

# The Impact of Social Housing: Economic, Social, Health and Wellbeing

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Research funders:



# Overview

1. About the project
2. Multi-dimensional Impacts & Evidence
3. From impact to national performance
4. Case studies & Key messages
5. Conclusion

# About the Project

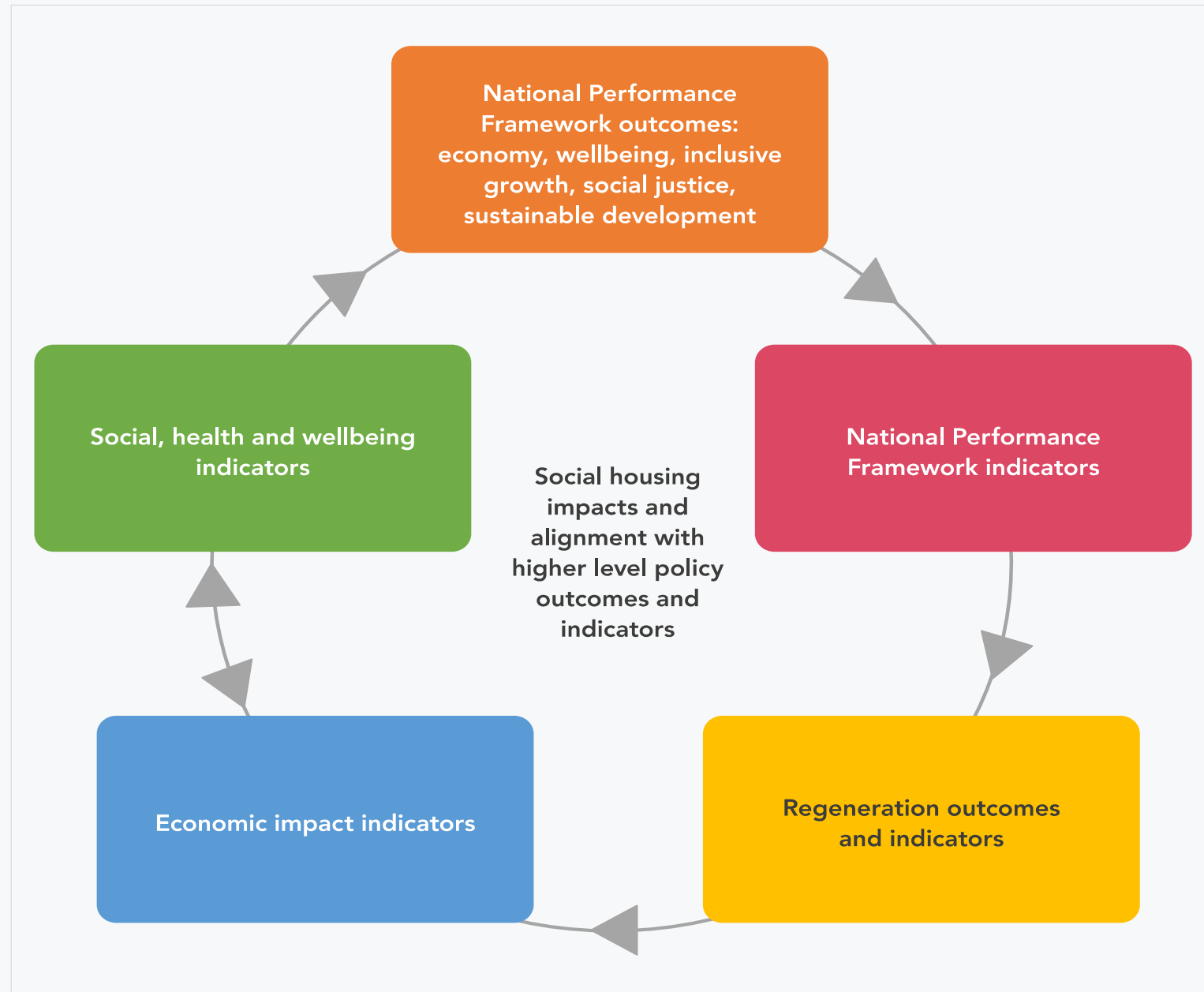
- **Funded by SFHA, Rural & Islands Housing Association Forum, Public Health Scotland and the Joseph Rowntree Foundation**
- **Research carried out by CaCHE and HACT from Autumn 2019 to summer 2020**
- **Impact of Covid-19 and lockdown**

