

# Housing Conditions in the North and the links to health improvement

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# Lost Link

- ▶ Addressing the health and social problems arising from poor housing - *driver of early housing improvement*
- ▶ *Could this be the case again?*



OVER LONDON BY RAIL

# The art of the possible: Century of transformation

## Post WW1 & WW2

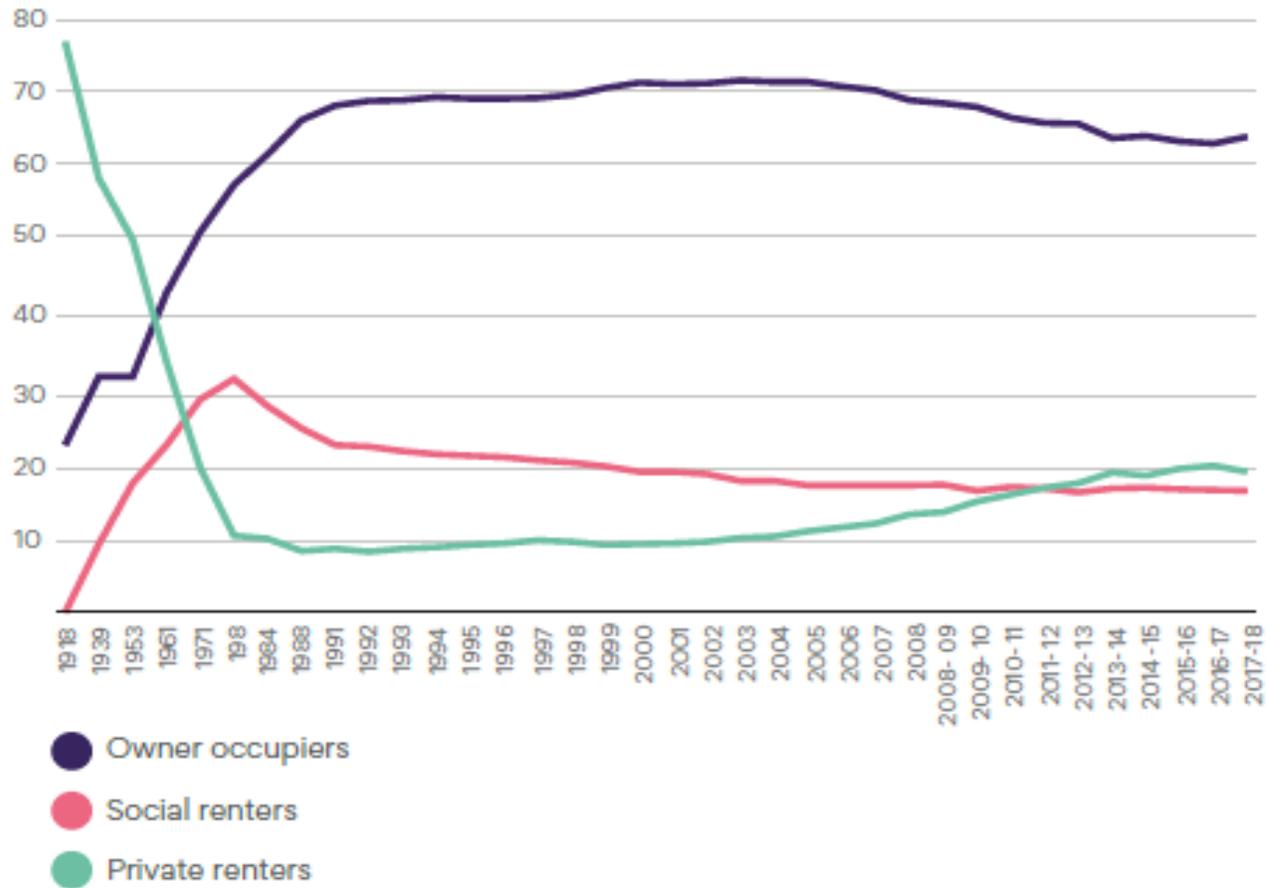
- ▶ Revolutions in housing tenure, building standards, stock condition
- ▶ Key role of Govt in determining housing of the population
- ▶ 1945-2010 -funding and successful policies to improve the housing stock\*
- ▶ \*REF:Turkington R and Watson C (eds) (2014) Renewing Europe's Housing, Policy Press



