

Committee: Housing Board

Agenda Item

Date: 30 June 2015

10

Title: BRE Stock Profiles and Quantitative Health Impact Assessment

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Item for information

Summary

1. The report provides outlines the findings of the recently commissioned BRE (British Research Establishment) Housing Stock Modelling and related Health Impact Assessment.

Recommendations

2. That the findings of the BRE modelling exercise be noted.
3. That the BRE studies are utilised to:
 - i. Develop housing strategy/private sector housing strategy
 - ii. Deliver targeted interventions to improve the condition of housing stock
 - iii. Inform the council's Joint Strategic Needs Assessment (JSNA)
 - iv. Assist in bids for additional resources

Financial Implications

4. At this time there are no cost implications for the council, however there may be resource implications for any targeted intervention work agreed.
5. The information has the potential to support funding bids for additional resources to Public Health England.

Background Papers

6. BRE Dwelling Level Housing Stock Modelling and Database for Uttlesford District Council
7. BRE A Quantitative Health Impact Assessment: The cost of private sector housing and prospective housing interventions in Uttlesford District Council

Published Papers

8. The Housing Act 2004
9. Laying the Foundations: A Housing Strategy for England, CLG 2011
10. Choosing Health: Making healthier choices easier, DoH 2004
11. The Health impacts of poor private sector housing
12. Healthy Lives, Healthy People: Our strategy for public health in England (HM Govt 2010)

Impact

13.

Communication/Consultation	No communication/consultation has taken place
Community Safety	No impact on community safety
Equalities	Fuel Poverty is an inequality and the survey was undertaken to look at ways of reducing this inequality
Health and Safety	No impact on employee health and safety
Human Rights/Legal Implications	Intervention work will be carried out in accordance with existing legislative framework and the Councils' enforcement policy
Sustainability	The stock profiles will allow the Council to target intervention to improve Uttlesfords private sector housing stock
Ward-specific impacts	No specific impact - information is available for all wards.
Workforce/Workplace	Resource implications for intervention initiatives

Situation

14. Section 3 of The Housing Act 2004 places a duty on the Council to assess the condition of the districts Housing Stock (all tenures) and develop strategies/approaches to address issues of concern. The frequency is not prescriptive however the commonly accepted frequency has been every five years.
15. Traditionally, these surveys involved inspections of a random sample of dwellings within the district and extrapolating their findings to form the basis of the report. The evidence provided by these assessments is limited due to the number of physical inspections that can be economically undertaken. It is also labour intensive and expensive.
16. The modelling service provided by the BRE is now favoured to the traditional survey method and provides a greater level of information.
17. The BRE model uses information from a number of recognised high quality national surveys and data sources, including the English Housing Survey and extrapolates them down to a local area level by establishing relationships between the national survey data and local area data such as census, OS data etc. The model also makes use of the Experian consumer dynamics database.

18. In utilising these various data sources and applying them into established models the BRE are able to combine information on property type, age, construction, insulation and heating method to give an overall assessment of the condition of the property and the economic status of the residents. This analysis can be made to district, ward, street and individual property level and is presented in the form of a data base and mapping detail. Specifically, it provides the council with an indication of the numbers and locations of:

- Significant hazards – in particular excess cold and falls on stairs
- Households in 'Fuel poverty'
- Houses in Multiple Occupation
- Dwellings in disrepair
- Low income households in fuel poverty

19. The link between housing and health is well defined and this is recognised in the governments Healthy Lives, Healthy People and associated outcomes framework that includes a number of indicators which specifically relate to housing ie:

- Fuel poverty (1.17)
- Older people's perception of community safety (1.19)
- Rate of emergency hospital admissions for falls or fall injuries in persons aged 65 and over (2.24)
- Mortality from all cardiovascular diseases (4.4)
- Age-sex standardised rate of emergency admissions for fractured neck of the femur in persons 65 and over per 100,000 (4.14)
- Excess Winter Deaths Index (4.15)

20. In light of the above and in addition to the housing stock modelling, UDC has commissioned a quantitative Health Impact Assessment (HIA). This enhances the information resulting from the stock modelling exercise and estimates the costs and benefits to health of possible housing intervention work based. Information is presented in costs to the NHS, costs to society (wider cost impacts inc treatment) and information on the Quality Adjusted Life Years (QALYs). QALYs provide a common currency to assess the extent of the benefits gained from a variety of interventions in terms of health related quality of life.

21. With this information the Council will be able to inform the Joint Strategic Needs Assessment (JSNA) and make funding bids to deliver targeted intervention projects that could potentially reduce the costs to the NHS and the wider society.

22. Summary of Findings – Headline Results

23. Uttlesford private sector housing stock generally performs worse than the East of England for 5 out of 7 key housing indicators.

