



LGA Innovation Zone

Securing Healthy Homes Locally

22 October 2024



tcpa

tcpa.org.uk

Agenda



Securing Healthy Homes at a local level – technical guide

Rosalie Callway, Projects & Policy Manager, TCPA (chair)

The Homes Quality Mark – Operationalising the Healthy Homes Principles

Dan Asquith, Business Development Manager, Building Research Establishment

Lewes District Council – Rooting Healthy Homes in our Culture

Emily O’Brien, Green Party Councillor for Ouse Valley & Ringmer

Q&A

Panel



tcpa

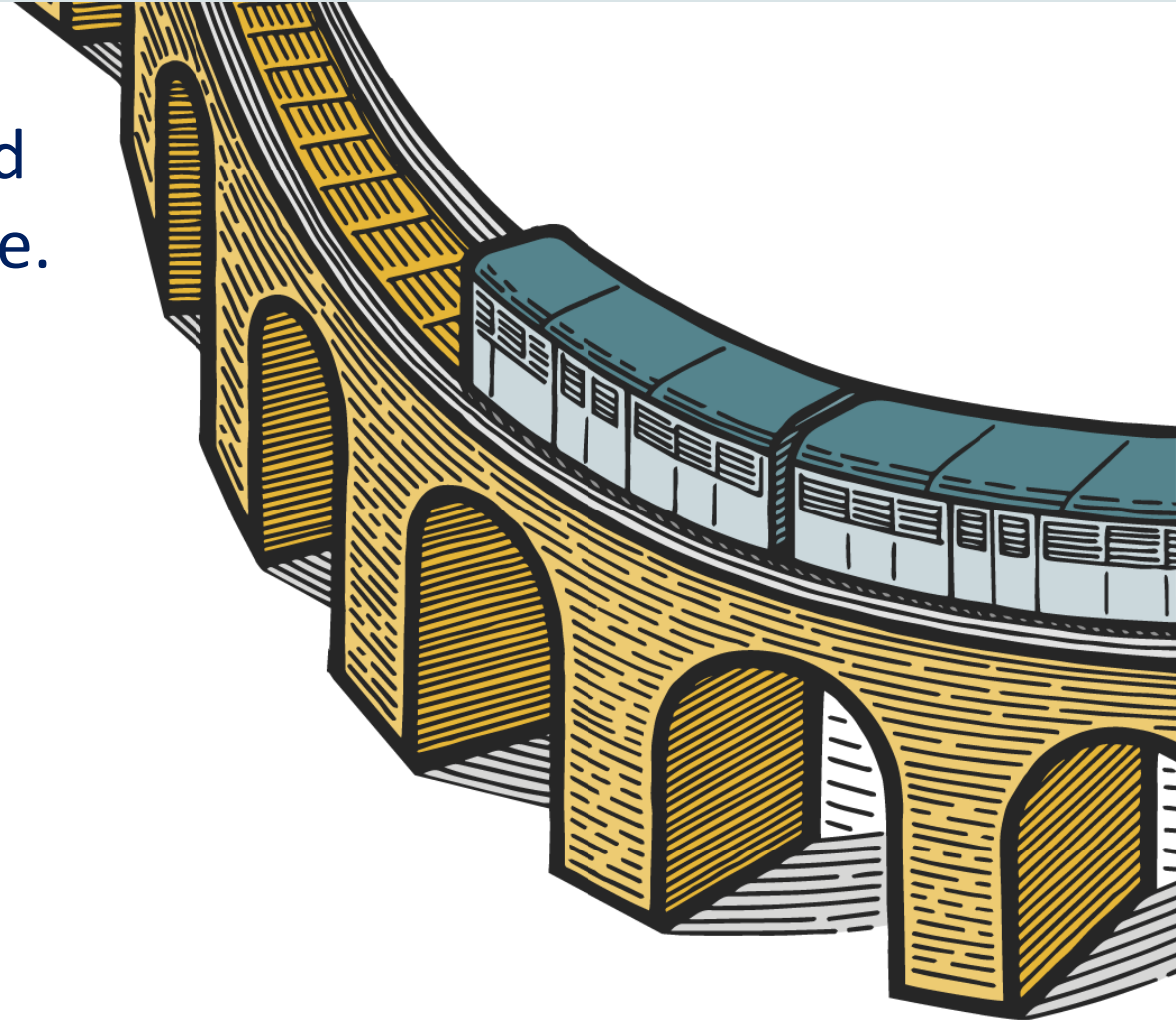
Town and Country Planning Association

The **TCPA's vision** is for homes, places and communities in which everyone can thrive.

