

# THE BIG PICTURE

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 **SOUTH WEST 2023**

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# Developing and maintaining homes fit for the future

Matt Steggles, head of building safety, Taylor Lewis

Dr Hector Altamirano-Medina, associate professor environmental design and engineering, University College London

*Chair: Matt Baird, host, CIH South West*



 **SOUTH WEST 2023**

# Passive Fire Measures Failings and Solutions



Employers Agent  
Project Management  
**Chartered Quantity Surveyors**  
CDM/Principal Designer  
**Sustainability Advice**  
Building Surveyors  
**Passive Fire Inspectors**  
Land Assembly  
**Retrofit Assessors/Coordinators**

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#### Offices Also At:

Truro  
Plymouth  
Newport  
Weston-super-Mare

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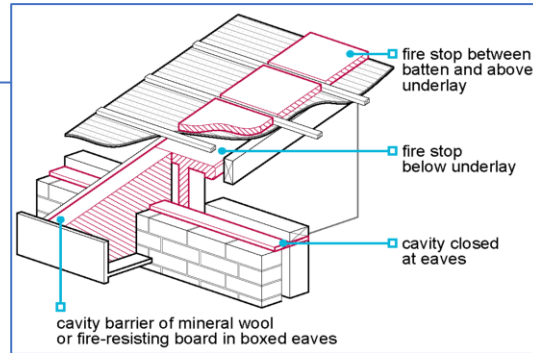
[www.taylorlewis.co.uk](http://www.taylorlewis.co.uk)



# Industry Background



Ministry of Housing,  
Communities &  
Local Government

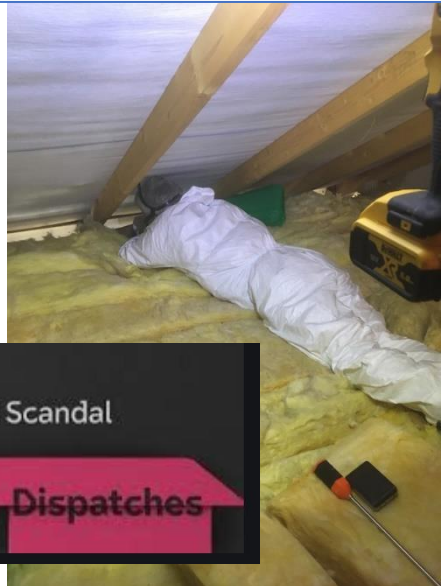


Advice for Building Owners of Multi-storey,  
Multi-occupied Residential Buildings



## Building a Safer Future

Independent Review of Building  
Regulations and Fire Safety:  
Final Report



Britain's  
New Build Scandal

Dispatches



# Taylor Lewis

- Exeter based with additional offices in Cornwall, Bristol, Plymouth and Newport
- Employers Agent, Project Managers, Building Surveyors, Clerk of Works Retrofit advisors and Building safety advisors.
- Primary clients are Housing Associations
- Working with Developers large and small
- Well placed to look at the past present and future



# Taylor Lewis Building Safety Team

Currently working with 15 RP's across the South West and beyond

Inspecting houses and apartments post 2006 up to current developments

Taylor Lewis have completed 7564 inspections to date

**Average failure rate across the developers Taylor Lewis programme is 75%**

This means 75% of properties inspected had at least 1 item fail.

**Failure rates for over felts is over 90%**



# Common defects



## Common defects





“Is that a fire compartment wall do you think?”



*“Don’t care,  
I want to  
see what is  
on the other  
side and I  
have a saw”*

“should we  
make it  
good?”

*“Nah, be  
alright”*



# What are the issues?

- Workmanship/competence
- Design

## Issues that cause poor installation

Design & Build (poor design, late design)

No bar to entry for PFP installers

Not enough inspection or enforcement for products that are invisible when installed

Fixation of price and not value

Breaking of specification (“Or similar”)

Multiple sub contracting

Poor sequencing of work

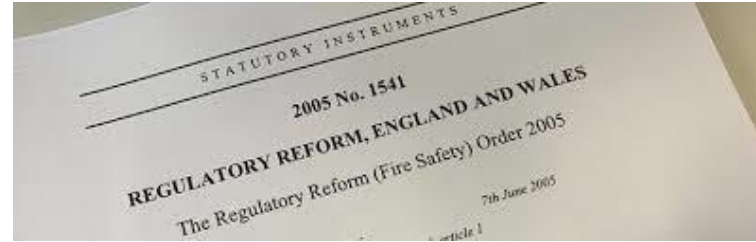
Action by follow on trades.



# What can we do about it?

## Changes to Contract to require

- Enhanced checking
- Detailed evidence of Compliance
- Opening up provisions



## Clients Representative Checking Regime

- Knowledge of the issues
- Check check check!
- Structured approach to recording compliance
- Risk based approach to opening up

### Building a Safer Future

Independent Review of Building Regulations and Fire Safety:  
Final Report

## Cultural Change

- Better training
- More collaboration between trades
- Focus on quality



## New legislation

- Building Safety Act 2022
- Golden thread requirement
- Extension of latent defects period

# Golden thread

The Act introduces the concept of a 'Golden Thread' of record keeping which will be available to relevant parties – residents, emergency services and potential purchasers. So, the complete and relevant records are available to everyone no matter at what stage they enter the building's history. The information not only comes from those who have constructed it, but also those who manufactured the components used.

**The Golden Thread should contain the information needed to demonstrate compliance with specified building regulations (required through the Gateways or refurbishment process).**

- This is particularly relevant for Passive Fire Protection
- Allows opportunity to address issues early
- Provides a mechanism that prevents the mistakes of the past
- How will the additional checks be carried out?
- How will the results be monitored?

# Extension of latent defects period.

The act changes to the limitation periods for claims brought under the 1972 Defective Premises Act (DPA)

The DPA obligates those constructing any dwelling do so in a workmanlike manner using proper materials so that, when completed, the dwelling is fit for habitation.

The act amends the limitation period in which a potential claimant can bring a claim under the DPA from six years from completion of a dwelling, to either a **30-year limitation period** for dwellings completed before 28 June 2022, or **15 years** for dwellings due to be complete after 28 June 2022.



# Moisture balance of buildings

South-West Conference and Exhibition - Chartered Institute of Housing  
27-28 September 2023

Hector Altamirano – [h.altamirano-medina@ucl.ac.uk](mailto:h.altamirano-medina@ucl.ac.uk)

UKCMB Academic Director

UCL Institute for Environmental Design and Engineering

Bartlett School of Energy Environmental and Resources



THE BARTLETT  
INSTITUTE FOR  
ENVIRONMENTAL DESIGN  
AND ENGINEERING

# UKCMB

The **UKCMB** is an independent, not for profit, public good organisation initially run by:

- the Building Research Establishment (BRE),
- Heriot Watt University and
- the London School of Hygiene and Tropical Medicine
- University College London



LONDON  
SCHOOL of  
HYGIENE  
& TROPICAL  
MEDICINE



**UCL ENGINEERING**  
Change the world

Very little research in the UK on moisture in buildings, a lack of good guidance, and minimal public and industry understanding.

# The UK Centre for Moisture in Buildings

The aim of the UKCMB is the development of a moisture-safe built environment.



The UKCMB works together with partners from academia, government, industry and the public to substantially **improve** the way moisture risk is understood and managed in the UK.

[www.ukcmb.org](http://www.ukcmb.org)



# Consequences of excessive moisture in buildings

Excessive moisture can **alter the balance** of the building and may affect both its integrity and the health and wellbeing of its occupants.

- Condensation
- Expansion and contraction
- Corrosion
- Spalling: frost damage
- Efflorescence: salts crystallisation
- Reduced thermal resistance
- Wood rot
- Dust mites
- Mould growth



This is Virginia Gill's bedroom wall. She lives in Fishwick, Preston where a home insulation scheme has gone terribly wrong. She doesn't know who to turn to for help. Listen to her story at 0730 @BBCr4today #r4today



6:51 AM · Nov 9, 2018 · Twitter for iPhone

### Mouldy homes will be worse this year as people turn off heating in cost of living crisis, say experts

'It's going to be a perfect storm and I don't think we can easily get out of this because if you've got bills to pay, you've got bills to pay'



Mould is most common in rooms which produce moist conditions, such as kitchens and bathrooms (Photo: oneblue/light/Getty)

Lewisham Momentum @LewMomentum · Nov 22 @CatfordStruggle The company Lewisham uses housing at Eros House will do anything other than renovation. Bed bugs and damp and exploitative stop. We should be able to be proud of our soc



Rough sleeper @Lest we for... RooftopHousingG @Rooftop\_Housing

"He's had far too many trips to hospital thanks to this property being the way it is with the damp and mould"

Mum's worry over mould affecting her asthmatic son

### Father says black mould in 'defective' home is making his children ill

Thursday Mar 16, 23 at 1:54PM



Mum's worry over mould affecting her asthmatic son... worried about her asthmatic son is desperate to find a home that isn't 'riddled with mould'.

London Assembly @LondonAssembly · Nov 22 Have you ever experienced cold and damp in your home?

#AssemblyEnv are investigating cold and damp homes in London and want to hear about your experiences.

Tell us here: london.gov.uk/talk-london/en...?



1 9 3

The Sun @TheSun · Nov 12 Inside couple's 'nightmare' council house that's so damp MUSHROOMS grow on the walls



Single mum, 29, stuck in flat with 'black mould' that 'made son, 10, so ill he missed school for weeks'

Kirsty said her son is 'scared to live in his own home' due to their housing conditions

By Ella Doyle Reporter 16.12.19 NOV 2021

Enter your postcode for local news and info



'nightmare' council house that's so damp



1



Little Awash bhak, playing outside | Image: MEN Media

Toddler died after being exposed to damp and mould in his home

Awash bhak tragically died shortly after his second birthday in his home on the Freshhold estate in Rochdale, rampant with damp and mould, conditions which also blight properties housing several other families

By Stephen Topping & Kieran Williams, News Reporter 08:42, 4 Nov 2022 | UPDATED 23:04, 5 Nov 2022



In **1982** was estimated that in England **2 million dwellings** (11.8% of all household), were affected by dampness, with condensation being the cause in 60%. Sanders & Cornish

The **1986 English House Condition Survey** was estimated that **3.5 million dwellings** (20% of all households) experience some mould or damage to decoration due to damp.

The **1991 English House Condition Survey** found that **10.4 million** homes were affected by mould growth

The **1996 Northern Ireland House Survey** found that **16% of homes** experience some form of dampness or mould (95.000)

The **1996 English House Condition Survey** had found that **15% of all households** had scores in the Mould severity index. (2.6 million)

The **2011 English House Condition Survey** found that **7% of homes** had some problems with damp (1.4 million), **3.5%** affected by condensation and mould

The **2015 English House Condition Survey** found that **5% of homes** had some problems with damp

The **2019 English House Condition Survey** found condensation and damp in **3% of the residential sector**.

