



Ministry of Housing,  
Communities &  
Local Government

# Building Healthy Homes ...

*(which are also safe, affordable, cheap to run, zero carbon and resilient)*

***John Palmer***

***Deputy Director***

***New Build Standards and Performance***

***Feb 2025***





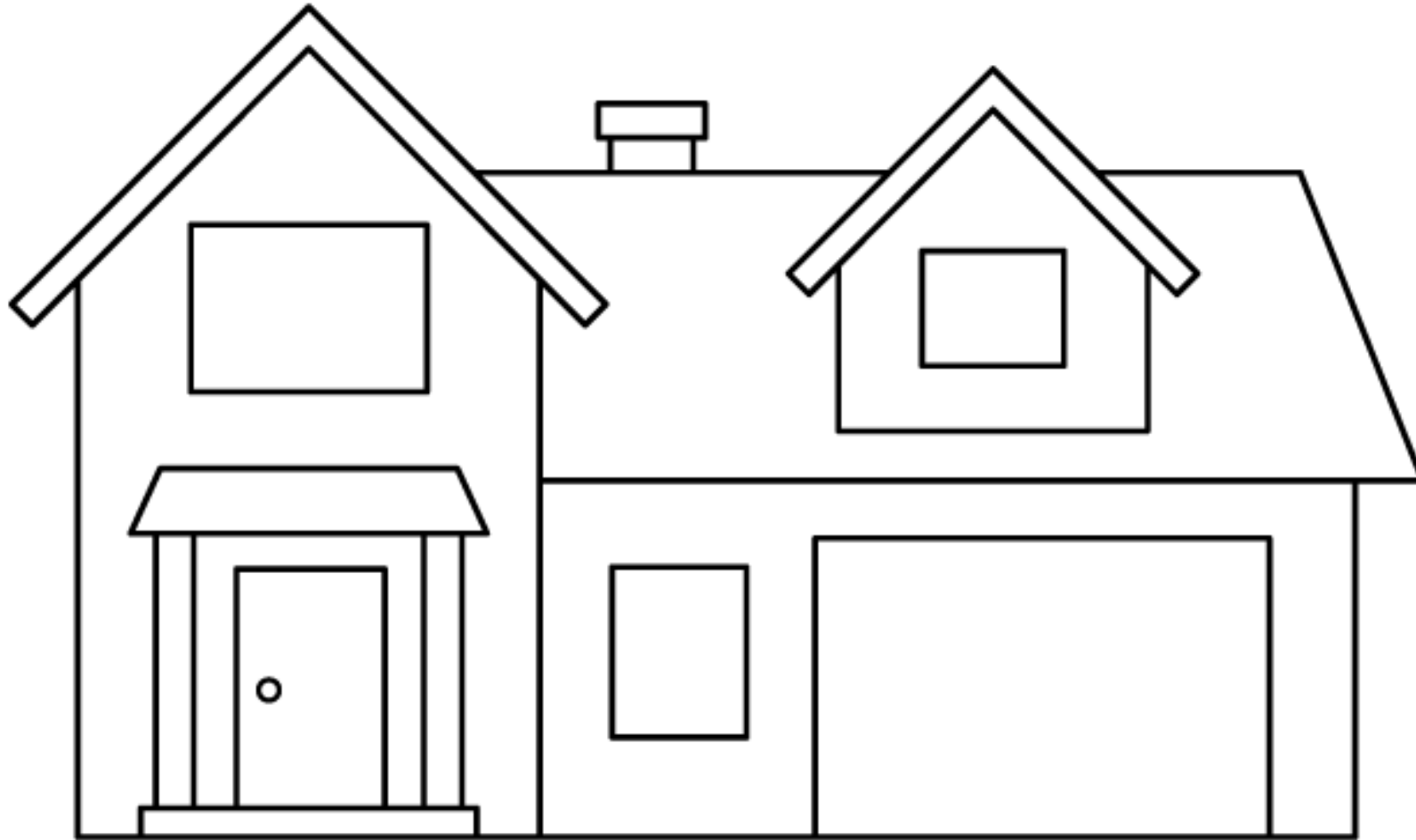
Ministry of Housing,  
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How does government develop policy?

