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
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

- **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](https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5617243/))
HHSRS Documents

- The HHSRS Operating Guidance can be accessed at -

- The US HHRS 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