However, evidence from the **EFUS reports (2017)** shows that **27% of households** are affected by damp and/or mould on walls and ceilings. Likewise, recent evidence from **SHELTER** shows that almost **50% of the rented properties** have mould

**18% of occupants** in northern European countries lived in damp housing

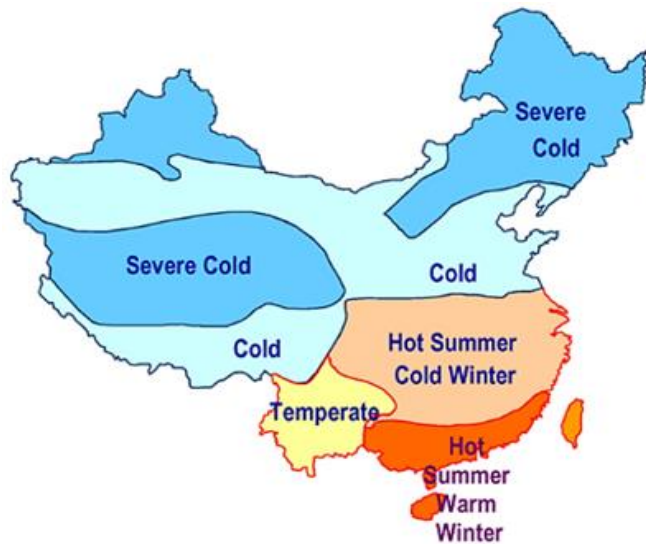
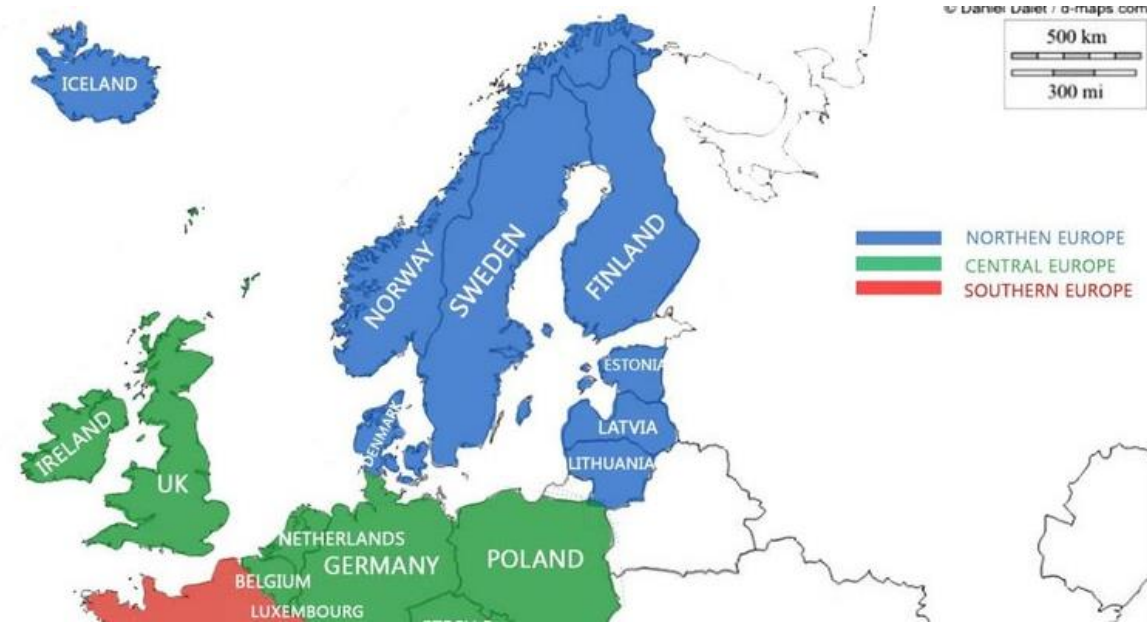
Gunnbjörnsdóttir MI et al. Prevalence and incidence of respiratory symptoms in relation to indoor dampness: the RHINE study. Thorax. 2006 Mar 1;61(3):221–5

**10 - 25% of homes** in European countries with climates similar to that of the UK were estimated to have dampness

World Health Organization. Environmental burden of disease associated with inadequate housing. Copenhagen; 2011.

**16.5% of the** European building stock had signs of dampness

Haverinen-Shaughnessy U. Prevalence of dampness and mold in European housing stock. J Expo Sci Environ Epidemiol. 2012;22(5):461–467



## Mould Growth in Residential Building in China: How Big Is the Problem?

Yu-Jia Zhang, Hector Altamirano and Valentina Marincioni (2019) Mould Growth in Residential Building in China: How Big Is the Problem?, Proceedings of 9th Masters Conference: People and Buildings, London September 2019.

# Mould growing in buildings could have a large effect on:



image source: [www.mold-kill.com](http://www.mold-kill.com)

- **Aesthetics** of the building and property **damage**
- **Cost** /maintenance and repairing affected buildings
- **Health of occupants** – Physical and Mental

# Health risks from damp and mould

- Literature reveals evidence of a possible association but more evidence is required
- Limited evidence of an association exists
- Good evidence of an association exists
- Evidence of a causal relationship exists

**NHS choices** Your health, your choices

Health A-Z | Live Well | Care and support | He

You are here: [Common health questions](#) / Can damp and mould affect my health?

## Can damp and mould affect my health?

Yes, if you have damp and mould you're more likely to have respiratory problems, [respiratory infections](#), [allergies](#) or [asthma](#). Damp and mould can also affect the immune system.

**Who's affected?**

Some people are more sensitive than others, including:

- babies and children
- elderly people
- those with existing skin problems, such as [eczema](#)
- those with respiratory problems, such as allergies and [asthma](#)
- those with a weakened immune system

These people should stay away from damp and mould.

**How does it affect your health?**

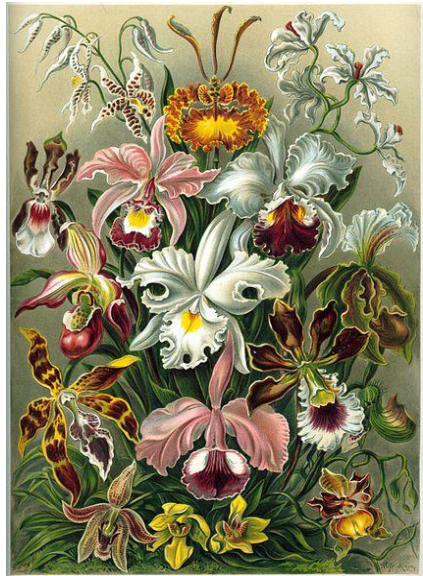
Moulds produce allergens (substances that can cause an allergic reaction), irritants and, sometimes, toxic substances. Inhaling or touching mould spores may cause an allergic reaction, such as sneezing, a runny nose, red eyes and skin rash. Moulds can also cause asthma attacks.

	Dampness/ Mould	House ust Mite	VOCs (formalde- hyde)<	Endotoxin	Ergosterol	(1-3)-β-D- glucan	Dry Air
Rhinitis	Good	Good					
Cough	Good						
Wheeze	Good		Limited	Limited			
Respiratory infections	Good						
Respiratory symptoms	Good		Limited				
Asthma development	Good	Causal					
Asthma exacerbation	Causal	Causal	Limited	Good	Limited	Limited	
Dyspnoea	Good						
Hypersensitivity pneumonitis (allergic alveolitis)	Good						
Bronchitis	Good						
Common cold	Limited						
Sinusitis	Possible						
Inhalation fever, Humidifier fever	Good						
Throat symptoms	Possible						
Eye symptoms							Possible
Malaise (nausea, vomiting, stomach ache, diarrhoea, fever, chills, fatigue)	Possible						
Skin symptoms, eczema	Good	Good					Possible
Mental health problems (incl. headache, difficulties concentrating)	Possible						

<http://www.nhs.uk/chq/Pages/Can-damp-and-mould-affect-my-health.aspx?CategoryID=87>

Source: UKCMB Health and moisture in buildings, 2017





Orchid / Orchidaceae  
22.000 and 26.000 species

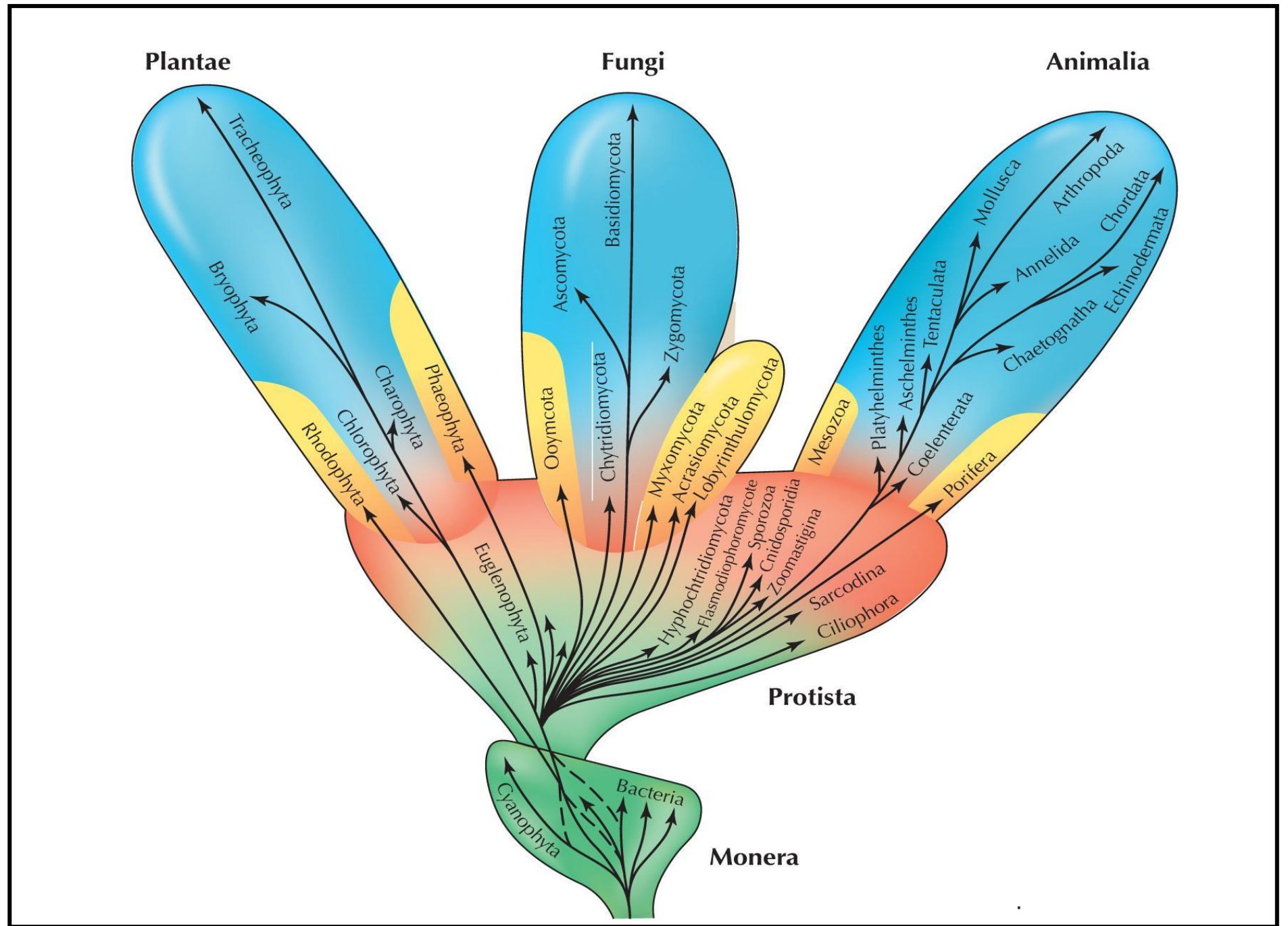
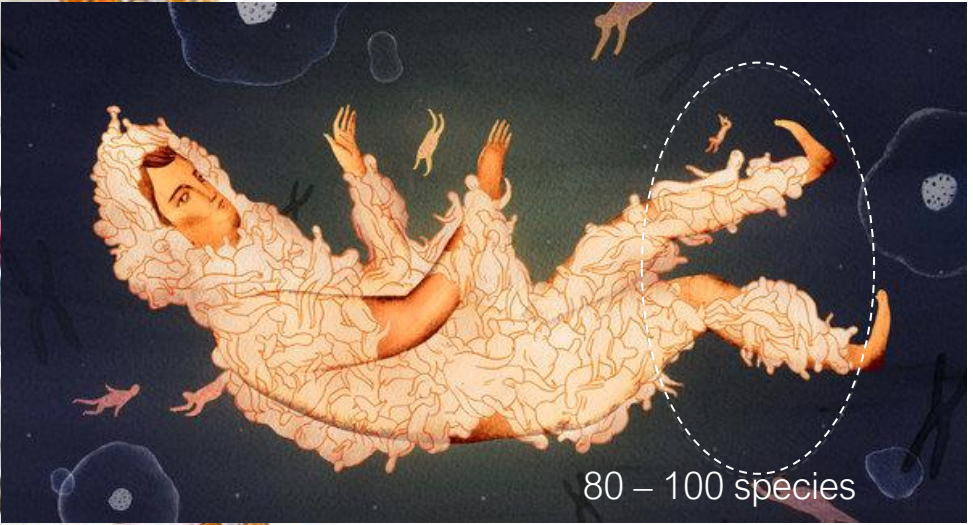
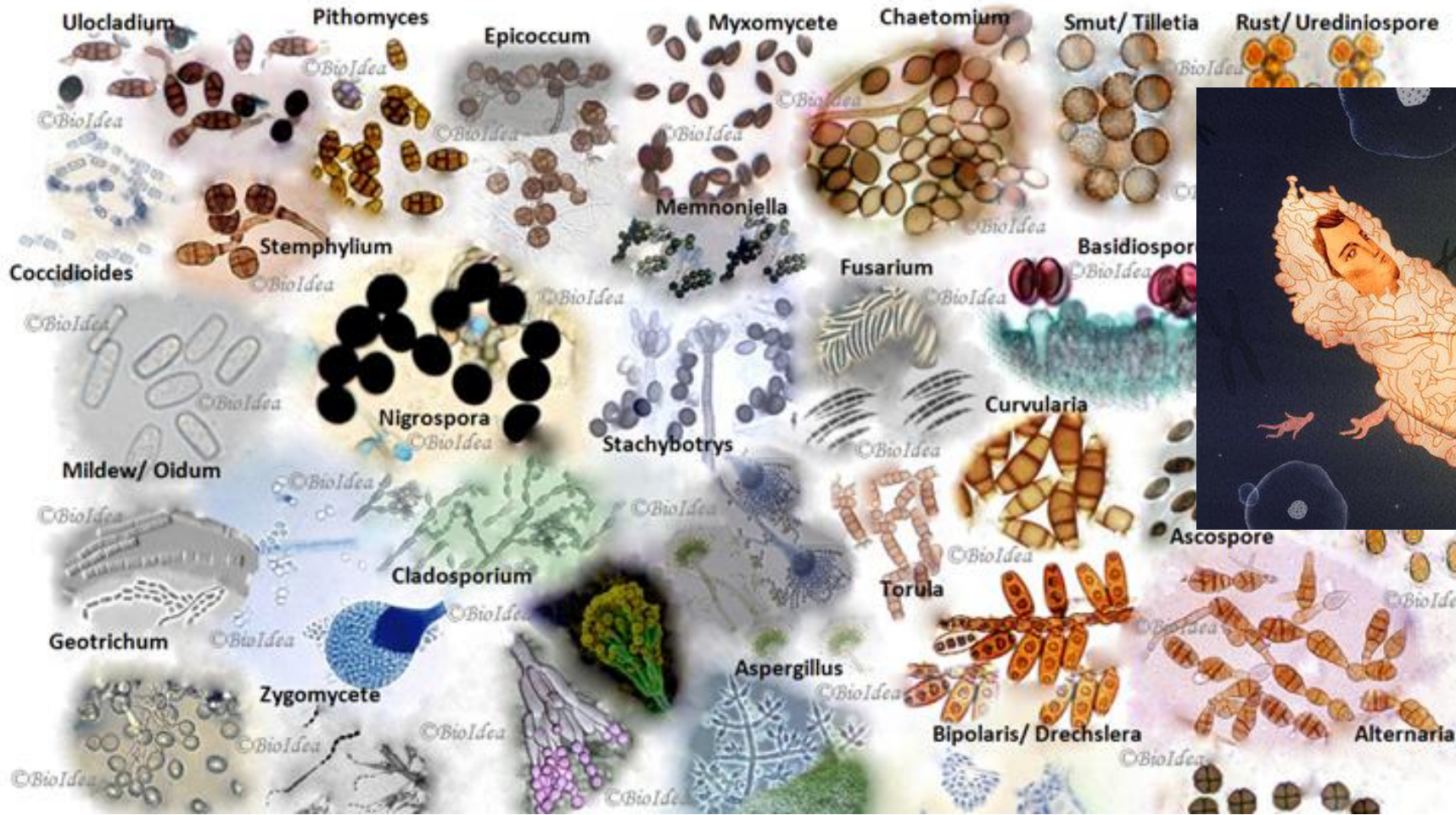




