

# Housing as a Foundation for Health

Tracy Harrison, Chief Executive



# Housing as a foundation for health



*"I've got really bad damp in my house...it's always bothered me, but it's bothered me more and more and more because I work from home, and I'm working in the kitchen, and I'm looking at it every day directly and seeing it there. It's just getting worse. The landlord keeps saying, "There's nothing I can do".*

This report amplifies the connection between the places we call home and our health, security and sense of wellbeing.

# SAFE AT HOME? PROPERTY STANDARDS DURING LOCKDOWN

"IT IS WRONG THAT AT A TIME WHEN WE'RE ALL BEING ASKED TO SPEND MORE TIME AT HOME, SO MANY OF OUR FELLOW NORTHERNERS ARE LIVING IN ACCOMMODATION THAT DOESN'T MEET **BASIC STANDARDS**."

"AROUND HALF THE **1.3 MILLION** NON-DECENT HOMES IN THE NORTH IS HOME TO SOMEONE MORE VULNERABLE TO THE PANDEMIC"



The UK has the oldest housing stock in the EU

1 in 4 pre-1919

Owner Occupied homes

Nearly 1 million Northern homes are non-decent

Private Rented Homes

27% fail decent homes standard

69% below energy rating C

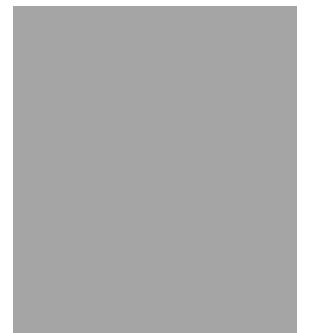
63,000 homes in the lowest energy efficient category

All Homes in North

64% below energy rating C

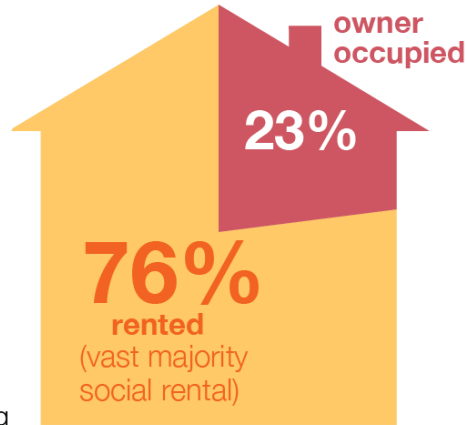
Deep retrofit of the existing housing will be needed to support warmer, safer, healthier homes

Rundown homes are resulting in rundown people

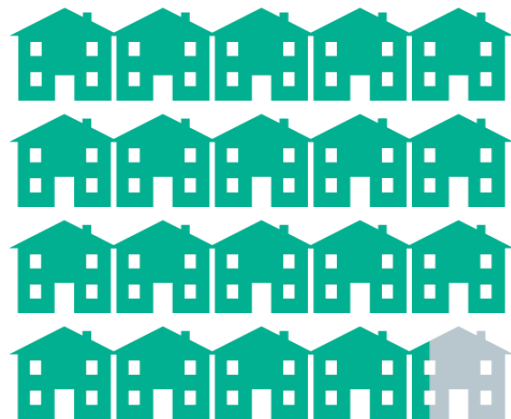


# Who lives poor quality housing?

There are only 500,000 homes designed specifically for older people  
For example, sheltered, extra care or retirement housing



96% of older households live in homes not designed specifically for people as they get older (55+)



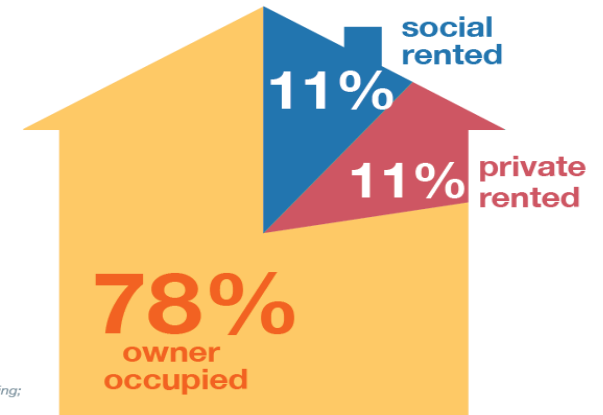
2 million older (55+) households are living in non-decent homes