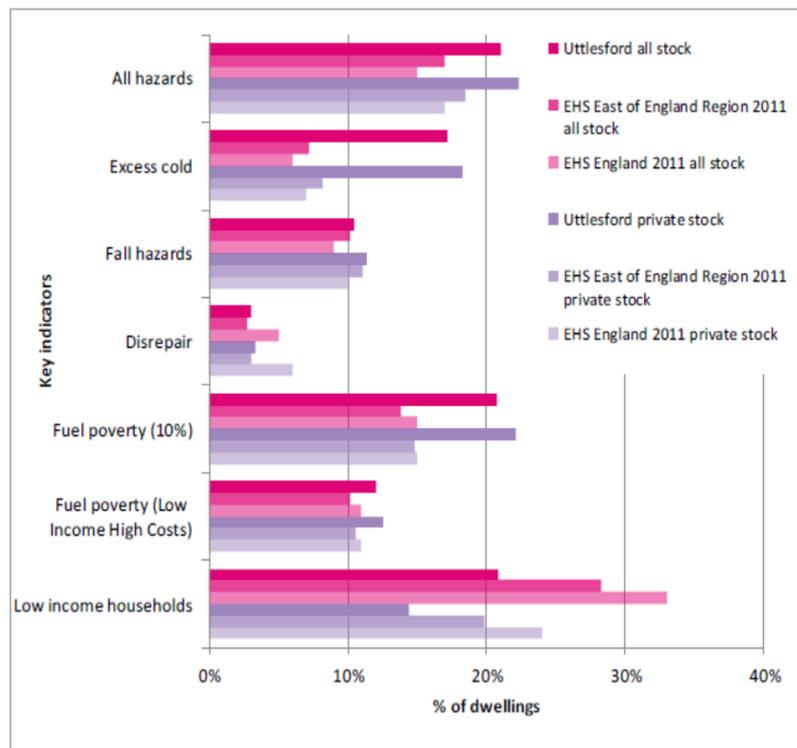
24. Excess cold is the most common category 1 hazard, found within 18% of owner occupied stock and 22% of private rented dwellings.

25. The average simple SAP ratings for all private sector dwellings in Uttlesford are 50, which is worse than the national and regional average of 55.

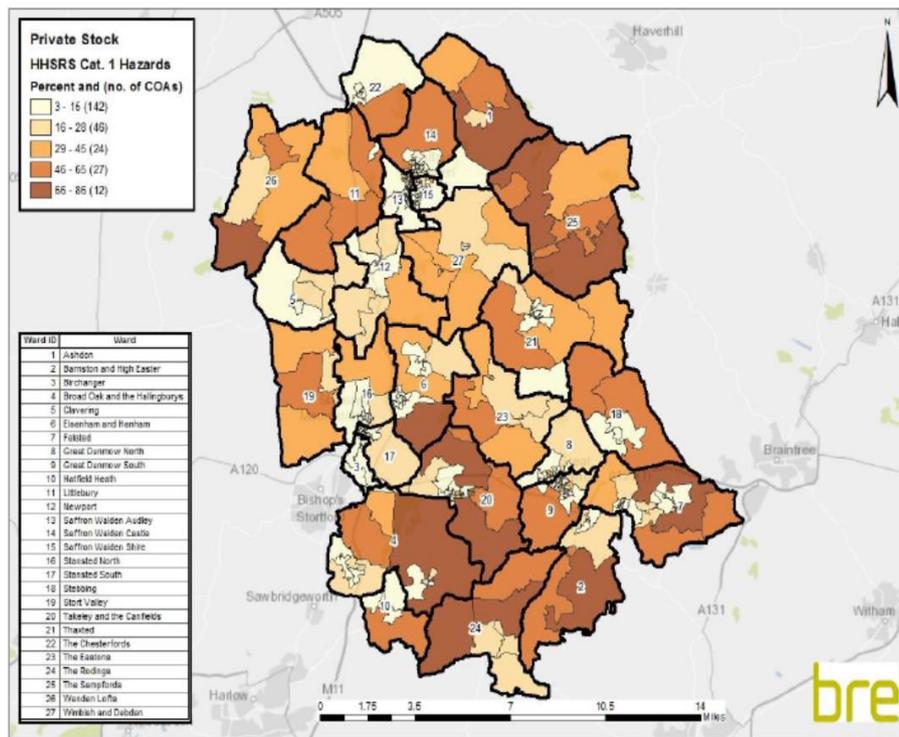
26. 28.8% of private rented dwellings in Uttlesford are estimated to have an EPC rating below band E (Note Energy Act 2011 requirement for all private rented dwellings to have an EPC rating of E or above by 2018).

27. There is an estimated total of 183 HMOs, of which 19 come under the mandatory licensing scheme. Currently, Uttlesford has 1 licensed HMO.

