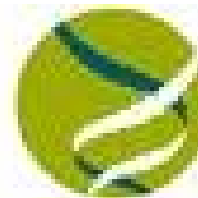


Exploring the Health Impact of Housing Investment

Jonathan Morgan and Jonathan Willis

Carmarthenshire County Council

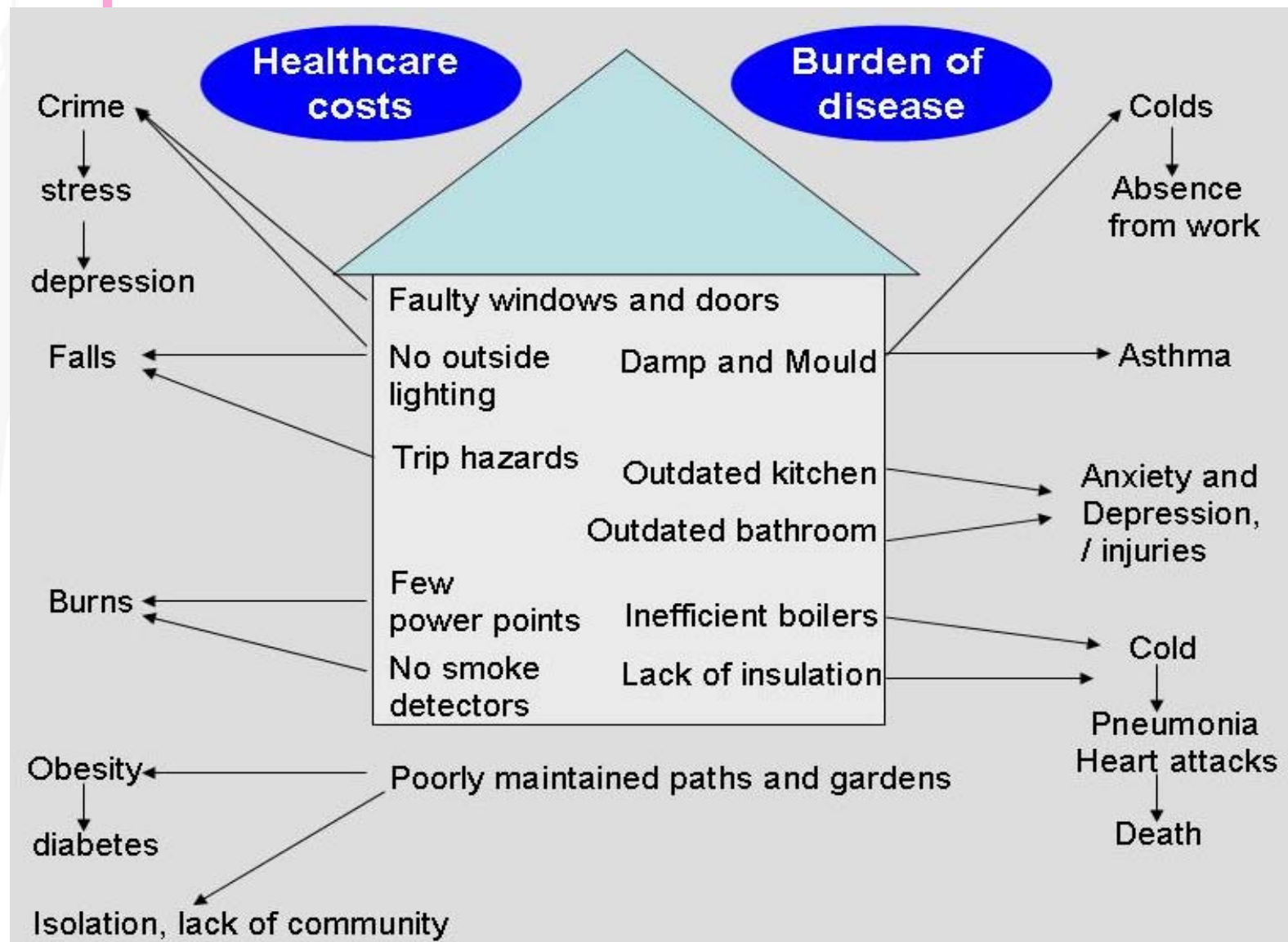
Health and Housing Conference-July 2013





Feeling
Fine

Teimlo'n
Dda



Feeling
Fine

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Dda

Carmarthenshire Homes Standard (CHS)

- £217 million investment programme
- Over 9,000 tenants' homes
- Management, works, environment and added value
- 30 year Business Plan
- Programme of improvement-
elemental basis



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Physical works to tenants homes

- New windows & doors
- Loft & cavity insulation
- Internal refurbishment
- External wall insulation
- Environmental improvements



Feeling
Fine

Teimlo'n
Dda



Feeling
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Dda

CHS Health Impact Study-Focus

- Identify & measure any health benefits experienced by our tenants-perceived and actual
- Demonstrate any potential cost savings to the local health service from housing based investment



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The approach- tenant perception (1)

Three main themes

- Housing quality/satisfaction
- Thermal comfort/Fuel Poverty
- Physical and mental well-being



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The approach- tenant perception (2)

- Initial pilot study- 2000 responses
- Mixture of surveys and face to face interviews
- Five surveys to 2015
- Compare results year on year



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2012 results- Housing quality

- 20% of tenants were reporting draughts (36%-2009)
- 17% of tenants reporting condensation (22%)
- 6% of tenants reporting inadequate heating (11%)
- 90% of tenants stated home suited to their needs (77%)



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2012 results- thermal comfort/fuel poverty

- 41% felt it was easier to meet cost of living
(10%- 2009)
- 60% felt they did not find it difficult to heat their
home (51%)



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2012 results- mental/physical well being

- 39% of tenants stated they hadn't visited GP at all in past 3 months (20%-2009)
- 94% of tenants stated they had not been to A&E in the past 3 months (64%)



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Actual health data study

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Actual health data study

- Health impact and economic value of housing investment
- Cardiff/Swansea Universities-
- Funded by Public Health Research programme
- Tracks actual (anonymised) health data for period of investment



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Actual health data study

What are we trying to test?

- Reduction in emergency hospital admissions
- Fewer cardio-respiratory events
- Reduction in asthma treatments
- Improved mental health
- Reduction in fall/burn injuries
- Costs/Benefits to health service



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Next steps.....

- Actual health data (9000 tenants, first results end of 2014)
- Tenant perception to 2015
- Carmarthenshire Homes Standard +
- Looking at Renewal Areas (WG study)
- Housing and Regeneration (locally/nationally)



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