

Housing Conditions in the North and the links to health improvement

Sue Adams

CEO, Care & Repair England

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

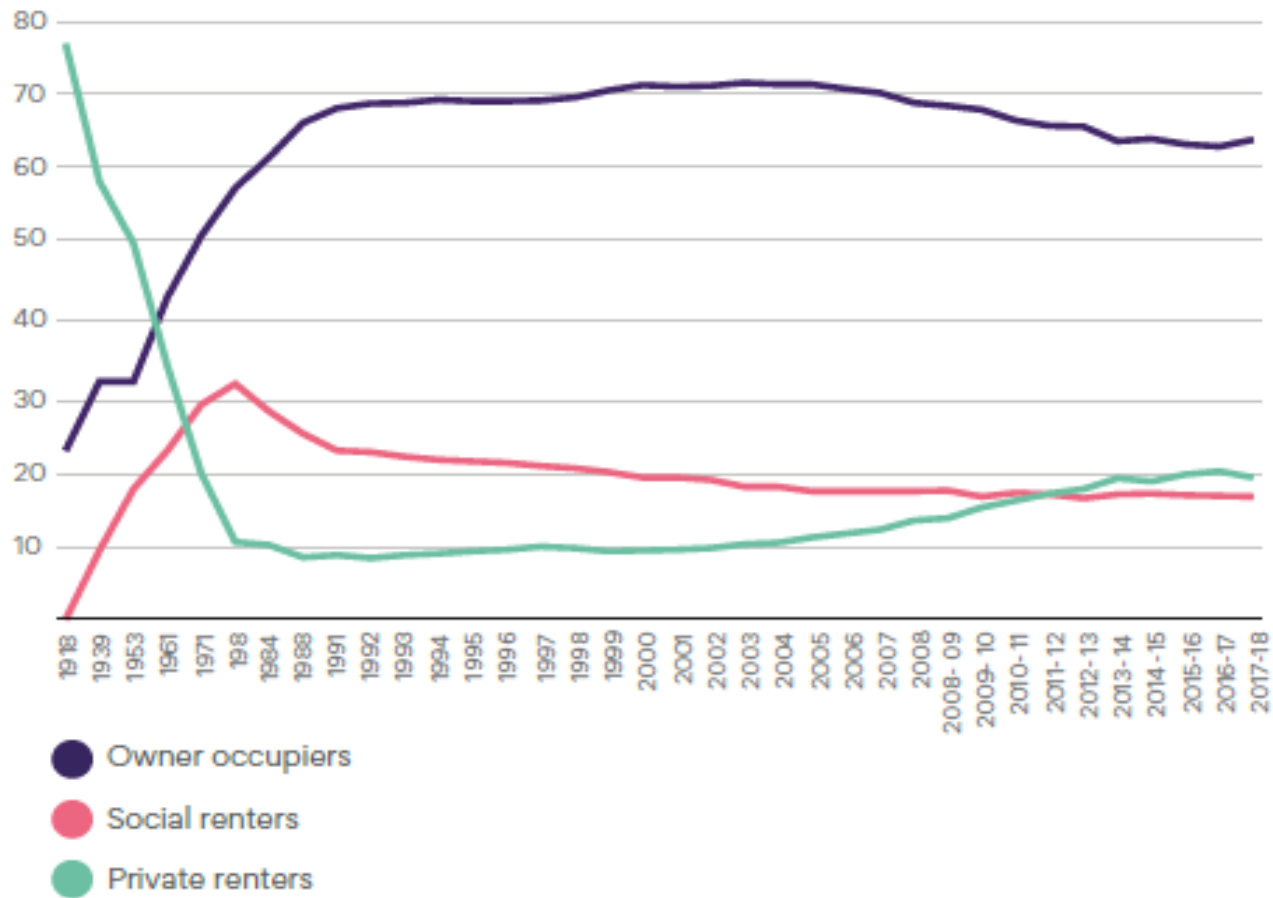
- ▶ Revolutions in housing tenure, building standards, stock condition
- ▶ Key role of Govt in determining housing of the population
- ▶ 1945-2010 -funding and successful policies to improve the housing stock*
- ▶ *REF:Turkington R and Watson C (eds) (2014) Renewing Europe's Housing, Policy Press