# **Multi- Dimensional Impacts of social housing**

- **Economic impacts promoting inclusive growth**
- **Increasing affordable supply reduce inequalities, poverty and homelessness**
- **Improve health and well-being, placemaking and community resilience**
- **Community anchors well-placed to support anti-poverty strategies**
- **Potential for preventative spending**

Figure 1: Aligning social and economic indicators of housing impact to national performance indicators

# Housing: Impacts map to National Performance in Scotland

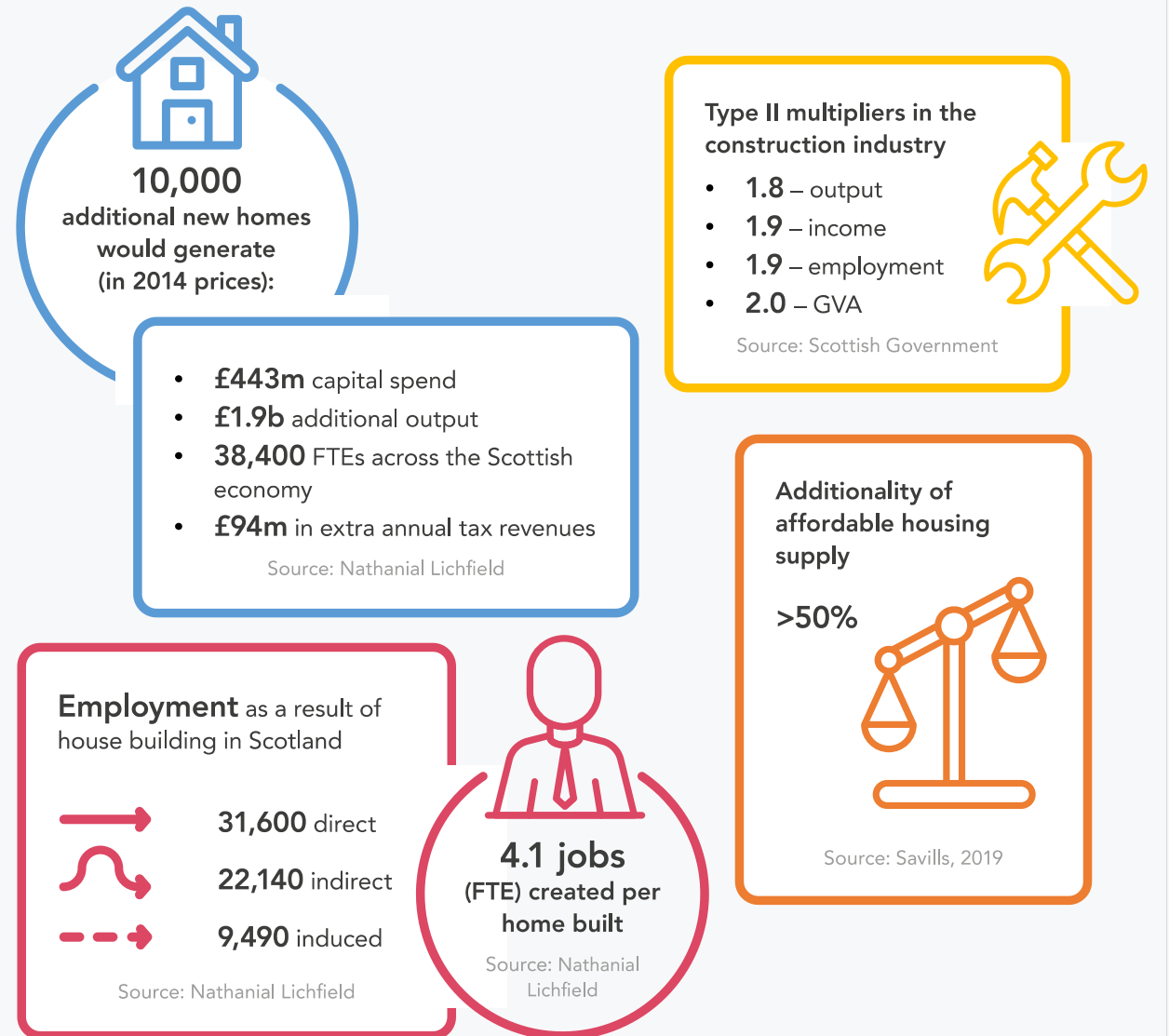


**Impact  
Measurement  
demonstrates  
the value of  
social housing**

1. Deepens our understanding of economic, social and health impacts and the potential of the sector
2. Benefit from systematically monitoring and understanding our communities
3. Various tools, such as HACT's UK social value bank, measure impact locally and demonstrate the value of the social impact of local providers
4. Embrace the principle of impact measurement for instrumental reasons, to assess impact and to evaluate interventions