*Time for new vision  
and ambition?*

# Improving homes: Tenure change

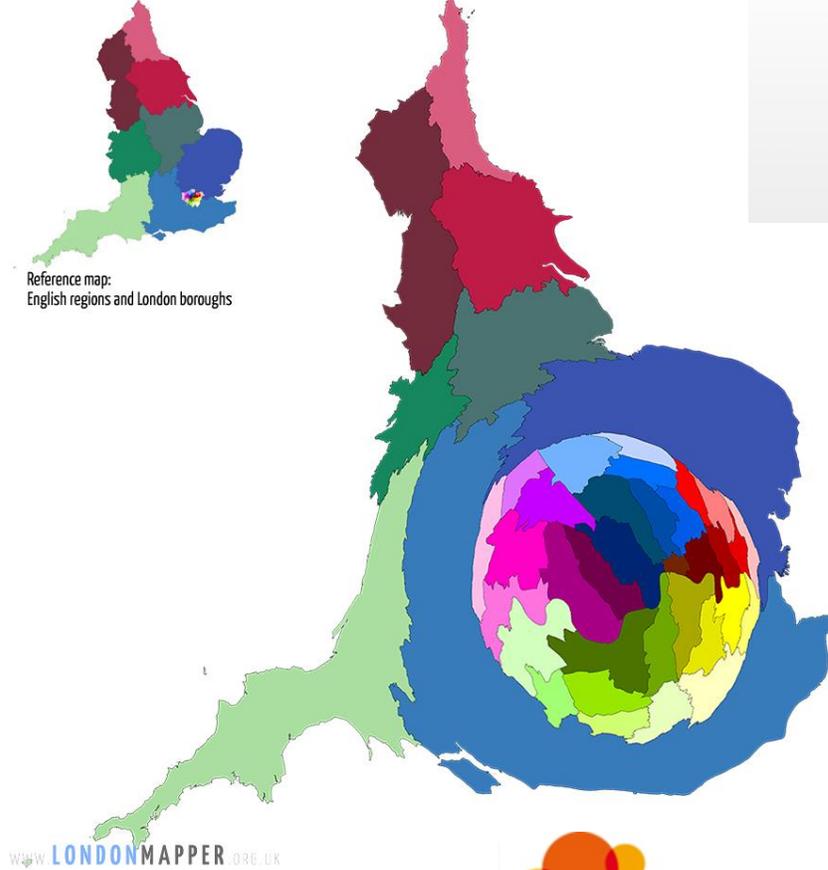
Trends in tenure, 1918 to 2017-18



Ministry of Housing, Communities & Local Government (2019) English Housing Survey data on tenure trends and cross tenure analysis. Table FT1101 (S101). Available to download at: <https://www.gov.uk/government/statistical-data-sets/tenure-trends-and-cross-tenure-analysis>

# Improving homes: Housing equity

Total value of housing sold



- ▶ Equity very unevenly distributed - *geographical location, socio-economic group*
- ▶ Home is the main & for some their only asset esp. in later life

# Retrofit current homes: Critical to improve health



*..because 80% of 2050 homes are already built*

# Non-decent homes

What, who, where - and why improve?