*Time for new vision
and ambition?*

Improving homes: Tenure change

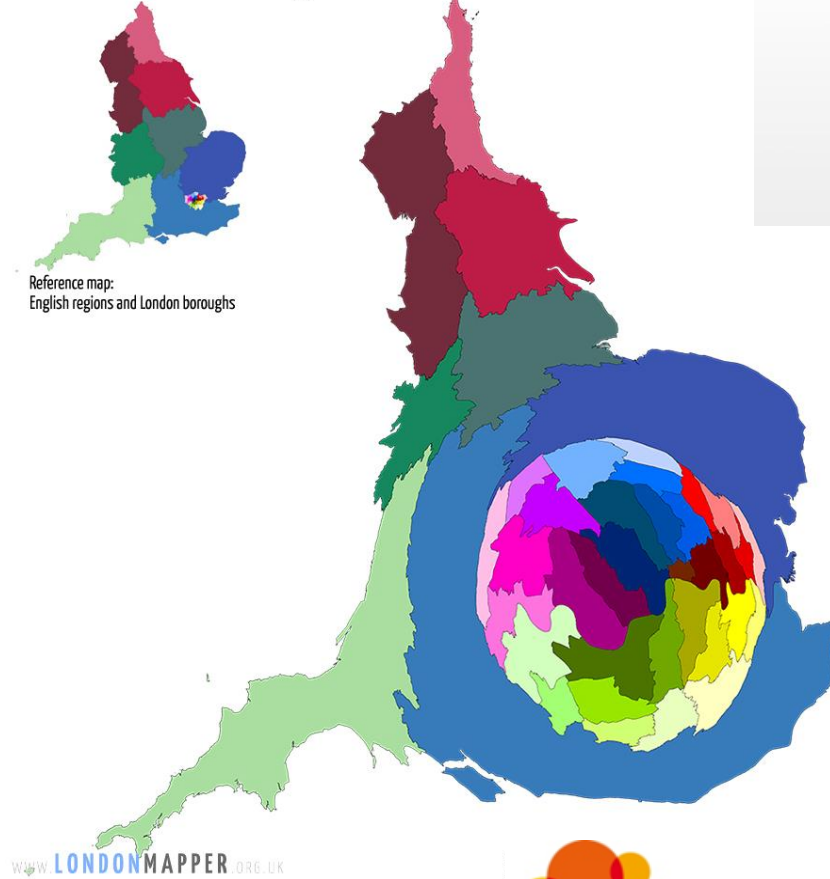
Trends in tenure, 1918 to 2017-18



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.