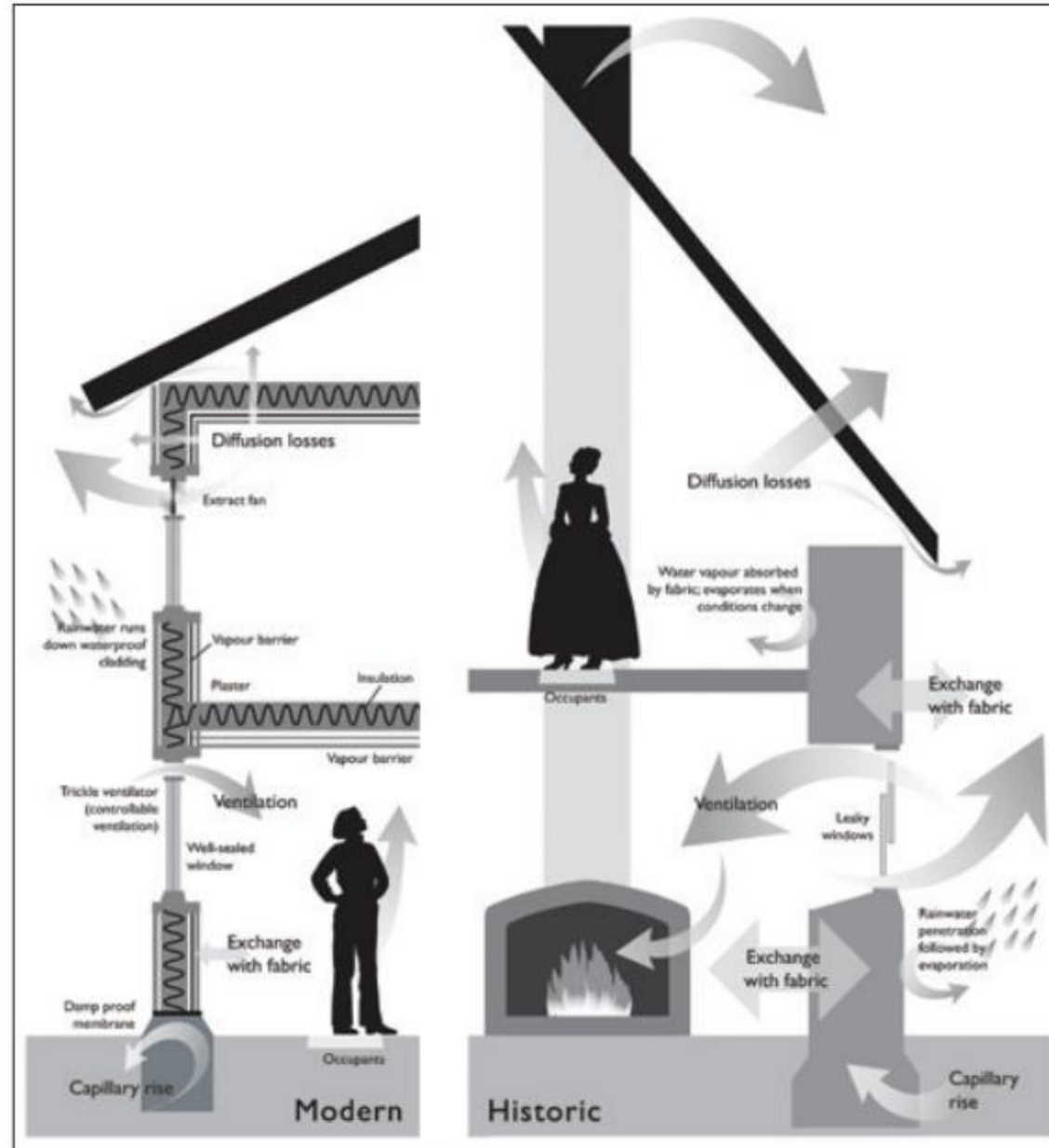
What is government doing right now?



