



**FOR PUBLICATION**

**DERBYSHIRE COUNTY COUNCIL**

**DERBYSHIRE HEALTH AND WELLBEING BOARD**

**13 July 2023**

**Report of the Director of Public Health**

**Derbyshire Housing and Health Impact Assessment 2023**

## **1. Purpose**

- 1.1 The Health and Wellbeing Board is asked to:
- a) Approve publication of the Derbyshire Housing and Health Impact Assessment (2023)
  - b) Agree to endorse and actively share the key findings and recommendations contained within the publication through local health and wellbeing partnerships
  - c) Consider any specific issues highlighted in the report that the Health and Wellbeing Board can champion in the new Joint Local Health and Wellbeing Strategy

## **2. Information and Analysis**

- 2.1 There is a clear and direct link between living in a decent, warm, and safe home and good health and wellbeing. Conversely, the consequences on both physical and mental health of living in cold, damp, overcrowded and unsafe housing are stark and worrying. For many years, research has linked poor quality housing with poor health outcomes and housing is now a well-known wider determinant of health.
- 2.2 Addressing these wider determinants of health is key to reducing health inequalities. In Derbyshire, people living in the poorest areas will die, on average, seven and a half years earlier than those in the richest areas (JSNA, 2023). Addressing such avoidable inequalities and moving

towards a fairer distribution of good health requires a life course approach and action to be taken across the whole of society.

- 2.3 Poor or unsuitable housing conditions continue to cause preventable deaths, illness, and accidents; they contribute to health inequalities, impact on peoples' life expectancy and on their overall quality of life. Work to improve population health outcomes must include a focus on improving outcomes for those in the poorest health; those living in insecure, poor quality, unaffordable housing, and those without access to suitable accommodation.
- 2.4 The 2004 Housing Act introduced the Decent Homes Standard for homes rented from a council or Registered Provider, however, there is currently no decency standard for homes in the private sector (private rented or owner-occupied homes). Local Authorities have a legal duty to understand the condition of private sector housing in their area, and to develop strategies to address areas of concern. The Housing Act 2004 states that 'a local authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them'. Therefore, the Derbyshire Housing and Health Impact Assessment (2023) aimed to investigate the impact of poor quality, private sector housing on the health of residents in Derbyshire.
- 2.5 Public Health as a discipline is focused on protecting and improving health and wellbeing at the population level, to achieve this working in partnership is vital. The development of this Derbyshire Housing and Health Impact Assessment is testament to the strong partnership working that has evolved within Derby and Derbyshire in relation to housing and health.
- 2.6 In 2018 Derbyshire County Council, Districts and Boroughs identified a partnership development opportunity with the Derbyshire Housing and Health Systems Group, to work collaboratively to produce a Derbyshire wide Housing Stock Condition Survey, for each Local Authority area. As part of the partnership Derby City Council developed a desktop model to identify the condition of private sector housing across the area, including the use of enhanced health data, not usually provided in similar surveys.
- 2.7 This model utilised a broadly similar methodology to the approach taken by one of the market leaders in this field of research. However crucially by developing and delivering this project within Derbyshire it offers significant advantages including:

- Reduced costs

- Standardised approach across all local authority areas in Derbyshire
- The potential to be updated at minimal expense.

