

Non Decent Homes and their Impact on Health

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Why “Decent Homes”



The Need to Change?

- Need to upgrade Social Housing, massive backlog of repairs
- Speed up the transference of LA stock by access to new funding sources
- Sets a national standard for Social Housing providers to work towards
- Shift responsibility to the house owner for repairs
- Relate defects to risk

What is a Decent Home?



Meets four criteria: -

- No Cat 1 Hazards present
- It is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort

The Housing Health and Safety Rating System



Is a numerical scoring system which rates hazards by:

- The likelihood of a harmful incident occurring
- Predicting how serious will be the outcome

“its the effect of the defect, not the defect which is important”

Most Likely to Happen

Hazard

Likelihood

Collisions

1 in 39

Entry by Intruders

1 in 40

Falls on the level

1 in 135

Flames/Hot surfaces

1 in 182

Falls on the stairs

1 in 245

Excess Cold

1 in 380

Least Likely to happen

Hazard

Likelihood

Asbestos	1 in 3.3m
Water Supply	1 in 1.4m
Excess Heat	1 in 0.9m
Biocides	1 in 0.5m
Explosions	1 in 0.15m
Uncombusted Fuel Gases	1 in 83,000

Most Likely to Kill

Hazard

% Who Die

Radiation	90%
Excess Cold	34%
Excess Heat	31%
Asbestos	19%
Overcrowding and Space	14%
Explosions	11%
Fire	7%

Least Likely to Kill

Of the remaining 22 Hazards 13 carry a zero risk of death, and of the remaining 9 none exceed 2%

The Six Highest Average HHSRS Scores

Hazard	Score	Band
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Excess Cold	926	D
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Falls on the Level	181	F
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Falls on the Stairs	134	F
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Entry by Intruders	100	F
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Radiation	91	G
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Collisions	57	G
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The Bigger Picture, What affects your Health



- Stock condition
- Personal Health
- Family Support
- LA Support Services
- Income/Savings
- Neighbours
- Neighbourhood
- Climate extremes

All Variables, all affect
mental and physical
well being

How do we Join all this Up?



- Regeneration/D.Homes
- Adaptations
- Equipment
- Handyperson Services
- Lifetime Homes
- Hospital Discharge
- Warmfront
- Failing Landlords
- Tenancy Support Services
- LAAs and Indv. Budgets

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Last Facts!

- The number of over 85s are set to increase by 67% in the next 20 years compared to 10% for the population as a whole
- 59% of the over 85s currently have a long term illness or disability
- At the next election over 50% of those voting will be over 60

Making a Difference, What Can we do?



- What are the most important things Housing can do?
- What are the most important things Health can do?
- What needs to change for this to happen?