

Quantifying the Impact of Poor Housing

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Care & Repair England

Who?

- **Care & Repair England**; *national housing charity aims to address poor and unsuitable housing conditions amongst the older population, esp. low income home owners (est. 1986)*
- **Pioneers initiatives over 30+yrs**; *Local Care & Repair services, Minor Works Grants, Handyperson, Housing Options Info & Advice, Healthy Homes, Older People's "Housing Activism" etc*
- **Policy shaping**: *Older people's housing – Chair of Housing & Ageing Alliance plus Home Adaptations Consortium; member of MHCLG & DHSC Integration Partnership Board, NHS England Task Group; LGA Adviser etc...*

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Health & Home

- **A decent home** - *underpins quality of life*
- **Poor, unsuitable homes** - *impacts on health and social care and health, as well as affecting individuals' lives*

HOW HOUSING CAN IMPROVE HEALTH AND WELL-BEING

There are many opportunities to promote health by addressing housing conditions including:



Healthy housing is becoming more important in light of



URBAN GROWTH



AGEING POPULATIONS



CLIMATE CHANGE

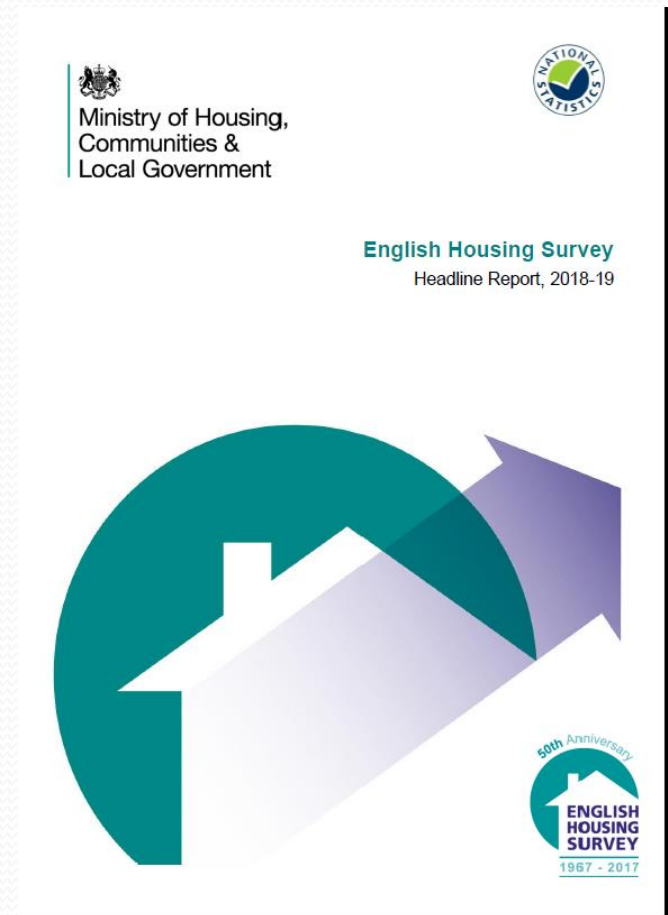
HEALTHY HOUSING FOR A SUSTAINABLE FUTURE #EnvironmentalHealth

Recognising housing and ageing realities

The importance of numbers

Data and evidence

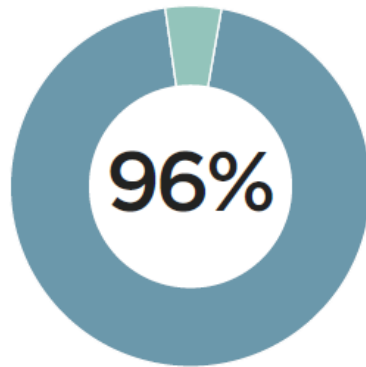
- **English Housing Survey**
– *THE data source*
- **BRE Trust** - *additional analysis*
- **Key Role** in making the case for housing action
- **Underpins** Care & Repair's activities



Where older people live

- Around 9.5million older *households

96% of older households live in mainstream homes



*HRP 55yrs+



Est.500,000 in specialist
(retirement/sheltered)