- 2.8 This project offered a significant opportunity to enhance the work of the partnership across the housing and health agenda. It has enabled Derbyshire County Council and Derby City Council the opportunity to develop a sustainable business model and offers a cost-effective package to all Borough and District Councils within Derbyshire. The Housing Stock Condition Survey has provided a comprehensive, statistically reliable picture across Derbyshire. This document will inform a range of strategies and areas of work, covering Local Authorities, the local NHS, Adults and Childrens Social Care and cross system work to support the prevention agenda.
- 2.9 The findings of this report highlight large differences in the likelihood of homes to contain serious hazards to health and wellbeing between different areas of the county. Research has consistently highlighted, that lower income groups face a disproportionate burden of the problem. Residence in more socially deprived geographies is associated with reduced mortality and, in Derbyshire, large differences exist in life expectancy and healthy life expectancy between local areas, with people in the poorest areas living about 7.6 years less than those in the most affluent areas.
- 2.10 In Derbyshire, it was estimated that 15.6% (n=48,677) of private sector homes contain at least one Housing Health and Safety Rating System (HHSRS) category 1 hazard - these are hazards which pose an immediate risk to the health and wellbeing of residents. Private rented homes contained a greater proportion of HHSRS category 1 hazards than owner occupied homes.
- 2.11 In Derbyshire, 13.8% of households are estimated to be fuel poor, however, large variation exists based on levels of deprivation. In areas of Chesterfield, Bolsover, Erewash and North East Derbyshire - which are amongst the most deprived in England - over a quarter of households are estimated to live in fuel poverty. Furthermore, due to the current cost of living pressures and in particular the energy price rises, the number of households in fuel poverty is likely to rise significantly and this will have significant impacts on the health of the local population.
- 2.12 Cold homes are found throughout the County however, it is cold homes in the most deprived areas which have the greatest impact on health. The findings of the report estimated that 6.3% of private sector homes

in Derbyshire contained a HHSRS category 1 hazard for excess cold. A greater proportion of private rented homes contain a HHSRS category 1 hazard for excess cold (8.8%) than owner occupied homes (6.0%) - a pattern that is replicated nationally. With the responsibility for mitigating the hazard falling to the landlord, private renters are less able to remedy their situation. The areas with the greatest proportion of homes with a HHSRS category 1 hazard are Derbyshire Dales (13.1%), High Peak (7.8%) and Amber Valley (6.4%).

- 2.13 The findings of the report also showed that 0.8% of households in Derbyshire contain a HHSRS category 1 hazard for damp and mould growth. Within Derbyshire, the areas with the highest proportion of homes with a HHSRS category 1 hazard for damp and mould, in Chesterfield and Erewash, are also amongst the most deprived areas in the county - the homes in these areas are predominately older, terraced properties which, due to construction methods of the time, are less likely to be energy efficient. Insufficient heating and ventilation mean that subsequently, they are harder to heat and more likely to have damp and mould problems. Asthma is a serious long-term condition which can be exacerbated by living in a damp and mouldy home. In Derbyshire, around 7.0% of residents have a diagnosis of asthma, which is slightly higher than the figure for England as a whole.
- 2.14 The most common hazard contained in private sector homes in Derbyshire was for falls on the stairs, with an estimated 8.9% of homes containing a HHSRS category 1 hazard. Falls are one of the main causes of injury, injury related disability and death in older people. Approximately, 40% of nursing home admissions are related to falls. In England, 31.3% of patients with a hip fracture die within 12 months (highest mortality rate in Europe), and after a first fall, people have a 66% chance of having another fall within a year. Derbyshire has an older population than is seen in much of the East Midlands, and nationally, and this population are particularly vulnerable to serious negative health outcomes arising from falls. In Derbyshire, it is estimated that 6,151 of the households containing a serious hazard for falls on the stairs, are occupied by residents aged 65 and older. In Derbyshire, unaddressed hazards for falls on the stairs are estimated to cost the NHS £11.9 million annually. Furthermore, it is estimated that for every £1 spent on home improvements reducing the risk of falls, a saving of £7.50 is made by the health and care sector.
- 2.15 It is recommended that the Derbyshire Health and Housing Systems Group develop drive the following recommendations (contained within the report), into actions which are tangible, to address the health inequalities brought on by poor quality housing in the county:

- Encourage collaborative working across the health, care, and housing agendas
- Maximise opportunities which come about because of the Decent Homes Standard Review
- Provide readily available information to private tenants and landlords on their rights and responsibilities
- Maintain and refresh the Private Sector Housing Condition Survey analysis.

Additionally, the Derbyshire Housing and Health Systems Group, which is a sub-group of the Derbyshire Health and Wellbeing Board, should continue to grow and maximise opportunities to drive further collaborative outcomes between housing, health, care, and other partners to improve housing conditions in Derbyshire. The formation of Joined Up Care Derbyshire gives partners the opportunity to coordinate health, social care and housing policy and ensure that housing quality is a key consideration when addressing the wider determinants of health and health equity.