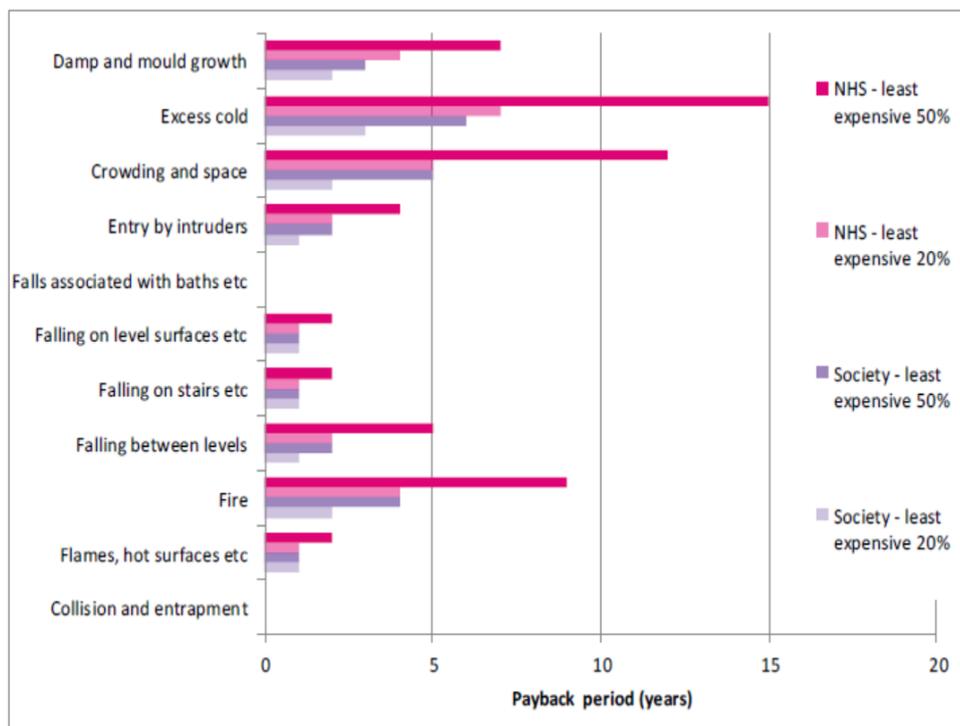
28. The table below shows the results for 7 of the key indicators compared to the east of England and England and splits these into all stock, including social housing and private sector stock (owner occupied & private rented sector).



29. Much information is presented in the form of maps that may assist with any targeted intervention strategies. The map below is an example of this and illustrates the percentage of private sector dwellings in Uttlesford with the presence of a HHSRS category 1 hazard. This information can be viewed on ward, street and individual property level.



30. The quantitative information provided within the HIA provides detail on the impact of private sector housing on health and forms an evidence base detailing the costs and benefits of improving housing in the private sector, and the costs of not doing anything. Using the stock profile data, it estimates the effect of the identified poor housing conditions on health and the instances requiring medical intervention.
31. The costs to the NHS and society have been calculated for 15 of the 29 HHSRS hazards that are estimated to account for 97% of category 1 hazards in Uttlesford.
32. The headline results show that the study estimates that there are some 9,468 Hazards in Uttlesford which will give rise to 286 incidents requiring medical intervention. The greatest numbers of hazards are for excess cold and falls. The total annual cost to society is estimated to be £4million; of which 1.6 million is for falls affecting older people and 2.2 million if for cold dwellings. The poor housing in Uttlesford is estimated to cost around 190 quality adjusted life years.
33. The figures provided within the report will require careful consideration and should be fed into the JSNA and Health & Wellbeing boards. Information is also presented that outlines the benefits of intervention strategies. An example given for falls associated with baths, all hazards in the owner occupied sector could be mitigated for £97,000, saving the NHS £38,000 per year, giving a payback period of less than 3 years.
34. The chart below outlines the payback periods (the number of years to reach the break-even point) for the NHS and society by hazard focusing on the least expensive 20% and 50% of works. By focusing on less expensive works the payback periods are shorter.



35. As it can be seen, the shortest payback periods are for the hazards associated with collisions and falls. The Longest payback periods are associated with the more complex hazards of damp and mould and excessive cold. It is considered that this evidence based information will be key for seeking additional resources for targeted interventions to reduce hazards in the homes of UDC residents.

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37. Officers will now take time to consider the findings of the BRE studies with the intention of delivering on the following work areas:

- i. Development of a private sector housing strategy to feed in and complement the wider strategic housing functions of the Council
- ii. Increase awareness of the links between housing and health to our partners
- iii. Expand on Uttlesfords JSNA relating to the cost of poor housing
- iv. Utilise the expanded JSNA to build on the relationships and develop initiatives/campaigns to improve standards with the private sector stock.
- v. Pursue funding opportunities to deliver improvements to the Councils' private sector housing services.
- vi. Develop and implement a plan for the identification of licensable HMOs.

Risk Analysis

38.

Risk	Likelihood	Impact	Mitigating actions
Report for information only. Any areas of risk are identified within the BRE report	n/a	n/a	n/a

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.