



HEALTH AND WELLBEING BOARD
16th January 2020

Report sponsor: Robyn Dewis, Acting Director
of Public Health
Report author: Andrew Muirhead, Senior Public
Health Manager (Epidemiology)

ITEM 06

**Derbyshire Private Sector Housing –
Derby Stock Condition Report 2019**

Purpose

- 1.1 To inform the Health and Wellbeing Board (HWB) of the findings of the Derby City private sector housing stock condition report 2019 (Appendix 1).

Recommendation(s)

- 2.1 To note the key findings and recommendations of the housing stock condition and health survey for Derby.
- 2.2 To incorporate the findings and priorities for action into the refreshed Health and Wellbeing Strategy.

Reason(s)

- 3.1 Housing quality and suitability has a significant impact on people's health and wellbeing.

The report refreshes the findings of a housing stock condition survey last conducted in 2007 and since then there have been considerable changes in the use and condition of private sector housing.

Supporting information

- 4.1 Local Authorities are legally required to understand the condition of the private sector housing stock in their area and to develop appropriate, evidence-based, strategies.
- 4.2 Derby City Council Public Health and Strategic Housing Services developed a comprehensive desktop model to assess the condition of private sector housing across the Derby and Derbyshire area.

- 4.3 Supported by the Derby and Derbyshire Housing & Health System Group, the model utilises a broadly similar approach to that taken by market leaders in this area of work. As it is developed and delivered in-house, however, using data readily available and more relevant to us, it has been carried out at much lower cost and with the potential to be updated more frequently, at minimal expense compared to commissioning an external provider.
- 4.4 Living in decent housing plays a significant role in the health and wellbeing of our population. Information on housing stock can help to quantify the estimated needs, plus costs and benefits of housing interventions.
- 4.3 Key findings from the Derby City private sector housing report include:
- 57% of homes are owner occupied, 22% private rented and 21% social rented;
 - Approximately 38% of properties were built before 1944 (17% before 1918). Age of property can be a significant contributor to risk;
 - An estimated 1 in 5 (18,700) houses do not meet the decent homes standard;
 - The median cost per property to bring it up to meet the decent homes standard is £2,566;
 - The total cost to bring every private sector home in Derby up to the decent homes standard would be £48 million;
 - Approximately 3,300 homes have a Housing Health and Safety Rating System (HHSRS) category 1 hazard for cold and damp;
 - More than 10,000 properties are estimated to have a HHSRS category 1 hazard for falls in the home;
 - In the private rented sector, proportionally more homes do not meet the decent homes standard for thermal comfort, modern facilities, disrepair, and HHSRS category 1 hazards.
- 4.6 The final dataset and report for Derby provides an overview of the condition of the private sector housing stock and the proportion of private sector properties that do not meet the Decent Homes Standard, broken down by tenure (private rent and owner occupied) as well as property type and age. Each property in the city has been allocated a likelihood of the presence of a HHSRS category 1 (most serious) hazard modelled using the English Housing Survey. This information has been combined with key socio demographic and health related data at a small geography to enable areas that contain the poorest housing and the impacts on health to be identified.
- 4.7 This updated housing condition survey offers a comprehensive, statistically reliable picture of Derby's private sector dwelling stock and its condition. This will inform Derbyshire's Housing Strategy, Private Sector Housing Strategy, Health and Wellbeing Strategy and statutory reporting to Government.

- 4.8 This report for Derby and the ongoing work to conclude individual stock datasets and reports for Derbyshire County and the eights Derbyshire Borough/District Authorities, is the culmination of a year-long programme of work which concludes at the end of March 2020.
- 4.9 Agreement has been reached to extend this project and fund additional work that the Public Health Department will undertake to the end of March 2021, including:
- A comprehensive Health Impact Assessment of the health and wellbeing consequences of living in a non-decent home, for the Derby and Derbyshire area;
 - A more detailed stock condition survey of the private rented sector in Derby.

Public/stakeholder engagement

- 5.1 Not applicable, the Housing Stock Condition and Health Survey Model is a desktop modelling exercise.

Other options

- 6.1 Commissioning an external provider to carry out this work was considered but in-house delivery was deemed to offer better value for money for an equivalent product.

Financial and value for money issues

- 7.1 In-house delivery offers value for money. Ensuring good quality housing stock should reduce costs in the wider system.

Legal implications

- 8.1 There is a statutory responsibility under the Housing Act 2004 that local housing authorities understand the condition of the private sector housing stock in their area.

Other significant implications

- 9.1 None.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal		
Finance		
Service Director(s)		
Report sponsor	Robyn Dewis, Acting Director of Public Health	08.01.2020
Other(s)	Martin Brown, Housing Strategy and Initiatives Manager	08.01.2020