



Consultation on London Assembly Investigation: Are London's Homes Ready for a Heatwave?

G15 Residents' Group Response

April 2026

The G15 Residents' Group (G15RG) represents residents across G15 housing associations. This consultation response is based on the views from this diverse group of residents and representative of the 850,000 the G15 landlord's house.

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Introduction

The G15 Residents' Group (G15RG) represents residents living in homes provided by London's largest housing associations, collectively housing 1 in 10 Londoners. Our responses draw directly on lived experience across mixed tenures and reflect resident priorities regarding housing quality, safety and long-term resilience and our previous GLA and housing related consultation responses.

We welcome the London Assembly's investigation into whether London's homes are prepared for extreme heat—an issue residents across our group have repeatedly raised in previous consultations, particularly regarding dual-aspect windows, ventilation, daylight, overcrowded internal layouts, building quality, and overheating risks.

1. Overheating is already a lived reality for London residents

Across G15RG discussions, residents consistently report that many newer homes—especially single-aspect, poorly ventilated, and tightly designed units—**overheat even in moderate summer conditions**, let alone during severe heatwaves.

Residents have emphasised in previous responses that:

- Poor ventilation and inadequate daylight increase overheating and worsen air quality.
- Heat especially affects **children, older people, disabled residents and those with respiratory conditions**, who are already vulnerable.
- Latent design flaws often only appear after residents move in, creating avoidable long-term risks.

These issues mean London's homes are not currently fit for the scale and frequency of heatwaves we now face.

2. Design standards must not be weakened—heat resilience depends on them

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In our recent response to the London Housing Plan, residents opposed weakening design standards that directly affect heat resilience—such as dual-aspect windows and dwellings-per-core ratios.

Residents were clear that:

- Dual-aspect should remain the preferred and expected standard because it improves ventilation and mitigates overheating.
- Poor daylight and poor ventilation increase overheating risk, especially during heatwaves.
- Crowded internal layouts trap warm air and worsen thermal discomfort.

We strongly urge the London Assembly to ensure that heat mitigation and climate resilience are embedded into all design decisions, and that no changes are made to planning guidance that would dilute residents' long-term safety.

3. Homes must be designed with climatic reality in mind—not just viability

Residents repeatedly stress that design decisions driven purely by viability (e.g., reduced dual-aspect, higher dwellings per core) **will worsen overheating risk** and burden future generations with unfixable building defects.

Our consultation feedback shows residents prefer:

- Fewer, better homes over accelerated delivery that sacrifices safety or comfort.
- Evidence-based design flexibility, not blanket relaxations that lead to poor thermal performance.

The Assembly should ensure heat-resilient design is non-negotiable, especially in affordable and social homes.

4. Heatwaves disproportionately impact residents with protected characteristics

Our past consultation responses emphasised the significant equality implications tied to overheating:

- Children, disabled residents, older residents and neurodivergent residents are disproportionately affected.
- Poor ventilation and excess heat increase respiratory issues and worsen existing health conditions.
- Poorly designed communal areas become unsafe and inaccessible during heat events.

We recommend that the Assembly mandate:

- Stronger **Equality Impact Assessments** for overheating risks
- Mandatory **resident-informed design checks**, especially for vulnerable groups
- Specific overheating protections in all new London housing guidance

5. Retrofitting existing homes is as urgent as designing better new homes

Residents in older blocks—especially those built with poor ventilation or sealed-window configurations—report severe overheating.



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Residents want:

- Retrofitting programmes that prioritise insulation, shading, cross-ventilation, and safe mechanical cooling
- Clear timelines and funding mechanisms similar to the Building Safety Fund but focused on heat mitigation (as BSF delays were widely experienced)

We urge the Assembly to treat heat-resilience retrofit with the same seriousness as building safety remediation.

6. Resident voice must be embedded in heatwave-resilience policy

As we argued in multiple G15RG consultations, residents must be included early and meaningfully in decision-making about homes and building standards.

Residents repeatedly stated that:

- Early engagement prevents unlivable homes being designed.
- Resident priorities differ sharply from developer priorities.
- Equality and health impacts are often missed by technical models alone.

We recommend the Assembly establish a London Resident Heat Resilience Panel, similar to our proposed involvement in housing delivery monitoring.

7. Recommendations to the London Assembly

We urge the Assembly to:

- Require dual-aspect or verified equivalent ventilation performance in new homes
- Introduce mandatory overheating modelling for all tenures
- Establish a GLA-funded overheating retrofit programme
- Embed residents with lived experience into all heat-resilience policymaking
- Strengthen equality analysis and protect vulnerable residents
- Ensure no design standard is diluted in ways that worsen thermal risks
- Mandate transparent reporting on overheating-related complaints

Conclusion

London is not yet prepared for the scale of heatwaves ahead.

Residents are already experiencing homes that are too hot, poorly ventilated, and designed without adequate climate resilience.

We urge the London Assembly to adopt a safety-first, resident-centred and equality-driven approach so that every home in London—new or existing—can remain safe, healthy and liveable during extreme heat.

Signed, G15 Residents' Group

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