



# Good homes for all: A proposal to fix England's housing

NEA Warm Homes Week

Tuesday 28<sup>th</sup> September

[ageing-better.org.uk](http://ageing-better.org.uk)



**The Good  
Home Inquiry**

# What is the Good Home Inquiry?

An evidence-based analysis of housing policy to determine the poor quality of many of England's homes and deliver recommendations that will drive real and lasting change to people's homes and improve lives



# Why do we need the Good Home Inquiry?

- Around **10 million people** in England currently live in a home that presents a serious threat to their health and safety – defined by the government as ‘non-decent’
- Of the **4.1 million non-decent homes**, almost half of these are lived in by someone over 55
- **£1.4 billion cost to NHS** from poor quality homes for first-year treatment alone



# Why do we need the Good Home Inquiry now?

- **Health inequalities**

The COVID-19 pandemic has exposed and amplified housing-related health inequalities

- **Demographic change**

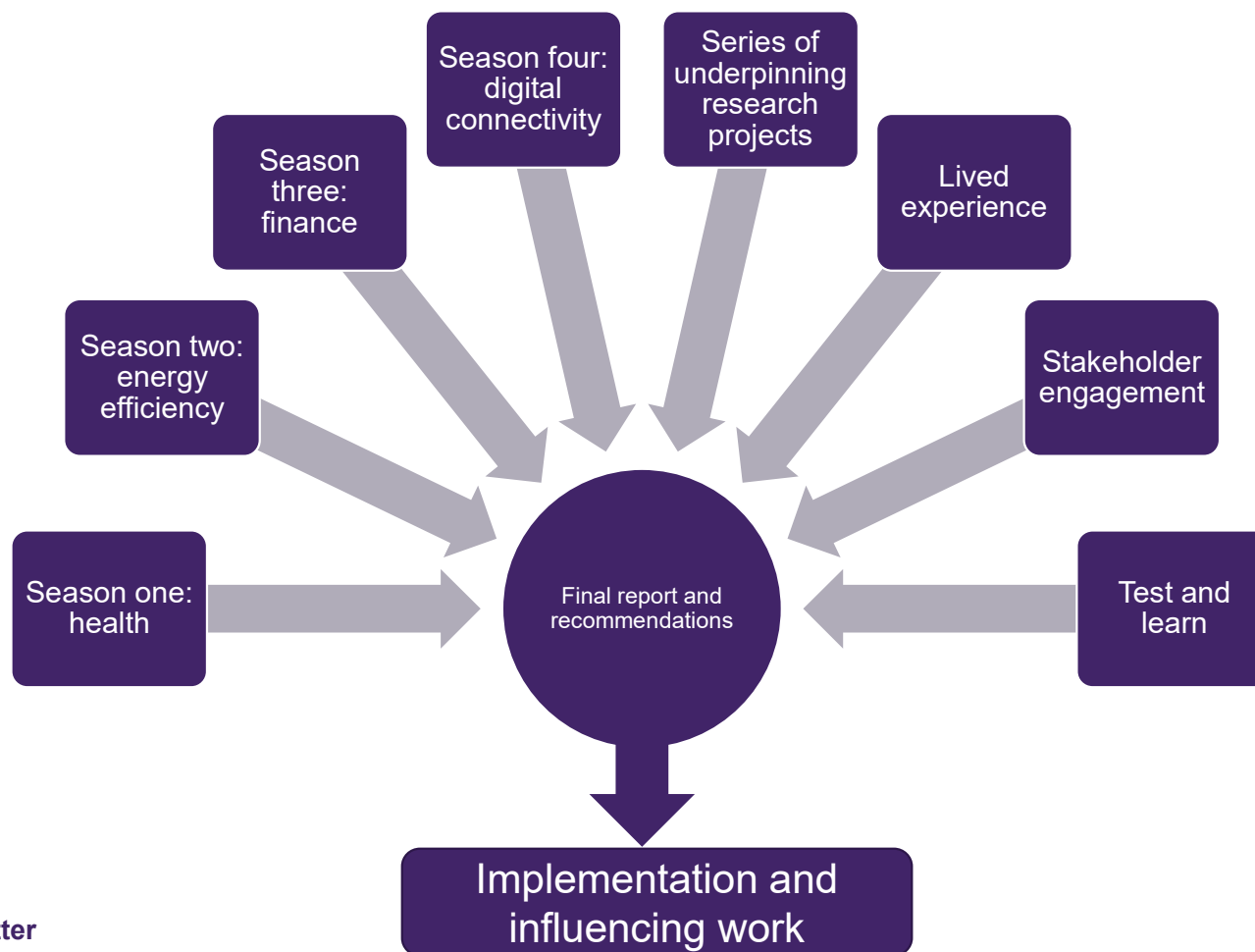
One in four of us will be aged over 65 by 2041

- **Climate crisis**

Legal obligations from UK government to reach net zero by 2050



# Structure of the Good Home Inquiry





# Overview of underpinning research

The King's Fund:  
Homes, Health  
and COVID-19

*Literature review*



Ipsos Mori: Getting  
our homes in order

*Lived experiences*



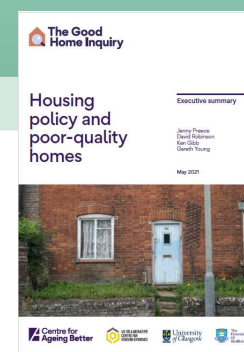
Natcen Panel: No  
place like home

Ipsos Mori poll



UK Collaborative  
Centre for Housing  
Evidence (CaCHE)

*Policy review*



Britain Thinks  
Commissioned in  
partnership with  
UKRI, Sciencewise

*Public dialogues  
and policy testing*



## Key findings

- **Improving our homes is a national policy issue, not just an individual issue.** There is a need for ownership of the problem and solution at all levels – national oversight, local infrastructure and individual responsibility
- **No previous government policy interventions have had the long-term strategic approach and funding to make a difference.** We need sustainable investment and a long-term approach
- **Investment and improvement of our homes must be holistic.** We must connect repair and improvement to the retrofit strategy
- **To bridge current gaps, local hubs must effectively reach homeowners and meet their needs**
- **Repairing and improving our housing stock will require a mixture of innovative finance options**

# Key recommendations

- **National leadership** through a **cross-government housing strategy** with a ministerial champion to implement it
- **Local delivery** through a **‘Good Home Agency’** in every local area providing access to information and advice, finance, home repairs, energy retrofit services
- **A combination of government and private investment** to develop products to encourage and incentivise homeowners and landlords to improve their homes
- Inclusion of **housing as a key part of preventative health strategies** to improve population health and address health inequalities



# Taking forward the Good Home Inquiry



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- **Good Home Agency**

Campaigning to government to establish a national network of Good Home Agencies and testing a new approach with our partners in Lincolnshire County Council and others

- **New models of finance**

Establishing a Finance Working Group to test out models of helping homeowners and landlords access the finance they need

- **Consumer guidance**

Providing guidance to those in greatest housing need on resources and support available to improve homes and inform decisions on moving home

# Thank you

All resources from the Good Home Inquiry  
available at:

[www.ageing-better.org.uk/good-home-inquiry](http://www.ageing-better.org.uk/good-home-inquiry)

Centre for Ageing Better