Image source: <https://www.bioidea.net/resources/mold-photos/>



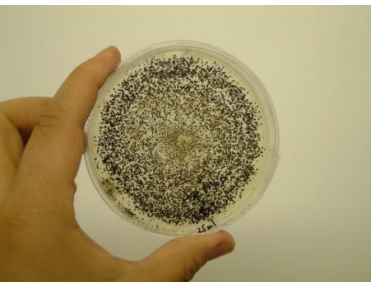
80 – 100 species

Image source: <http://blogs.discovermagazine.com/loom/2011/12/04/do-you-own-your-germs-my-new-piece-for-the-new-york-times-on-micro-bioethics/#.ULnVpYeZow>

**29 Million** people in the USA  
 (Oh J. et al Conlan S, Polley EC, Segre JA and Kong HH, 2012)



*Cladosporium sphaerospermum*



*Aspergillus niger*



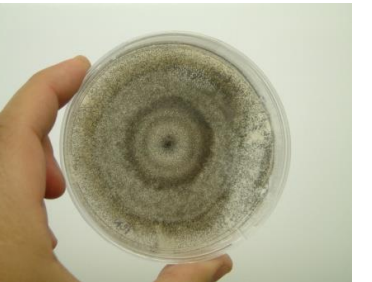
*Penicillium chrysogenum*



*Aspergillus repens*



*Aspergillus versicolor*



*Ulocladium consortiale*

Mould are organisms that play an important role **breaking down** and digesting organic material



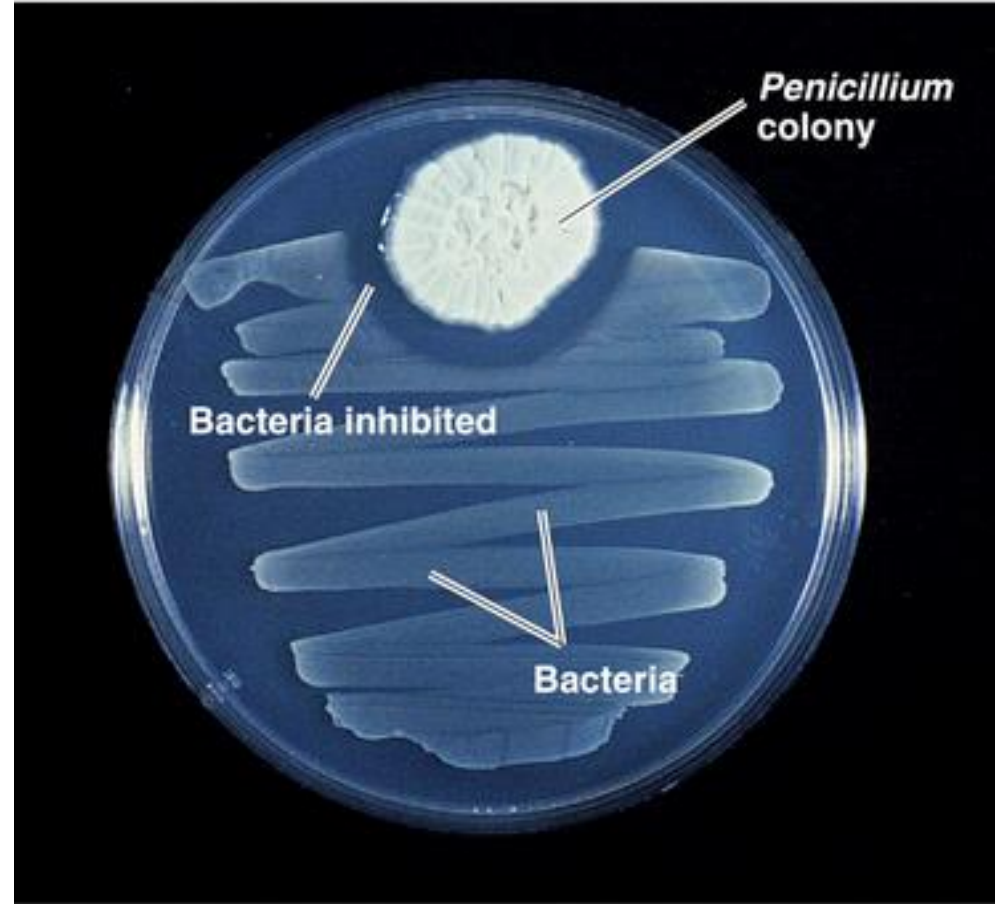


Image source:<http://worldwithpenicillin.weebly.com/uploads/9/0/3/8/9038211/3063495.jpg?519>

Penicillin was being mass-produced in 1944 During World War II. Penicillin made a major difference **reducing considerably (12%–15%)** the number of deaths and amputations caused by infected wounds among Allied forces.



