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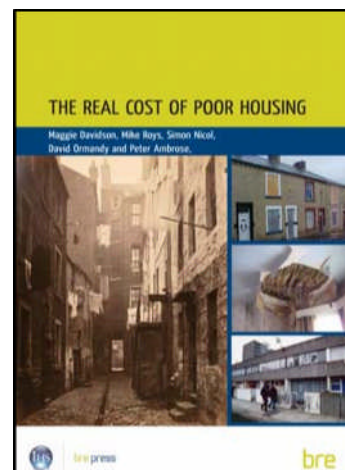
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ADVANCE INFORMATION

The real cost of poor housing

Author	M Davidson, M Roys, S Nicol, D Ormandy and P Ambrose		
Publisher	IHS BRE Press	Publication date	15th February 2010
Reference	BR 508	ISBN	978-1-84806-115-6
Format	A4 approx 52pp		
Illustrations	13 diagrams and line drawings		
Price	£30		
Classification	Design and management: Housing design and rehabilitation		
Keynote	Reveals the health cost of poor housing in England as over £600 million per year		



Description

The relationship between poor housing and poor health has been recognised for a long time, but until recently it has not been possible to estimate the cost to society of poor housing. Although the problems of disease associated with slum living have largely been eradicated in England, a significant number of health and safety hazards in the home remain. 'Poor housing' is defined as housing which fails to meet the statutory minimum standard for housing in England, as assessed by the Housing Health and Safety Rating System. This report highlights weaknesses in existing models of the housing stock and proposes a new model which overcomes them. The model uses data from the English House Condition Survey to illustrate the effects of various scenarios and repair options. It allows all the hazards measured in the Survey to be compared, and identifies repair solutions which provide direct benefit to the NHS through reduced injury rates and treatment costs. This model allows the total health cost of poor housing in England to be estimated as over £600 million per year. The total cost to society each year may be greater than £1.5 billion.

Contents

1 Introduction

Background. Aims and objectives

2 The evidence on links between housing and health

Research and statistics. Sources of data on housing and health

3 Defining 'Poor Housing'

Our definition. The HHSRS in more detail. More background details of the EHCS. Estimating dwellings with serious hazards in the EHCS using the HHSRS. Data quality and reliability

4 Options for estimating the costs of poor housing

Overall approach. Previous work. What types of costs can and should be included? Which aspects should be focused on? Method of estimating the cost

Readership

Housing managers in the public and private sector, landlords, property owners, housing policy makers, health professionals and managers

5 Cost for a cost benefit analysis

Cost of harms. Typical costs of treatment. Cost to repair

6 Modelling cost benefit

Simple model. Problems and solutions. An improved Model. Comparing hazards

7 Total cost of poor housing

8 Conclusion and recommendations

9 References

Appendix: Sample worked example for HHSRS assessments taken from EHCS surveyor training manual

Benefits

- Demonstrates the relationship between hazards in the home, health and the costs of poor housing
- Analyses risks derived from key hazards and the costs to the NHS of tackling these
- Develops a cost-benefit model for analysing costs of unsafe and unhealthy housing benefit model.
- Provides a valuable resource for housing and health professionals and policy makers