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



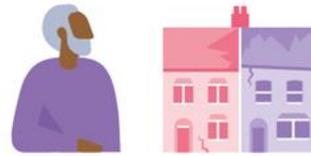
**4.3 million**

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**

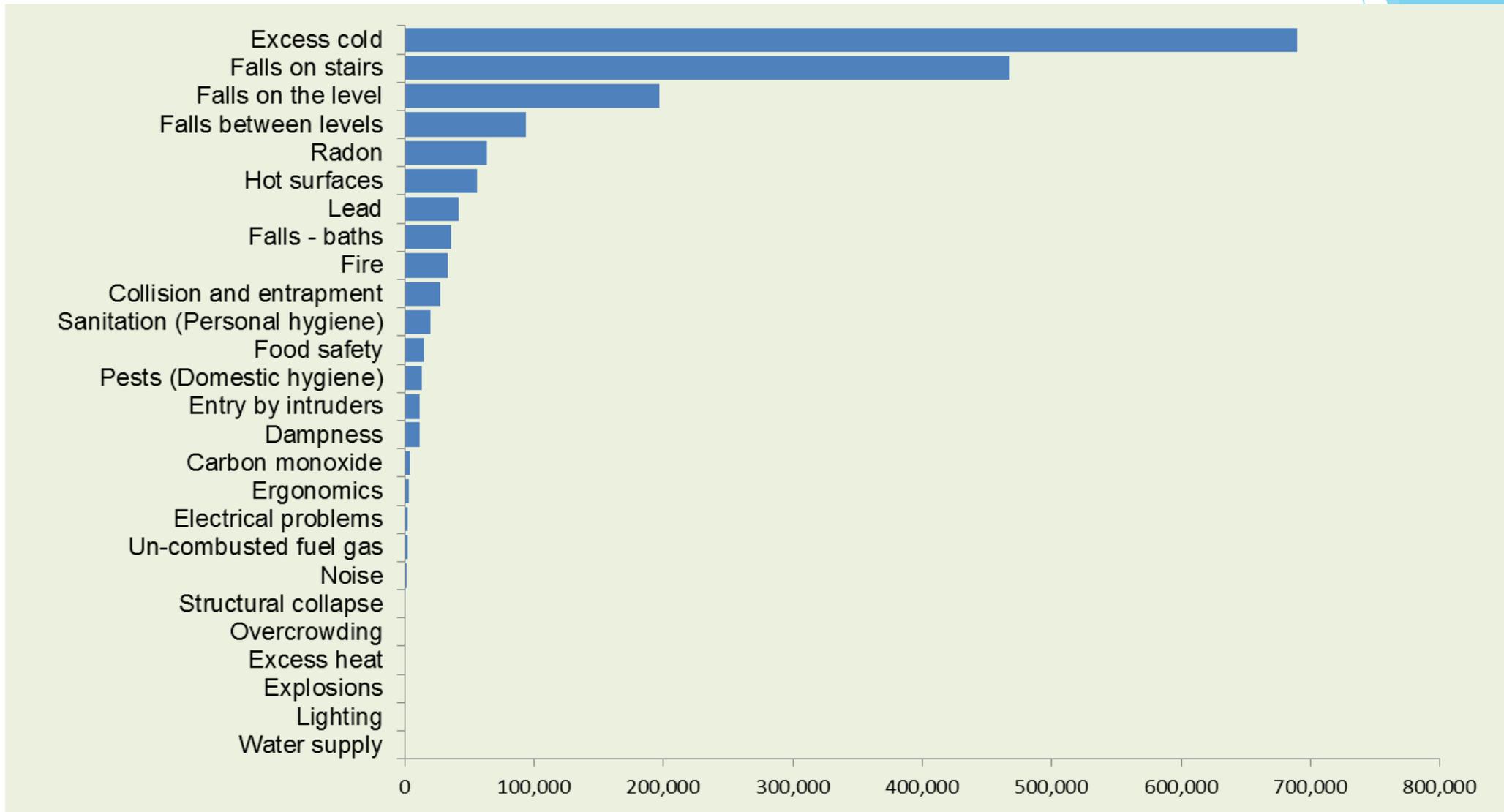
18% of households where someone has a long-term illness or disability live in a non-decent home, and 15% of all wheelchair users live in a non-decent home.