Not a minority issue



Older people (55+) live in 43% of all homes (9.5m older households)

Where older people want to live

80%

Want to
live in
current
home for
as long as
possible



80% of 2050 homes already built















































Dwellings (mean usable m ²)	Pre-1850	1850–1899	1900–1918	1919–1944	1945–1964	1965–1980	1981–2002	2003–2010	All ages
Terrace	 185,000 (110)	 1,088,000 (89)	 1,150,000 (88)	 1,036,000 (79)	 920,000 (79)	 1,049,000 (80)	 691,000 (71)	 236,000 (93)	6,356,000 (83)
Semi-detached	 154,000 (149)	 327,000 (121)	 307,000 (120)	 1,731,000 (93)	 1,754,000 (89)	 922,000 (87)	 539,000 (76)	 126,000 (90)	5,860,000 (94)
Detached	 279,000 (208)	 176,000 (172)	 130,000 (190)	 449,000 (160)	 492,000 (147)	 804,000 (133)	 1,210,000 (134)	 256,000 (153)	3,796,000 (149)
Bungalow	 18,000 (*)	 30,000 (*)	 13,000 (*)	 195,000 (79)	 594,000 (75)	 698,000 (77)	 389,000 (91)	 60,000 (80)	1,996,000 (78)
Converted flat	 105,000 (83)	 450,000 (63)	 263,000 (62)	 101,000 (63)	 22,000 (*)	 5000 (*)	 2000 (*)	 * (*)	948,000 (65)
Purpose-built low-rise flat	 3000 (*)	 79,000 (71)	 96,000 (73)	 216,000 (57)	 541,000 (57)	 938,000 (56)	 797,000 (50)	 370,000 (58)	3,039,000 (56)
Purpose-built high-rise flat	 1000 (*)	 3000 (*)	 8000 (*)	 21,000 (*)	 73,000 (52)	 187,000 (58)	 23,000 (*)	 74,000 (62)	391,000 (58)
All types	744,000 (150)	2,153,000 (94)	1,967,000 (95)	3,751,000 (93)	4,397,000 (87)	4,602,000 (84)	3,650,000 (89)	1,112,000 (92)	22,386,000 (92)

Figure 1: A typology of English housing
 (* The sample size in the EHS data is too small to produce a reliable estimate.)

10 million people are living in non-decent homes across England



4.3 million

homes in England are classed as non-decent – a shocking 19% of all homes.



10 million

people are living in conditions that may create or worsen health conditions and reduce their quality of life.



2 million

of these non-decent homes are lived in by someone over 55.



Nearly 1 in 5

18% of households where someone has a long-term illness or disability live in a non-decent home, and 15% of all wheelchair users live in a non-decent home.

Homes are classed as non-decent for four reasons:

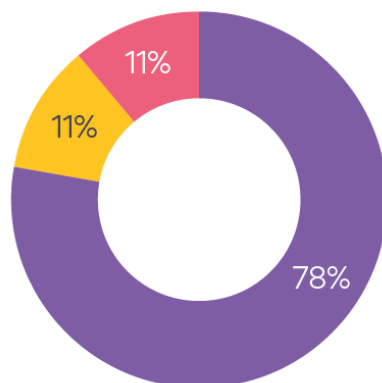
- The presence of a serious hazard (called Category 1) which poses a risk to the health of the occupant(s)
- Not providing a reasonable degree of thermal comfort (not having effective insulation or efficient heating)
- Being in disrepair
- Not having sufficiently modern facilities – e.g a bathroom more than 30 years old or a kitchen more than 20 years old

Older homeowners are particularly at risk

Poor housing is a particular concern for older home owners with low incomes or fixed pensions because of their ability to pay for repairs.

