COOLER HOMES PROGRAMME

Healthy Homes Hub

A collaborative programme to identify, prioritise and mitigate overheating risk across your portfolio.

In partnership with Map Impact, Good Homes Alliance, KESTRIX

Research partners Loughborough University, Oxford Brookes University

INTRODUCTION

This is a 7 month programme which will provide participating social landlords a heat risk score for every home in their portfolio, a validated digital intervention tool that generates property-specific mitigation options based on home archetype, orientation, and local environment, and a board-ready evidence for RSH compliance.

Delivered by the end of May 2027. Participation cost is £18,500* per organisation

OVERHEATING IS THE RISK MOST LANDLORDS ARE NOT YET MANAGING

UK homes were built for cold, wet winters. Heatwaves that were once rare are now frequent and severe, and the homes we have are increasingly unfit for the summers ahead. While the sector has focused on fuel poverty and cold-weather performance, overheating has remained a blind spot. **That is about to change.**

40°C	3,200+	90%	10,000+
First recorded in the UK, July 2022	Excess deaths in the 2022 heatwave	UK homes vulnerable to overheating by the mid-2030s	Projected heat deaths per year by the 2050s without action

Three compounding factors make this urgent for social landlords specifically.

1. Dense urban areas trap heat far above surrounding neighbourhoods. A large number of social housing sits within them.
2. Vulnerable residents, including older people, young children and those with cardiovascular or neurological conditions, are disproportionately present in social housing tenancies and face the greatest health risk.
3. Retrofit programmes focused solely on energy efficiency and cold-weather performance, can actively worsen overheating by trapping summer heat inside homes.

A NEW LEGAL DUTY AND A REGULATOR THAT WILL ASK QUESTIONS

From November 2026, Awaab's Law Phase 2 brings excess heat within the same mandatory framework that now governs damp and mould. Excess heat is already a recognised Category 1 hazard under HHSRS. Awaab's Law gives it a mandatory investigation and remediation timeline for the first time. Landlords who cannot show they know which homes are at risk face direct enforcement exposure.

Participating organisations will have an initial portfolio heat risk assessment completed by November 2026, giving your board an evidence-based starting position under the new framework from the moment the law applies. The full programme outputs - cool homes playbook, board report, and digital tool - will be delivered by end of May 2027, ahead of summer 2027.

The RSH Safety and Quality Standard (in force since April 2024) requires providers to identify and meet all health and safety obligations in tenants' homes (2.2.1), act on findings within appropriate timescales (2.2.2), and take reasonable steps to mitigate identified risks (2.2.3). The Regulator has been explicit: providers can no longer wait for complaints. Inspectors will ask whether you know which homes overheat and what you are doing about it. A pattern of summer heat complaints is evidence the RSH could ask you to explain. A Category 1 hazard enforcement action carries mandatory remediation obligations, potential compensation liability, and the reputational cost of regulatory scrutiny. All of which far exceed the cost of a proactive risk assessment programme.

HOW IT WORKS: A FOUR-STEP APPROACH FROM RISK TO ACTION

The programme combines two powerful existing resources: property-level heat risk data that already exists for every home in the UK, and Good Homes Alliance's (GHA) proven intervention research covering the full range of solutions for each property type. Together, these produce a tool your housing team can use directly, without commissioning new research or paying consultant day rates to reach a conclusion. The data layer is the same used by banks and insurers to assess climate risk, with 30-year forward modelling against Met Office UKCP18 climate scenarios.

01 Identify

Every property in your portfolio receives a heat exposure score from 0-100, based on current vulnerability to heat retention, with indicative 30-year forward modelling against UKCP18 climate scenarios. Using Map Impact's HeatView and Ordnance Survey National Geographic Database Building Data (with data costs charged by portfolio size).

02 Prioritise

Properties are ranked and grouped into priority tiers, enabling targeted investment rather than a blanket response across thousands of homes.

03 Overlay

Resident vulnerability data is applied to create a dual-priority risk register - combining asset-level heat risk with resident health vulnerability, directly supporting RSH consumer standards compliance.

04 Intervene

Interventions are matched to each property's risk profile through a two-step process. Map Impact's national heat-hazard model scores every property in the portfolio automatically, providing a building-level heat hazard score without manual data entry. This replaces the broad regional and urban heat island inputs that would otherwise require consultant time and introduce significant uncertainty. Properties identified as high or extreme risk then move to the GHA intervention tool, which adds property archetype, orientation, site characteristics, and occupancy data to generate specific mitigation options with cost bandings. The GHA tool has been developed from their shading guide and retrofit research, peer reviewed across multiple universities, and independently evaluated by Loughborough University for this programme.