# Houses are simple ... right?



# Well, maybe not that simple ...



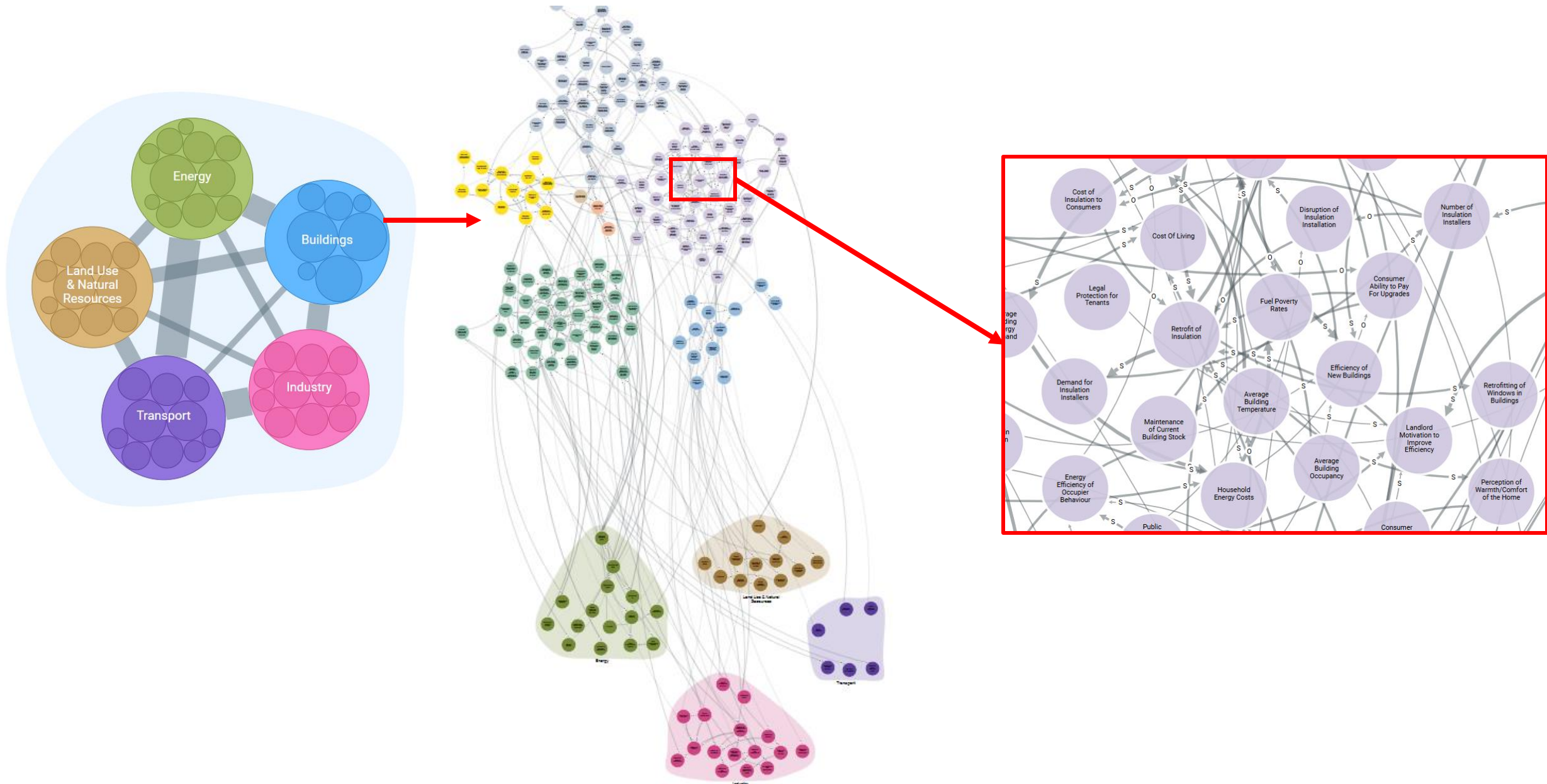
Robyn Pender, Historic England

Source: STBA and Historic England