Stilton cheese - *Penicillium glaucum*



Roquefort cheese - *Penicillium roqueforti*

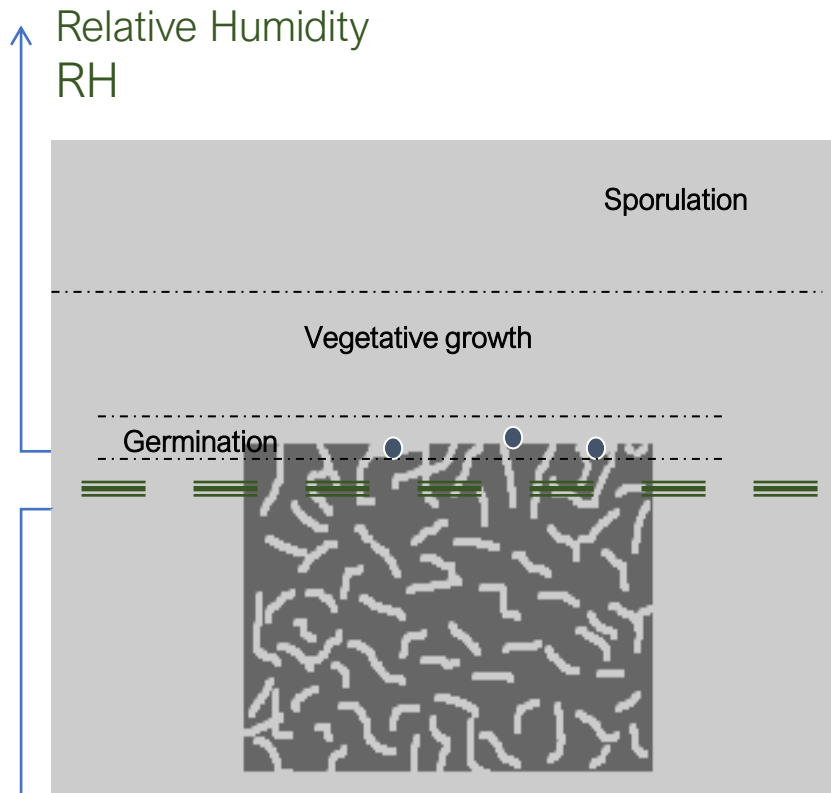


Spanish Chorizo - *Penicillium nalgiovense*



Miso - *Aspergillus oryzae*

# Mould Growth Conditions

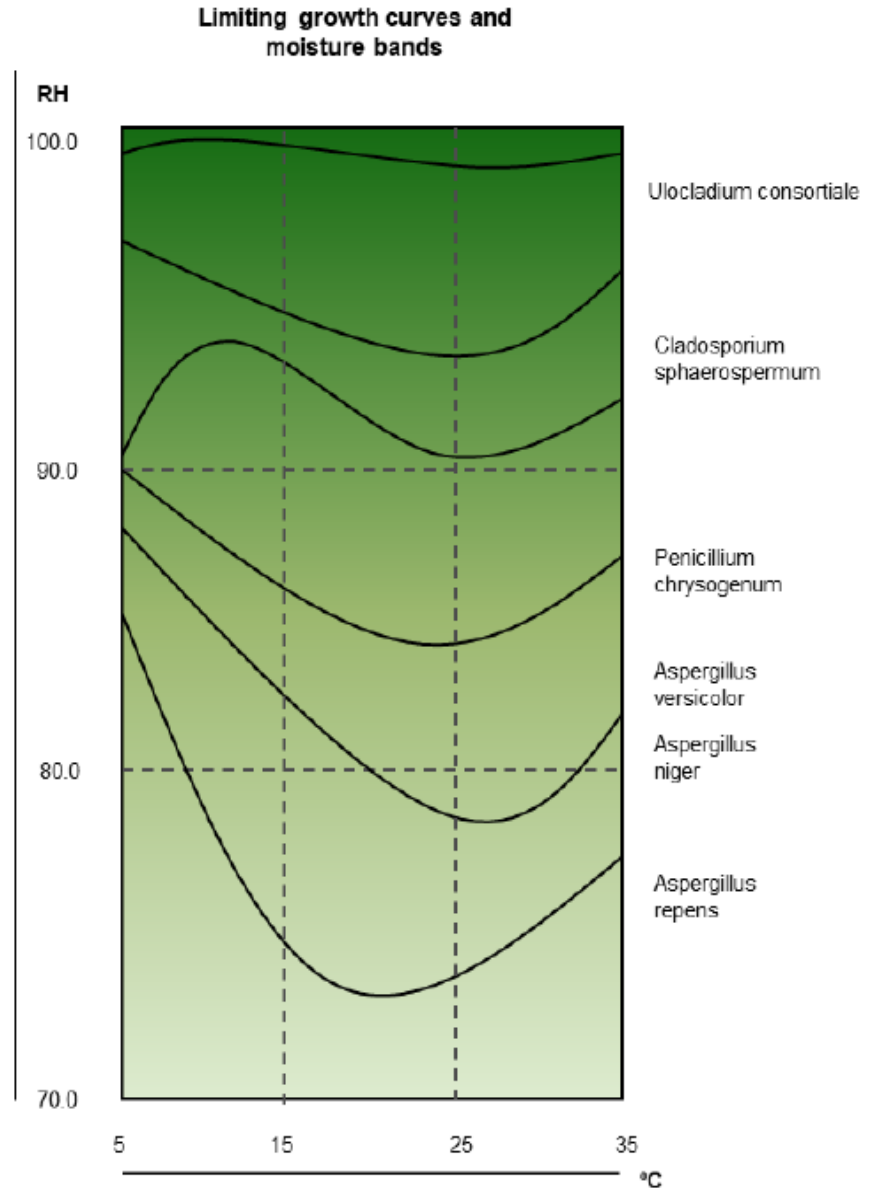


$a_w$

Water activity or equivalent RH (ERH)

$$a_w = \text{RH} / 100$$

$$0.75 a_w = 75\%$$

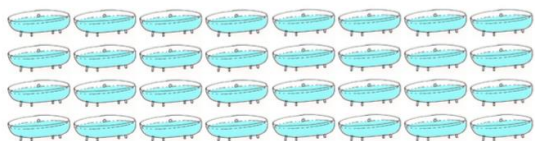
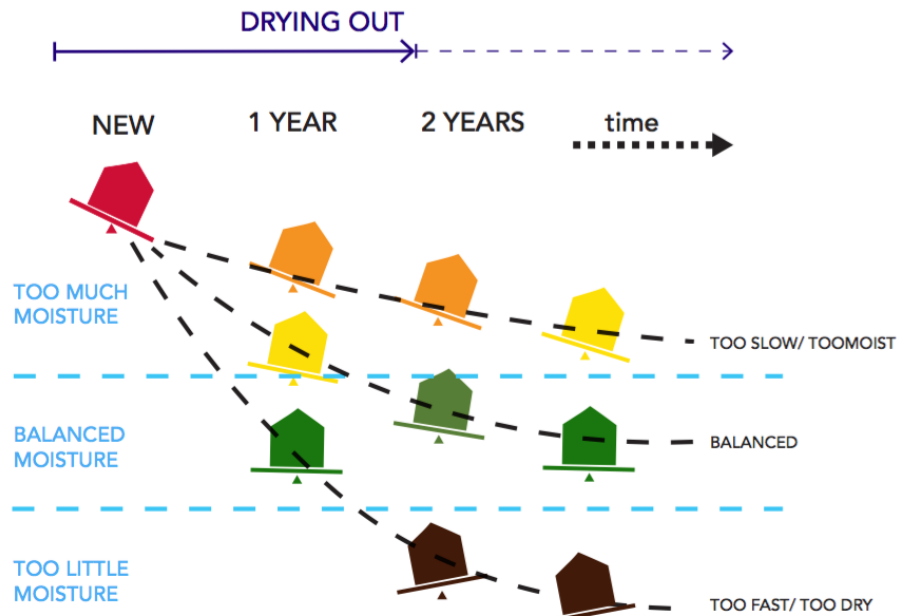


Lower envelope curves, according to Clarke (13)

Source: Hector Altamirano, UKCMB

# Non-household sources

- Plumbing leaks
- Floods
- Rain penetration
- Raising water – ground moisture migration
- New construction materials
- Seasonal high outdoor absolute humidity



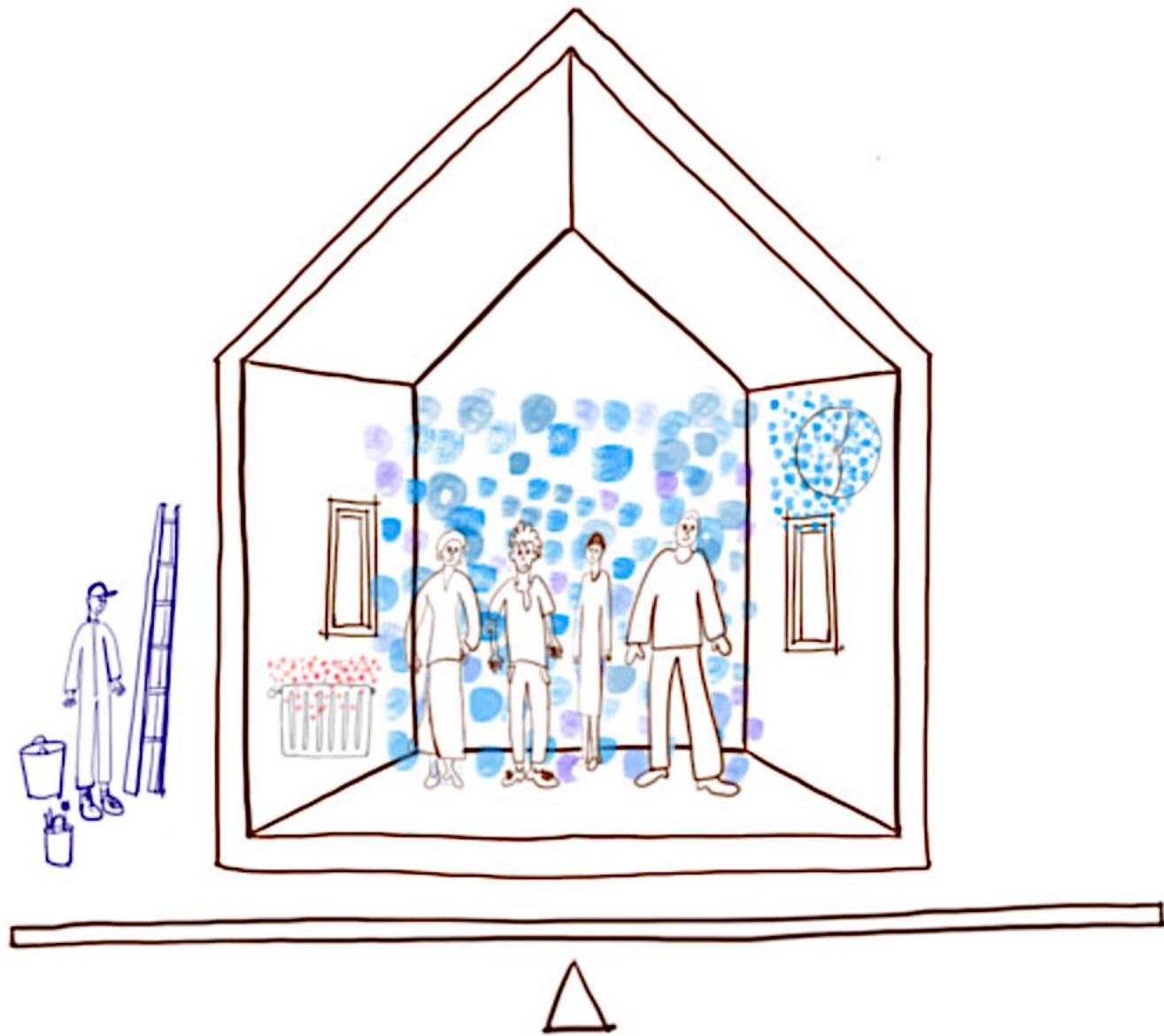
32 large bath tubs to dry out!



# Household sources

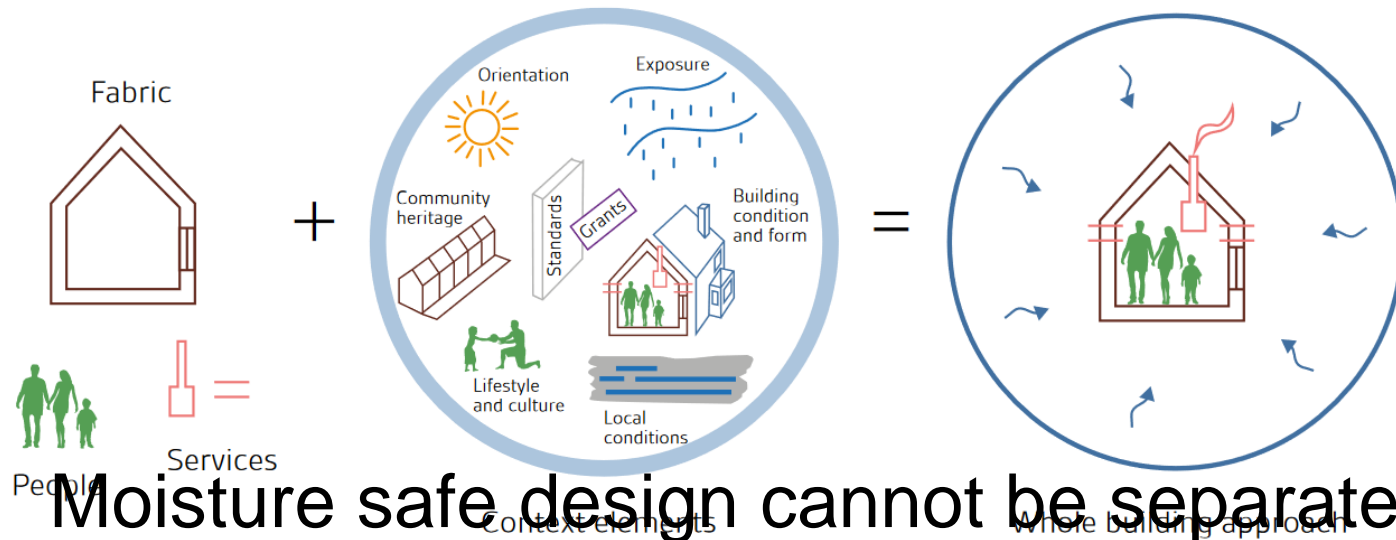
- People (depending on activity)
- Plants
- Bathrooms (showers – baths)
- Kitchen (cooking)
- Fuels

	Main sources of moisture in a home (litres per year)				
	Breathing 	Cooking 	Showering 	Drying clothes 	Total moisture generated each year from these main sources
<b>Working couple</b> <ul style="list-style-type: none"> <li>• Working away from home</li> <li>• Electric cooker</li> <li>• Daily 5 min showers</li> <li>• Tumble dry washing or dry outdoors</li> </ul>	 550 litres	 250 litres	 180 litres	 Zero	<b>About 100 Full buckets</b>
<b>Retired couple</b> <ul style="list-style-type: none"> <li>• At home most of the time</li> <li>• Gas cooker</li> <li>• Daily 5 min showers</li> <li>• Washing dried indoors on racks or radiators</li> </ul>	 790 litres	 1020 litres	 180 litres	 160 litres	<b>About 215 Full buckets</b>
<b>Family of four (two infants)</b> <ul style="list-style-type: none"> <li>• One adult at work</li> <li>• Electric cooker</li> <li>• Daily 5 min showers (baths for infants)</li> <li>• Tumble dry washing or dry outdoors</li> </ul>	 970 litres	 360 litres	 200 litres	 Zero	<b>About 155 Full buckets</b>
<b>Family of four (two teenagers)</b> <ul style="list-style-type: none"> <li>• Nobody at home during day</li> <li>• Gas cooker</li> <li>• Daily 5 min showers</li> <li>• Washing dried indoors on racks or radiators</li> </ul>	 1110 litres	 770 litres	 360 litres	 550 litres	<b>About 280 Full buckets</b>



# How to ensure moisture balance?

Adopting a **whole-building approach** throughout the construction process



The whole-building approach takes into account the interactions between fabric, services and occupants in the context of the geographical location, the type of occupancy, the past history and possible future changes of the building.

