

The Private Sector Housing Stock in Stockton on Tees



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Introduction

- Victoria has provided you with an overview of the affects of cold homes on the residents of Stockton on Tees.
- I will provide you with a picture of the private sector housing stock that contributes to poor health in Stockton on Tees:
 - Stock Condition information
 - Decent Homes Standard
 - Non Decent Housing
 - The costs to remedy non decent housing
 - Links between poor quality housing and health



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House Condition Surveys

- Councils are required by the Housing Act 2004 to keep housing conditions in their area under review and a comprehensive survey of the condition of the private sector stock must be carried out every 5 years.
- In the 2009 survey, 1,400 dwellings were sampled at random.
- Each dwelling was surveyed internally and externally and the information collected related to energy efficiency, health and safety hazards, amenity provision and socio-economic characteristics.



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Characteristics of the private sector housing stock

- 82,028 properties, includes flats, bungalows and houses.
 - 57,344 (69.4%) owner occupation,
 - 17,765 (21.5%) affordable social rented,
 - 7,519 (9.1%) private rented
- A young housing stock with more built post 1945 (77% compared with 58% nationally), fewer terraced houses, detached houses and flats but more semi detached houses and bungalows



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Characteristics of households

- More heads of household aged between 16 and 24 and more older heads of household aged 60 and over
- More couples with no dependent child : 51% compared to 37% nationally
- Average incomes are lower than those for England with those earning below £15,000 being represented at 52% compared with 37%
- Benefit take up of 27.7% is above the national average of 17%



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The Decent Homes Standard

A decent home meets the following 4 criteria:

- It meets the current minimum statutory standard for housing
- It is in a reasonable state of repair
- It has reasonably modern facilities
- It provides a reasonable degree of thermal comfort



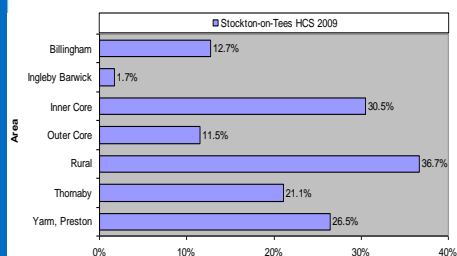
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The Decent Homes Standard

Criteria	Private Sector Non Decent	Private Sector Non Decent %	England Non decent %
A Category 1 hazard	4,500	6.7%	23.5%
B Disrepair	3,900	5.8%	8.3%
C Facilities	500	0.8%	2.1%
D Thermal comfort	3,900	5.9%	17.0%
Overall*	10,700	15.9%	35.3%

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Non Decency by Area



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Cost to Remedy Non Decency

- Cost to remedy all non decency is £42 million (average cost per dwelling £3,900)
- Of the 10,700 non decent homes, 4,500 contain a Category 1 hazard which pose significant risks to the health of their occupiers. £16million is required to remove the category 1 hazards.
- Comprehensive repairs and improvements to all private dwellings in Stockton totals £687million (average cost per dwelling £10,400)

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Category 1 hazards

- 4,500 dwellings with category 1 hazards (6.7%) – 23.5% nationally.
- Primary hazard failures in Stockton are:
- Excess Cold (47%), falls on the level (22%) and falls on stairs (18%)
- Strongly associated with older dwellings, the private rented sector and converted flats and by those in receipt of a benefit, those on lower incomes and residents with a disability

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Energy efficiency and thermal comfort

- Mean SAP is 61.5, which is higher than the national figure of 55.
- The less energy efficient dwellings are older dwellings (pre 1919), converted flats and privately rented dwellings.
- Problem of cold hazards and the prevention of excess winter deaths

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Excess Cold

Hazard	Class of harm	Dwellings affected	Cost to NHS	Cost of works
Excess Cold	Extreme	66	£3,300,000	£329,538
	Severe	10	£200,000	£49,930
	Serious	45	£67,500	£224,685
	Moderate	89	£8,900	£444,377
Total		210	£3,576,400	£1,048,530
Payback period (years)				0.3

Source: 2009 Housing Conditions Survey and BRE/ClEH Toolkit

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Key Issues

- Meeting the needs of vulnerable people living in non decent homes.
- Privately rented dwellings have higher proportionate failure rates for all condition indicators, particularly disrepair, Category 1 hazards and thermal comfort.
- Disrepair costs of £13 million - an average of £3,400 per dwelling. Potential lack of affordability with just over a half on incomes of less than £15,000 and 27.7% on benefit.
- There are now estimated to be 16,500 dwellings where households are in fuel poverty within Stockton, an increase of 1,300 since 2009.

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Key Issues

- Whilst the overall level of non decency is much lower than that found nationally, the 10,700 dwellings will still present a challenge given the low income rates in the borough (nearly 52% on an income of less than £15,000), with nearly 20% of non decent homes occupied by households with an income that falls within that category.
- In 2009, we were advised to try and work with the Primary Care Trust to look at preventative measures to deal with health and safety measures, not reactive ones - and we did!