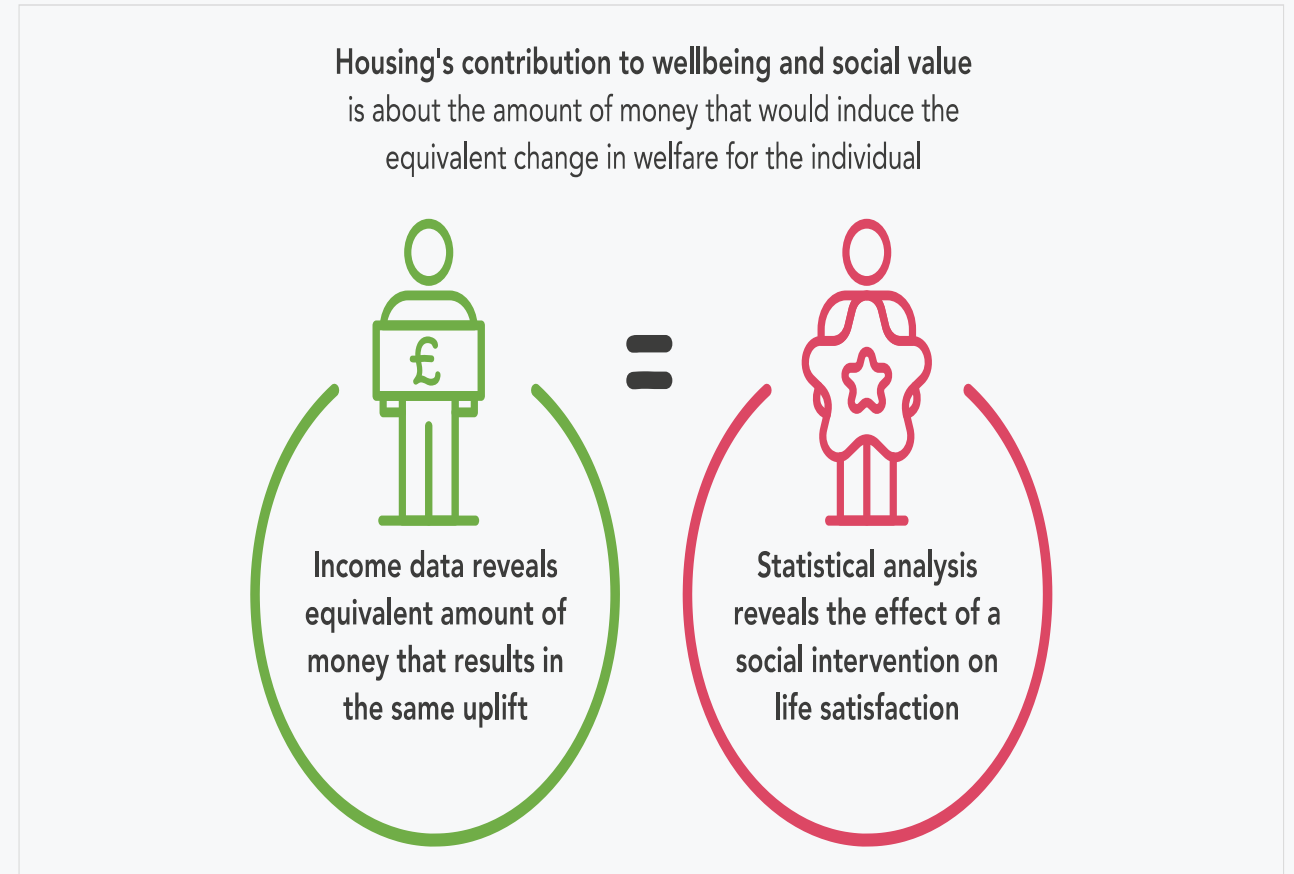
# Contributing to the Scottish Economy

Figure 4: Housing's contribution to the Scottish economy



# Social Impact and Value

Figure 2: Wellbeing valuation





# Housing, Prevention and Social Value



Figure 5 – Housing's contribution to social value and wellbeing

# **Four Case Study Archetypes**

- **Urban community-based (Southside)**
- **Rural (Scottish Borders)**
- **Specialist (Bield)**
- **Regional provider (Clyde Valley)**

# **Local Dimensions**

- 1. HACT Community Insights**
- 2. Common elements**
- 3. Specific Impacts highlighted**
- 4. Case study broader implications**

**Table 5: Examples of impact activities from the case studies**

Scottish Borders Housing Association	Clyde Valley Housing Association	Bield Housing and Care	Southside Housing Association
Welfare benefits advice and support through financial inclusion team	Income maximisation and tenancy sustainment	Bield Response 24 (24/7 emergency calls and telecare, repairs, medical advice, etc)	Financial Advice service: Money Advice, Income Maximisation, Welfare Reform, Tenancy sustainment
Changeworks and fuel poverty advice	Homelessness rapid rehousing partnership	Loneliness and social isolation	Southside Connections
Homelessness rapid rehousing partnership (including commitment to Housing Options)	Care Experienced Young People 1: Forever Homes	Tenancy sustainment	Community Bases
SBHA's Head Office contains a Post Office, implemented by SBHA Plus (subsidiary)	Routes to Work programme	Tenancy and customer engagement	Urban Roots: gardening and environmental projects
Transitions including 16+transitions	Redevelopment of business model: mid-market rent; social lettings; development; customer engagement	Redevelopment of business model	Community spaces – jobs and training
Vulnerabilities Framework and data-led approach	Care experienced young people 2: project with Barnardo's 'positive destinations'	Redevelopment of business model: helping residents stay at home	Holiday food programme
Redevelopment of business model e.g. Mid-Market Rent (MMR) and launch of app – MySHBA	Redevelopment of business model e.g. MMR and social lettings agency	Redevelopment of business model towards models that support tenants at home	Redevelopment of business model: private renting