## 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



# Non-decent home = Unhealthy home

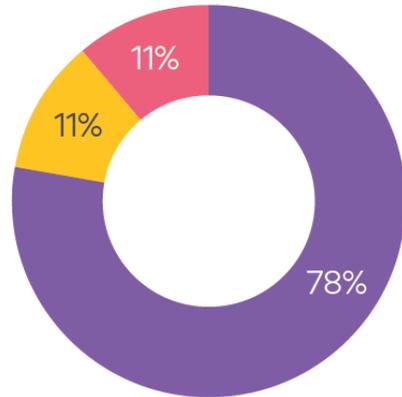


# Older homeowners are particularly at risk

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

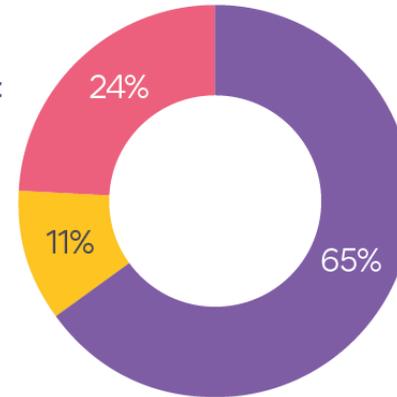
Tenure types of households headed by someone 55+ living in non-decent homes:

- Owner occupier
- Social rented
- Private rented



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

- Owner occupier
- Social rented
- Private rented

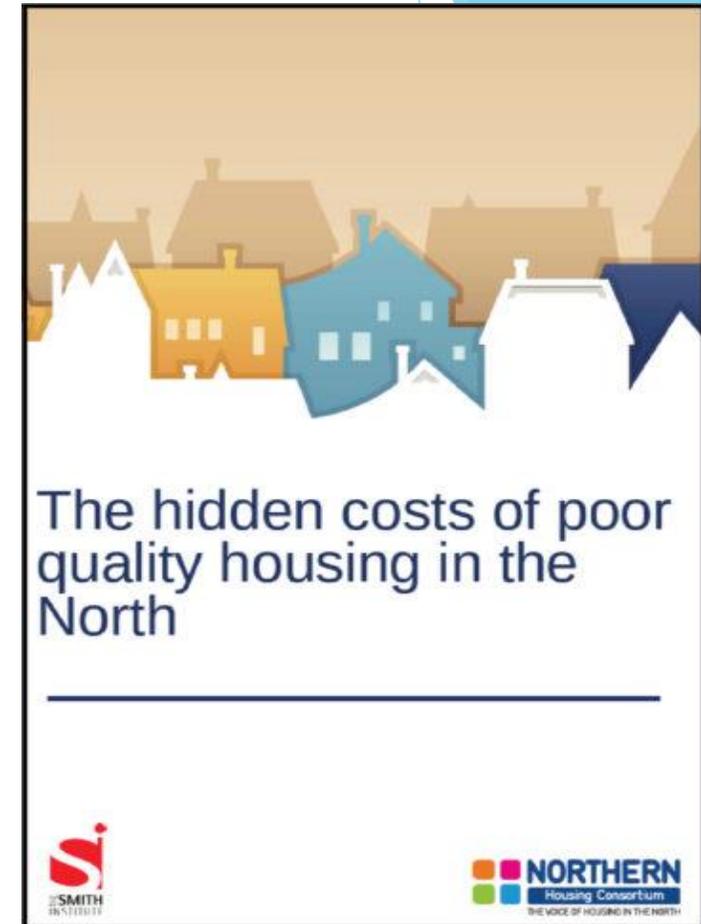


Single person households of all ages are also more likely to live in a non-decent home compared to multi person households (22% v 17%). The level is particularly high for those who are in the 55-64 yrs age group (26% vs overall average of 17% and for multi person household in the same age group 16%).

# Homes in the North

- ▶ Higher concentrations of pre-1919 and pre-1944 homes - *which are more likely to be non-decent*
- ▶ Overlap of location of sub-standard housing and health inequalities - *concern for Public Health*
  - ▶ *Nearly half of all non-decent homes in the North have at least one person with a long-term illness or disability - well above the England average*
- ▶ Disproportionate concentrations of low income, older homeowners living in non-decent homes
- ▶ High proportion (and rising number) of over 75s in poor housing - *marked feature in the North, with significant implications for NHS*

*\*Note limitations of EHS Data due to sample size. Local surveys would better inform policies and practice in North*