# ... and they're getting more complicated



# But the systems they are part of – are even more complex





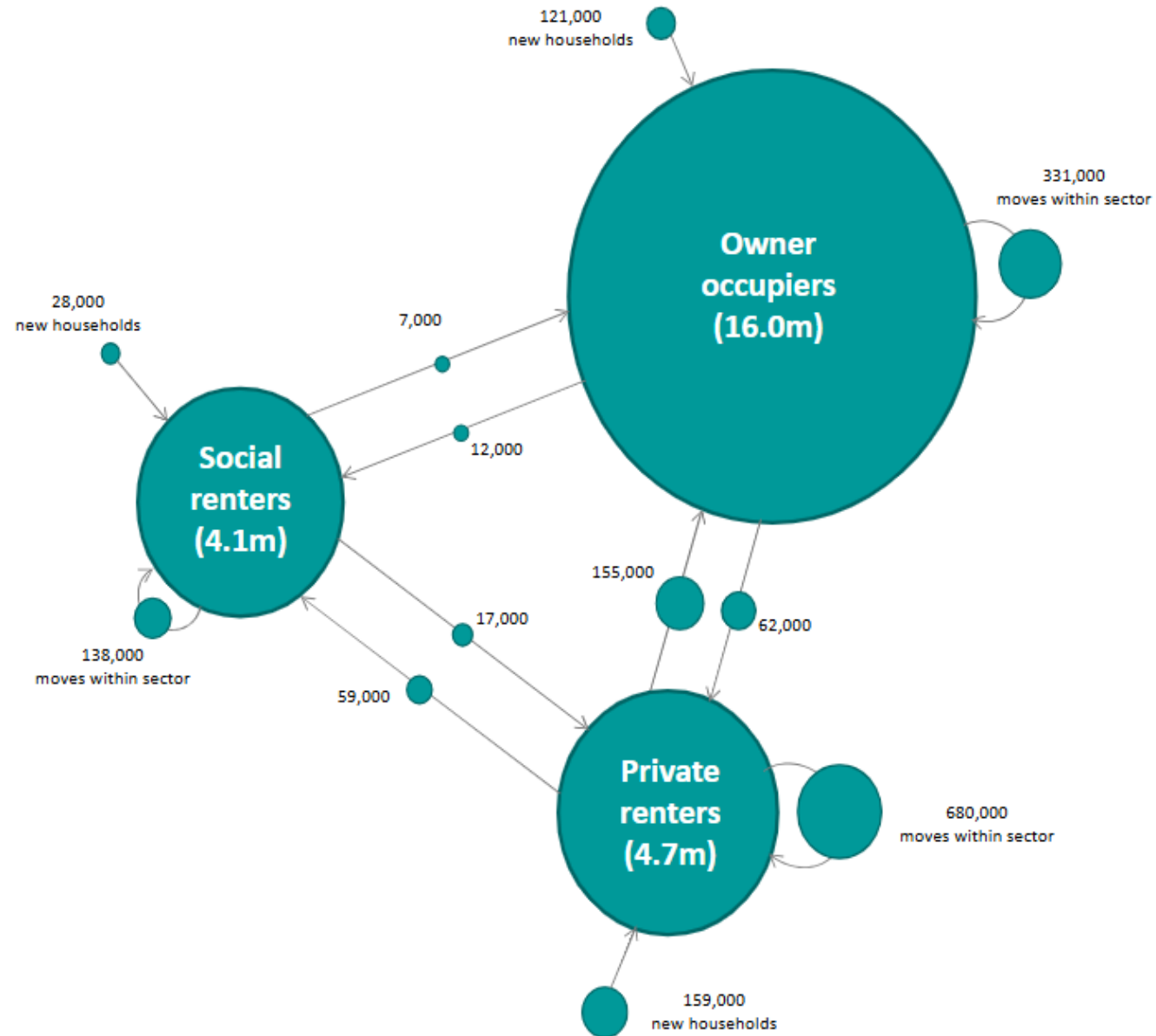
# And then there are the people ...