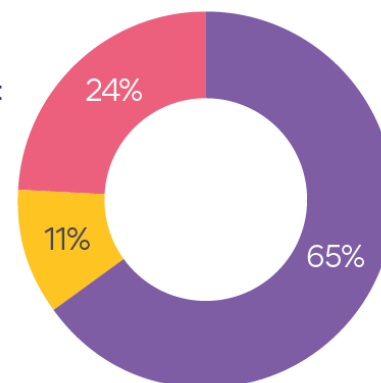
Tenure types of households headed by someone 55+ living in non-decent homes:

- Owner occupier
- Social rented
- Private rented



Tenure types of households all ages living in non-decent homes:

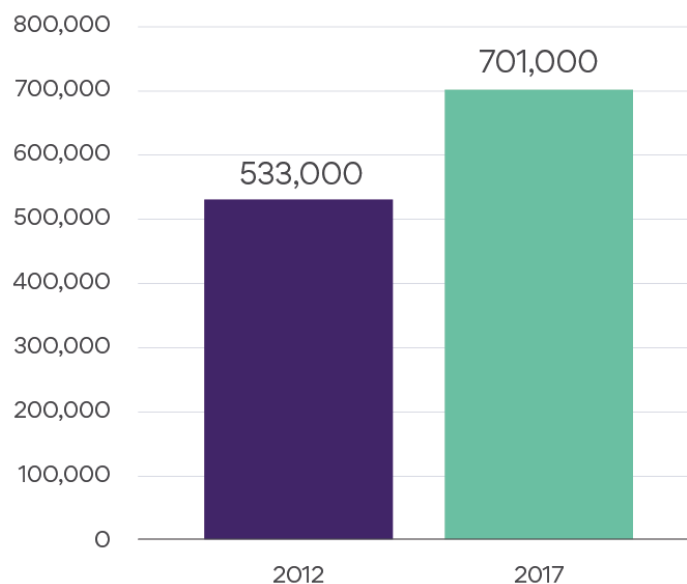
- Owner occupier
- Social rented
- Private rented



Single person households of all ages are also more likely to live in a non-decent home compared to multi person households (22% v 17%). The level is particularly high for those who are in the 55-64 yrs age group (26% vs overall average of 17% and for multi person household in the same age group 16%).

The number of over 75s in non-decent homes has risen

Over 75s living in non-decent homes



An increase of 31%

Households headed by someone aged 75 or over are disproportionately likely to be living in a non-decent home, with more than 1 in 5 of these households living in a non-decent home. Worryingly, the number of over 75s living in non-decent homes rose from 533,000 in 2012 to 701,000 in 2017.

Healthy and housing

The critical connections

Health impacts: Simplified list

Causes/exacerbates long term conditions

- Respiratory
- Rheumatism and Arthritis
- Cardiovascular

Emotional impacts

- Stress
- Isolation
- Depression

Increased risks

- Falls
- Accidents
- Electrocution
- Carbon monoxide poisoning
- Hypothermia
- Infection

