

Leeds housing - datapack

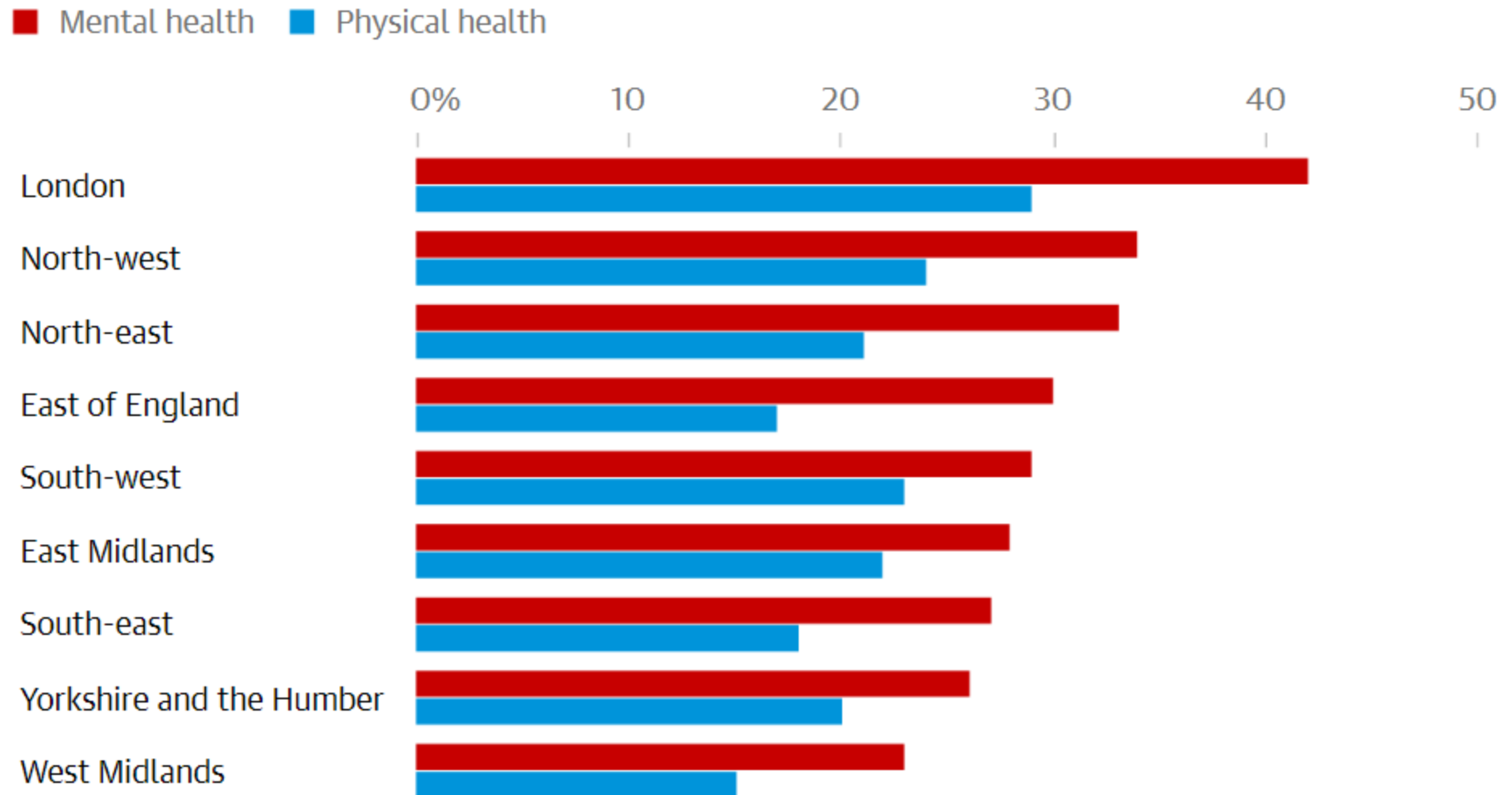
2024

Healthy and sustainable homes and neighbourhoods support good physical and mental health by enabling and encouraging healthy, active and socially engaged lives.

