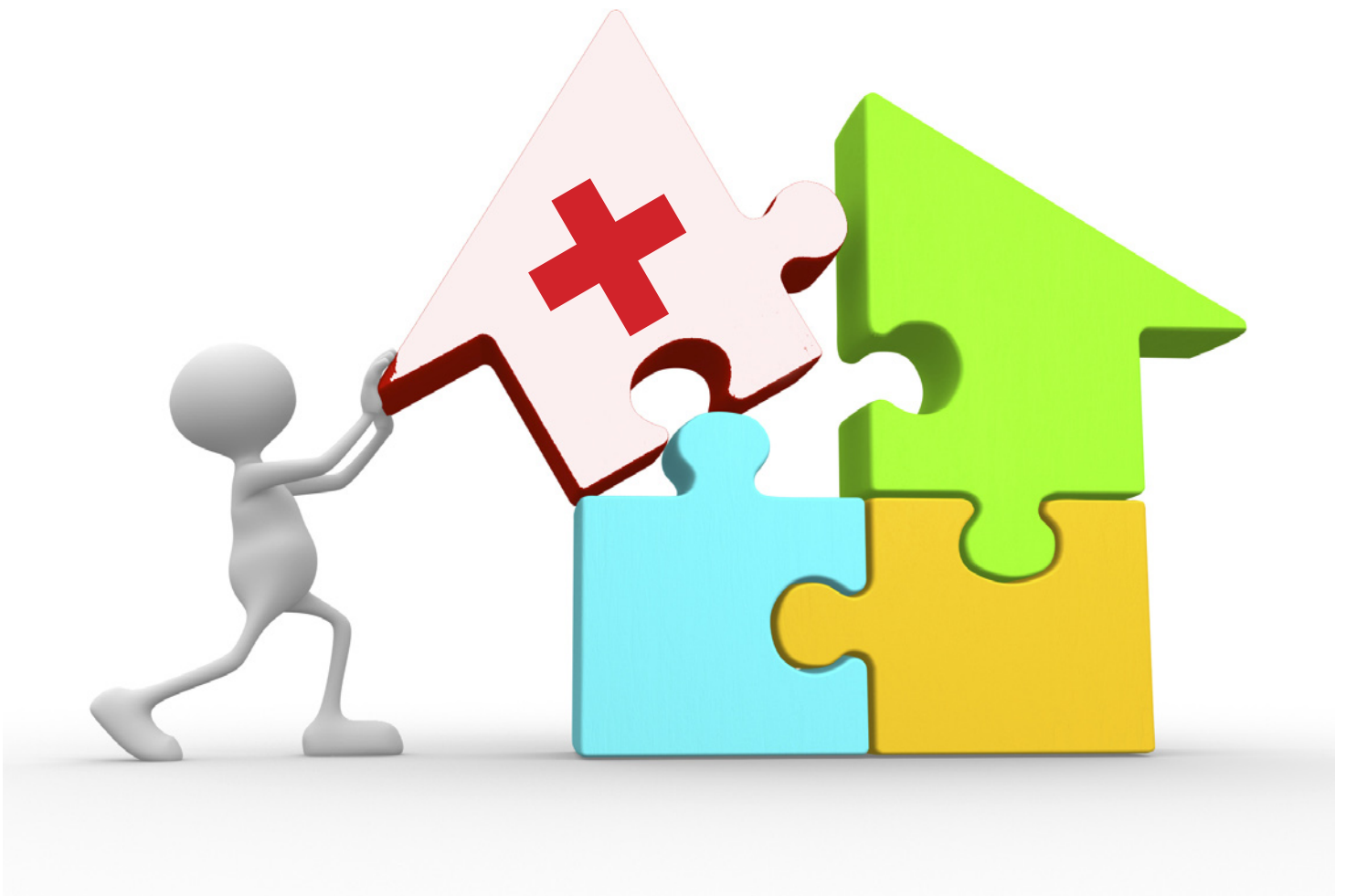


# EAST CAMBRIDGESHIRE DISTRICT COUNCIL



Appendix 2

Summary of Key Findings and Recommendations  
Health Impact Assessment 2015

# Summary of Key Findings and Recommendations

## Health Impact Assessment (HIA) for East Cambridgeshire

### Key Findings

1. This report estimated 8,122 Category 1 Hazards, (as one dwelling could have more than one Category 1 hazard) where 1,700 were within the private rented sector. The cost of mitigating these hazards is £23.4 million with £4.9 million in the private rented sector.
2. It is estimated that poor housing conditions are responsible for over 283 harmful events in East Cambridgeshire requiring medical treatment every year.
3. The estimated cost to the NHS of treating accidents and ill-health caused by these hazards is £1.4 million each year. If the wider costs to society are considered, the total costs are estimated to be £4million. If these hazards are mitigated the total annual savings to society are estimated to be £3 million, including £1.3 million of savings to the NHS.
4. Poor housing is estimated to cost around 160 quality-adjusted life years (QALYs).
5. These recommendations will be used to design new and effective housing policies and strategies in the future.

### Main recommendations from HIA Report 2015

- A. The owner occupied sector contains the greatest number of category 1 hazards requiring an estimated £23.4 million to mitigate.
- B. The most common hazards are excess cold (3,211), falling on stairs (1,582), and falling on the level (739). Therefore there should be appropriate services to assist owner occupiers in addressing these most common hazards which may range from financial assistance to support with the specification of remedial works and finding appropriate contractors.
- C. The report recognises the importance of a Home Improvement Agency or a Handy Person Service to help take action. Not only will there be a need for help to be available, there should also be systems in place to identify those needing assistance; for example, setting up referral pathways between housing and health professionals so that occupational therapists or health visitors are aware and can make referrals to housing support services.
- D. Within the private rented sector, the annual cost to society of category 1 hazards is estimated to be £760,000. Work to mitigate these hazards will need to be carried out by landlords in accordance with legislation in the Housing Act 2004. To facilitate this, an active housing enforcement strategy will be necessary.
- E. Landlord Accreditation Schemes can help to educate landlords on the need to mitigate hazards.
- F. The hazard of damp and mould particularly affects children and can cause long term effects that may well be underestimated by this piece of work (the evidence is not available to quantify the true cost over a long time period). Flames and hot surfaces and falling between levels also specifically

affect children. Education using a multi-agency approach with Health Visitors or through Children's Centres and accessing local knowledge will be crucial to reducing these hazards. Professionals working with families in the private rented sector should be made more aware of landlord duties.

- G. The evidence indicates that initiatives to reduce the incidence of falls at home should be one of the more cost effective strategies. The cost benefit scenarios show that the best value initiatives will look to small-scale repair or improvement works to stairs, trip hazards within the home and to uneven paths. Targeting this initiative towards dwellings occupied by persons over 60 will bring the greatest benefit.
- H. The quantitative information provided in this HIA on the impact of private sector housing on health should be fed in the JSNA and Health and Wellbeing strategy. This will allow evidence on the costs, savings and benefits of improving housing in the private sector, and the costs to health of not doing so to be compared with other areas, and contribute to informed discussions identifying commissioning priorities.

The full report is available online at [www.eastcambs.gov.uk/housing/private-sector-housing](http://www.eastcambs.gov.uk/housing/private-sector-housing) Health Impact Assessment (HIA) for East Cambridgeshire. There is also a Summary Report for the HIA available.