



HEALTH AND WELLBEING BOARD

21st March 2019

ITEM 07

Report sponsor: Richard Antcliff, Director of
Public Protection and Streetpride
Report author: Robert Rylott, Team Leader –
Housing Standards

The health impact of the work carried out by the Housing Standards Team

Purpose

- 1.1 To inform members of the Health and Wellbeing Board of the significance of Housing Standards work.

Recommendation

- 2.1 To note the impact that the Housing Standards Team has on the private tenants of Derby, the National Health Service and wider society generally.

Reason

- 3.1 To provide information regarding the activities of the Housing Standards Team and the positive impact that they have on peoples' lives.

Supporting information

- 4.1 The City Council's Housing Standards Team has a remit to improve living standards for private tenants in Derby. They respond to complaints about unhealthy and dangerous living conditions. They proactively inspect properties owned by some of the worst landlords in the City and they proactively inspect properties in the worst areas of the City.
- 4.2 The team received over 450 service requests about unhealthy or dangerous living conditions in 2017-18. These had to be prioritised as staff resources are insufficient to deal with everything as it comes in. The hazards they find in dwellings are numerous including those caused by a lack of heating and insulation, dampness and mould growth, faulty gas and electrical appliances, absence of fire precautions, a lack of security measures and several others.
- 4.3 Enforcement activity by officers in the Housing Standards Team facilitates the improvement of dwellings in the private rented sector. Hazards to health and safety are subsequently removed or reduced to an acceptable level in these dwellings.

- 4.4 Some years ago the Building Research Establishment (BRE) developed a tool which can evaluate the impact of the interventions made by Housing Standards Teams. This is known as the Housing Health Cost Calculator. The calculator estimates the likely savings in first-year treatment costs for the National Health Service (NHS) following completed interventions under the Housing Act 2004. The Housing Standards Team has used this calculator to evaluate their work for many years now.
- 4.5 This tool has been used to evaluate the reactive and proactive interventions made in private rented sector dwellings in Derby, by the Housing Standards Team during 2017-18 and will be used again at the end of 2018-19.
- 4.6 The activities of officers' at these dwellings are estimated to have produced first year savings for the NHS of over £200,000 and to wider society of over £3 million.
- 4.7 The largest health savings were linked to 'excess cold'. Action was taken to improve heating systems and/or insulation in 102 dwellings, which led to estimated savings for NHS first year treatment costs of over £168,000.
- 4.8 The three most common hazards found in the dwellings dealt with were Fire, Excess Cold and Damp & Mould Growth. These along with many other hazards were mitigated by the landlords or the Council to a level at or below that expected in an average dwelling. More detail is contained in Appendix 1.

Public/stakeholder engagement

- 5.1 Not applicable

Other options

- 6.1 Not applicable

Financial and value for money issues

- 7.1 The Housing Standards Teams activities' are clearly exceptional value for money

Legal implications

- 8.1 None arising from this report.

Other significant implications

- 9.1 None arising from this report.

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)	Michael Kay - Acting Director	September 2018

Appendix 1 - Table showing the top ten hazards dealt with and the savings to NHS & society 2017-18

Hazard	Outcomes of Hazard	Number of properties with identified hazard	Saving to NHS £ Reactive And Proactive Work	Saving to Society £ Reactive And Proactive Work	Repair costs to Landlords
Damp and Mould	Allergies and Asthma	91	3,661	6,475	35,308
Crowding and Space	Disease spread, mental ill health and poor education	12	808	12,079	525
Electrical	Electric shock and death	70	7,699	41,549	24,124
Excess Cold	Respiratory conditions, heart attack, exacerbation of ill health and death	102	168,140	2,995,320	87,898
Falls on the Level	Cuts, bruises, fractures and Quadriplegia	24	2,290	5,862	8,365
Falls on Stairs	Cuts, bruises, fractures and quadriplegia	56	4,189	33,545	6,075
Fire	Burns, smoke inhalation and death	121	6,543	104,022	52,753
Food safety	Bacterial food poisoning	35	1,253	2,273	24,296
Personal Hygiene, Sanitation and Drainage	Bacterial and Viral disease spread	46	2,707	4,855	11,136
Structural Collapse and Falling Elements	Bruises, fractures and death	30	1,888	7337	5,420
Totals		587	£199,178	£3,213,317	£255,900