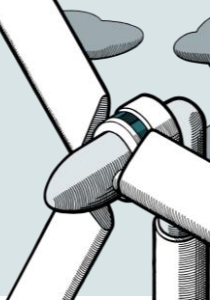
Our mission is to challenge, inspire and support people to create healthy, sustainable and resilient places that are fair for everyone.



tcpa



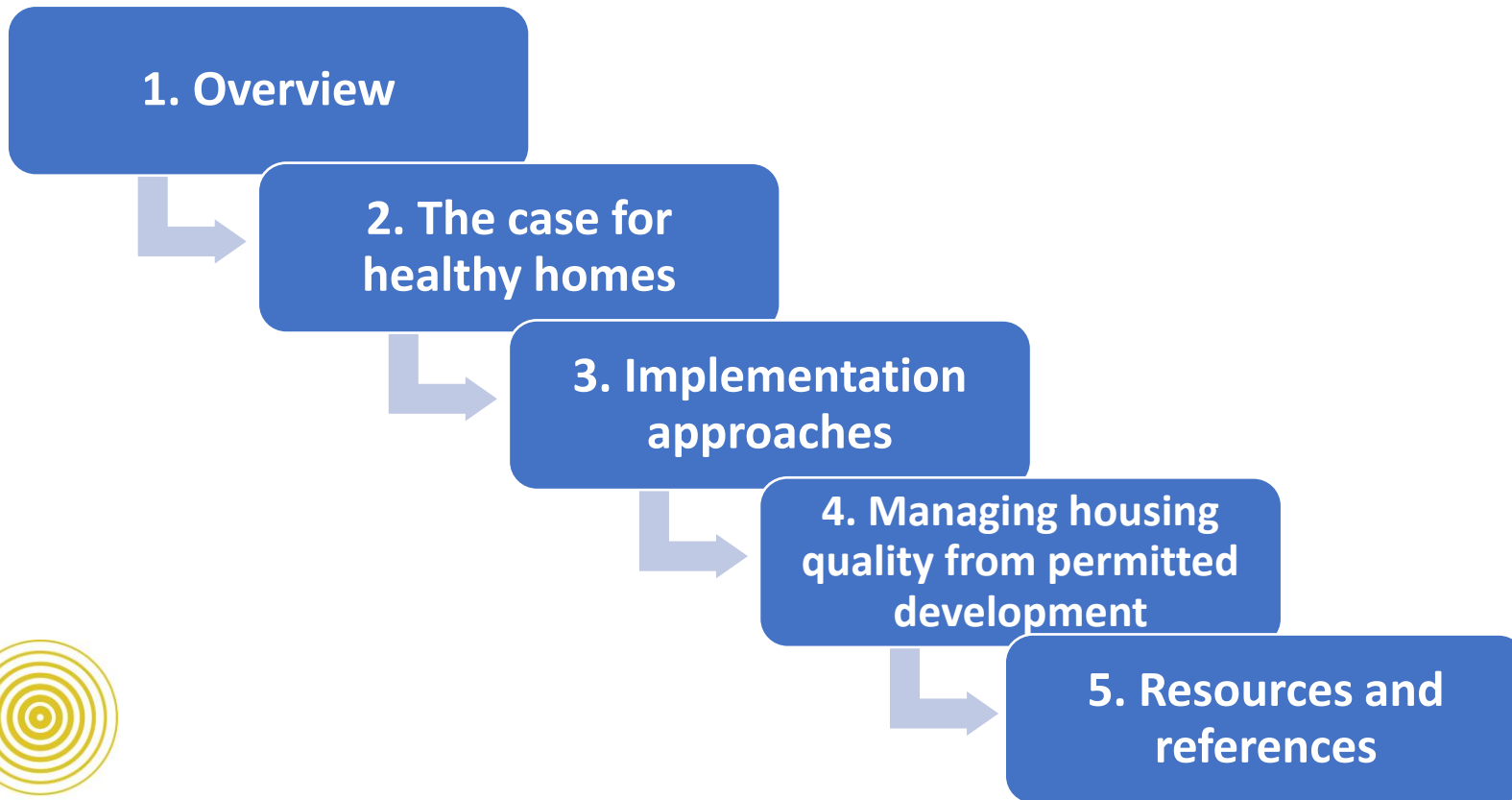
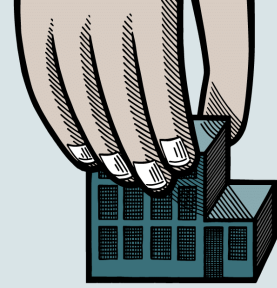
Campaign for Healthy Homes