# Systems and Policy Interactions



English Housing Survey  
Household moves, by  
tenure, 2021-22

# When should government intervene ... and how?



**“It’s a new government regulation ...”**

## **Good regulation can ensure:**

- safe products
- high standards in services
- the protection of the vulnerable
- legal certainty of requirements for business and environmental protection.

## **But, it has to meet certain principles:**

- Proportional, Accountable, Consistent, Transparent, Targeted

## **And ... it takes time:**

- Regulation is typically a change in the law – it takes time and has to follow due process ... is there a quicker and more effective way?
- Guidance / Statements / Convening Power ...

# What government would like to do ...



BUILD MORE  
HOMES



BUILD SAFE  
HOMES



IMPROVE  
AFFORDABILITY



REDUCE CARBON  
EMISSIONS



BUILD HEALTHY  
HOMES



BUILD RESILIENT  
HOMES



Ministry of Housing,  
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How does government develop policy?

What is government doing right now?





# Consultations and Policies Published since 1 Jan 25

## MHCLG

Funding arrangements for the Homelessness Prevention Grant from 2026/27 onwards

Supported Housing regulation: consultation

Devolution: Norfolk and Suffolk, Sussex and Brighton, Cumbria, Greater Essex, Cheshire and Warrington, Hampshire and the Solent

Planning Reform Working Paper: Streamlining Infrastructure Planning

Planning Reform Working Paper: Planning Committees

Planning Reform Working Paper: Development and Nature Recovery

Planning Reform Working Paper: Brownfield Passport

Building new towns for the future

Electoral Commission's reports on the 2024 elections: government response

National Planning Policy Framework

Consultation: provisional local government finance settlement 2025 to 2026

Local Government Finance Report 2025 to 2026

Referendums Relating to Council Tax Increases (Principles) (England) Report 2025-26

Joint plan to accelerate developer-led remediation and improve resident experience

Integrated Settlements eligibility criteria

Functional responsibilities for the Integrated Settlements: 2025 to 2026

Integrated Settlements for 2025 to 2026

## DESNZ

Extending the UK Emissions Trading Scheme cap beyond 2030

Draft National Policy Statement for nuclear energy generation (EN-7)

Transitional support mechanism for large-scale biomass electricity generators

Improving the energy performance of privately rented homes

Review of the Fuel Poverty Strategy

Additions to the CfD contract arising from the introduction of the Clean Industry Bonus

Approach to siting new nuclear power stations beyond 2025

Technical and operational amendments to the UK Emissions Trading Scheme: UK ETS Authority consultation response

UK's 2035 Nationally Determined Contribution (NDC) emissions reduction target under the Paris Agreement

EM on UK/EU TCA Specialised Committee decision (8260/24)

Non-road mobile machinery: decarbonisation options

Funding mechanism for the Hydrogen Production Business Model: proposed design of the Gas Shipper Obligation

Carbon capture and storage (CCS) Network Code: updated Heads of Terms

Developing an energy smart data scheme

# Clean Energy Mission

## Clean Power 2030 Action Plan

- Cleaning up the queue to connect the right projects in the right place
- Fixing the planning system to fast-track critical clean energy infrastructure
- Reforming our renewables auctions to secure a strong pipeline of technologies



## Progress so far

- Lifted the de facto onshore wind ban, approved solar projects offering power of almost 2GW
- Launched Great British Energy, headquartered in Aberdeen with Juergen Maier announced as the Start-up Chair
- Launched a new industry in Britain by announcing funding of up to £21.7bn for Carbon Capture, Usage and Storage
- Delivered a record-breaking renewables auction

# Responding to Grenfell

The screenshot shows a GOV.UK page with a dark blue header containing the logo, a 'Menu' dropdown, and a search icon. The breadcrumb trail reads: 'Home > Housing, local and community > Planning and building > Building regulation'. The main heading is 'Policy paper Publication of the Grenfell Tower Inquiry phase 2 report'. Below this is a paragraph: 'The Inquiry published its final report on 4 September 2024. The Government will carefully consider its recommendations, to ensure that such a tragedy can never occur again.' Further down, it states 'From: Ministry of Housing, Communities and Local Government, Home Office and Cabinet Office' and 'Published 4 September 2024'. A 'Get emails about this page' button is visible. The 'Documents' section features a PDF icon and the title 'Grenfell Tower Inquiry Report: Phase 2 report (Volume 1)', with details 'Ref: HC 19-1' and 'PDF, 6.82 MB, 232 pages', and an 'Order a copy' link. The 'Related content' section lists a 'Collection Grenfell Tower'.