Health, housing, ageing link

- Main reason homes non-decent

➤ Falls hazards

Falls at home = main cause of death & injury amongst older people



➤ Cold homes

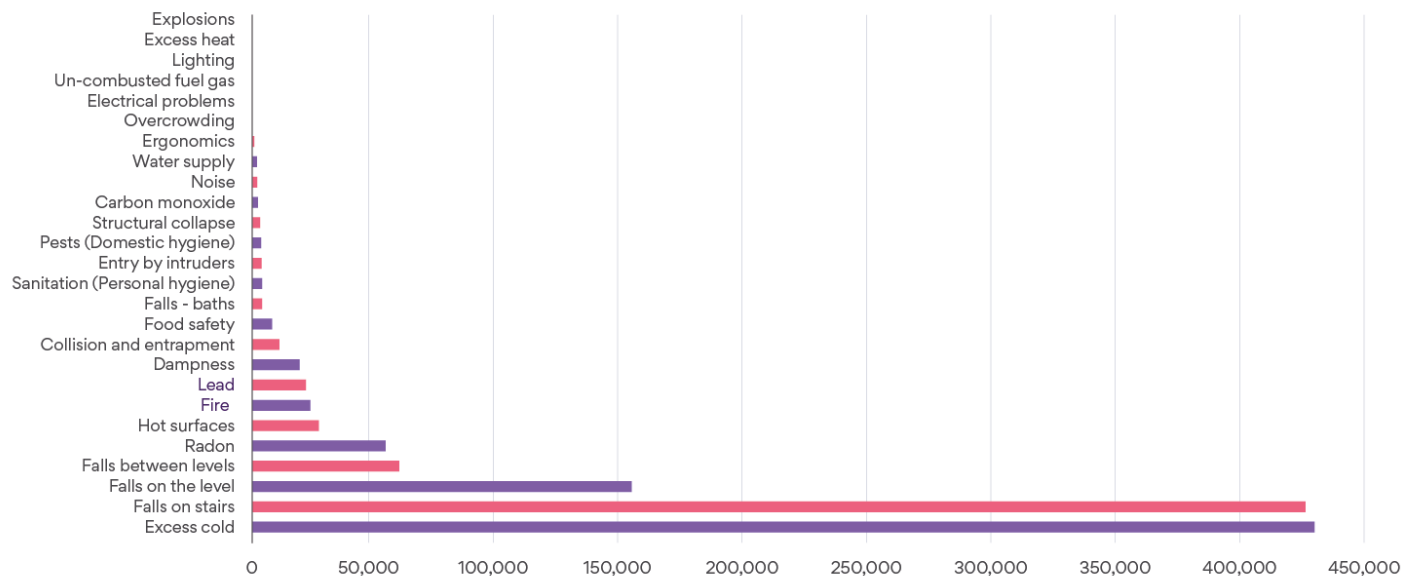
Exacerbate main long term health conditions



The NHS is paying the price for non-decent homes

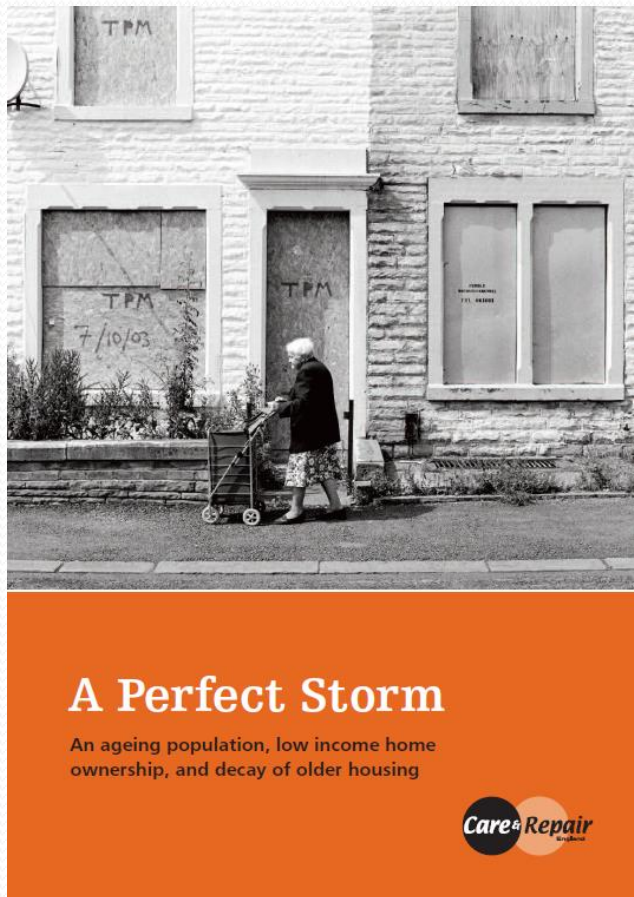


Number of Category 1 hazards



The cost of poor housing to the NHS is vast, with current estimates putting the figure at £1.4 billion per annum. £513 million is spent on first year treatment costs alone for households headed by someone over 55 living in poor housing.

BRE Trust Data: basis for action



Off the Radar



Mr Monk, 67, lived alone in home he grew up in (and where he cared for his parents until they died). Low income, no savings.

HEALTH

Breathing problems, crumbling spine, mobility limited. Vulnerable to cold. Hospital stay with a broken vertebrae.

HOME

Contacted WEC&R when part of his kitchen ceiling had collapsed.

