



Report sponsor: Rachel North, Strategic Director for Communities and Place
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Private Sector Housing and Health Impact Assessment 2022

Purpose

- 1.1 To provide an overview of the recent report, entitled 'Derby City Private Sector Housing - Housing and Health Impact Assessment 2022'. This details the impact that poor quality private sector housing has on the health of Derby's residents. Private sector housing includes both owner-occupied and privately rented homes and excludes properties rented by social housing providers.
- 1.2 To recommend actions to address issues of health inequality brought on by poor quality private sector housing in Derby based on the findings of this report.

Recommendations

- 2.1 That the findings of this report are noted.
- 2.2 To endorse the recommendations set out in paragraph 4.9 of this report.

Reasons

- 3.1 To ensure that Members are aware of the findings of the Derby City Private Sector Housing - Housing and Health Impact Assessment 2022 and in particular that there is strong evidence that poor quality private sector housing in Derby is responsible for a considerable number of preventable deaths, illness and accidents.
- 3.2 Tackling Derby's substandard private sector housing will play a crucial role in addressing health inequalities and improving the quality of life for the city's oldest, most vulnerable and poorest residents, as well as reducing health care costs.

Supporting information

- 4.1 The Derby City Private Sector Housing – 'Housing and Health Impact Assessment 2022' (HIA) report assesses the impact that living in a private sector home, with serious hazards, has on a person's health. These hazards are identified using the nationally adopted Housing Health and Safety Rating System (HHSRS) which grades 29 housing hazards based on the likelihood of harm to a person and the probable consequences. The report then identifies:-
 - The most serious housing-related hazards (classed as HHSRS Category 1) found in Derby which are linked to ill health, accidents and mortality, these

being damp, mould, excess cold and falls in the home caused by structural defects.

- Which wards have the highest proportion of private sector housing with these hazards.
- The hospital admissions and costs to the NHS as a result of these hazards.
- The cost to remedy poor quality private sector housing.

4.2 The HIA identifies the number of homes with Category 1 hazards using modelling based on the results of the English Housing Survey (EHS). However, as the EHS is a national survey, only a small number of Derby's private sector homes are sampled. It is likely, therefore, that the results of this report significantly under-estimate the scale of HHSRS hazards in the city's private sector properties.

4.3 To partially address this issue, the council carried out a physical stock condition survey of homes in Autumn 2021. However, unlike the HIA, this survey concentrated on the condition of privately rented homes only and did not include owner-occupied homes. The results of this survey have given the council invaluable up to date information on the standard of the city's privately rented properties and can be found in a report entitled 'The Condition of Private Rented Sector Homes in Derby 2021'. It is advised that the HIA is therefore read in conjunction with this publication.

Headline Results of the HIA

4.4 The HIA shows a clear correlation between ill health and poor-quality private sector housing. In particular, the following results stand out:-

- 1) Around 11,850 private sector homes in Derby (13.4%) contain at least one HHSRS Category 1 hazard with 18.7% of homes in Normanton, 17.6% in Chaddesden and 16.8% in Abbey having at least one category 1 hazard. This is a significantly higher proportion than the outer wards of the city such as Mickleover (8.1%) Oakwood (8.4%) and Allestree (9.7%).
- 2) Cold homes are linked to an increased risk of cardiovascular, respiratory and rheumatoid diseases, as well as hypothermia and poorer mental health. In Derby, approximately 2,889 (3.3%) families live in private sector homes with an HHSRS category 1 hazard for excess cold with the greatest proportion located in Darley (5%), Arboretum (4.2%) and Abbey (4.2%).
- 3) The rate of mortality from respiratory disease for all ages in Derby is slightly above that of England (104.8 per 100,000 compared to 100 per 100,000). However, in areas where raised levels of cold homes combine with high deprivation, there is a significant increase in deaths from respiratory disease. For example, Arboretum has 174.6, Abbey 153.4 and Normanton 136.9 deaths per 100,000 people. Six other wards also have a high mortality rate for respiratory disease (Sinfin, Derwent, Boulton, Spondon, Darley and Alvaston) ranging from 116 per 100,000 in Alvaston to 132.9 in Derwent.
- 4) The wards of Derwent, Arboretum, Normanton, Sinfin, Alvaston and Boulton have the highest rates of emergency hospital admissions for Chronic Obstructive Pulmonary Disease (COPD). These wards also have the greatest proportion of private sector homes with an HHSRS category 1 hazard for excess cold.

