

Newberry House, Ilford (photo: Rob Clayton)



A home to die for?

A healthy home is more than a box with four walls that doesn't leak. For a start it is a box in the right place, one with access to nature, a community, good food, jobs and transportation. It is a secure, affordable, adaptable and safe box, where you can make a home, *your* home. It is a box with good natural light and ventilation, quiet enough to get a good night's sleep. It is spacious enough to move around and make good things happen.

Healthy homes reduce strain on the NHS and social services, reduce crime and assist with tackling the problems of climate change. Building a pipeline of healthy homes that benefit from advances in technology would create, new jobs, services and tools, attracting talent and investment to the UK. And healthy homes will reduce risk to the development process. Communities will fight *for* and not against development. Healthy homes are a powerful symbol of hope.

Professor Flora Samuel, University of Cambridge
Architect, author and academic

A healthy home is the foundation for a thriving life.

So why are we still allowing developers to build the slums of the future?

One in ten people in the UK live in poor quality housing. Some truly shocking housing is being produced through permitted development (PD) conversions, where profits matter more than people. And many new homes are poorly located, sub-standard, unsafe and unaffordable.

We know how to build homes that are healthy, affordable, zero carbon and adaptable. And we know that those homes must be built to create complete, compact and connected neighbourhoods.

We just need the political will to make it happen.

Support the **Campaign for Healthy Homes.**

**What's wrong with
cutting a few corners
to convert empty
buildings to make
more housing?**

'It was so scary. My daughter has nightmares because of it. Every time I pass that place, I think, 'Oh my God, we could be like Grenfell' ... [The council has] known the building wasn't safe since 2021, and nothing's been done until the fire occurred and we had to evacuate.'

Resident, PD conversion, Croydon

'[PD homes] were quick wins for fast buck for some dodgy developers. They're not going to be investing in them or maintaining them. They're just going to fall into worse and worse repair until they need to be pulled down.'

Local planning officer



Delta House, Croydon (photo: Rob Clayton)

Permitted development flats do not have to meet overheating rules and are often poorly insulated.



Permitted development is undermining local authorities' ability to deliver the right types of homes in the right places.

PD housing has been found to be poor quality and unsafe. It can be located in isolated industrial estates or along polluted major roads.

It does not need to meet all building regulations, including: accessibility and inclusion, overheating, resistance to moisture, or structural safety.

PD rules avoid full planning scrutiny and vital developer contributions towards local health care, schools and affordable homes.

PASTY
& PIE
MAKERS
LOCAL FARM
PRODUCE



Hawke Butchers



Hawke Butchers
PASTY & PIE
MAKERS

EAT SAUSAGES & BURGERS
PASTIES & PASTYMAKERS
MADE OF FRESH LOCAL PRODUCE



Hawke Butchers
Specials



Roche, Cornwall
(photo: Lord Taylor of Goss Moor)



PD rules are also harming local rural economies and communities. In Roche, Cornwall, this local butchers is now worth more to the landlord as a PD flat, harming the local high street.

Surely we are building new homes fit for the twenty-first century?

'Housebuilding in Great Britain needs significant intervention so that enough good quality homes are delivered in the places that people need them.'

Sarah Cardell, Chief Executive, Competitions and Markets Authority

'It's scary because I don't know how long this building is going to stand.'

Resident, new flats, Camden

'Bought a brand new house six years ago and STILL sorting problems out. Everything from rushed, poor quality of build internally, to roof tiles needing a complete overhaul, and even the garden/non-existent drainage needing to be dug up and started again.'

Trust Pilot review, 2024

These nightmare new build homes have ruined our lives!!!

- Inadequate foundations
- Rotting timber frame
- Widespread Water ingress
- Crumbling brick facade
- Under 11m (no BSA)



Conservatives




Labour

- Developer deceived us -
- Meaningless sign-off certificate -
- Warranty wouldn't investigate -
- Over £300k in legal/expert fees -
- Homes worth £0; life savings stolen -

Get us our money back Gove, deregulation defrauded us

Speak up Starmer, show the country you'll fight for fairness

 @dannystar

#BuildingSafetyCrisis

email: all@agargrove.com

Leaseholders in these new flats in London have been fighting a legal battle for compensation for over five years.