Funded by



Securing Healthy Homes at the local level



Town and Country Planning Association
Working to secure homes, places and communities
where everyone can thrive

17 Carlton House Terrace
London, SW1Y 5AS
www.tcpa.org.uk

A guide for local
government in England
on adopting the Healthy
Homes Principles

Securing Healthy Homes at the local level

A guide for local government in England on adopting the Healthy Homes Principles

June 2024







Shock as Joseph Rank House residents told they must leave today following “significant fire safety concerns.”

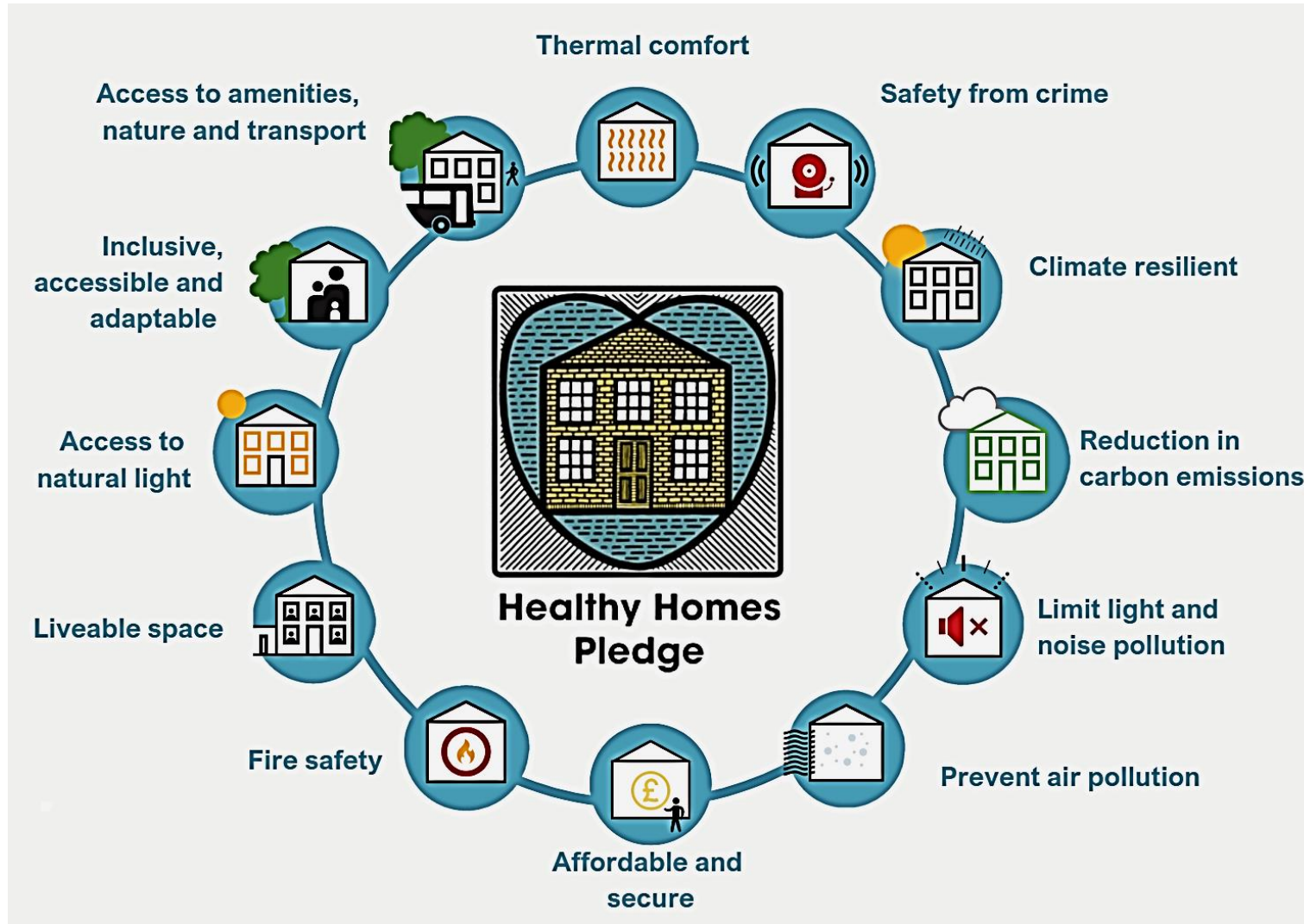
General / Fri 28th Jun 2024 at 09:21am



tcpa

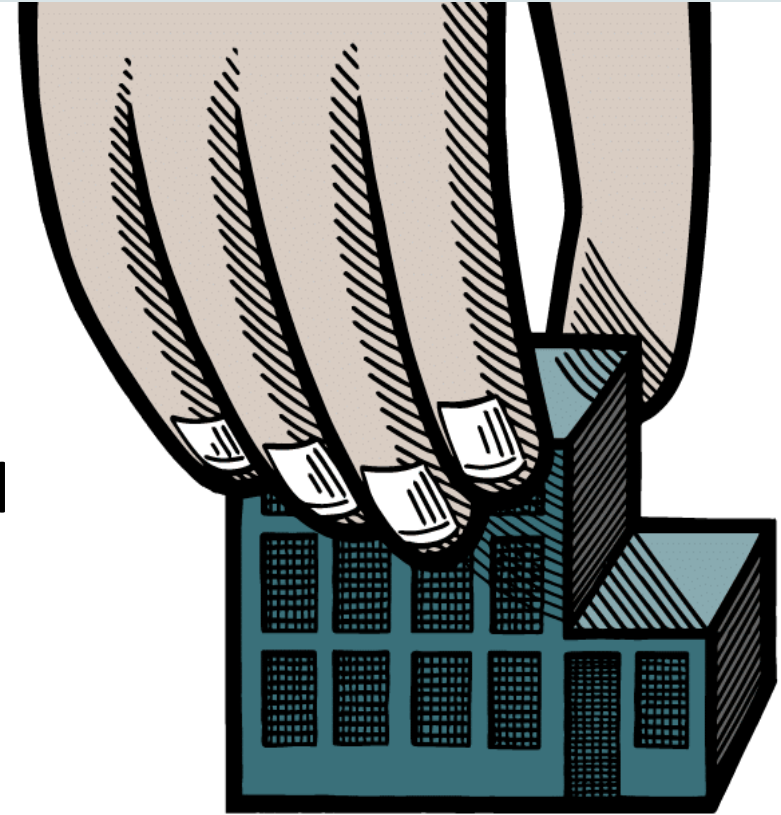


Healthy Homes Principles

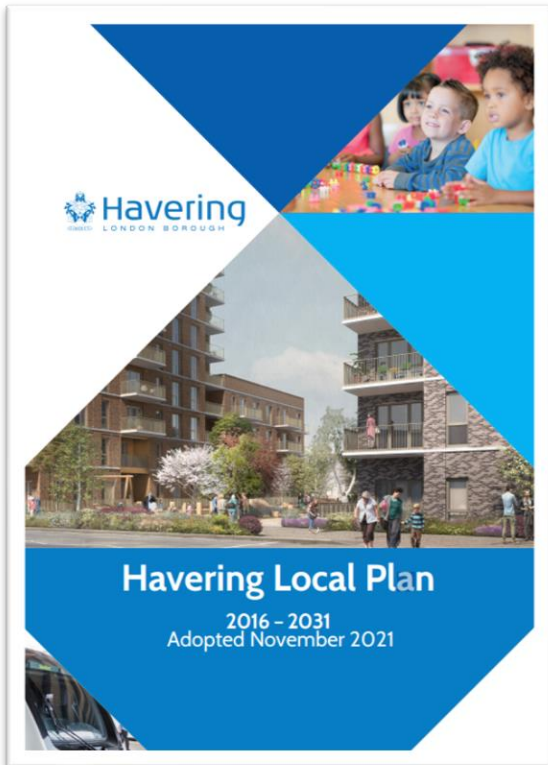
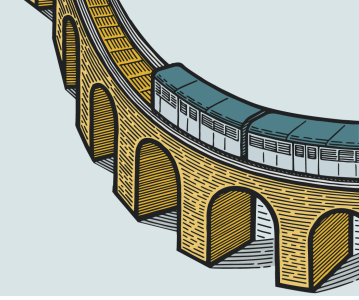


3. Implementation

