

# Housing – more than the sum of the parts

**Gaynor Toft, Community Wellbeing Service Manager,  
Ceredigion County Council [gaynor.toft@ceredigion.gov.uk](mailto:gaynor.toft@ceredigion.gov.uk)**

CIEH Cymru Conference - Public Health: Facilitating Change  
27<sup>th</sup> April 2017



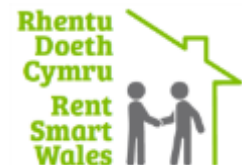
# The costs of poor housing

- Considerable evidence available that links housing and poor health

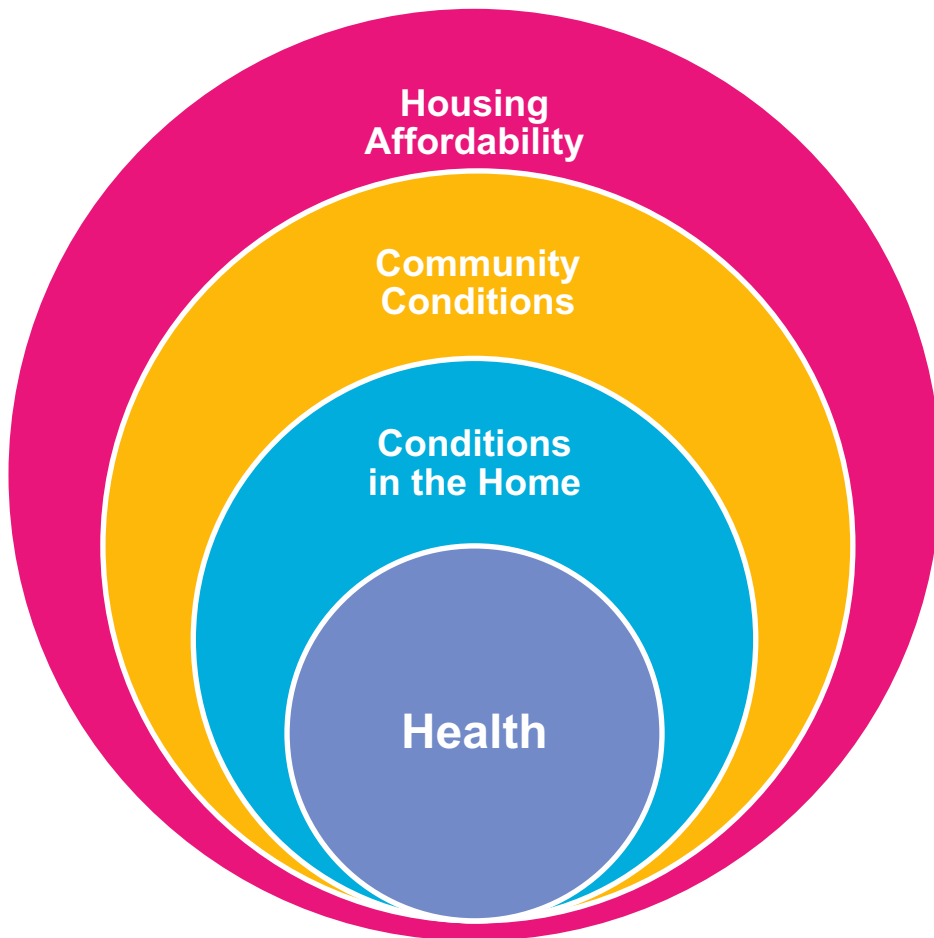
***‘Poor quality housing leads to ill health and accidents in the home and costs the NHS around £67 million a year in treatment costs alone...and a further £100 million in economic consequences for society in Wales’.***

**(The cost of poor housing in Wales – BRE/Shelter, 2011)**

- BRE defines poor housing to be that which fails to meet current minimum standards in having one or more Category 1 hazards covered by HHSRS
- HHSRS – focuses on health outcomes and informed by research and evidence
- 100’s of visits everyday into poor housing – what do we do with this information?
- Private sector is the issue not social housing?
- Homelessness – most extreme impact on health outcomes



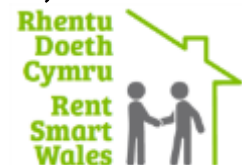
# Housing Influences Health



- Safe home free from hazards
- Positive physical, environmental, social and economic community conditions
- Does heating cost less than 10% of households income?

