

## **Housing and Good Public Health Outcomes**

### **SUMMARY**

- 1.1 There is a body of evidence that supports the view that housing is a key determinant of good health.
- 1.2 Fuel poverty in Derby is higher than national and regional levels.
- 1.3 Energy rating of two thirds of homes in Derby fall outside bands A-C energy rating scales.
- 1.4 Whilst hospital admissions for falls have been increasing in Derby it is not clear whether this is due to inappropriate housing or a consequence of more older people in the resident population.
- 1.5 Good quality, well designed needs led housing can have many benefits on health as outlined in this report and appendix 2.
- 1.6 Appendix 2 details the current actions we are taking to attain health benefits from housing measures. Considerable further health benefits could be achieved in Derby through additional actions, however current resource constraints preclude their implementation.

### **RECOMMENDATION**

- 2.1 To note the contents of the appended paper.

### **REASONS FOR RECOMMENDATION**

- 3.1 To enable the Cost of Living Board to gain an overview of:
  - The evidence base for housing and health
  - Current performance against key housing and health indicators
  - What works to mitigate detrimental health impacts of housing

- What we are doing in Derby to address housing & health issues

## **SUPPORTING INFORMATION**

- 4.1 Housing is a key determinant of health, and growing academic evidence supports this position.
- 4.2 An ageing population without a differentiated housing offer plus an increasing poor quality private rental sector in Derby means the risk of poor health outcomes attributable to housing will increase.
- 4.3 Fuel Poverty is significantly higher in Derby than the national and regional levels. Whereas fuel poverty is declining nationally and regionally, it is increasing in Derby.
- 4.4 In eight inner-city areas in Derby, there are fuel-poverty rates of over a third of households.
- 4.5 It is estimated that over two-thirds of properties in Derby are below an A-C energy efficiency rating.
- 4.6 According to housing condition survey data (2006) 18,000 dwellings in Derby lacked thermal comfort and over 8,000 were classed as having a Category 1 hazard to health (under the Housing Health + Safety Rating System).
- 4.7 It is estimated that around 6,000 of 12,093 private rented dwellings in Derby did not meet the Decent Homes standard (Experian 2010).
- 4.8 Derby's rate of emergency hospital admissions for falls in the over 65s has been increasing at a faster rate than nationally or regionally.
- 4.9 Safer, suitable housing can:
  - reduce home accidents, falls and general health risks
  - reduce demand on GP, hospital and other health and emergency services
  - reduce reliance on social care
  - maintain independent living within own home
  - facilitate return home from hospital
  - enhance childhood development
  - increase client well-being
- 4.10 There is significant research evidence that improvements to warmth, energy efficiency and safety of homes can improve health and deliver large returns on investment.

Housing interventions have the potential to help prevent, delay, or lessen the seriousness of an ill-health occurrence – thereby helping stem rising costs to health and social care sectors. Many such interventions will have long term cost-saving impacts.

## OTHER OPTIONS CONSIDERED

5.1 None

This report has been approved by the following officers:

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b>  <b>Other(s)</b>	Liz Moore  Pervvez Sadiq, Director of Integrated Commissioning Derek Ward, Director of Public Health Nick O'Reilly, Director of ICT Ann Webster, Equality and Diversity Lead Adrian Jeffs, Health and Safety Team Leader
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Jilla Burgess-Allen 01332 643098 <a href="mailto:jilla.burgess-allen@derby.gov.uk">jilla.burgess-allen@derby.gov.uk</a> None Appendix 1 – Implications Appendix 2 – Report: How does housing contribute to good public health outcomes? – Only available on CMIS

<b>IMPLICATIONS</b>
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### **Financial and Value for Money**

- 1.1 Poor housing has been described as 'a waste of money' because the costs to health and social care of the detrimental health effects far outweigh the cost of housing improvement.

Considerable further health benefits and savings to Health & Social Care could be achieved in Derby through additional housing actions, however current resource constraints preclude their implementation.

### **Legal**

- 2.1 None from this report

### **Personnel**

- 3.1 None from this report

### **IT**

- 4.1 None from this report

### **Equalities Impact**

- 5.1 Disabled people's health and well being can be severely affected by poor housing and housing that is not accessible for their needs. People experiencing domestic violence may have to move from good housing to poorer housing to escape the abuse. Many minority ethnic communities live in poor housing. It is not uncommon, for members of the LGBT community to become homeless when they have come out to their parents and they too may have to move out of good housing, to somewhere not as good.

### **Health and Safety**

- 6.1 None from this report

### **Environmental Sustainability**

- 7.1 Some housing measures are in place which reduce carbon emissions through increased energy efficiency and reduced use of secondary healthcare.

## **Property and Asset Management**

8.1 None from this report

## **Risk Management**

9.1 None from this report

## **Corporate objectives and priorities for change**

10.1 Current work to address health through housing measures are in line with Derby's Housing Strategy objectives and Derby's Health and Wellbeing Strategy.