- Council motion
- Corporate plan
- Local Plan policies
- Healthy Homes Principles – targeted local policies
- Supplementary Planning Documents
- Design codes
- Neighbourhood plans

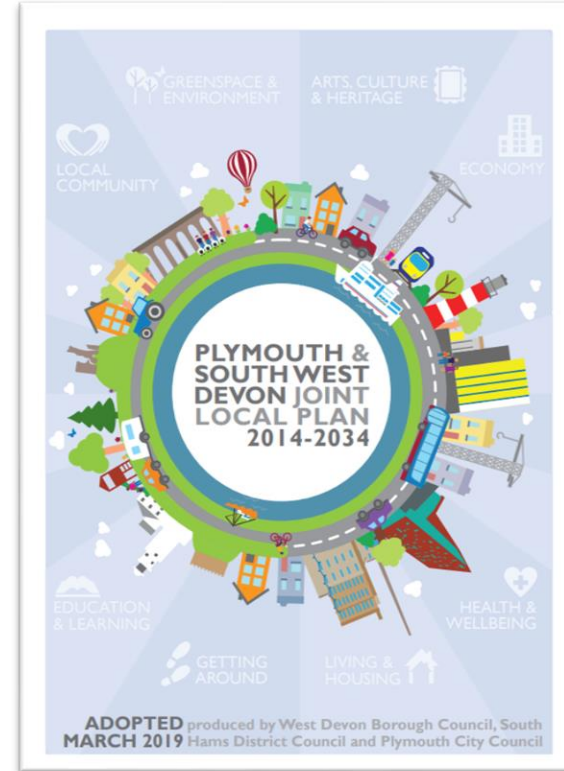


3. Implementation – Local Plan Policies



London Borough of Havering LP *P12 Healthy Communities*

- Access to amenities, nature and transport
- Safety from crime
- Minimising exposure to pollutants
- Climate resilient and reductions in emissions
- HIA of major developments



Plymouth and South West Devon Joint LP *EV1 Protecting Health and amenities*

- Access to natural light
- Limit noise pollution
- Inclusive, accessible and adaptable homes
- HIA for planning applications with a likely significant health impact



tcpa

BREEAM®

WWW.BREEAM.COM

BREEAM Home Quality Mark

Delivered by
Dan Asquith
Business Development Manager
Building Research Establishment



BREEAM Suite of Products

Master planning	Outline/strategic planning	BREEAM Communities
Infrastructure	All	BREEAM Infrastructure
Buildings	New Construction	BREEAM UK New Construction
		BREEAM International New Construction
		Home Quality Mark
	Refurbishment and fit-out	BREEAM UK RFO
		BREEAM International RFO
		BREEAM Domestic Refurbishment
	In-Use	BREEAM In-Use Commercial
		BREEAM In-Use Residential

Holistic sustainability framework, and third-party verified certification recognising and showcasing performance beyond regulatory minimums



Our Surroundings

Transport &
Movement

Outdoors

Safety &
Resilience



My Home

Comfort

Energy

Materials

Space

Water



Delivery

Quality
Assurance

Construction
Impacts

Customer
Experience

Who is using HQM?