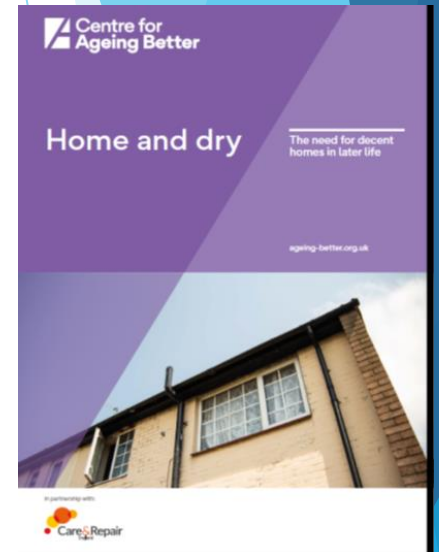


Nearly 1 in 5

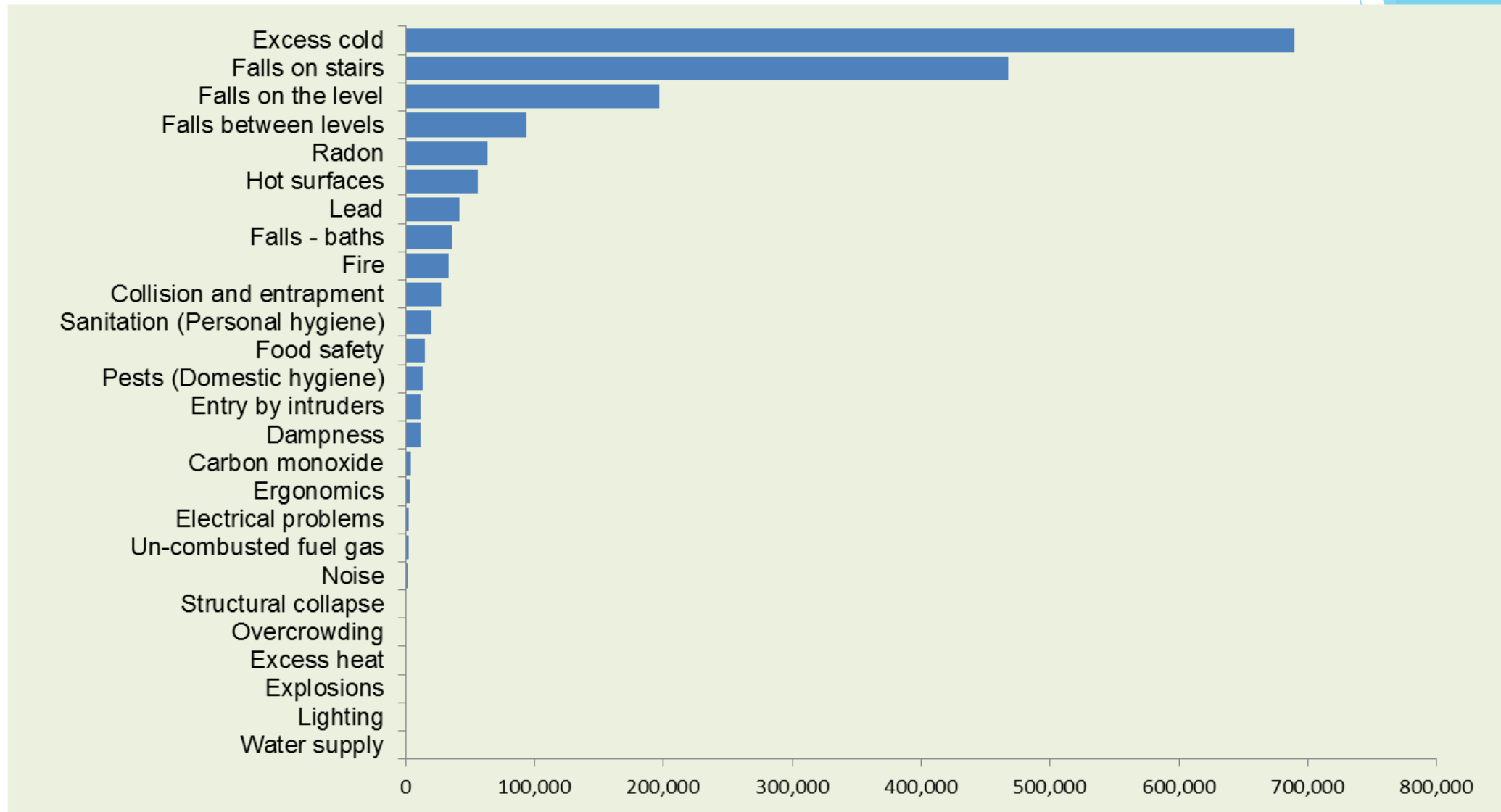
18% of households where someone has a long-term illness or disability live in a non-decent home, and 15% of all wheelchair users live in a non-decent home.