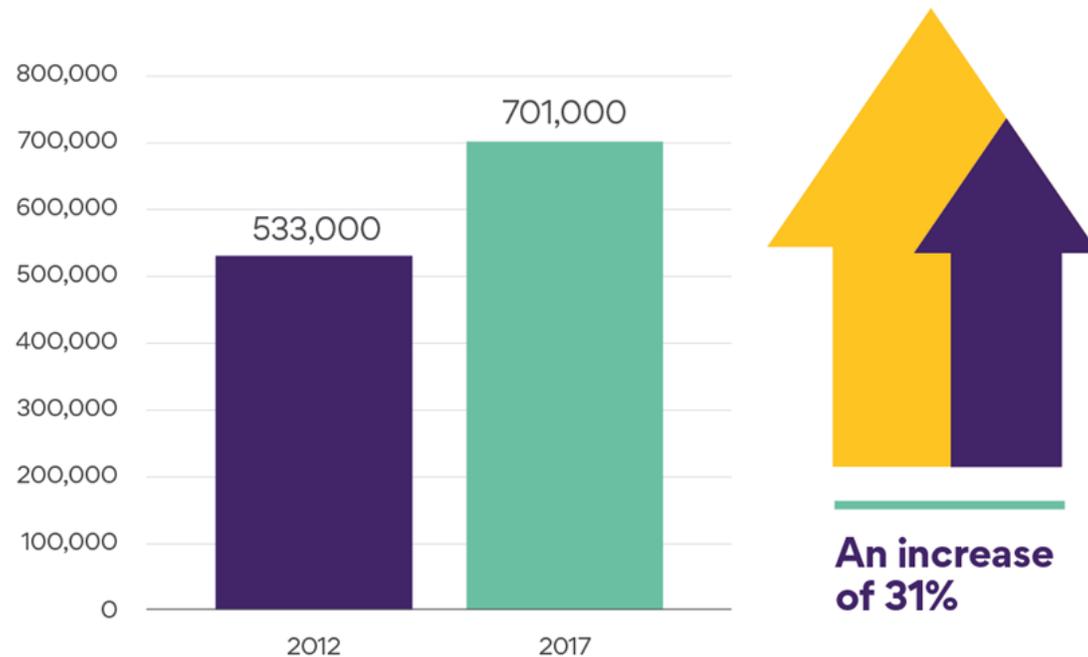
# Non-decent homes in the North

Number of non-decent homes by age of HRP and region (EHS 2017)

		under 55 yrs	55-64 yrs	65-74 yrs	75 yrs or over	Total non-decent	% non-decent
Government Office Region [EHS version]	North East	64,804	29,050	9,276	24,683	127,813	11.2%
	North West	309,668	106,551	62,068	112,041	590,328	19.2%
	Yorkshire & Humber	269,299	69,427	47,659	96,726	483,111	20.9%
	North sub-total	643,771	205,028	119,003	233,425	1,201,252	18.4%
	England Total	2,268,435	737,999	574,199	700,705	4,281,338	18.8%

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

## Over 75s living in non-decent homes

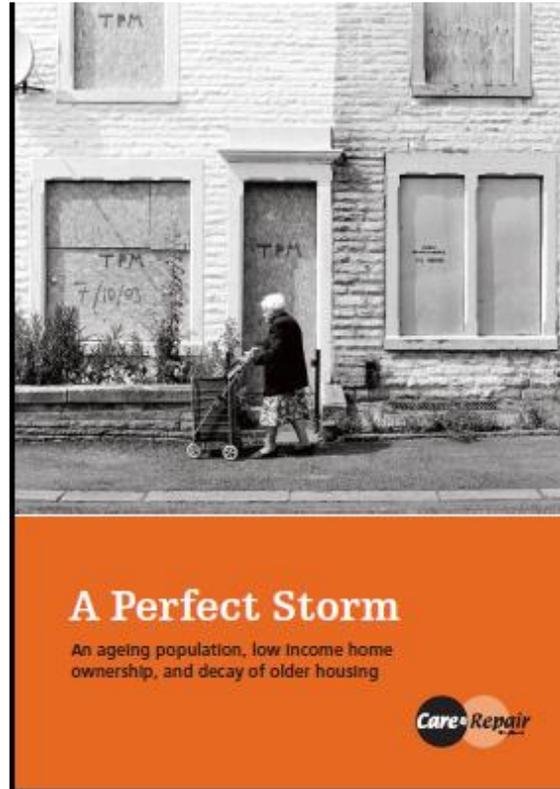


Households headed by someone aged 75 or over are disproportionately likely to be living in a non-decent home, with more than 1 in 5 of these households living in a non-decent home. Worryingly, the number of over 75s living in non-decent homes rose from 533,000 in 2012 to 701,000 in 2017.