# Strategic and regulatory housing function

- Statutory duty to monitor housing conditions and act upon that knowledge, for **all** tenures
- Monitoring role for social housing
- Regulatory function for a range of housing & public health legislation:
  - Improving housing standards, licensing of rented accommodation, bringing empty homes back into use
  - Act upon complaints of illegal eviction/harrassment and statutory nuisance.
  - Public health funerals, clearing of filthy/verminous housing (hoarders)
  - Homelessness, housing options
- Providing financial assistance (that enables improvement of housing standards and maintain safety and independence)
  - Processing and delivery of DFGs (Enable), and assessment of eligibility for emergency repair assistance grants, home improvement and empty property loans.
- Partnerships – Health Boards, Public Service Boards, C&R, Fire



# Housing Health Cost Calculator (HHCC)

- Calculates the health costs of hazards in the home, and savings made when these have been mitigated/removed
- Developed by BRE in partnership with RHE ([www.housinghealthcosts.org](http://www.housinghealthcosts.org))

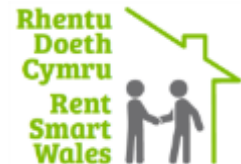
## Case Study 1:

- HHSRS Category 1 hazard for falls associated with steps
- Cost of the actual works = £1,416.
- The cost saving to the NHS = £545.
- Cost saving to society = £1,363.
- Payback period of less than 1 month.



# Case Study 2 (HHCC)

- HHSRS assessment Category 1 Hazards - Excess Cold, Food Safety, Personal hygiene, Sanitation and Drainage, Falling on Stairs, Flames, hot Surfaces etc. (Fire)
- Cost of works = £14,073.88
- Cost saving to the NHS = £18,059 per year.
- Cost saving to society = £45,147.50
- Payback period = 9 months.
- Partnership solution – Fire Service, Social Services, third sector agency (benevolent funding)

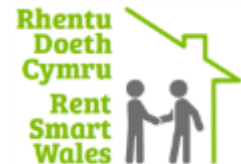






# Programme Study 1 – Housing and Health Action Area (RCT)

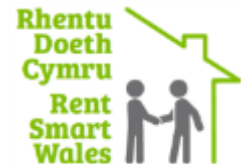
- Targetted approach – %PRS, empty numbers, WIMD, disrepair
- Funding – Housing capital Programme, Warm Zones, Arbed Warm Homes, Communities First
- Partners – RSLs, Comm 1st, LHB, Third sector, schools, primary health care
- Community engagement – Healthy Homes Pack > Stock Condition Survey, Health Survey
- Outcomes – 178 surveys, referrals for grant assistance, 119 health surveys, smoking cessation service, leisure centre uptake, increased use of food co-op.
- Evaluation – HIA, HHCC, HHSRS, H&WB survey, tenure balance





# Programme Study 2 – Tackling Cold Homes and Fuel Poverty

- Measures = EWI, small measures, energy efficiency advice using behavioural change with focus on income maximisation
- Target area – WIMD, low income, poor housing
- Funding – Arbed Warm Homes, RSL, ECO
- Partners – RSLs, Willmott Dixon, Third sector, Town/community councils, WG
- Community engagement -
- Outcomes – Improved homes, 200 interventions, client gains of **£161,785**, referrals to **NEST**, 92% had their income increased, 30 placed on the Priority Service Register.



# Looking Ahead...

1. Be part of the solution by making housing services relevant:
  - Falls prevention
  - Delayed transfers of care
  - Maintaining independence
  - Planning for older age
2. Making the connections between our services, providing mutual support
  - GPs, social workers, integrated H&SC teams, third sector
3. Person centred – what matters conversation?
  - Making Every Contact Count
  - Brief Intervention Training – falls, alcohol harm, smoking cessation