Caseworker visited – house very cold & damp. Heating boiler and cooker had been condemned. When gas company came to install a smart meter and cut off the gas supply as said it was dangerous so not even a gas fire to keep warm.



Current homes: Adaptations



- 7% of current homes 'visitable*'
- 72% of the housing stock could be adapted to this level

* level ground floor access, flush threshold, downstairs toilet, widened doorways, turning space

Importance of current homes

RETROFIT

- **Greatest health impacts** *on the largest number*
- **Opportunity to build evidence of 'what works' for occupants and society**
- **Quantify social gains**
- **Helps to inform new homes design/standards**

NEW HOMES

- **Need evidence** *to help to make the case for improved standards*
- **Future proofing** *includes age proofing/ inclusive design*
- **Good homes for life** *all part of sustainability*

Data, evidence, policy and practice

Shaping policy

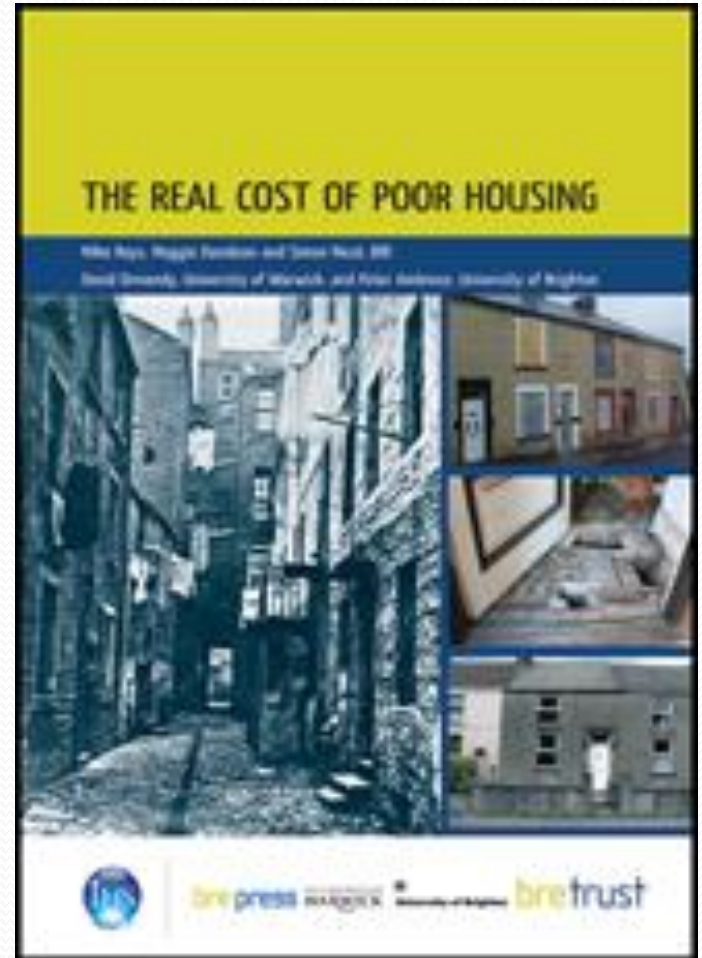
- **Fire-fighting -**
preventing prevention?



- ▶ **Money -** *Scramble to protect sector specific budgets*

Quantifying health impacts

- **2010** – the year that capital funding for Private Sector Housing Renewal was cut
- *BRE Trust 2010 report was crucial in helping to secure some continued local action*



Quantifying health impacts

Savings to the NHS – *the only show in town?*

Poor housing costs the NHS £1.4billion pa

One of the most influential figures in English housing policy?



Quantifying health impacts



Resulting impacts

- **Decent Homes** - quantified health impacts of investment in social housing
- **Doubled the budget** for home adaptations grants (DFG) – now £500m
- **Handyperson and home improvement agency services** - helped us to make the case for continuation
- **Falls prevention** - Put housing into policy

On the horizon



- **Health Agenda: NHS Long Term Plan -** *Prevention & integration emphasis*
- **Prevention: Cross Govt Policy ?**
- **Building Standards & Regulations: *Changes?***

**Thank
you for
listening**



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