Once a property's characteristics are confirmed, the tool generates tailored recommendations spanning immediate resident-led actions, passive and active measures, and longer-term retrofit options, each presented with cost bandings (up to £5k, £10k, £20k, £30k plus) to support investment planning.

The neighbourhood approach means options are not universal: the right interventions for a Victorian end-of-terrace in a dense urban heat island are different to those for a 1960s flat in a more exposed suburban setting. Type of home and place together determine which solutions are appropriate, which are viable, and which offer the best value. The programme is designed with a development roadmap: a future phase* will enable portfolio-level UPRN upload, with overheating risk and intervention options populated automatically from Map Impact data and resident vulnerability overlays, giving each housing provider a dedicated instance of the tool for ongoing use.

This is based on the cooling hierarchy: limit solar gains first through external shading; then remove heat through ventilation and night cooling; then cool the neighbourhood through greening. Active cooling is the last resort.

* Future phases are outside the scope of this project's budget

RESEARCH PARTNERS

FOUR DECADES OF COMBINED RESEARCH BEHIND THE METHODOLOGY

By the end of May 2027, each participating organisation will have a complete overheating risk picture for their portfolio, a property-level intervention plan matched to home type at building-by-building level, and the regulatory evidence trail their board and the RSH will ask for. The intervention tool is structured by home archetype and local environment, evaluated by Loughborough University, and is yours to use independently after the programme concludes.

OXFORD BROOKES UNIVERSITY

Low Carbon Building Research Group | HEARTH National Hub

Professor Rajat Gupta has led research on buildings, heat and health for over two decades, securing more than £21 million in research funding. His HEARTH National Hub (£7.4 million) studies the full chain from climate to neighbourhood to building to resident health, examining climate adaptation and net zero together rather than in separate silos.

HEARTH is gathering real field data during live heatwave events. Healthy Homes Hub is a sector partner to HEARTH.

Loughborough University

School of Architecture, Building and Civil Engineering

Loughborough University have a world-leading track record in research aimed at preventing overheating in homes. Their work has influenced policy and changed construction practice. They have expertise modelling and measuring the performance of buildings - from dynamical thermal simulation to field trials and experiments in their test house facilities. Since 2008, they have collected, cleaned and curated indoor temperature data from over 500 homes and 150 flats.

Good Homes Alliance

Technical Lead - Intervention Tool

Good Homes Alliance is the technical delivery partner for the programme's intervention tool. GHA has spent years developing practical overheating guidance for housing providers, including a widely used shading guide and a retrofit decision tool structured by property archetype. Around 80% of the underlying content already exists from previous GHA research. In its current form, the GHA tool is a consultant-delivered service: which is both robust and peer reviewed. A core objective of this programme is to redesign the tool so that asset managers and sustainability leads can apply it themselves, without consultant support. The methodology will be independently evaluated by Loughborough University before release.

WHAT YOU GET

OUTPUTS, OUTCOMES AND WHY THE COLLECTIVE MODEL MATTERS

What you receive

- **A Map Impact HeatView heat exposure risk score** (1-100) for every property, with 30-year forward modelling against UKCP18 climate scenarios (with data costs charged by portfolio size).
- **Resident vulnerability overlay** - dual-priority risk register ready for board reporting
- **Targeted intervention plan** per property, structured by archetype and environment
- **Cooler Homes Playbook** A practical PDF playbook of immediate and short-term heatwave management actions, drawing on the HEARTH National Hub research programme, covering what housing managers and resident-facing teams can do ahead of longer-term retrofit planning.
- **Board assurance** with evidence trail for RSH consumer standards compliance containing a documented overheating risk register, evidence of the investigation and assessment process, written intervention plans for identified high-risk properties, and a regulatory compliance narrative against RSH Safety and Quality Standard requirements 2.2.1–2.2.3.
- **A digital intervention tool** developed by Good Homes Alliance, validated on test cases by Loughborough University, and structured around your stock: answer questions about archetype, orientation, and local environment. And the tool generates ranked mitigation options with cost bandings. Yours to keep and use independently across your portfolio after the programme concludes
- **Input into the methodology**, so the programme reflects your stock and your challenges
- **A knowledge event** at Loughborough University to hear the latest overheating research from academic partners and GHA, setting the evidence base for the programme

