



HEALTH AND WELLBEING BOARD
21st March 2019

ITEM 10

Report sponsor: Gae Edwynn, Director of Public Health
Report author: Martin Brown, Housing Strategy and Initiatives Manager

Derbyshire - Desktop Private Sector Housing Stock Condition and Health Survey Model

Purpose

- 1.1 To inform the Health and Wellbeing Board (HWB) of a Derbyshire-wide project to identify the condition of private sector housing.

Recommendation(s)

- 2.1 To note the housing stock condition and health survey work currently being undertaken.
- 2.2 To receive an overview of the findings of the project at a future HWB meeting.

Reason(s)

- 3.1 To ensure that the Board is aware of work being undertaken that relates to the housing, health and wellbeing of the local population.

Supporting information

- 4.1 Local Authorities are legally required to understand the condition of the private sector housing stock in their area and to develop appropriate, evidence-based, strategies.
- 4.2 Living in decent housing plays a significant role in the health and wellbeing of our population. Information on housing stock can help to quantify the estimated needs, plus costs and benefits of housing interventions.
- 4.3 Derby City Council Public Health and Strategic Housing Services have developed a desktop model to assess the condition of private sector housing across the area.
- 4.4 Supported by the Derby and Derbyshire Housing & Health System Group, the model utilises a broadly similar approach to that taken by market leaders in this area of work. As it is developed and delivered in-house, however, using data readily available to us, it can be delivered at much lower cost and with the potential to be updated more frequently, at minimal expense compared to commissioning an external provider.

- 4.5 The model will provide an overview of the condition of the private sector housing stock considering the proportion of private sector properties that do not meet the Decent Homes Standard broken down by tenure (private rent and owner occupied) and property type and age. Each property will have the likelihood of the presence of a Housing Health and Safety Rating System (HHSRS) category 1 (most serious) hazard modelled using the English Housing Survey. This information will be combined with key socio demographic and health related data at a small geography to enable areas that contain the poorest housing and the impacts on health to be identified.
- 4.6 An updated housing condition survey should provide a comprehensive, statistically reliable picture of the dwelling stock and its condition. This will inform Derbyshire's Housing Strategy, Private Sector Housing Strategy, Health and Wellbeing Strategy and statutory reporting to Government.
- 4.7 This is a year-long programme of work which commenced in December. Initial draft reports – for the city and each of the County Districts – are planned to be produced in September. Following a period of review and 'fine-tuning', it is anticipated that the final reports will be available at the end of 2019.

Public/stakeholder engagement

- 5.1 Not applicable, the Housing Stock Condition and Health Survey Model is a desktop modelling exercise.

Other options

- 6.1 Commissioning an external provider to carry out this work was considered but in-house delivery was deemed to offer better value for money for an equivalent product.

Financial and value for money issues

- 7.1 In-house delivery offers value for money. Ensuring good quality housing stock should reduce costs in the wider system.

Legal implications

- 8.1 There is a statutory responsibility under the Housing Act 2004 that local housing authorities understand the condition of the private sector housing stock in their area.

Other significant implications

- 9.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
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Legal
Finance
Service Director(s)
Report sponsor
Other(s)