Based on the principles of:  
Context, Coherence, Capacity and Caution

**Moisture safe design cannot be separated from other design issues and regulatory requirements. It needs to be balanced against other key design aims.**

How to ensure moisture balance?





# Thank you for listening

[www.ukcmb.org](http://www.ukcmb.org)

 @ukcmb

 UK Centre for Moisture in Buildings



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AND ENGINEERING

# Road to net zero

Charlie Wood, deputy director, Energy UK

Phillip Morris, strategic stakeholder engagement manager, South West Net Zero Hub

*Chair: Guy Woodroffe, head of policy, social housing decarbonisation fund, Department for Energy Security and Net Zero*



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# Road to net zero

Charlie Wood, deputy director, Energy UK



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# SW Net Zero Hub

Supporting local Net Zero projects

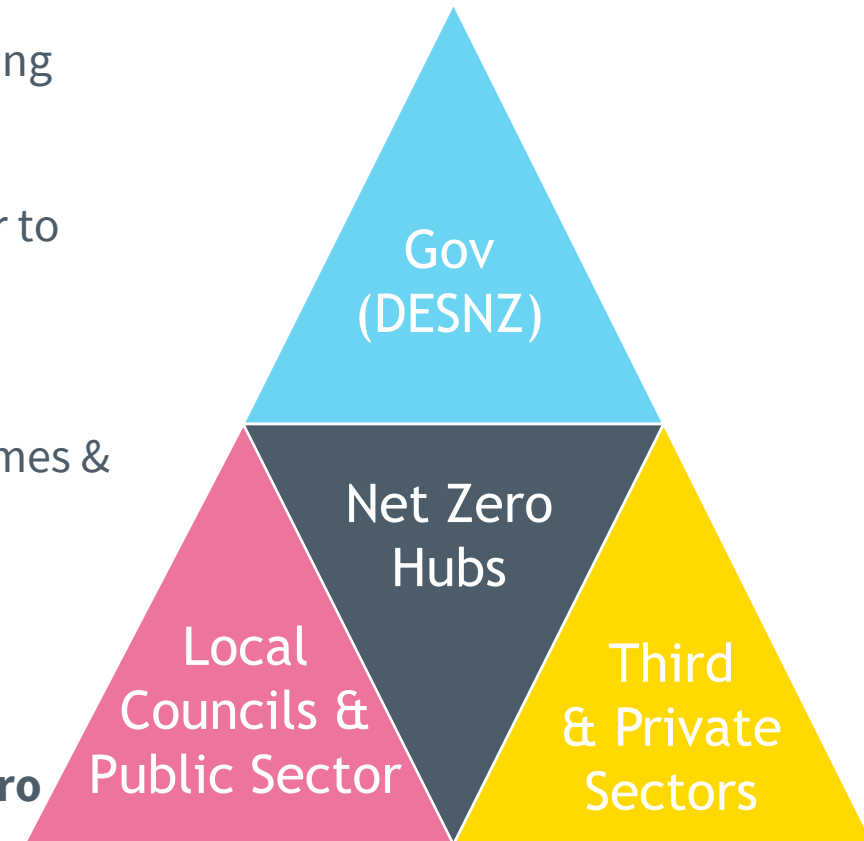
Phillip Morris

Strategic Stakeholder Engagement Manager

# The Net Zero Hubs

Government Net Zero Strategy established 5 regional hubs with proposed core objectives:

1. Increase the number, quality and scale of local Net Zero projects being delivered
2. **Attract commercial investment** & help LA's and other public sector to develop investment models which accelerate progress to Net Zero.
3. Collaborate with the Department for Energy Security and Net Zero (DESNZ ) to develop & support Net Zero elements to wider programmes & initiatives e.g. Levelling Up
4. **Support a national knowledge transfer programme** to improve information sharing, training & evaluation
5. **Raise local awareness of opportunities & benefits of local Net Zero investment**



# Services & Programmes

1. **Energy Project Development** – providing local technical resources and support to public sector net zero projects
2. **Community Energy Support** – funding to develop projects
3. **Home Retrofit Grant Programmes:**
  - i. Home Upgrade Grant
  - ii. Warm Homes Fund
  - iii. Social Housing Decarbonisation Fund
4. **Public Sector Decarbonisation** – supporting wider public sector to develop net-zero organisational plans and develop investment grade proposals for funding
5. **Local Energy Advice** – delivering a number of in person advice demonstrator projects

# SHDF WAVE 1 & 2.1

## SHDF WAVE 1

8 consortium members

1 consortium

200 homes\* (delivered so far)

Approx. 3 million funding

12 month project

The project is still delivering at present



## SHDF wave 2

19 consortium members

2 consortium

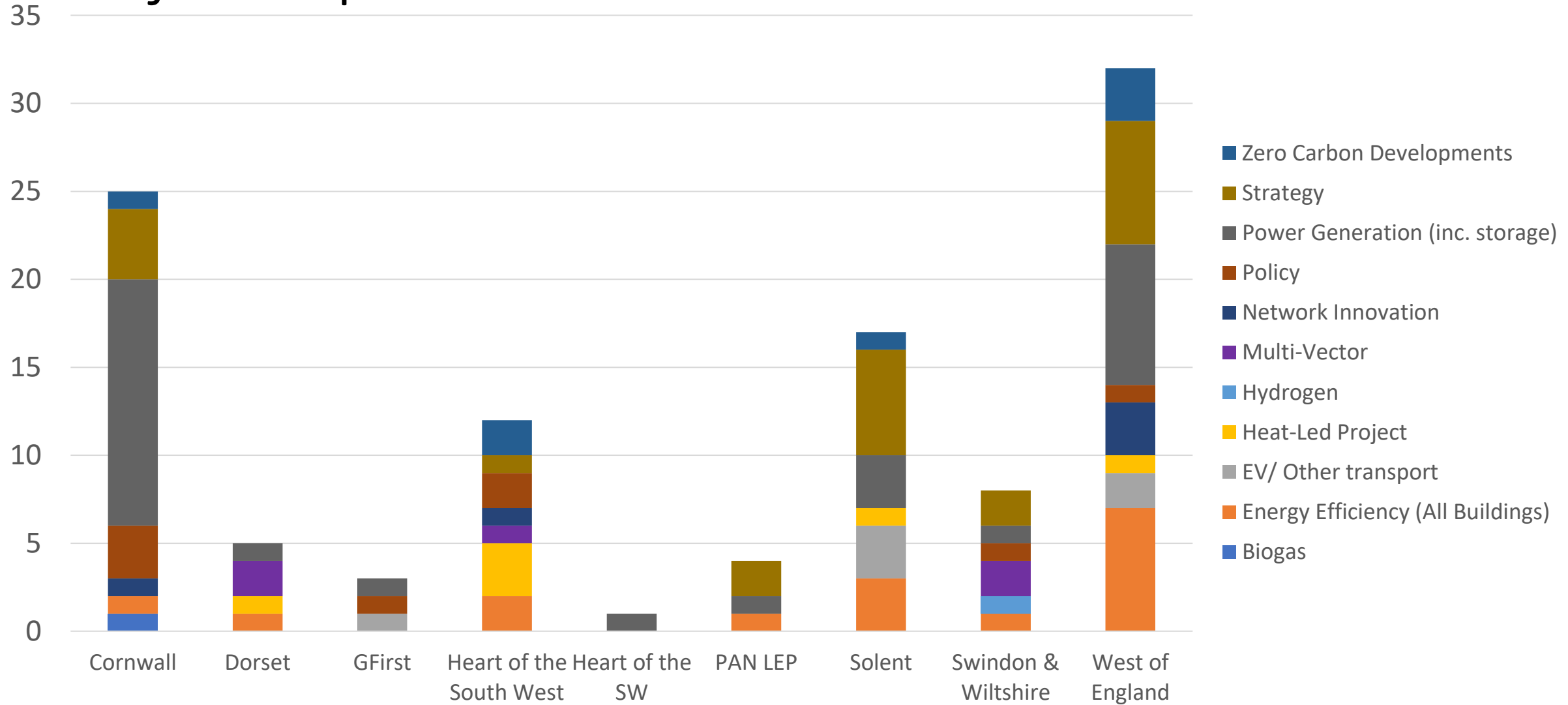
Over 3000 homes

Approx. 33 million funding

24 month+ project

Delivery has started

# Project Pipeline





# Some Relevant Project Examples

**EPIC Project:** Working with National Grid on a pilot to develop tools and data sharing to integrate local energy planning by Distribution Network Operators and 4 local authorities in the South West

**Power ESCOs** (Energy Service Companies): working with 4 authorities to explore their ability to own and operate renewables on 3rd party sites and potentially supply to developments.

**Net zero new build:** support to align the development of net zero new build ambitions in the south west. Co-ordination with related industry bodies including CIBSE, RIBA, UKGBC & LETI

**ABTP Retrofit Loan Finance:** Exploring opportunities to aggregate retrofit projects to deliver a revolving loan fund at scale

All our projects rely on partnership working and try to facilitate knowledge sharing.

# Contact us



[www.swnetzerohub.org.uk](http://www.swnetzerohub.org.uk)



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Phillip Morris 07385 957320/ Justin Olosunde 07392 138012



South-West-Net-Zero-hub

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# Connecting health, housing and care – without the funding commitment

Rebekah Luff, senior research analyst, Social Care Institute for Excellence (SCIE)

Suzannah Young, policy leader, National Housing Federation

*Chair: Sarah Davis, senior policy and practice officer, CIH*



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social care  
institute for excellence