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Warm Homes Healthy People

holistic approach to addressing fuel poverty

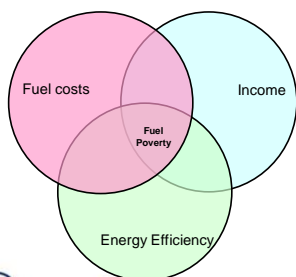
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Traditional Responses

- HECA (Home Energy Conservation Act 1995) improved Stockton's average SAP rating from 42 to 61
- CESP – potential 1000 hard to treat solid wall properties
- UK Fuel Poverty Strategy
 - Warm Zone 2001 – 2004 installed cavity wall and loft insulation and A-rated boilers and lifted 3000 homes from fuel poverty.

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20.8% of homes in Stockton on Tees are in fuel poverty = 16,436 households



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Fuel Poverty is a health issue



"Cold housing and fuel poverty not only have direct and immediate impacts on health, but also indirect impacts and a wider effect on well-being and life opportunities, as well as on climate change."

Professor Marmot
Marmot Review Team 2011

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Warm Homes Healthy People in Stockton

- Are you worried about keeping your house warm?
- Are you worried about paying your heating bills?
- Does your house suffer from damp?
- Is your boiler in need of repair?
- Do you think the cold is having an effect on your health?

For help and advice contact Stockton-on-Tees Borough 01642 528215 Lines open 8.30am - 4.30pm

- A targeted approach to reducing excess winter deaths and to build resilience to cold weather related illness.
- Enhances and draws together existing initiatives.
- A referral 'Hub' provides navigation to a range of interventions - individuals receive a bespoke package of measures.
- Delivered through successful partnership working.

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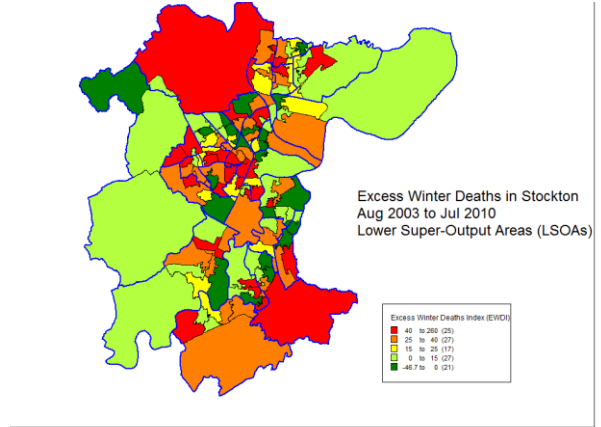
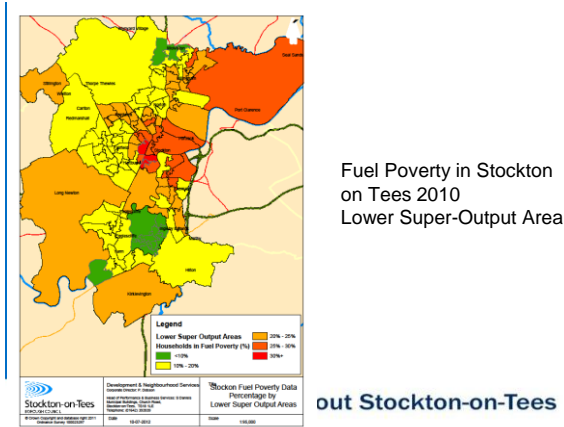
Eligibility

The project is available to all resident for whom any of the following apply:

- Over 75
- Elderly and live alone
- Have a disability
- Have a medical condition made worse by cold weather
- Are fuel poor (with medical issues or disabilities)



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Project Impact

- Project launched February 2012 and ran for 8 weeks.
 - 760 measures delivered
 - 31 people had boiler repaired/serviced – 6 people received replacement boilers.
 - 8 people helped to switch supplier – £238.00 average saving.
 - Household incomes were boosted by £129,749 in unclaimed benefits.

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Project Impact

- 137 people signed up to regular exercise and social events run by Age UK Teesside
- 22 falls prevention measures were installed – eg grab rails etc.
- 60 people attended a Fuel Poverty and Health training course run by National Energy Action.

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Case Study

- Mr S contacted the project for help with a broken boiler – he had no heating or hot water.
- Mr S has diabetes, a foot injury, and asthma which needs a nebuliser.
- Emergency heating and blankets were provided.
- Broadacres provided a trips and falls assessment.
- The project liaised with Landlord to ensure boiler was fixed.



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Case study – wider impacts

- conversations and home visits gave further insight to Mr S's life.
 - Because of his mobility problems, Mr S tended to stay in bed all day to keep warm.
 - He rarely went out
 - He had very little social contact



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Feedback

"The service provided to me was instant and caring. All your staff were very helpful. It made change in my life for the better. Especially being warm now! Your service was second to none!"

"Thank you very much"

Mr S.



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Key Points

- The project has been highly successful in reaching people vulnerable to the cold and offering them wide ranging holistic support to become more resilient to the cold.
- The project will run again this winter with further funding from NHS Stockton.



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aims for the future

- To develop a database to refine the working of the hub and referral process even more efficient.
- To continue to refine the UNO housing database to enhance its use as a targeting tool.
- Encourage development of a data sharing protocol across organisations.



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