WHAT YOU GET

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Why not go it alone

- Commissioning collectively reduces cost dramatically. A bespoke overheating survey and intervention plan commissioned independently from a consultant typically costs £30,000 to £50,000 for a single organisation, and produces a report you cannot update or reuse. This programme delivers the same outcome across your whole portfolio learning from world class academics for £18,500 plus data costs, with a validated digital tool you keep and can apply independently going forward.
- The digital intervention tool and playbook is only possible at scale: it requires data across diverse stock types and environments that no single provider can generate alone
- Shared learning means your organisation benefits from every other member's experience, not just your own
- The RSH expects sector-wide progress. Being part of a recognised programme carries weight that a standalone piece of work does not

The data to manage overheating risk already exists for every property in the UK. The question is whether you access it as part of a programme that generates shared learning and sector-wide credibility or commission it alone at greater cost, without the playbook, without the research partnership, and without the regulatory standing that comes from being part of a recognised national initiative.

TIME FRAME

TIMELINE & PROCESS.

2026

Recruit

Aug-Sep 2026

Expressions of interest and scoping conversations

Develop

Oct 2026-Feb 2027

Programme commences in October 2026

Initial portfolio heat risk assessment completed, early risk picture available for board reporting by beginning of November 26.

Co-development of methodology with members

One-day knowledge event at Loughborough University: latest overheating research presented by academic partners and GHA to kick off the programme

Cooler Homes Playbook methodology agreed.

2027

Deliver

Mar-Apr 2027

Portfolio-level risk scoring and vulnerability overlays completed

Targeted intervention plans produced for high-risk properties

Digital Overheating solution tested.

Assure

May 2027

Board assurance and RSH regulatory evidence produced

Shared learning circulated across membership

THE COST

AFFORDABLE INTELLIGENCE AND VALUE NO INDIVIDUAL COMMISSION CAN MATCH

£18,500*

Project participation per organisation

Starting from

£2,500*+

Map Impact Heatview Data on your homes. Price determined by stock size

Programme participation is priced at £18,500* per organisation. Where members choose to use Map Impact as their data provider, the cost of the data is charged separately and varies by portfolio size, starting from £2,500*. Members who have already procured data can use it directly with no additional data charge.

The same data layer supports adjacent risk modules where members want them: wildfire exposure, biodiversity and nature recovery value, and tree proximity linked to Awaab's Law damp obligations.

Optional add-on for an additional fee: Kestrix place-based diagnostic. Where the portfolio assessment identifies a cluster of high-risk properties (typically 100 to 500 homes in a postcode or neighbourhood), Kestrix can be commissioned to carry out a more detailed place-based diagnosis of those specific homes. This data will feed into the digital solution.

*All figures are shown exclusive of VAT

PROGRAMME LEAD

WHO WILL LEAD THE PROGRAMME?

The programme will be led by Alex Willey, who is heading up delivery and engagement across the sector.

Alex will be working closely with participating providers and partners to ensure the learning is robust, practical and shared openly as the programme progresses.

ALEX WILLEY

Project Director

Alex Willey is a housing leader with over 15 years of experience driving performance improvement, strategy and sustainability across the social housing sector.

Before joining Healthy Homes Hub, Alex held a number of Director positions at Clarion Housing Association most recently as Director of Performance, Quality and Compliance, where she was responsible for performance, quality, and regulatory compliance while working closely with customers to deliver on strategic priorities. Prior to this, she held roles covering Clarion's long-term approach to asset performance, investment, sustainability, and oversaw major schemes to create thriving, sustainable communities.

Alongside her executive roles, Alex has been a Board Member at Building with Nature and the Green Spaces Advisory Board, supporting best practice in green infrastructure design, and previously served as a Trustee at the UK Green Building Council.

WHY US?

WHY HEALTHY HOMES HUB

Healthy Homes Hub is a national membership organisation connecting social landlords across the UK

Our members collectively represent 76% of UK affordable housing. We have no supplier relationships and no NDAs with technology or product providers. Our only obligation is to the landlords we work with and the residents they house.

Cooler Homes is the summer counterpart to our Warm Rents programme. Together they reflect a single principle: a healthy home must be safe in every season.

JOIN PROGRAMME

JOIN THE COOLER HOMES PROGRAMME.

To express interest or discuss how the programme applies to your organisation, please contact alex@healthyhomeshub.uk

Register now