# Place-based plans for housing for older adults

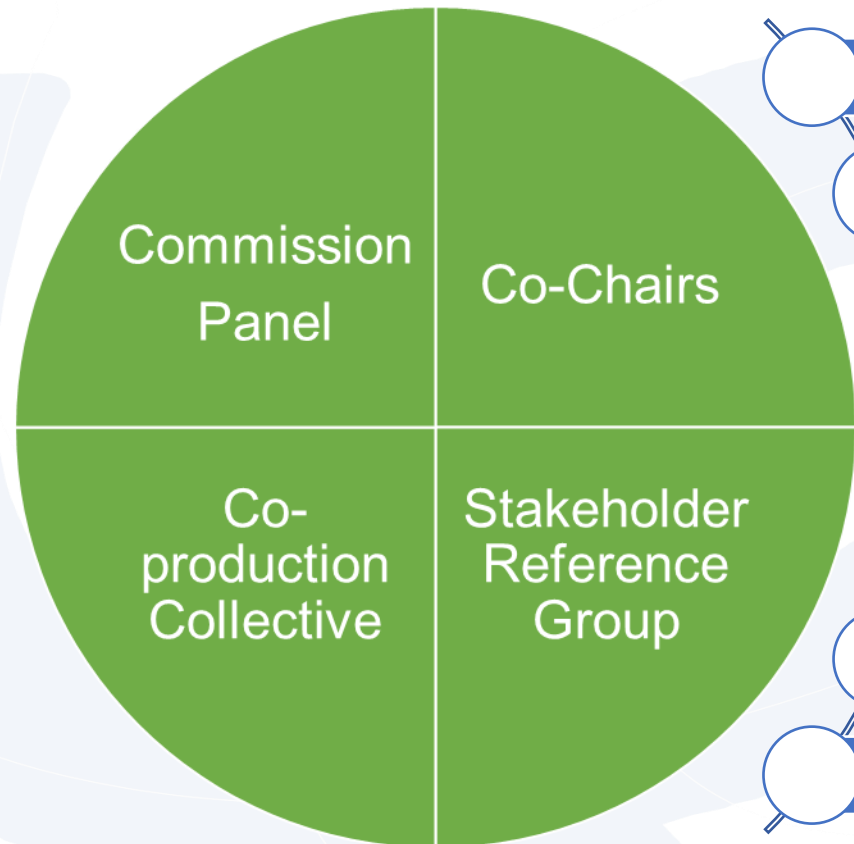
**Rebekah Luff**

## Commission on the Role of Housing in the Future of Care and Support

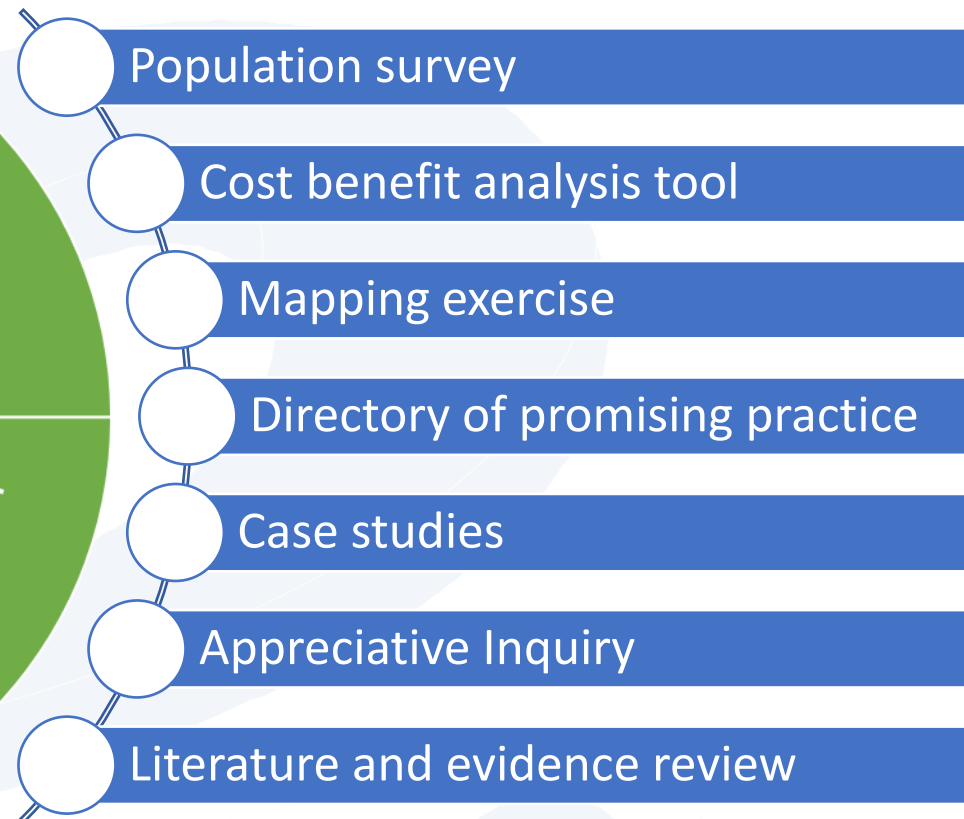
- **Co-produce with the sector and people with lived experience** and their families/carers, an evidence-based, long-term vision for housing that facilitates care and support
- **Recommend policy changes** to inform Government thinking
- **Develop a roadmap** to support the implementation of the vision for housing with care and support



## Governance



## Research Activity



[www.scie.org.uk/housing/role-of-housing](http://www.scie.org.uk/housing/role-of-housing)



## Local Action: Single place-based plans



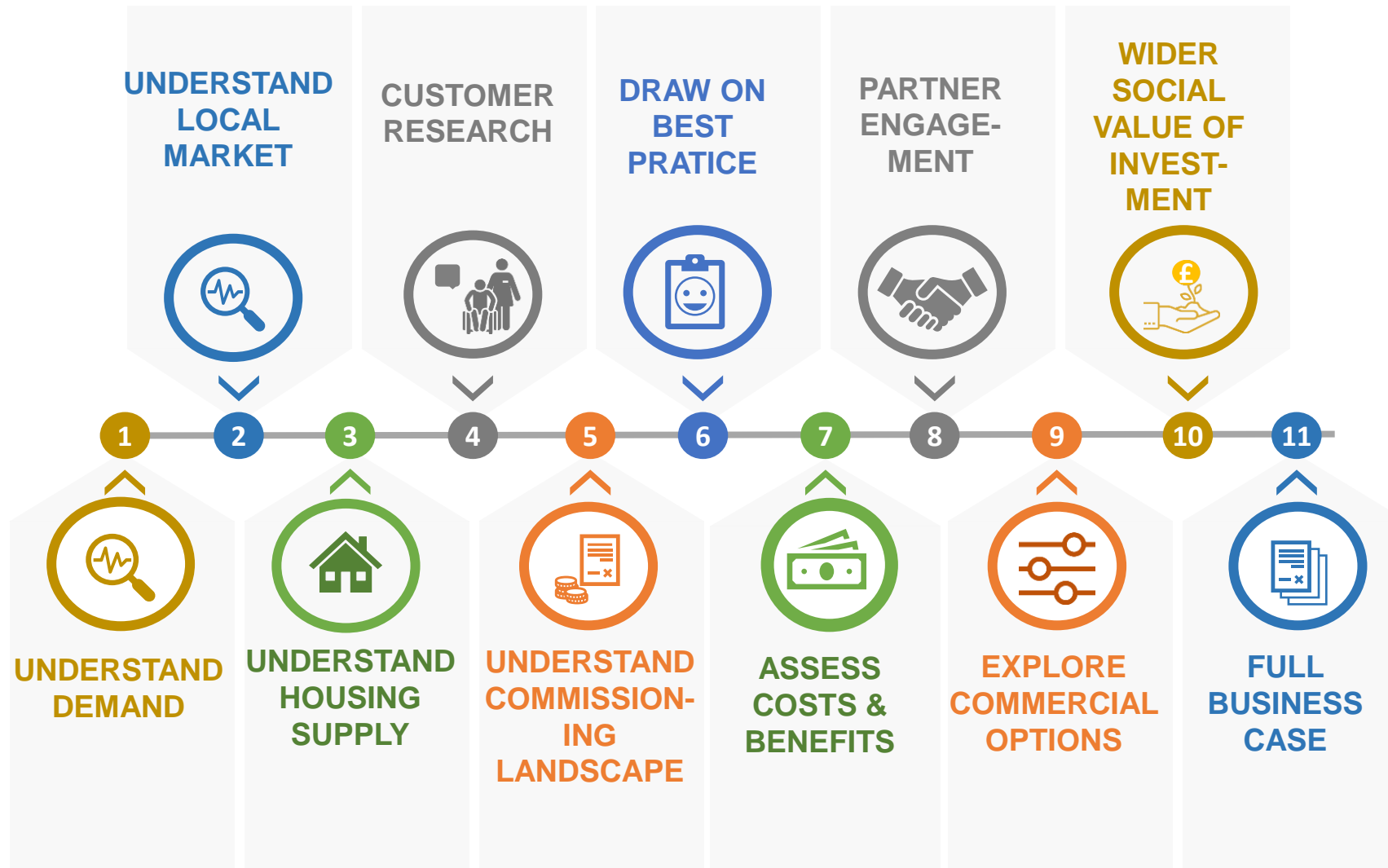
social care  
institute for excellence



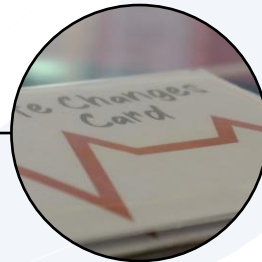
*“Local areas should be obliged through new legislation to produce a single place-based plan for housing with care and support for older people which is shaped by the local authority, the NHS, local planning authorities, other local partners, and people who draw on care and support.”*



# Developing a business case for housing with care and support



## 'Serious Game' – a tool for developing local partnerships



- Engage local stakeholders
- Bring people together to overcome challenges
- Communication, negotiation and interaction
- Making a complex issue more accessible and supporting strategic thinking about the future



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*Thank you*

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YouTube

# The supported housing sector's impact health and wellbeing

Research summary

28 September 2023

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- ## What is supported housing?
- Supported housing is accommodation where residents receive support, supervision or sometimes care.
  - Supported housing services range widely, but they all play a crucial role in providing a safe and secure home with support for people to live independently.
  - Some supported housing services are short term and used to prepare people to move on to live on their own eventually. Other services support people in the longer term over many years
  - Supported housing provides accommodation and support for many people including:
    - Disabled people
    - People who are homeless

# What is this research?

- Carried out by **Imogen Blood and Associates** and the **University of York**, it focuses on the link between:
  - supported housing
  - preventing homelessness
  - promoting positive health and wellbeing outcomes.
- Snapshot survey of **2,119 individuals** in supported housing. Carried out by their key worker across **11 housing associations**.
- Qualitative interviews with staff from the NHF, HACT, Homeless Link and the NHF.



# Why commission this research?



- NHF members carry out important work in providing secure supported housing.
- There is sometimes a lack of recognition or understanding of this work.
- An opportunity to profile individuals who access supported housing.
- Demonstrating the key role Supported housing plays in preventing homelessness and relieving social care pressures.
- Demonstrates the importance of partnership working.

- Good quality supported housing has a significant positive impact on its residents' health, wellbeing and sense of social connection.
- Supported housing plays a critical role in reducing homelessness and relieving pressures on the social care, health, criminal justice and housing sectors - ultimately lessening demands on the public purse.
- Were it not for supported housing, there would be an **increase in core homelessness of around 41,000 people**, with a further 30,000 people at significant risk of future homelessness, 2,000 more people in prison and 14,000 more people accessing psychiatric care.
- One of the biggest challenges facing supported housing is the reduction in funding over time. There is a **clear need to ring-fence and increase long-term revenue funding for housing-related support to local authorities.**
- The ability to move people on from supported housing into independent tenancies is limited by a lack of affordable and suitable housing.

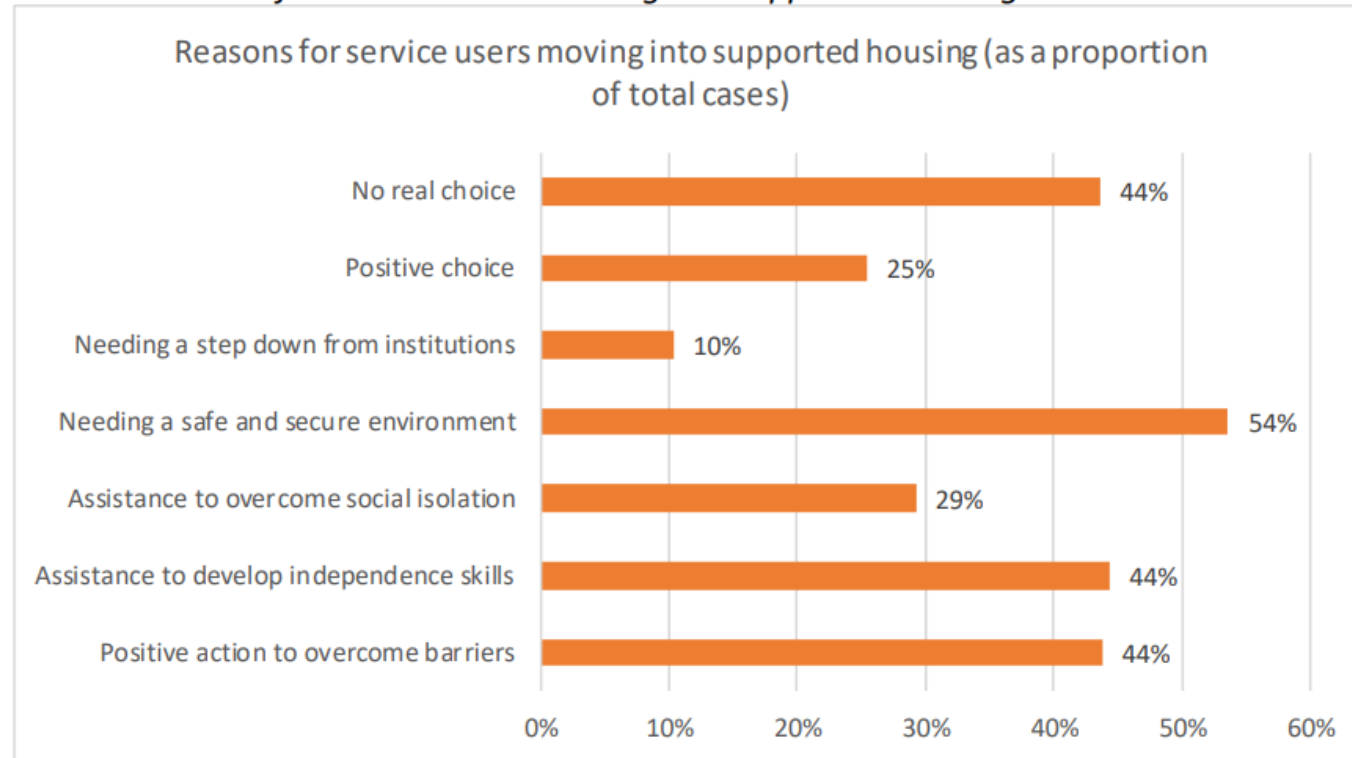


# Key statistics

- Supported housing residents have complex needs: 9 out of 10 have at least one health condition or disability, and half of them are experiencing more than one of these conditions.
- 1 in 4 residents have a physical disability and/or limiting long-term health condition.
- 56% of those in transitional supported housing felt ready to move on at time of interview.
- Of these, 53% were unable to do so because 'finding a suitable move-on option is proving difficult.'