New flats, Croydon
(Photo: J. Kingsley)



These new flats have water leaks, structural issues and exorbitant rental fees.

32% of consumers describe new build homes as 'poor quality' (CIOB, 2025)

UK homeowners are described as too 'scared' to speak out due to the threat of legal action, linked to the use of Non-Disclosure Agreements or 'gagging orders' (BBC Money Box, 2022).

The Competition and Markets Authority (CMA) found a 'substantial minority' of developers delivered housing with serious structural problems, such as collapsing staircases and ceilings (2024).

The CMA is currently investigating eight volume house builders for potentially exchanging competitively sensitive information which could influence build-out rates and new homes prices.



New development in Wantage, Oxfordshire
(photo: Rosalie Callway)

Too many new housing developments lock residents into car dependency - located far from work and amenities.

Grenfell Tower
(photo: Della Duncan)



The fire at Grenfell Tower in London on 14 June 2017 claimed 72 lives, including 37 disabled residents and 18 children.

Deregulation does not deliver quality

'You can't speak about deregulation and say you're going to keep your promises to Grenfell survivors and be believed, when deregulation caused the fire in the first place.'

Emma O'Connor, Grenfell Tower resident, speaking on BBC Radio4 Today

'The Fire Brigades Union believes that the terrible loss of life at Grenfell Tower was ultimately caused by political decisions made at the highest level. For at least 40 years, policies relating to housing, local government, the fire and rescue service, research and other areas have been driven by the agenda of cuts, deregulation and privatisation.'

Fire Brigades Union, *The Grenfell Tower fire: a crime caused by profit and deregulation (2019)*

**We know we can
do better!**

‘Pressures have been felt acutely in our housing market. Millions of people face soaring rents, poor housing conditions... For too long a safe, secure home has been the luxury for the few.’

Secretary of State, Angela Raynor MP

(The Guardian newspaper, 1 November 2024)

‘We are overly reliant - everyone knows this - on a handful of volume builders that have a particular business model.’

**Minister of State for Housing and Planning,
Matthew Pennycook MP**

(Labour Party conference, 21 September 2024)



Hazelmead, Bridport Cohousing CLT
(photo: Barefoot Architects)

Hazelmead is an award-winning cohousing development in Dorset. The scheme successfully incorporates collaborative living, environmental sustainability, and long-term affordability.

Healthy Homes for all!

The **Campaign for Healthy Homes** calls for clear, comprehensive standards for all new homes. We propose introducing a legal duty on the Secretary of State to secure the delivery of good quality, inclusive and genuinely affordable homes.

Campaign supporters:



'As proud funders of the Healthy Homes Campaign, we are committed to ensuring everyone has access to a home that nurtures their health and wellbeing, allows them to thrive in school or at work, and provides a refuge from the pressures of everyday life.'

Jonathan Lewis, Programme Manager, Nationwide Foundation

'Creating thriving communities starts with ensuring people have healthy, high-quality homes. We are dedicated to improving the wellbeing of the residents we work with, and signing the Healthy Homes pledge reinforces that commitment. I encourage others in the industry to join us in making every home a place where people can truly thrive.'