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

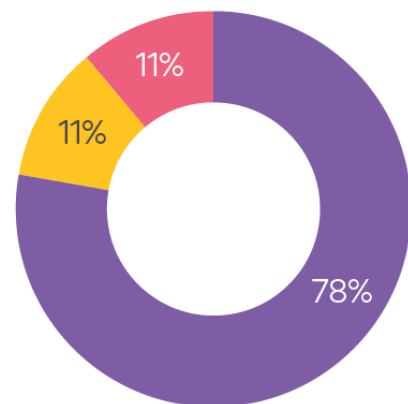


Older homeowners are particularly at risk

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

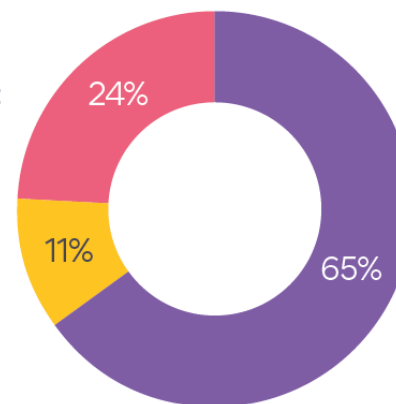
Tenure types of households headed by someone 55+ living in non-decent homes:

- Owner occupier
- Social rented
- Private rented



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

- Owner occupier
- Social rented
- Private rented

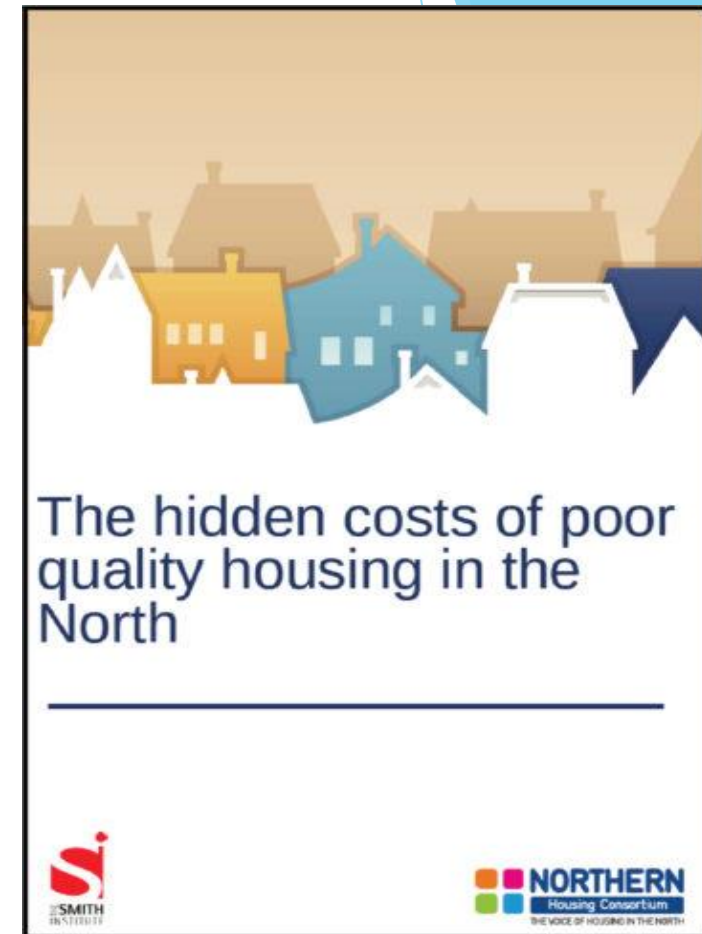


Single person households of all ages are also more likely to live in a non-decent home compared to multi person households (22% v 17%). The level is particularly high for those who are in the 55-64 yrs age group (26% vs overall average of 17% and for multi person household in the same age group 16%).