**2 million older households**

A decent home: meets the current statutory minimum standard for housing; is in a reasonable state of repair; has reasonably modern facilities and services; provides a reasonable degree of thermal comfort

Most non-decent homes lived in by older (55+) people are owner occupied

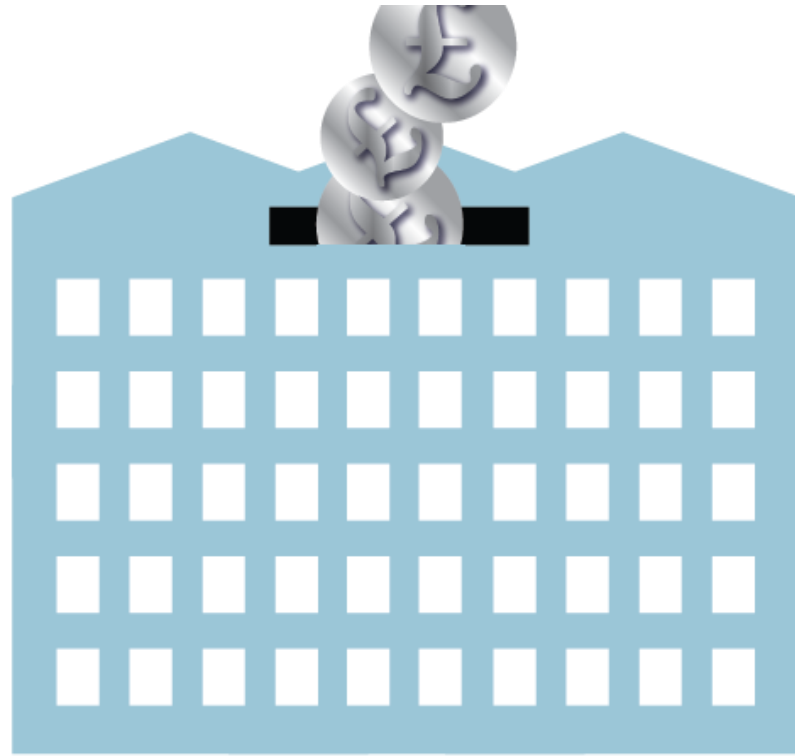


A decent home: meets the current statutory minimum standard for housing; is in a reasonable state of repair; has reasonably modern facilities and services; provides a reasonable degree of thermal comfort

**2 million**



The estimated cost of poor housing to the NHS in England is £1.4 billion per annum



**£1.4 billion**

- The UK has highest medical costs associated with poor housing of any European country.
- **1.3m** people over 55 live in homes that pose a serious threat to their health and safety
- The cost to the NHS of delayed discharge from hospital is **£500 per minute**
- **Over a third of budgets** in local authorities is spent on adult social care
- Each person in a home for later living **saves c £3,500 to the NHS** and social services
- Building more homes for later living could save **£2.1bn to the NHS** and social services

Cost of poor quality housing

*“UK homes are not fit for the future”*  
Committee on Climate Change 2019

85% of the homes we will be living in by 2050 have already been built,



Nearly every home in the UK will need some energy efficiency measures - more than 1.5 homes every minute between now and 2050.



Fabric First - 45% of housing needs full or partial insulation – without good insulation, low carbon heating will not be effective



85% of homes are heated by gas central heating – heating systems must be decarbonised across all housing stock by 2035



A programme of deep retrofits of the existing stock is the only way to deliver better quality housing

# Levelling up + Net Zero + Housing Standards = Recovery

Proposed Interventions	Retrofit	Heat pumps	Connections to a heat network
North East	885,700	808,800	334,000
North West	2,409,900	2,158,100	497,600
Yorkshire and the Humber	1,718,800	1,596,000	252,300
North	5,014,400	4,562,800	1,083,800

- Energy use in homes accounts for about 18% of UK greenhouse gas emissions
- A near complete decarbonisation of home heating is required
- Of the 24.4 million homes in the UK, less than 5% of energy used for heating homes comes from low-carbon sources
- Just 1% of new homes built in 2018 were EPC Band A
- Major risks around Private Rented Sector standards