Dandara Living

Dandara Living chose HQM as a solution to their sustainability challenges due to its standardised sustainability benchmarking, which resonated well with both investors and residents.

Lesley Treacy, Head of ESG, at Dandara Living said "HQM's holistic framework was instrumental in integrating our ESG strategy into our projects."



City of London Corporation

As early adopters of HQM, the City Corporation's approach serves as a model for sustainable urban development. Their commitment to high standards in social housing projects sets a benchmark for future endeavours.

"HQM's focus on aspects positively impacting health and wellbeing, particularly Post Occupancy Evaluation (POE) objectives, provided targeted solutions,"
Michael Gwyther-Jones, Head of New Developments & Special Projects

BREEAM®

Thank you

To discuss BREEAM further and begin your sustainability journey, please get in touch with us now.

Phone: +44 (0)333 321 88 11

Email: breeam@bregroup.com

Website: www.breeam.com

Twitter: [@BRE_BREEAM](https://twitter.com/BRE_BREEAM)

Linkedin: <https://www.linkedin.com/showcase/breeam-official/>





Lewes District Council

Rooting **Healthy Homes** in our Culture

Stowe Place, Newhaven



Lewes District Council

The Journey

- **May 2019** | new alliance took control of the council resulting in a big policy “shake-up”.
- **November 2020** | *Palmerstone House* completed, the council’s first modular development and commitment to sustainable housebuilding.
- **July 2021** | the council approved a motion becoming one of the first councils to adopt Healthy Homes.
- **May 2024** | the council signed-up to the TCPA Pledge.



Palmerstone House, Newhaven



Lewes District Council

Embedding & Implementation

- ❑ Strive to ensure that the principles of Healthy Homes and Places are met to create the highest quality places for residents which will be a fitting legacy for future generations;
- ❑ Review related policies, processes and procedures as part of current Local Plan review, and develop and adopt new policies, to ensure that all new development is in line with the Healthy Homes and Places Principles;
- ❑ Make the Healthy Homes and Places principles through policies and design codes an integral part of council decision making on housing and planning; and
- ❑ Ensure the next review of the Corporate Plan includes healthy homes and places as a priority.



Danforth Way, Ringmer

New Homes Principles

Principle 1: Creating places, communities, and homes that our residents need

Principle 2: Building quality and healthy homes

Principle 3: Maximising social value in housing development to benefit local people

Principle 4: Minimising environmental impact and making homes more affordable

Principle 5: Optimising location, sustainable transport, and connectivity



Principle 2 Building quality and healthy homes

We will...

- Deliver all new homes in accordance with the council's Lettable Standard – ensuring high and consistent levels of property decency that will be easily maintainable.
 - Strive to ensure that the principles of Healthy Homes are met – creating the highest quality places for our residents and future generations.
 - Develop new build homes to nationally described and technical space standards – ensuring our homes are spacious, comfortable, naturally lit, and fit for purpose, including adequate storage provision.
 - Build new homes with exemplary levels of fire safety and in accordance with current regulations and statute.
 - Design homes for both current and future generations – promoting independence and considering the growth in multi-generational and co-living. Adherence to the nationally described and technical space standards as above may however need to be reviewed for 'non-traditional' housing types.
 - New build homes should be designed with consideration of industry benchmarks and good practice in relation to safety and security, such as the Secure by Design standards – designing out crime and ensuring our residents feel safe within their homes.
- Provide outdoor and open spaces wherever possible – incorporating planted areas, growing spaces, and new community and urban gardening initiatives. Where this is not practical within the parameters of the development site, we will work with partners to link new homes to other existing open spaces.
 - Increase biodiversity on all new housing developments – in excess of planning requirements, where practicable.
 - Monitor and evaluate our new communities and neighbourhoods – learning lessons to inform future housing developments.

