



APPG ON HOUSING AND CARE FOR OLDER PEOPLE

Annual Report 2024 to 2025

1. Introduction

This report covers the activities of the All-Party Parliamentary Group (APPG) on Housing and Care for Older People from October 2024 to December 2025.

The APPG's objectives are to promote discussion and set the agenda for developing better, more joined-up housing and care for older people, promising greater choices in later life.

2. Membership

The APPG has 30 Members for the 2024/2025 year, comprising MPs and Peers from across the political spectrum, including Labour, Conservative, Liberal Democrat, and Crossbench members.

3. Officers elected at the Inaugural Meeting:

- **Co-Chairs:** Anna Dixon MP (Labour, Shipley) and Lord Best (Crossbench)
- **Vice-Chairs:** Neil Coyle MP (Labour, Bermondsey and Old Southwark) and Lord Young of Cookham (Conservative)

Secretariat: Ryan Coppack (until 31 July 2025), Bruno Dunda (from 1 October 2025), Parliamentary Assistant to Lord Best

Sponsorship: Housing 21 sponsored the Secretariat with a grant of £4,500.

4. APPG ACTIVITIES

Inaugural Meeting

The APPG held its Inaugural Meeting, following the reorganisation of APPG rules/processes, on 9 October 2024 in Committee Room 1, House of Lords. The meeting comprised of 12 APPG members and approximately 50 external participants.

The APPG discussed the new report “The Regeneration of Outdated Sheltered Housing” which had been officially launched in July 2024.



Invited expert guests discussed potential topics for a future Inquiry to be initiated by the APPG. It was subsequently agreed that the topic should be “Creating Intergenerational Communities”.

Older People’s Housing Taskforce

The APPG maintained close contact with the Taskforce whose long-awaited report was published in November 2024.

Meeting with the Social Housing Regulator

A meeting was held in November 2024 with Fiona MacGregor, Chief Executive of the Regulator of Social Housing (RSH), to discuss the APPG’s recommendations in the Inquiry on *Regeneration of Outdated Sheltered Housing*. The meeting covered the Inquiry’s call for adoption of the report’s draft Charter for Disposal of Supported Housing and Accommodation for Older People.

Accessible Housing

Through correspondence with the Building Safety Regulator, responsible for accessibility standards, and through a debate in Parliament, the case was pressed for adoption of mandatory Part M4(2) accessibility standards.

National Housing Strategy

In February 2025, the APPG organised a meeting with civil servants from the Ministry of Housing, Local Government and Communities (MHCLG) working on the government’s National Housing Strategy, to press for inclusion of older people’s housing in the strategy.

Session for new MPs

In February 2025, a Parliamentary breakfast discussion on older people’s housing, sponsored by Anchor, was held for new MPs.

5. Inquiry on 'Creating Intergenerational Communities'

The new Inquiry was launched in March 2025, sponsored by Riverside Group and Places for People. The Housing Learning and Improvement Network (LIN) provided the Secretariat, and a panel of Parliamentarians and specialists has considered the relevant issues.



6. APPG Inquiry Evidence Sessions

The APPG Inquiry held four evidence sessions to gather expert testimony:

1. **March 2025:** Discussion on mixing age groups in a single block in the private or social sectors, including in supported housing for younger people with disabilities and older people with care needs.
2. **July 2025:** Discussion on developing blocks for different age groups on the same site, including in New Towns and major public sector regeneration.
3. **September 2025:** Second session on developing blocks for different age groups on the same site.

A **Call for Evidence** was launched on **3 September 2025** with a six-week deadline of **Friday 17 October 2025**. The APPG invited written submissions from interested parties, organisations, and individuals with expertise or experience relevant to the creation of intergenerational communities.

4. **November 2025:** Discussion on Retirement Communities with intergenerational connectivity.

7. Next Steps for the Inquiry

A **final report** of the Inquiry will be published and launched at an event in **March 2026**.

8. Contact

For further information about the APPG on Housing and Care for Older People, please contact:

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