Figure 7: Pathway model

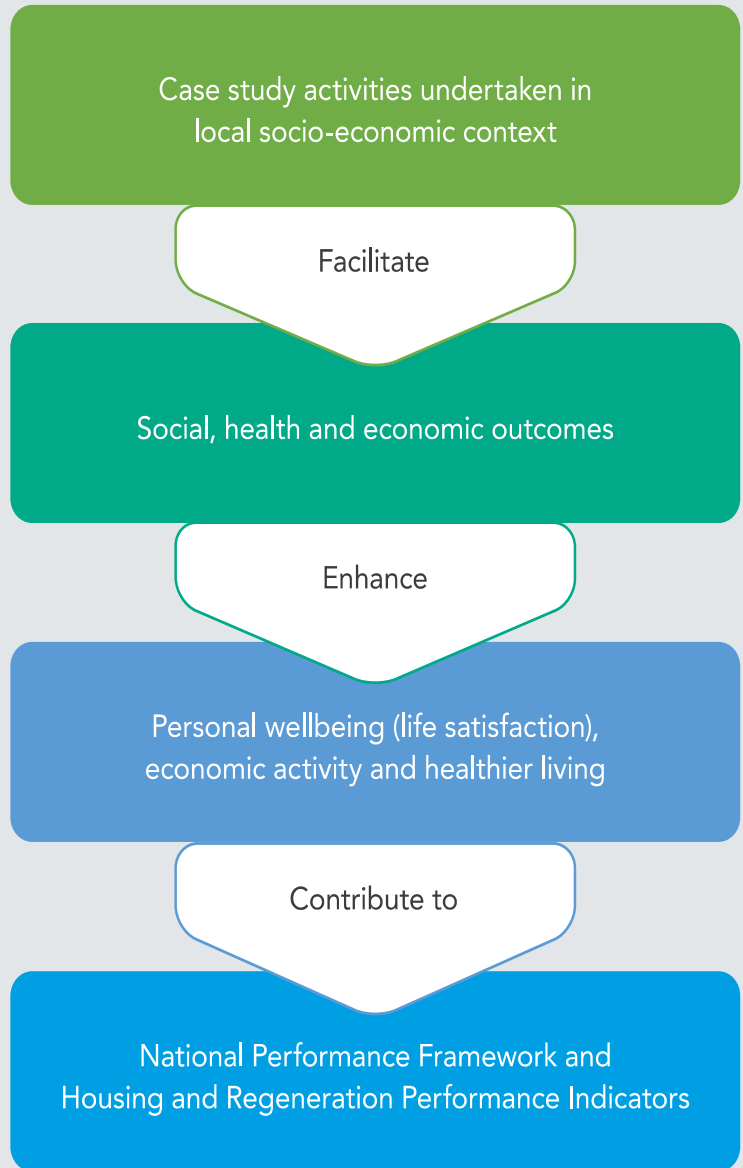


Table 6: Connecting case study activities to Housing and Regeneration Outcomes Framework and the NPF

Clyde Valley Housing Association				
Case study projects (see Table 5 and Box 4)	Key community profile baseline indicators (see Table 4)	Relevant UK Social Value Bank Outcome	Relevant Housing and Regeneration Performance Indicator (Table 1)	Connection to NPF theme (Figure 2)
Homelessness rapid rehousing partnership project (Housing First)	Scottish Index of Deprivation Housing domain rank is 2509 higher than national average of 3457. The index demonstrates the case study area experiences higher levels than average overcrowding.	Moving from temporary accommodation to secure tenancy.  Moving from rough sleeping to secure tenancy.	Contribution to the Homes that meet people's needs indicator-(Housing lists-Local Authority and Common Housing register counts)	We tackle poverty by sharing opportunities, wealth and power more equally. (Improved satisfaction with housing)

# Conclusion

- Evidence review uncovers multidimensional impacts of social housing activities and investment
- Impact loop connects local needs to provider intervention to national vision & ambition
- The social value bank, dashboards and performance measurement are valuable tools:
  - appraise potential impact in value terms supporting strategy & bidding
  - evaluate outcome impacts closing accountability feedback loop
- These tools are transformative: valuable to HAs, encourage investment in performance data, as well as the development of local impact leadership at the heart of community provider strategies