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*



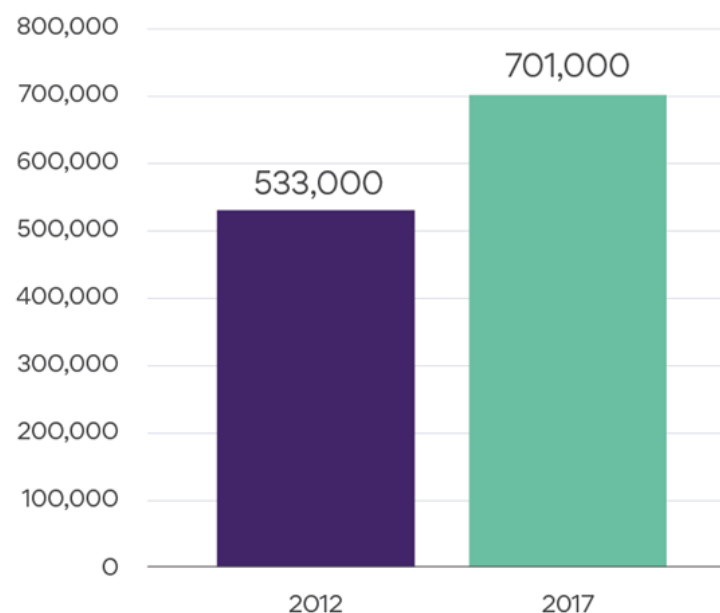
Non-decent homes in the North

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

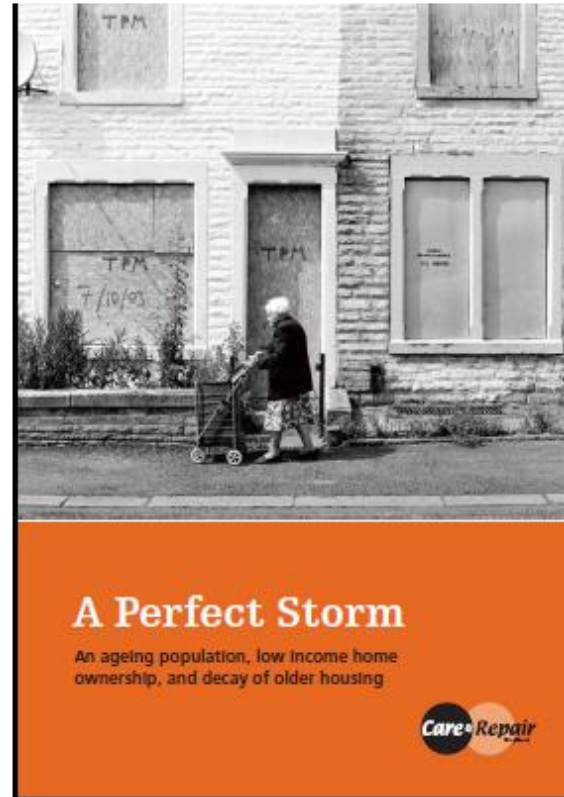


Households headed by someone aged 75 or over are disproportionately likely to be living in a non-decent home, with more than 1 in 5 of these households living in a non-decent home. Worryingly, the number of over 75s living in non-decent homes rose from 533,000 in 2012 to 701,000 in 2017.

