Home, health and wellbeing

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Housing Quality
20% of homes in England (4.7 million) failed to meet the Decent Homes Standard

Poor quality housing costs the NHS £1.4bn per year, roughly equivalent to smoking or alcohol consumption

Poor housing costs EU economies nearly €194 billion per year
Housing Affordability
Mentions in Parliament

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housing affordability

From
17/10/1998

Until
17/10/2018

View All Years

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Housing Affordability and health

- Falling into housing payment arrears has the same effect on health as becoming unemployed (Europe)
- Overall people in rented housing affected more severely
- But cross-country variation
The Effect of Policy Changes: Local Housing Allowance

Housing benefit

- April 2011, shift from median area rent to 30\textsuperscript{th} percentile
- ~£1,220 per year loss
- 1.8% increase in depression between April 2011 and March 2013
  - Equivalent to ~26,000 people
Housing Precariousness

- Single issues in isolation do not reflect how housing affects people lives

Housing Precariousness Measure:

- Quality
- Affordability
- Security
- Access to Services
Housing Precariousness in the UK
Country variation in Precariousness

**Netherlands**

- **Access**
- **Temporariness**
- **Quality**
- **Affordability**

**Slovenia**

- **Access**
- **Temporariness**
- **Quality**
- **Affordability**
Housing Precariousness and Health

[Bar chart showing the relationship between housing precariousness and health, with categories such as 'very bad', 'bad', 'fair', 'good', 'very good', 'yes, strongly limited', 'yes, limited', and 'no, not limited'.]
Housing Precariousness and the UK housing market
The Expansion of the PRS

Percentage of Households in the PRS

- Households with dependent children
- All households

Data from MHCLG tables FT1241 and FT1101
Housing Precariousness and the PRS

Quality

Non-decent homes by Tenure (2016)

Source: English Housing Survey headline report 2016 to 2017; section 2 housing stock tables
Housing Precariousness and the PRS

- Affordability

Mean weekly expenditure on housing costs

Sources: MHCLG English Housing Survey, ONS Expenditure on rent and mortgages by renters and mortgage holders by countries and regions, UK
Housing Precariousness and the PRS

- Affordability

Proportion of household income spent on housing costs

- Including Housing Benefit
- Excluding Housing Benefit

Sources: MHCLG English Housing Survey
Housing Precariousness and the PRS

- Security/stability

![Average number of years in current home](chart.png)
Housing Precariousness and the PRS

- C-Reactive Protein
  - A marker of inflammation, infection, and stress
  - Significantly higher among private renters
Housing Precariousness and the PRS

- Food bank users in the PRS

- 53% found paying their rent fairly or very difficult
- 39% were in rental arrears
- 39% had leaks, damp, and/or rot
- 10% had insufficient cooking facilities
- 47% had moved in the past year
- 32% might or will definitely be forced to move in the next year
Households with Children

- Quality
- Affordability
- Security
- Access to Services
Conclusions

- Many links between housing and health
- All of these issues are policy amenable
Thank you
## The Housing Precariousness Measure

<table>
<thead>
<tr>
<th>Components</th>
<th>Cross-National Indicators from EU-SILC</th>
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<tbody>
<tr>
<td><strong>Affordability</strong></td>
<td>• Burden of housing costs</td>
</tr>
<tr>
<td><strong>Security</strong></td>
<td>• Forced change in previous dwelling, or risk of forced change in current dwelling</td>
</tr>
<tr>
<td><strong>Quality and facilities</strong></td>
<td>• Presence of leaks and/ or damp&lt;br&gt;• Presence of essential utilities - bath/shower&lt;br&gt;• Presence of essential utilities - toilet&lt;br&gt;• Ability to keep home warm in winter&lt;br&gt;• Ability to keep home cool in summer&lt;br&gt;• Overcrowding</td>
</tr>
<tr>
<td><strong>Access to essential services</strong></td>
<td>• Access to Grocery services&lt;br&gt;• Access to Banking services&lt;br&gt;• Access to Postal services&lt;br&gt;• Access to Public transport&lt;br&gt;• Access to Health care</td>
</tr>
</tbody>
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Tenure trends for families with children

Tenure trends among households with dependent children

Source: Table FT1241 (S117): Trends in tenure: households with dependent children