# Non-decent homes: A Perfect Storm?

## 2010 Analysis

- ▶ *Low income home ownership all-time high*
- ▶ *Ageing population*
- ▶ *Property disrepair rising for the oldest*
- ▶ *Cessation of most home repair help*



## Today - in addition

- ▶ *Widening inequalities*
- ▶ *Lower incomes*
- ▶ *Climate change*
- ▶ *Poor standard of newer homes*

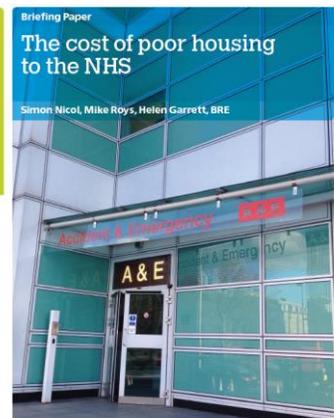
# Costs to the NHS of poor housing

# Health impacts of poor housing

The poorest housing costs the NHS £1.4 billion p.a. in first year treatment costs alone

- ▶ *Costs NHS over £2b if you include all Cat 1 Hazard homes*

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## Older population health impact

NHS spends **£513 million** on first year treatment costs for over 55s living in the poorest housing

- ▶ £4.3 billion could repair all these homes
- ▶ Pay back = eight years (less if other ROI taken into account)



# The health - housing connections

## Falls

- ▶ The reason for **over half** of hospital admissions for accidental injury & 10-25% of ambulance call-outs for older people
- ▶ **Hip fractures** cost £2b+ pa/ £6m+ day; most fractures are due to falls, and most take place at home

## Cold homes

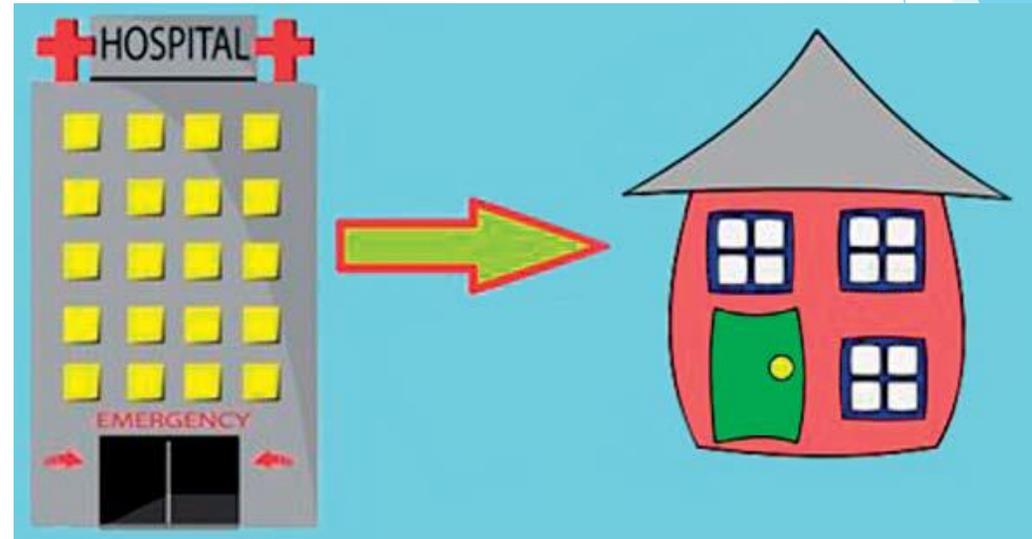
- ▶ **Highest cost poor housing** impact to NHS
- ▶ **Exacerbates** a range of health problems including respiratory conditions, COPD, arthritis, and **increases risk** of acute episode e.g. stroke, heart attack, fall