“ The council understands the value of living in a quality environment. It is important that our residents feel safe and secure in their homes, whilst also living in spaces that positively contribute to their health and wellbeing. ”



Building Better Council Housing

Housing Delivery Programme

2024 - 2028

New Homes Principles



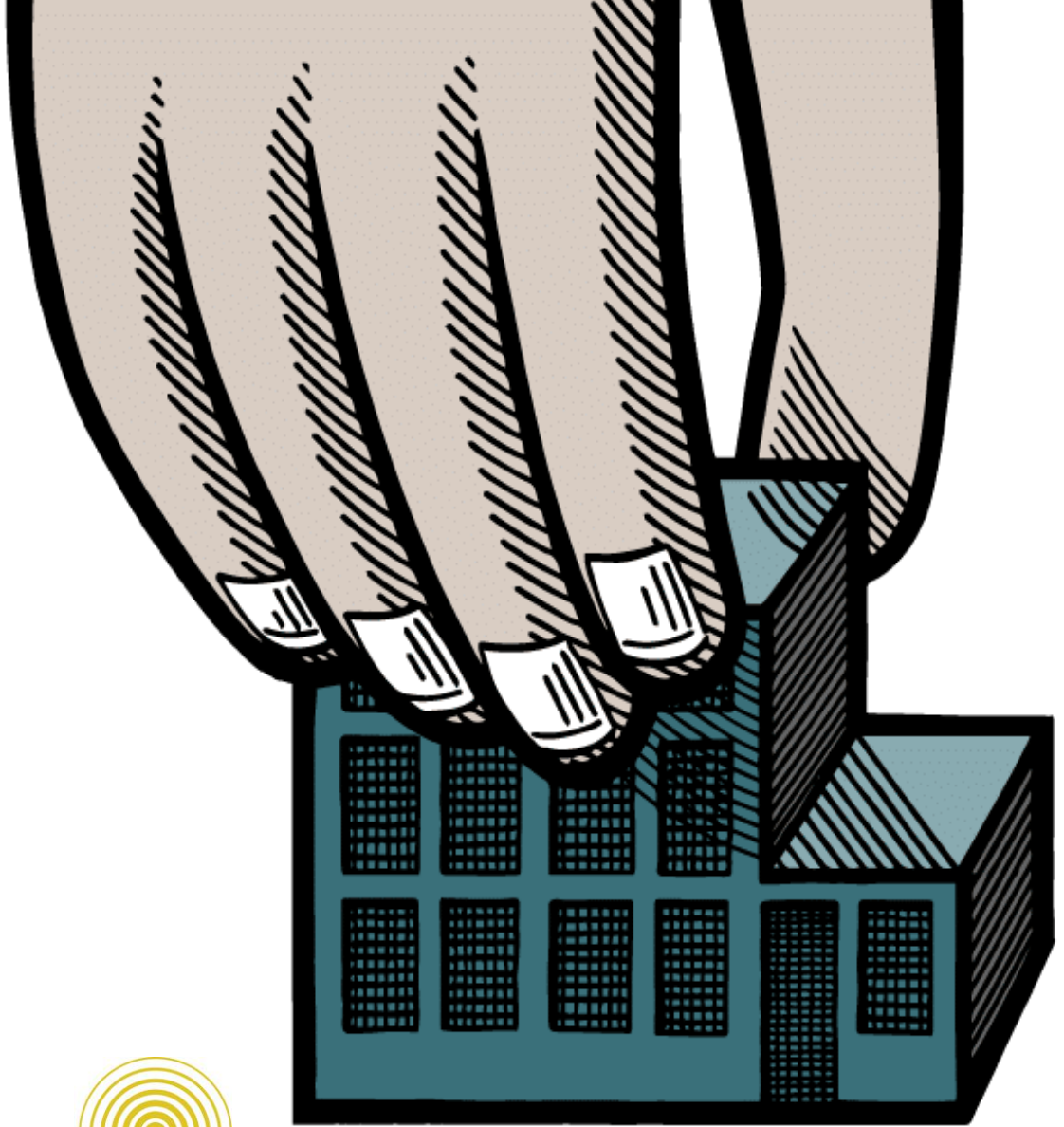
Mill Road, Ringmer (top)
Oakfield Lane, Plumpton (bottom)



A photograph of a modern, multi-story brick building with a courtyard. The building features balconies with dark railings and a mix of brick and dark grey panels. The sky is clear and blue. A white wavy graphic is positioned above the main title.