### **3. Alternative Options Considered**

- 3.1 For the Health and Wellbeing Board to not approve the Derbyshire Housing and Health Impact Assessment (2023). This is not favoured as this would result in a lack of evidence-based decisions that are not adequately informed of the condition of the housing stock in Derbyshire and the associated health impacts for the local population.

### **4. Implications**

- 4.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

### **5. Consultation**

- 5.1 No formal consultation has been undertaken. However, this work has been developed via a collaboration of all 10 Local Authorities in Derbyshire, including Derby City.

### **6. Partnership Opportunities**

- 6.1 The Health and Wellbeing Board and its partners are asked to fully engage in promoting and disseminating the Derbyshire Housing and Health Impact Assessment (2023) through relevant local networks and partnerships.

6.2 District and Borough Councils have statutory functions that include responsibility for local housing. Housing officers from the District and Borough Councils recognised the value of the Derbyshire Housing and Health Impact Assessment (2023) and have supported the development of this evidence-based publication. Collaboration with the District and Borough Council housing officers, as members of the Derbyshire Health and Housing Systems Group, will also help implement its recommendations moving forward.

## **7. Background Papers**

7.1 [Derbyshire Housing and Health Impact Assessment 2023](#)

## **8. Appendices**

8.1 Appendix 1 – Implications.

## **9. Recommendation(s)**

That the Health and Wellbeing Board:

- a) Approve publication of the Derbyshire Housing and Health Impact Assessment (2023)
- b) Agree to endorse and actively share the key findings and recommendations contained within the publication through local health and wellbeing partnerships
- c) Consider any specific issues highlighted in the report that the Health and Wellbeing Board can champion in the new Joint Local Health and Wellbeing Strategy

## **10. Reasons for Recommendation(s)**

- 10.1 The Derbyshire Housing and Health Impact Assessment (2023) has highlighted the issue of poor-quality housing in Derbyshire and the direct effect that living conditions can have on health and wellbeing. The recommendations contained within the publication will be vital to seeing improvements in housing conditions across the County.
- 10.2 A comprehensive, statistically reliable picture on the condition of local housing stock, will inform the local policy arena including the Council's many housing and health strategies, and is a fundamental consideration in evidence-based policy decisions on housing intervention, reducing fuel poverty, health inequalities or promoting health and wellbeing.

**Report Author:** Samuel Bostock, Public Health Lead

**Contact details:** [Samuel.Bostock@Derbyshire.gov.uk](mailto:Samuel.Bostock@Derbyshire.gov.uk)

**Organisation:** Derbyshire County Council  
**HWB Sponsor:** Ellie Houlston, Director of Public Health

### **Implications**

#### **Financial**

1.1 There are no financial implications of this report.

#### **Legal**

2.1 There are no legal implications of this report.

#### **Human Resources**

3.1 There are no human resource implications of this report.

#### **Equalities Impact**

4.1 There are no equalities implications of this report.

#### **Partnerships**

5.1 Housing will become increasingly important to health due to both demographic and climate changes. The number of people aged over 60 years of age, who spend a larger proportion of their time at home, will double by 2050. The changing weather patterns associated with climate change also underline the importance of housing providing protection from cold, heat and extreme weather events. Derbyshire has an ageing population, and therefore collaboration as a system is required to ensure our housing stock meets this challenge to prevent the increased likelihood that our residents will fall, increasing the risk of injury, stress and isolation. Locally, there is excellent commitment to drive improvements in housing quality across all tenures, working with partners such as health, social care and other public and community organisations. The establishment of the Integrated Care System across Derbyshire will allow housing to be discussed by a wide range of partners who can collaboratively tackle the issues which cause poor health and wellbeing.

#### **Health and Wellbeing Strategy priorities**

6.1 The Derbyshire Housing and Health Impact Assessment (2023) contributes to all of the Health and Wellbeing Strategy priorities. The



report has provided a clear evidence base for the impacts of living in unsuitable, unhealthy and unsafe housing for our residents, and the recommendations will enable the system to come together to ensure our housing stock can contribute positively to people's mental health, impact people's ability to access and sustain employment, enable people to live healthy and independently into old age, allow our communities to be well planned and linked so that people can live well which will see improvements in air quality.