- 5) It is widely accepted that living in a home with damp and mould can trigger asthma and asthma like symptoms. Overall, 7% of Derby's residents suffer from asthma, slightly higher than the national figure. Areas in Derby with a higher proportion of homes with damp and mould issues have a greater number of children with diagnosed respiratory conditions. For example, Normanton has the greatest proportion of homes with a Category 1 hazard for damp and mould (2.5%) and 5 times the number of children under the care of the paediatric respiratory team than the Derby average.
- 6) As expected, there is a clear correlation between cold homes and fuel poverty. In Derby 17,089 (15.6%) households are fuel poor, a significantly greater number than that of England (13.4%) and a situation which will deteriorate further if energy costs rise. Several wards have at least one in five households identified as fuel poor, namely Normanton (25.6%), Arboretum (23.4%), Sinfyn (22.8%), Derwent (21.1%) and Mackworth (20.3%). These wards also have the greatest proportion of homes with an HHSRS category 1 hazard for damp and mould.
- 7) Notably, the homes in these areas are predominately older, terraced properties with single skin construction and limited thermal insulation. It therefore already costs more to heat these homes the effect of which is exacerbated by the significant number of vulnerable and low-income households that live in them.
- 8) In Derby, there are approximately 6,800 private sector homes with category 1 hazards for falls, with the greatest proportion located in Normanton (12.2%), Sinfyn (11.2%), Chaddesden (11.1%) and Mackworth (9.9%). Around 1,070 homes with the most serious fall hazards are occupied by someone over 65. Both Spondon and Chaddesden have more than 100 residents over 65 living in a home with an HHSRS category 1 hazard for falls on stairs.
- 9) The poorest quality housing is in the city's areas of highest deprivation where residents are more likely to be vulnerable and on a low-income. The pandemic has intensified the risk to health due to the increased length of time that people were in their homes during lockdown. Children and older people are especially vulnerable to the negative health impacts of living in substandard housing.
- 10) Derby's private rental sector fares worse than owner occupied homes with 15.9% having Category 1 hazards compared to 12.4% of owner-occupied properties. This is, in part, due to private renters having less control on the upkeep of their home compared to owner-occupied or socially rented properties. Some owner-occupiers also struggle to maintain their property to a suitable standard due to issues such as affordability, old age or disability.

The Cost of Poor Housing

- 4.5 The HIA, using a nationally recognised Building Research Establishment model considers the cost to the NHS over 12 months due to harm caused by each hazard and the cost to remedy these hazards. The following are examples from the report:-

Costs to the NHS of unaddressed HHSRS category 1 hazards in Derby

Hazard	Number of HHSRS category 1 hazards	Cost to repair HHSRS category 1 hazards	Cost to NHS before work	Saving to NHS	Payback Period in years
Damp and mould growth	651	£4,808,627	£367,683	£366,991	13.1
Excess cold	2,889	£13,214,286	£4,457,739	£4,251,077	3.1
Falling on level surfaces etc	1,610	£1,255,800	£1,191,065	£1,139,410	1.1
Falling on stairs etc	6,835	£5,857,292	£2,913,134	£2,732,386	2.1
Falling between levels	2,159	£2,001,828	£505,292	£504,429	4
Crowding and space	255	£4,105,500	£344,816	£344,312	11.9
Entry by intruders	82	£87,166	£43,720	£42,756	2
Domestic hygiene, Pests and Refuse	24	£46,104	£4,068	£4,068	11.3
Food safety	8	£19,688	£3,304	£3,304	6
Personal hygiene, Sanitation and drainage	26	£30,004	£16,658	£16,657	1.8
Electrical hazards	130	£306,425	£94,877	£94,741	3.2
Fire	910	£3,305,356	£331,245	£329,492	10
Flames, hot surfaces etc	325	£791,700	£60,450	£58,663	13.5
Collision and entrapment	25	£17,300	£32,543	£32,414	0.5
		£35,845,062	£10,366,59	£9,920,699	

**Total number of hazards is greater than the number of homes with at least 1 HHSRS category 1 hazard as some houses contain more than 1 HHSRS category 1 hazard*

- 4.6 The above table makes the case that Public Sector investment to tackle certain hazards such as falls on level services and falling on stairs, addressing electrical hazards and personal hygiene, sanitation and drainage would all pay back comparatively quickly in terms of savings made by the NHS.
- 4.7 Discussions between the Council and the NHS have commenced to explore how a jointly funded programme could target these issues thereby improving the health of vulnerable people and reducing the risks experienced by them. Such investment would potentially deliver medium to long-term savings to the public purse.