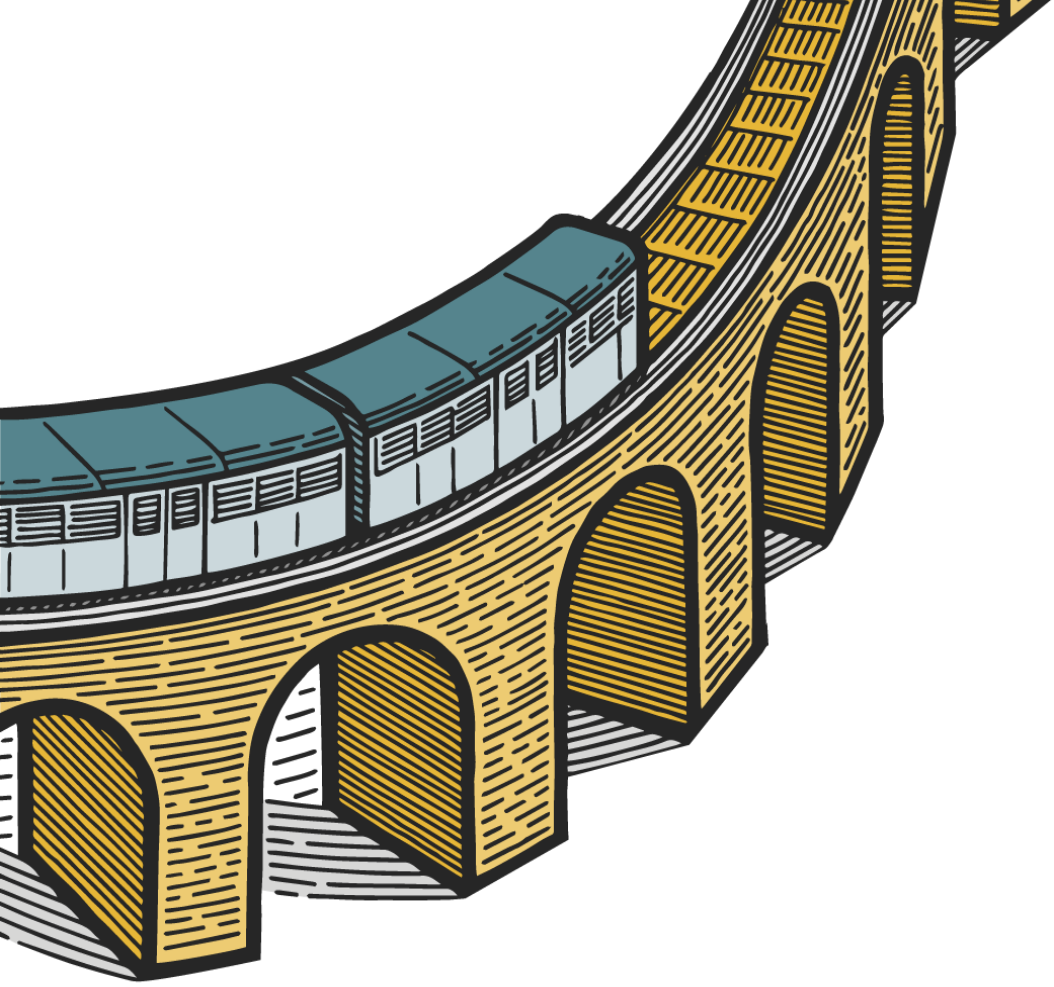
Lewes District Council

Cllr Emily O'Brien, Cabinet Member for Climate, Nature & Food Systems at Lewes District Council



tcpa

Q&A



Find out more and become a TCPA member

Website: tcpa.org.uk

Twitter/X: @theTCPA

LinkedIn: uk.linkedin.com/company/tcpa

Email: sally.roscoe@tcpa.org.uk



Sign up to our newsletter to receive regular updates about our latest news, research, events and much more!



tcpa