de-regulation of housing standards

People with housing needs have been marginalized; negative health impacts

WHO Headquarters & WHO-EURO Office

Housing & Health Prioritized – Collaboration with Cities

EURO Housing & Health Survey (LARES) – 2004 (8 Cities)

Results: 3 shared concerns - Cost, Size, Noise

Need for more regulation: Increasing Allergies, Asthma, Sleep disturbance.

Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally.

Governance

Looking Ahead

Need for political commitment

Prioritize co-lateral benefits: co-benefits of housing-energy-health

Direct Investments in housing are also investments in public health.

Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally.

New Build

Caveat: International trends hide national and local differences

International trends since 1990s

Densification of housing in large cities

Housing needs of heterogenous household types not addressed

Growing concern for housing and health of ageing populations

(Ex. Norwegian Housing Bank- Lifetime Housing by universal design)

Sustainability

New ITC technologies in housing design

Energy saving measures in housing design

Indoor Climate – ambient summer temperatures

Few regulations for domestic space standards

Increasing household expenditure for housing and health

Household allowances are needed.

Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally.

New Build

Looking Ahead

Need for political commitment

Who Builds: Private sector, Public authorities, Third sector (co-housing) ?

Direct Investments in housing are also investments in public health.

Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally.

Retrofit

Caveat: International trends hide national and local differences

International trends since 1990s

Need for retrofit: How, When, What ?

Multi-criteria analysis is necessary for strategic planning

What do we know?

WHO-EURO Housing Survey (LARES) & Building Construction Surveys

Subsidies exist for improving thermal insulation, energy efficiency ...

Indoor climate – confronting affordable warmth & excessive heat

Gentrification or Tenant protection: Increasing housing costs after renovation

Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally.

Retrofit

Looking Ahead

Need for political commitment

Who Builds: Private sector, Public authorities, Third sector

Responding to climate change & extreme weather

Co-benefits.

Summary of Challenges and Best Practice Housing Policy and Industry Delivery Internationally.

Conclusion

Health begins at Home

Recognition of WHO and other international organizations

Need for renewed national and local political commitment

Redefine contribution of public authorities with respect to institutions
in several sectors, community associations and private enterprises.



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Part 2 – Interactive workshop chaired by Jeremy Porteus

Governance – Jade Lewis
New Build – Bart Vandeghinste
Retrofit – Keith Ritchie

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