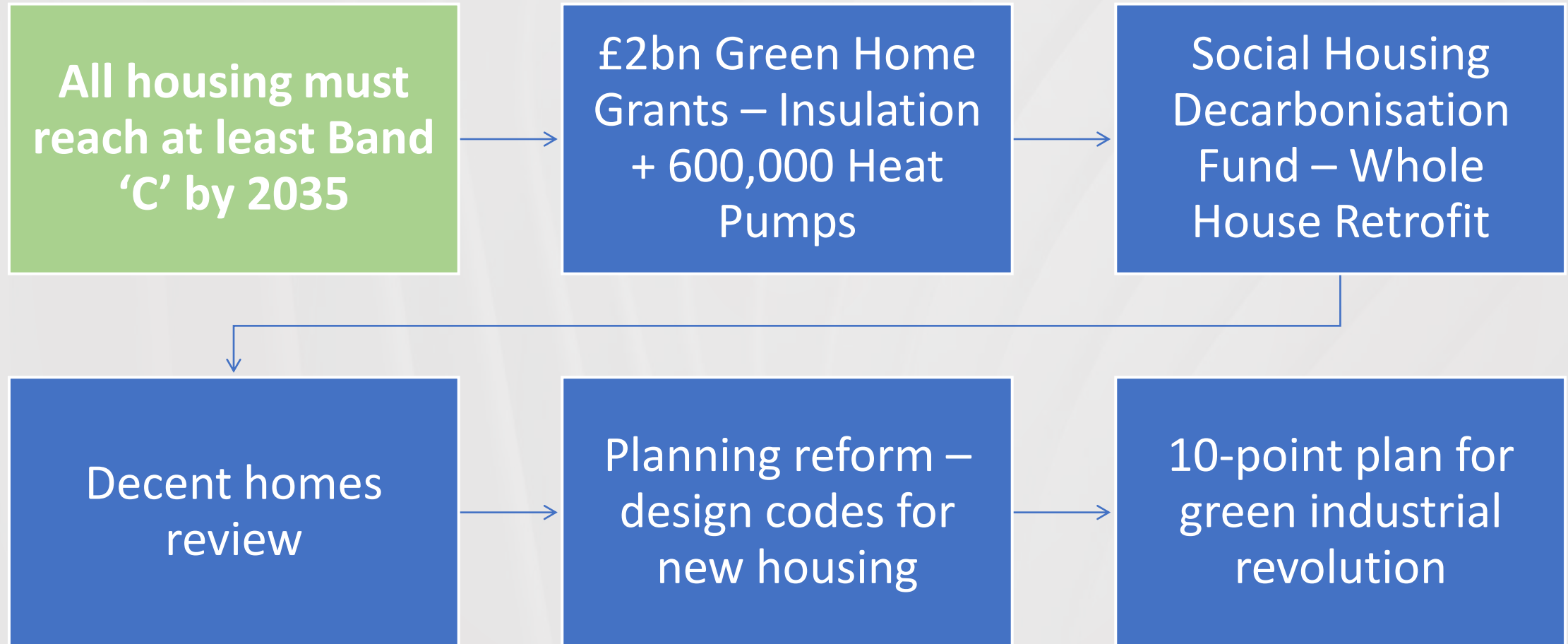
# A HOME IMPROVEMENT PLAN FOR THE NORTH

- Support existing workforces and create new jobs
- Boost economic activity in key labour-intensive sectors
- Support more than 53k skilled and semi-skilled jobs across the residential sector supply chain to 2030 (77k by 2035) and over 100k jobs indirectly
- Deliver longer-term benefits such as warmer homes, improved energy affordability and lower bills



Potential Jobs	North	North East	North West	Yorkshire and The Humber
Retrofits	53,000	9,000	26,000	18,000
Heat pumps	13,000	4,000	6,000	3,000
Heat networks	11,000	2,000	5,000	4,000
Total	77,000	15,000	37,000	25,000

# Direction of Travel



# Spending Review asks



- Align Levelling up and Green Retrofit
- Release Social Housing Decarbonisation Fund
- Funding review for local government to increase capacity
- To bring all housing up to standard – Pump Priming of the Supply Chain with £2.36bn pa.

Decarbonising the North's homes can create a virtuous circle of benefits...

Better housing quality that ensures our homes provide a foundation for good health



THANKS  
FOR  
LISTENING



**NORTHERN**

**Housing Consortium**

THE VOICE OF HOUSING IN THE NORTH

Tracy Harrison

Chief Executive

Northern Housing Consortium