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*

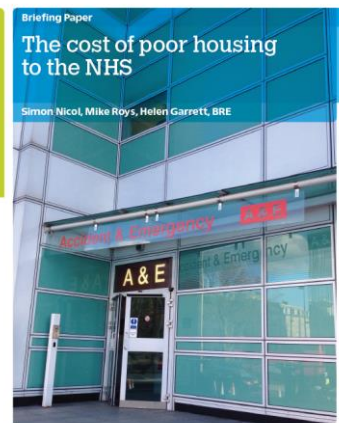
Costs to the NHS of poor housing

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

bre



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

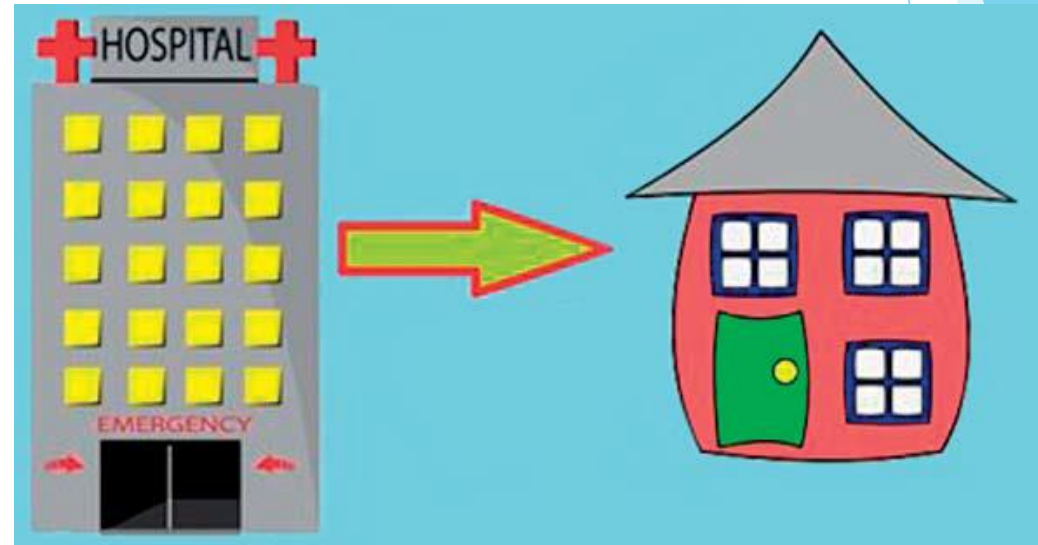
- ▶ **Highest cost poor housing impact to NHS**
- ▶ **Exacerbates** a range of health problems including respiratory conditions, COPD, arthritis, and **increases risk** of acute episode e.g. stroke, heart attack, fall



Health@Home: *The only prescription?*

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

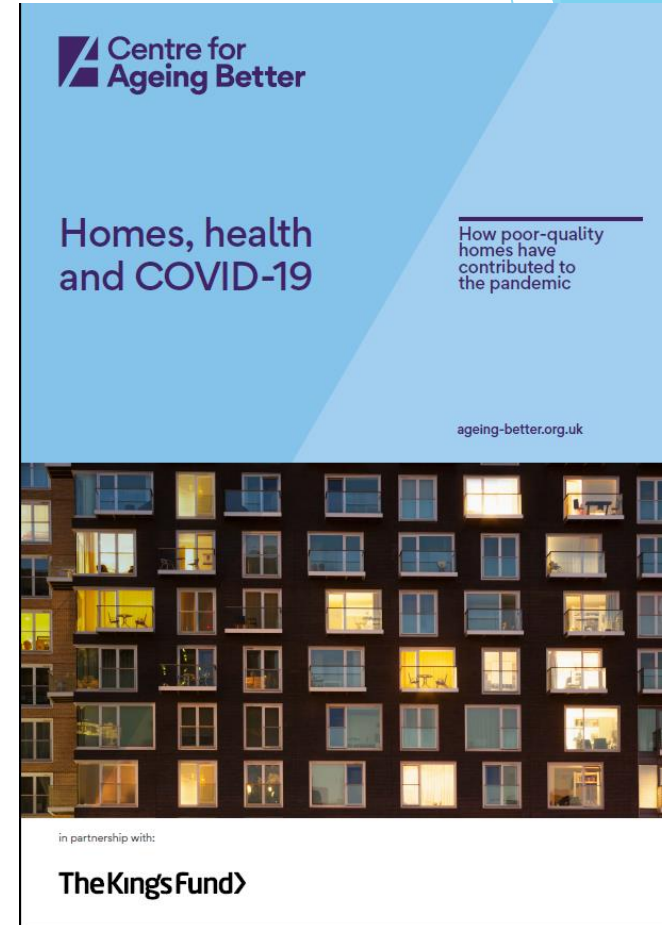
Housing retrofit could play a key role in health improvement & prevention



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]*



The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the slide, creating a modern, dynamic feel.

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



Past, present and future

Housing policy and poor-quality homes

Jenny Preece
David Robinson
Ken Gibb
Gareth Young

May 2021

in partnership with:



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*

www.careandrepair-england.org.uk

info@careandrepair-england.org.uk

Twitter @cr_england