# Health@Home: *The only prescription?*

- ▶ NHS - *creaking*
- ▶ Adult social care - *fractured*
- ▶ Crisis driven / reactive - *lack of action to prevent poor health and care needs*

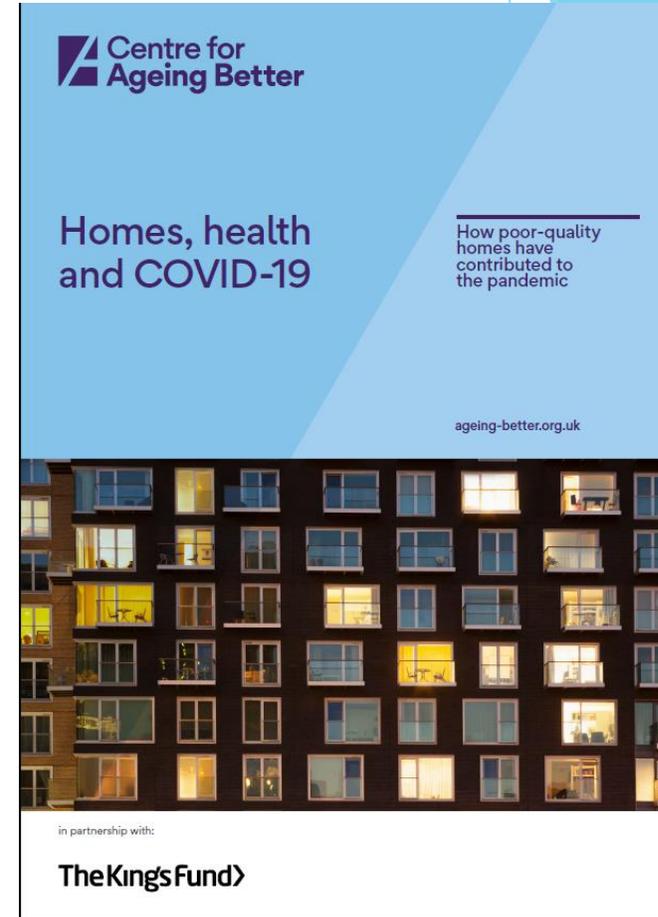
*Housing retrofit could play a key role in health improvement & prevention*



# Homes, health and COVID-19

*‘Poor quality housing has a profound impact on health’*

- ▶ *The condition of homes, insecure tenure and wider neighbourhood characteristics all have considerable effects on health and wellbeing*
- ▶ *The Covid-19 pandemic has exposed and amplified housing-related health inequalities*
- ▶ *[Those groups] more likely to live in poor housing are often the same groups who are vulnerable to Covid-19 [older people, those with LTCs etc]*



**Current homes retrofit: Win-win**

# What works: Evidence & Solutions

## Addresses the Questions

- ▶ *What housing policies & programmes implemented in the past to address poor-quality housing were successful and why?*
- ▶ *What policies would be most effective in addressing the poor-quality of our current housing stock, given political, economic, and social considerations?*
- ▶ *For selected home improvement policies, how much would this cost, who would have to pay, what would the impact be?*

## Priorities for action

- 1. Enforce Housing Quality Standards** - with a more proactive approach to addressing poor housing and resourcing local authorities need the resources to enforce the law
- 2. Build the Local Infrastructure for Delivery** - including expanding role/ scale of home improvement agencies
- 3. Develop and resource specific interventions to improve housing quality** - including low-cost loans linked to energy efficiency improvements and means-tested housing renewal grants plus area-based renewal



# Current homes - retrofit gains



## Improving the housing stock benefits

- ▶ *People*
- ▶ *Neighbourhoods*
- ▶ *NHS*
- ▶ *Social care*
- ▶ *Housing for future generations*
- ▶ *Economy*
- ▶ *The climate - and planet*

# Retrofit plus - will the North lead the way?

- ▶ *Unique situation of Greater Manchester Combined Authority - has health services responsibility \*(and funding)*
- ▶ *Unprecedented concern with CO reduction in homes - time to combine with other beneficial housing improvements*
- ▶ *North - vision for wider social benefits*



# Thank you for listening



# 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 wide range of Govt/ NHS/NGO Committees & Task Groups*

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