GOV.UK

Home > [Housing, local and community](#) > [Planning and building](#) > [Building regulation](#)

Policy paper

## Publication of the Grenfell Tower Inquiry phase 2 report


The Inquiry published its final report on 4 September 2024. The Government will carefully consider its recommendations, to ensure that such a tragedy can never occur again.

From: [Ministry of Housing, Communities and Local Government](#), [Home Office](#) and [Cabinet Office](#)

Published 4 September 2024

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### Documents

 [Grenfell Tower Inquiry Report: Phase 2 report \(Volume 1\)](#)

Ref: HC 19-1  
PDF, 6.82 MB, 232 pages

[Order a copy](#)

### Related content

Collection

[Grenfell Tower](#)

# Embodied Carbon



Research



Engagement with Industry



Planning Policy Guidance



Modern Methods of Construction



Material Substitution  
e.g. Timber



# Circular Economy

## Circular Economy Taskforce

The Circular Economy Taskforce is an independent expert advisory group established in November 2024 to support the government in creating a circular economy strategy for England.

### Contents

- [Role of the taskforce](#)
- [Members](#)
- [Terms of Reference](#)

### Role of the taskforce

The Circular Economy Taskforce's expertise will enable co-design of the first strategy to begin the transition to a circular economy in England. The strategy will:

- support economic growth
- create green jobs
- promote efficient and productive use of resources
- accelerate the transition to net zero emissions

# EPCs and Minimum Energy Efficiency Standards

GOV.UK

Home > Housing, local and community > Planning and building > Energy efficiency in buildings > Reforms to the Energy Performance of Buildings regime

Ministry of Housing, Communities & Local Government | Department for Energy Security & Net Zero

## Open consultation

# Reforms to the Energy Performance of Buildings regime

Published 4 December 2024

Applies to England and Wales

### Scope of the consultation

#### Topic of this consultation

This consultation seeks views on the reform of the Energy Performance of Buildings (EPB) framework. It covers the following areas:

- clarifying and consolidating regulations, and focusing on improving the applicability.

Contents

- Scope of the consultation
- Basic information
- Foreword
- 1. Overview of proposed reforms
- 2. What EPCs measure
- 3. When EPCs and DEC are required
- 4. EPC and DEC data

GOV.UK

Home > Environment > Climate change and energy > Improving the energy performance of privately rented homes: 2025 update

Department for Energy Security & Net Zero

## Open consultation

# Improving the energy performance of privately rented homes: consultation document (HTML)

Published 7 February 2025

### General information

#### Why we are consulting

This consultation seeks views on government's proposal to amend the [Energy Efficiency \(Private Rented Property\) \(England and Wales\) Regulations 2015](#) (from now on referred to as 'the PRS Regulations'). It also seeks views on changes to the [Energy Act 2011](#), the primary legislation which gives government the powers to amend the PRS Regulations.

Minimum energy efficiency standards (MEES) in the private rented sector (PRS) have been required since 2018. These standards require properties to be at an Energy

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# Future Homes Standard



GOV.UK

Home > [Housing, local and community](#) > [Planning and building](#) > [Building regulation](#)

Closed consultation

## The Future Homes and Buildings Standards: 2023 consultation

From: [Department for Levelling Up, Housing and Communities](#)  
Published 13 December 2023  
Last updated 4 March 2024 — [See all updates](#)

[Get emails about this page](#)

**This was published under the 2022 to 2024 Sunak Conservative government**

Applies to England

**We are analysing your feedback**  
Visit this page again soon to download the outcome to this public feedback



Ministry of Housing,  
Communities &  
Local Government

Questions?