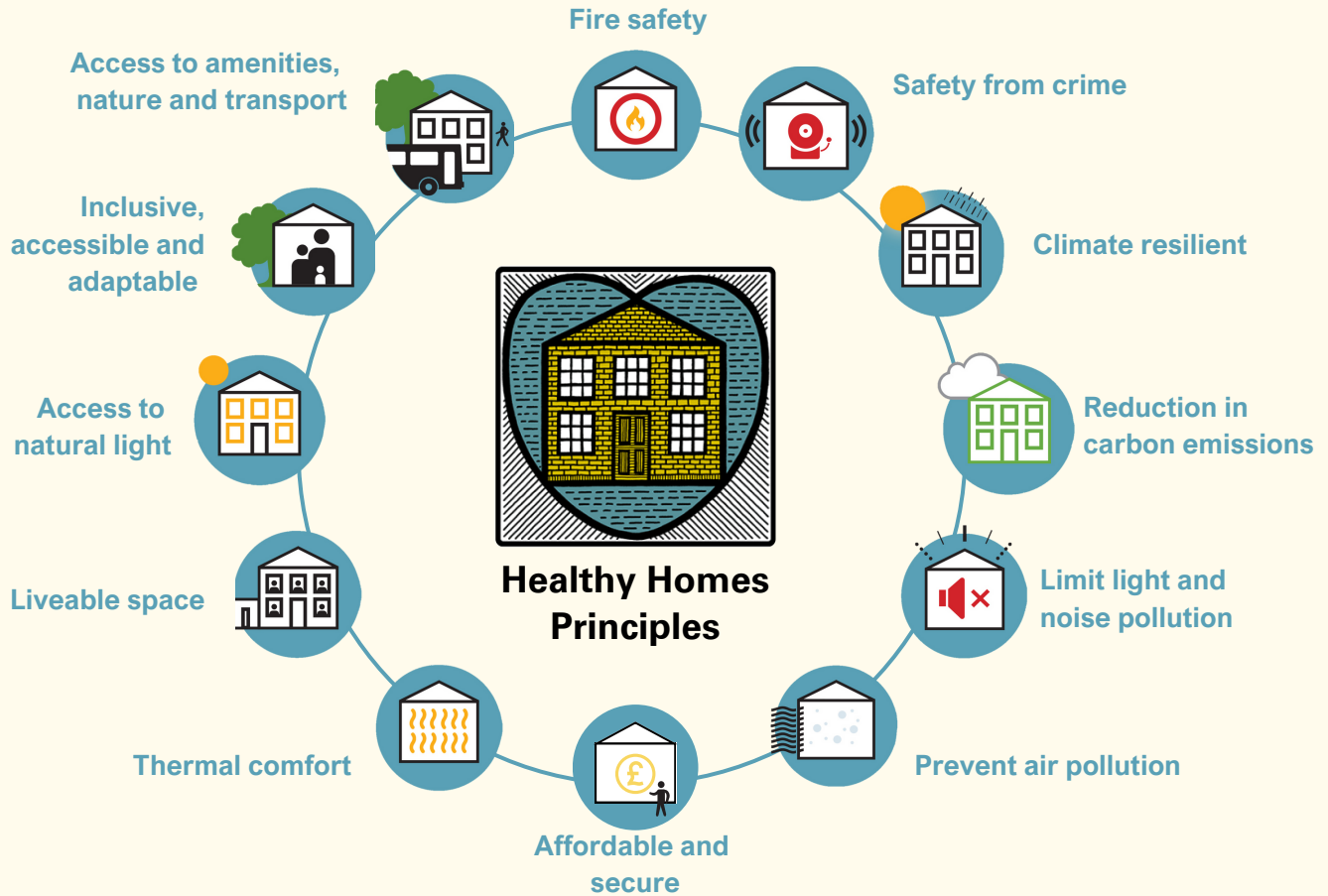
Leigh Johnson, Development Director, Wates Residential

'Healthy homes are fundamental to the wellbeing of society as a whole. We give our fullest support to the Healthy Homes Campaign and its goal of legislative reform.'

Andrew Wintersgill, Partner, David Lock Associates

'Healthy homes are a cornerstone of successful communities, educational achievements and economic growth. We fully support the Healthy Homes Campaign.'

Katja Stille, Director, Tibbalds Planning



To ensure better and more inclusive health outcomes, the TCPA and supporting organisations have identified 12 Healthy Homes Principles that all new housing developments must provide.



Citizens House, Lewisham, London
(photo: London Community Land Trust)

This site is owned by the community in perpetuity. It has 11 high quality new flats, which are built for key workers who live in Lewisham, and are close to the local school and train station.

Campaign for Healthy Homes



Campaign sponsor:



Scan the QR code
to find out more:



healthyhomesact@tcpa.org.uk
tcpa.org.uk/collection/campaign-for-healthy-homes

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