# Why do people move into supported accommodation?

Chart 3: Reasons for services users moving into supported housing



- These categories have been designated by the service-user's key worker.
- Individuals' pathways into supported housing vary a large amount.
- 84% of service users had at least five identified needs for assistance, with the average being higher at 9.6.

# Profile of supported housing residents

## Protected characteristics

- **Age:** those in the 40-64 age group consistently form the majority of residents (**41%**)
- **Gender identity:** the proportion of men is greater than that of women (**68%**)
- **Ethnicity:** **18%** identified as being from a black or minority ethnic background. This rises to **36%** in mental health specialist schemes, **23%** in domestic abuse services, and **21%** in young person provision.
- **Mental Health:** **56%** were identified as having a diagnosed mental health condition. Only 25% of those with diagnosed mental health conditions were living in specialist mental health provision.
- **Physical health & disability:** **12%** had a physical or sensory impairment.

# Profile of supported housing residents

## Support needs

*Table 5: Estimates of numbers of people living in supported housing nationally*

User characteristics	National estimate
People with a history of mental ill-health	72,000
People with physical disability, sensory impairment or other long-term health condition	60,000
People in receipt of an adult social care package	48,000
People with an offending history	32,000
People who have experienced significant domestic abuse	N/A
People with a history of problematic substance use	35,000
People with history of lengthy or cyclical homelessness	12,000
People who were formerly a looked-after child	20,000

- As the table on the left demonstrates, many supported housing residents present with complex support needs many of which co-exist.
- Supported housing provides a safe environment with highly skilled staff to ensure service users receive the support they need.

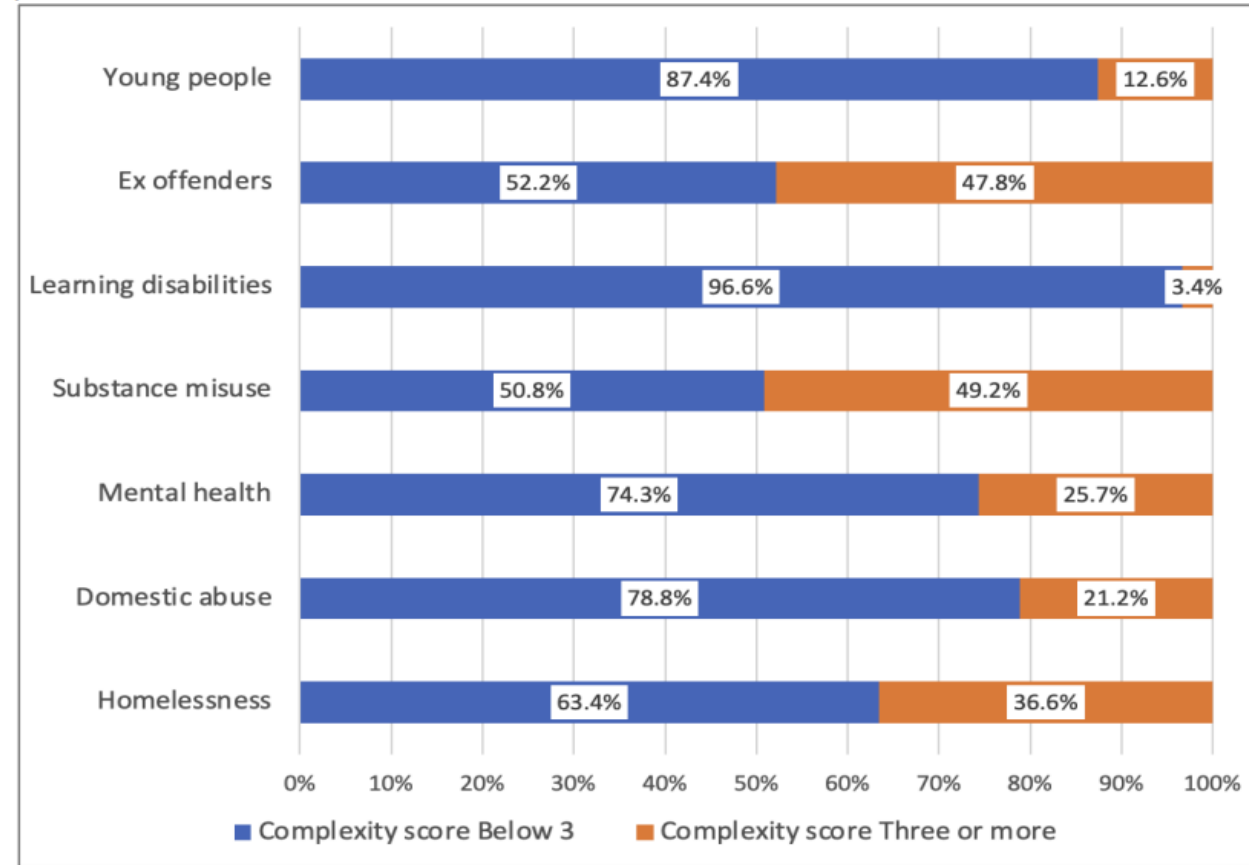
# Profile of supported housing residents

## Complexity of support needs

- Workers felt that **60%** of the sample are 'vulnerable to exploitation or abuse from others', with **18%** felt to be highly vulnerable.
- **29%** of the sample were felt to pose a risk of harm to others, **5%** significantly.

This produces a national estimate of **25,000 users** who are vulnerable to exploitation or abuse, **4,500** may be considered to pose a risk of harm to other.

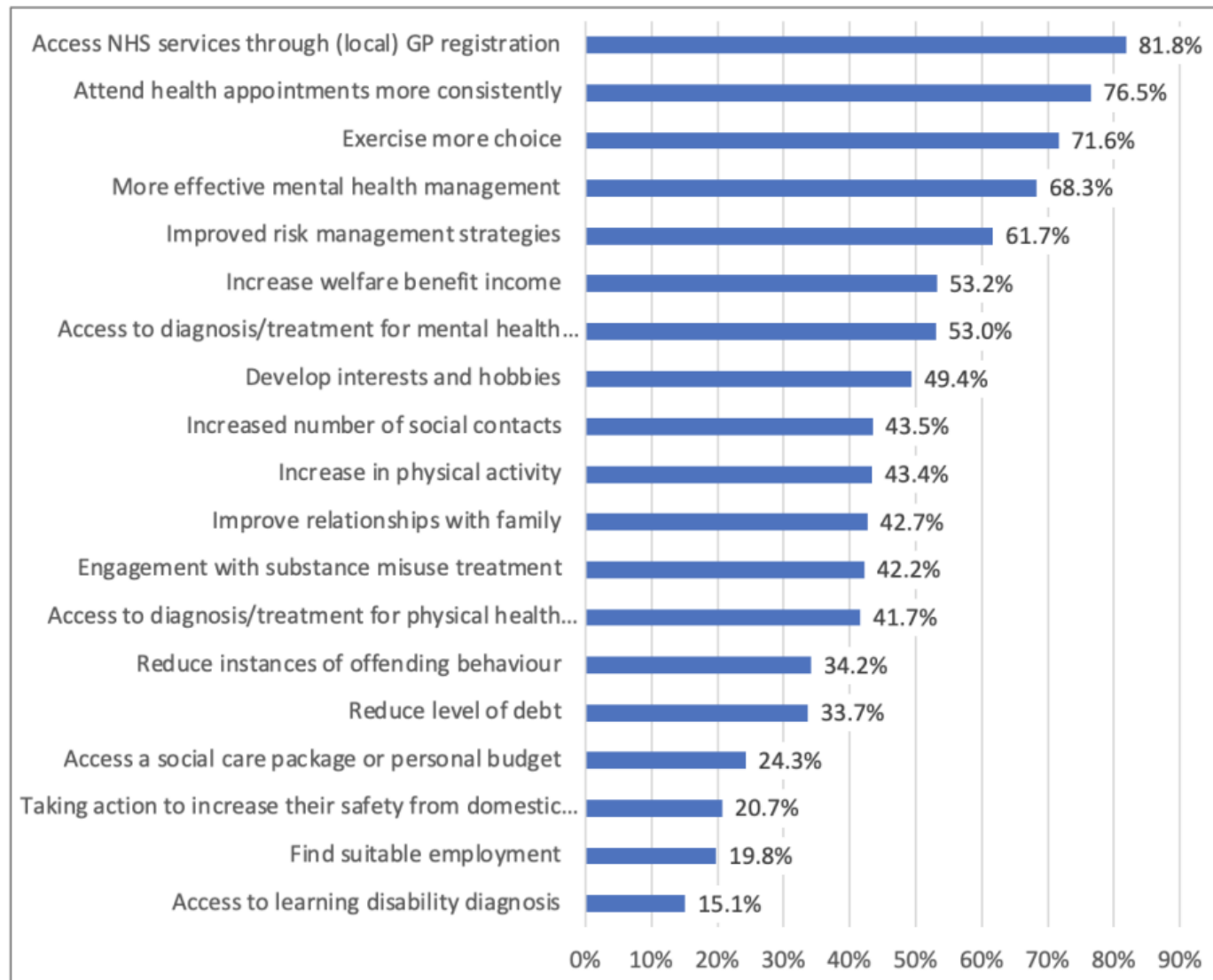
- The research designates a 'multiple disadvantaged score' using several variables. This is marked between zero and five.
- **29%** of the sample scored three or above.
- Those over the age of 40 were more likely to score three and above (**36%** compared to **25%**).



# Impact of supported housing on health and wellbeing

- The study takes a wide view of 'health and wellbeing', including social inclusion, meaningful activities, psychological wellbeing and self-determination.
- Supported housing, including longer-term projects, can help with health outcomes, particularly around access of NHS services.
- This can free resources and cash for the NHS, reducing pressures.

