

Cost of Unsatisfactory Housing

Some work involving Warwick

David Ormandy

Historical Background

Between 1996 and 2006 Warwick Law

School developed and tested a new

approach to assessing housing

conditions

Historical Background

The previous approach (first proposed in 1919) focused on what should or shouldn't be present.

Focused on **defects**

Historical Background

The Warwick approach focused on the threat to residents posed by defects -

Effect of Defects

Housing Health & Safety Rating System

Historical Background

- The HHSRS is directed only at assessing the risk from any threat (hazard)
- It doesn't specify how to deal with hazards
- This made the principle international

Historical Background

- 2006 the HHSRS was adopted as the Statutory method for assessing housing conditions in England and Wales
- It is now the precursor to determining whether enforcement action is necessary

Historical Background

- 2010 HHSRS adopted (unchanged) by US Dept for Housing and Urban Development
- HHSRS used to inform the development of New Zealand Healthy Homes Index

Cost of Unsatisfactory Housing

- HHSRS links housing conditions to health outcomes
- This has made it possible to put a potential cost to the NHS attributable to unsatisfactory housing

Cost of Unsatisfactory Housing

Building Research Establishment

- The Real Cost of Poor Housing ¹
- The Cost of Poor Housing to the NHS ²

Eurofound

- Inadequate housing in Europe: Costs and Consequences ³

1 – Davidson, Roys, Nicol, Ambrose, Ormandy (2009) BRE

2 – Nicol, Roys, Garrett (2015) BRE

3 – Ahrendt, Dubois, Jungblut, Roys, Nicol, Ormandy, Ezratty (2016) Eurofound

Cost of Unsatisfactory Housing

France -

- Using the HHSRS and adapting the method developed by BRE
- Cost benefit of upgrading energy inefficient French housing

French Cost Benefit Study

The objectives were to -

- estimate the potential cost of energy inefficient dwellings to the health sector
- compare that with the cost of upgrading energy efficiency

French Cost Benefit Study

The study was made possible by -

- a recent national survey on housing and energy (Phébus)
- the fact that HHSRS provides a link between housing conditions (energy inefficiency) and health outcomes

French Cost Benefit Study

Findings showed upgrading all energy inefficient dwellings gave a potential annual **health cost saving of 634.2m €**

For energy vulnerable households an annual saving of **503.3m €** at an annualised cost for upgrading of **305.5m €**

Other work related to HHSRS

- APHA/NCHH

National Healthy Housing Standard

<https://www.apha.org/publications-and-periodicals/reports-and-issue-briefs/healthy-housing-standard>

- World Health Organization

Healthy Housing Guidelines

(scheduled to be released later this year)

- New Zealand

Rental Warrant of Fitness

(*Int. J. Environ. Res. Public Health* 2017, 14 (11), 1352)

HHSRS Documents

- The HHSRS Operating Guidance can be accessed at -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

- The US HHSRS website can be accessed at -

https://www.hud.gov/program_offices/healthy_homes/hhrs

Thanks to you

<https://warwick.ac.uk/fac/soc/impact/healthyhousing/>

<https://warwick.ac.uk/fac/sci/med/staff/dormandy>