Recommendations from the Report

- 4.8 The HIA highlights the link that substandard private sector housing, namely owner-occupied and privately rented homes, has with poor health and premature deaths in Derby. It demonstrates that, without intervention, vulnerable occupants are being exposed to serious risks to their health and safety, resulting in avoidable illness, early mortality and an unnecessary cost burden on the NHS.
- 4.9 The report therefore recommends intervention options to address these health inequalities. Some of these recommendations will benefit occupants of all housing

tenures whereas others specifically target substandard owner-occupied or private rental properties These recommendations comprise:-

- 1) **Encouraging further collaborative working across health, care and housing partners.** The NHS, the Council and wider partners should work closely together to make effective use of collective resources to meet joint objectives.
- 2) **Working with partners to simplify referral routes from health and care services to council and community support services.** Simplifying referral routes and removing barriers to work together and share information will enable health professionals to refer vulnerable patients for advice and support. It will also speed up hospital discharge helping to ensure patients leaving hospital return to safe and adequately adapted homes.
- 3) **Ensuring advice and support is readily available to residents seeking to make home improvements.** For example, older and/or vulnerable residents can access information on support provided to help them live independently, how to carry out essential repairs or improve the energy efficiency of their homes.
- 4) **Ensuring information is readily available to private tenants and landlords on their rights and responsibilities.** Private renters and landlords should be encouraged to help themselves, where they can, to access information on their rights and responsibilities. The provision of user-friendly web pages on the council website is an effective way of providing relevant information and advice.
- 5) **Maximising opportunities emerging from the Renter's Reform Bill.** This Bill is intended to improve the lives of millions of renters by driving up standards in the private and socially rented sector. It includes the introduction of a private rented ombudsman to help enforce renters' rights and proposal for a national live database to help identify owners of problem properties.

Public/stakeholder engagement

- 5.1 Some of the recommended interventions, particularly those centred around the private rented sector, will require consultation with local residents, tenants, landlords and other stakeholders.

Other Options

- 6.1 **Do Nothing.** Not adopting a proactive approach is inadvisable as Local Authorities have a legal duty to address poor housing conditions in their area. The HIA presents evidence of significant health inequalities in Derby due to poor standard private sector housing. There is a clear need for intervention and partnership working between housing, health and social care teams to address the problem.

Legal implications

- 7.1 By virtue of section 5 of the Housing Act 2004, where a council identifies Category 1 hazards in properties within its administrative area, it is under a statutory duty to take action. There is no discretion provided to not take action. Action may involve one or more measures from amongst a range of options that include serving an improvement notice, making a prohibition notice, serving a hazard awareness notice,

taking emergency improvement action, making an emergency prohibition, making a demolition order or declaring the area, within which the affected property is located, a clearance area. A number of these measures may trigger rights to compensation. The choice of option taken must be objectively justifiable.

Climate implications

- 8.1 In May 2019 the council declared a climate emergency in Derby and included the need for energy efficient homes as a priority theme in its Climate Change Action Plan 2022. The introduction of initiatives designed to address the cold and damp related causes of ill health, will also increase the thermal efficiency of hard to heat and poorly insulated private sector homes thereby reducing demand for heating related energy and CO2 emissions.
- 8.2 The UK is already affected by rising temperatures. The most recent decade (2008-2017) has been on average 0.8°C warmer than the 1961-1990 average. All ten of the warmest years in the UK have occurred since 1990 with the nine warmest occurring since 2002. The Net Zero Strategy is a UK government strategy that sets out plans to decarbonise all sectors of the UK economy. Through energy efficient homes, it will help deliver cost effective carbon savings to carbon budgets and progress towards the UK's target for net zero by 2050.

Financial and value for money issues

- 9.1 The work recommended in paragraph 2.2 (that is, to require officers to investigate the benefits, feasibility and costs associated with the recommendations in paragraph 4.9) will be carried out within current resources.

Equality implications

- 10.1 Due to the size of the private housing sector, there will be a substantial number of occupants from protected groups who are affected by poor quality housing. For example, in 2019-20, 18% of private rented households had a Household Reference Person (HRP) with an ethnic minority background compared to 10% of owner-occupiers. Two-thirds of private renters (66.5%) in Normanton are from an ethnic minority and over half (57.2%) rent a property in Arboretum. A large number of owner-occupiers in the central wards are also older, vulnerable people on a low income. In addition, 11% of people with a long-term health problem or disability live in Derby's privately rented homes.

Socio-economic implications

- 11.1 Residents in lower economic status are overly represented in poorer quality/ less energy efficient homes and are therefore at increased risk of being affected by the issues outlined in this report. Therefore, action to improve the quality of housing will have a significant impact on reducing socio-economic inequalities.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal	Olu Idowu, Head of Legal	02 November 2022
Finance	Amanda Fletcher, Head of Finance	17 August 2022
Service Director(s)	David Fletcher, Service Director, City Development and Growth	22 August 2022
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Other(s)	Ian Fullagar, Head of Strategic Housing Michael Kay, Head of Environmental Protection, Housing Standards, Licensing, Emergency Planning and Business Continuity Paul Clarke, Head of Planning Alison Wynn, Deputy Director of Corporate Public Health Andrew Muirhead, Head of Service - Integration & Direct Services (Adults)	17 August 2022 16 August 2022 13 Sept 2022 8 Sept 2022
Background papers:	Derby City Private Sector Housing, Housing and Health Impact Assessment 2022	
List of appendices:	None	