Chart 4: Proportion of individuals making at least some progress against health & wellbeing outcomes



# Impact of supported housing on health and wellbeing

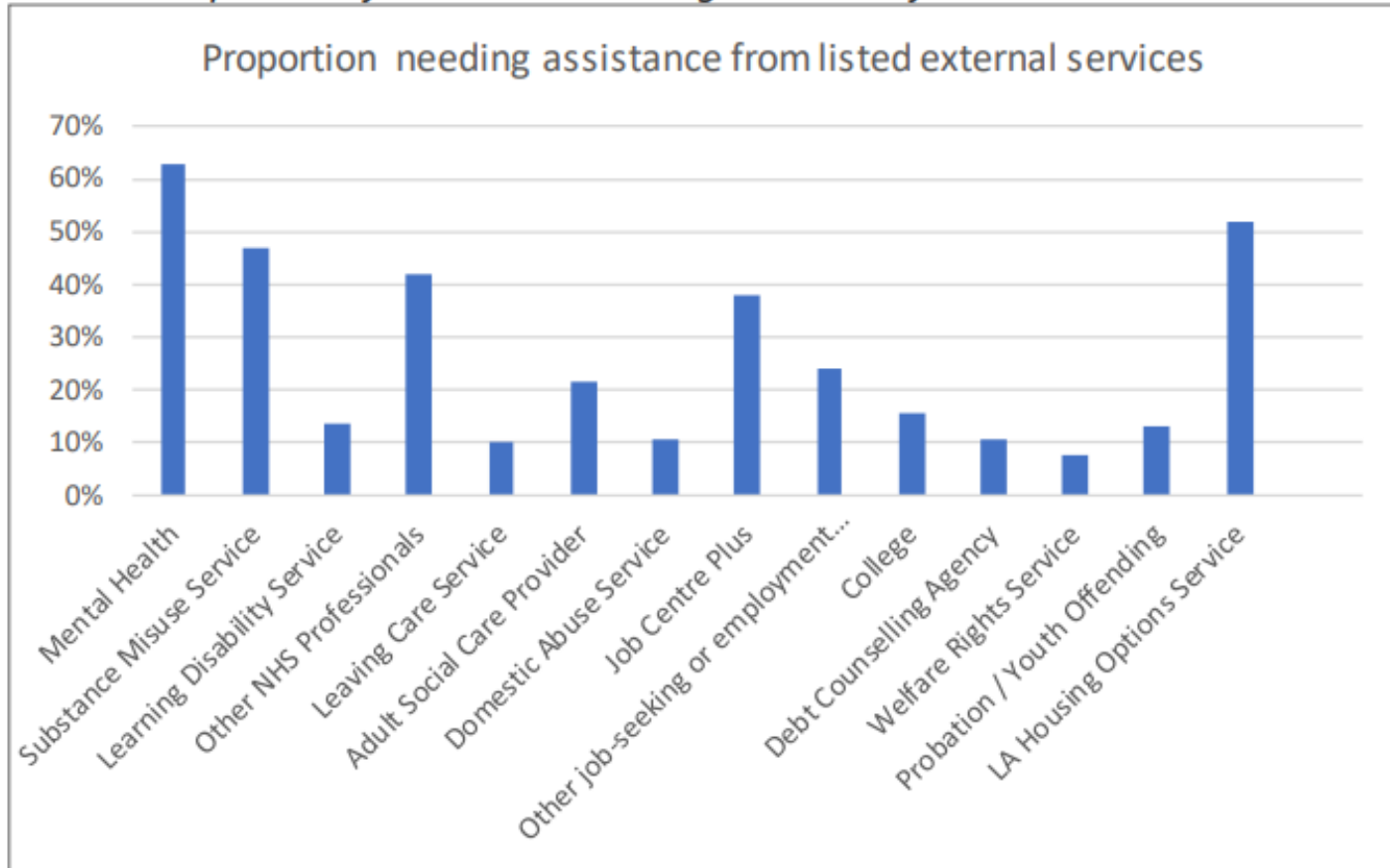
- The research suggests that supported housing has the greatest impact on the safety, health and social care of an individual.
- Those with longer term stays (of a year or longer) reported higher scores than those who'd be in accommodation for a shorter term.
- Specialist schemes generally perform better at their intended functions. For instance, generic homelessness services reported better success with accessing specialist substance misuse treatments.

*Table 8: Estimated number of supported housing residents who have at any one time, been assisted significantly to achieve health & wellbeing outcomes*

Outcome	National estimate
<b>Improvements in health, safety and care:</b>	
Access NHS services through (local) GP registration	70K
Attend health appointments more consistently	62K
Access to diagnosis/treatment for physical health condition	32K
Access to diagnosis/treatment for mental health condition	36K
Access to learning disability diagnosis	13K
Increase in physical activity	27K
Engagement with substance misuse treatment	19K
More effective mental health management	46K
Taking action to increase their safety from domestic abuse	14K
Access a social care package or personal budget	21K
<b>Improvements in economic position:</b>	
Find suitable employment	9K
Reduce level of debt	15K
Increase welfare benefit income	36K
<b>Improvements in wellbeing:</b>	
Increased number of social contacts	25K
Reduce instances of offending behaviour	16K
Improve relationships with family	20K
Develop interests and hobbies	31K
Improved risk management strategies	38K
Exercise more choice	52K

# Partnership working

Chart 5: Proportion of individuals needing assistance from listed external services



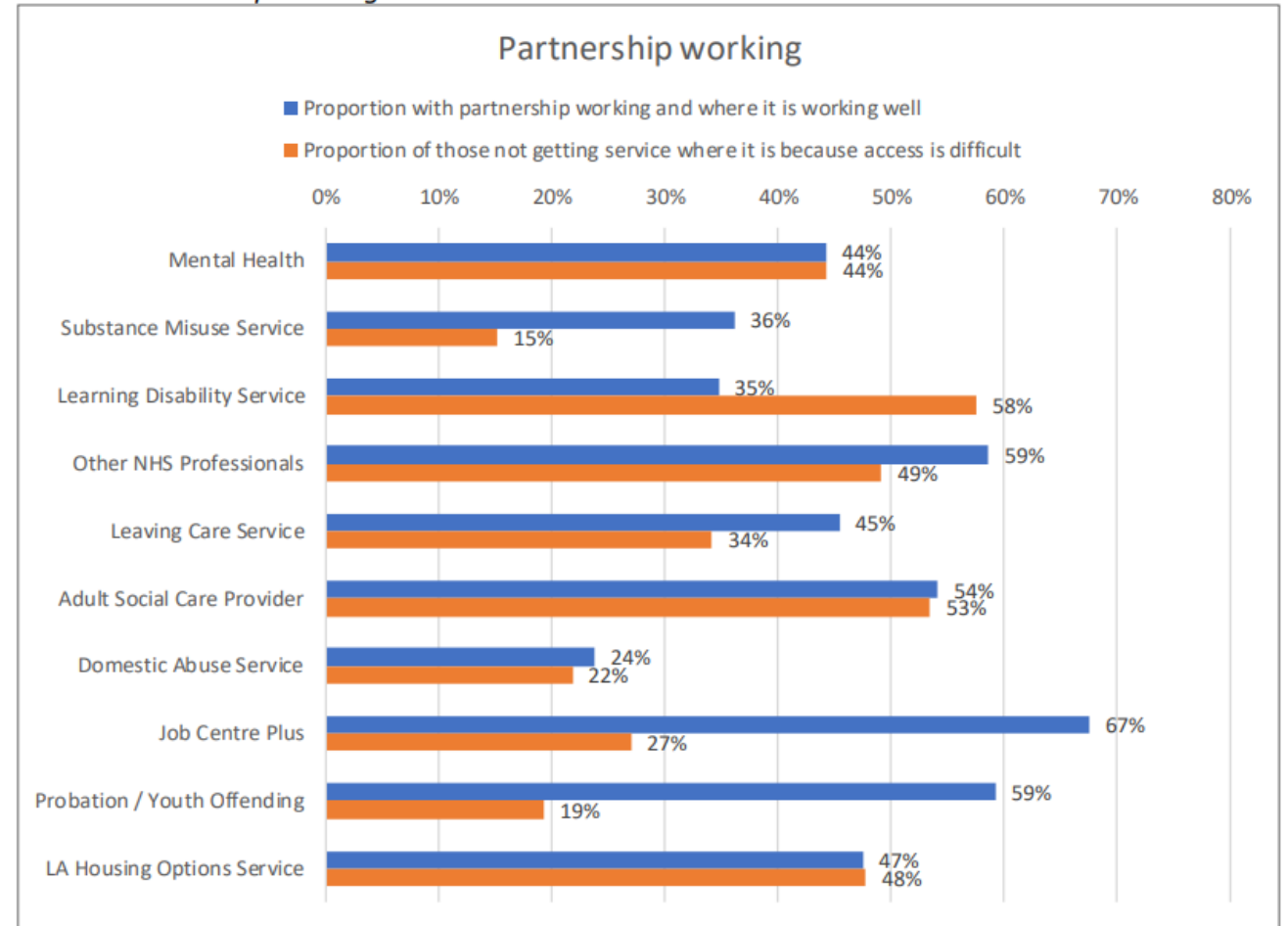
- The report identified a clear need for partnership working, particularly around mental health and housing options services.
- Supported housing providers are community anchors which help link health and social care services.
- Many supported housing services are highly specialised, requiring substantial skills and expertise to meet the needs of complex individual cases.



# Partnership working

- However, this can be problematic, particularly around access. This may be because a client does not wish to engage or due to limited availability.
- Those with lower disadvantage scores generally had better access than those with higher.
- There was a great deal of variation across schemes and areas.

Chart 7: Partnership working



# Barriers to partnership working

- There may be a lack of understanding of housing across Integrated Care Boards. It is key that ICBs have specialist housing staff involved.
- Increased dialogue between clinicians and housing providers would be helpful. This should take place alongside the formulation of longer-term strategies.
- Depleted local authority funding and resourcing can lead to a limited appetite for commissioning of housing services.
- There may be limited existing relations between services and housing providers. Trust and relationship building are a key area of commissioning.
- Language used by housing providers should mirror that of the NHS, such as that around 'freeing bed-space'.

# Value for money for other services

- The average cost per year of a supported housing place is £21,000.
- We may wish to compare this to the average cost for homeless people outside of support, £34,500.
- The report advises that typically, these arguments may not convince local statutory bodies, as they are under great pressures and are unlikely to directly benefit in the short-term.

*Table 9: Projected outcomes if supported housing was withdrawn*

<b>Projected Outcome if supported housing was withdrawn</b>	<b>% of total</b>
They would probably need to be placed in a registered care or nursing home	3%
They would probably need to be in a psychiatric care facility	3%
They would probably find other accommodation that gives them the support they require	21%
They would probably find other accommodation but not the support they needed to sustain it	26%
They would probably sleep rough Including very short-term sofa-surfing, squatting, living in a temporary structure etc	38%
They would be at risk of prison, given the conditions of a current license or court order	6%
Not known	2%

# Our key asks of government

- Ring-fence and increase long-term revenue funding for housing-related support to ensure spending at least matches the £1.6bn per year allocated to local authorities in England in 2010.
- Invest in social housing to improve the short-term supported housing sector's ability to move people to affordable and suitable independent tenancies.
- Support effective partnership working between supported housing, the NHS and social care through greater security of funding.
- Foster better coordination between criminal justice services and supported housing.
- Gather better data about the needs of people living in supported housing and the impact this has on their health and wellbeing, and on the public purse.

# What can you do?

- Share the research and plan meetings and visits with local politicians and stakeholders based on the research findings (the NHF can help with this)
- Work in partnership with local authorities to help plan supported housing to meet local need.
- Work with local authorities to help plan general needs housing for move-on from supported housing.
- Take an active part in local ICS systems to help the NHS understand the role of supported housing in improving health outcomes.
- Provide data on resident need to aid the development of local plans and underpin partnership working.
- Take part in [Starts at Home Day 2024](#)

## The value of supported housing to homelessness prevention, health and wellbeing

The supported housing sector delivers high quality services that offer value for money and can achieve positive, life-changing outcomes for the people that it supports. The National Housing Federation and our members commissioned Imogen Blood & Associates, in partnership with the Centre for Housing Policy at the University of York, to carry out research into the impact that supported housing has on health and wellbeing outcomes and homelessness prevention. **The research found that:**

- Good quality supported housing has a significant positive impact on its residents' health, wellbeing and sense of social connection.
- Supported housing plays a critical role in reducing homelessness and relieving pressures on the social care, health, criminal justice and housing sectors - ultimately lessening demands on the public purse.
- Short-term and transitional supported housing plays a key role in reducing and/or preventing higher risk forms of homelessness, such as rough sleeping.
- Supported housing residents have complex needs: 9 out of 10 have at least one health condition or disability, and half of them are experiencing more than one of these conditions.
- One of the biggest challenges facing supported housing is the reduction in funding over time.
- The ability to move people on into independent tenancies is limited by a lack of affordable and suitable housing.
- There is a clear need to ring-fence and increase long-term revenue funding for housing-related support to local authorities.

# 41,000

Around 41,000 more people would be experiencing homelessness in England if supported housing did not exist.

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# Anti-social behaviour – unpicking the action plan

Janine Green, founder, Janine Green ASB and Associates

Dr Yoric Irving-Clarke, external affairs manager, Midland Heart

*Chair: Chris Grose, managing director, Chris Grose Training and Consultancy and member, CIH South West*



HEADLINE SPONSOR



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