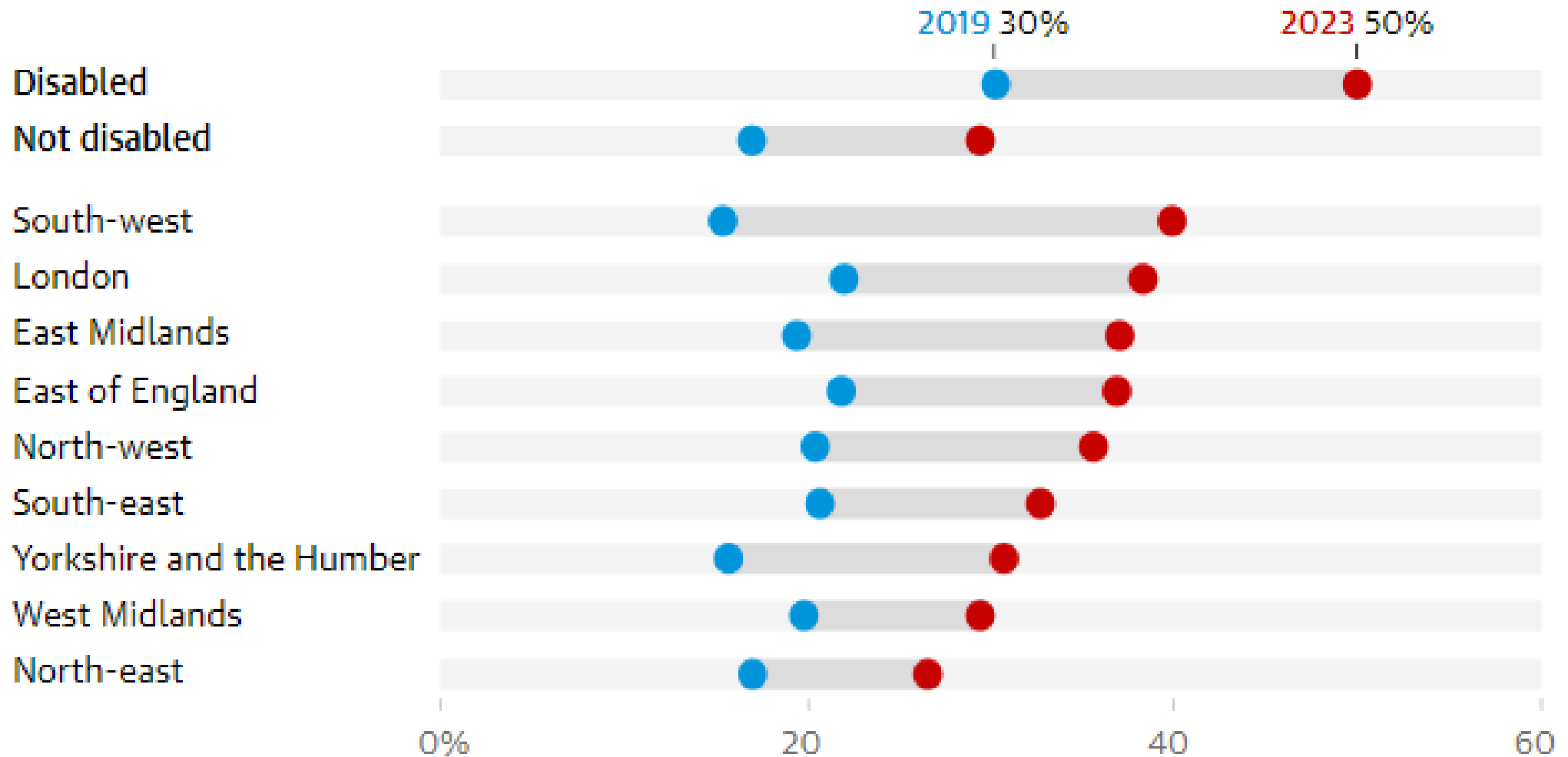
Housing affects health through four pathways


Pathway	Priorities	Impact on health and health inequalities
Quality	<ul style="list-style-type: none"> • Damp and mould • Cold homes/ energy efficiency • Overcrowding • Hazards (e.g. accidents, fire) • Inadequate furnishing (e.g. sufficient beds, cooking facilities) 	<ul style="list-style-type: none"> • Asthma, respiratory health, allergies • Winter deaths, respiratory diseases • General health, mental health • Trips and falls, (child) accidents • Wide range of issues e.g. mental health, sleep
Affordability	<ul style="list-style-type: none"> • The extent to which people can meet the direct and indirect costs of housing (including rent, council tax, utilities) 	<ul style="list-style-type: none"> • Effects on spending on other areas e.g. food or social participation, with impacts on health • Can push the household into poverty or debt
Security of tenure and Homelessness	<ul style="list-style-type: none"> • Security of tenure, certainty and continuity of remaining in the home 	<ul style="list-style-type: none"> • Relates to mental health and wider health issues around affordability, homelessness
	<ul style="list-style-type: none"> • Street homelessness • Other lack of stable accommodation e.g. staying in a shelter, squatting or staying with friends/family 	<ul style="list-style-type: none"> • Street homelessness has a large impact on early mortality and reduced access to services • Wide range of mental and physical health impacts from homelessness
Local area/ neighbourhoods	<ul style="list-style-type: none"> • Air quality • Green and blue space • Local amenities • Safety • Cohesive and active communities • Transport links 	<ul style="list-style-type: none"> • Wide range of mental and physical health impacts

Respondents stating their mental or physical health has been affected by their landlord not dealing with repairs and poor conditions in their property, percent, England regions, 2018-2023



Respondents saying worries about being evicted have negatively affected their mental or physical health, by disability, percent, England regions, 2019 and 2023





Quality

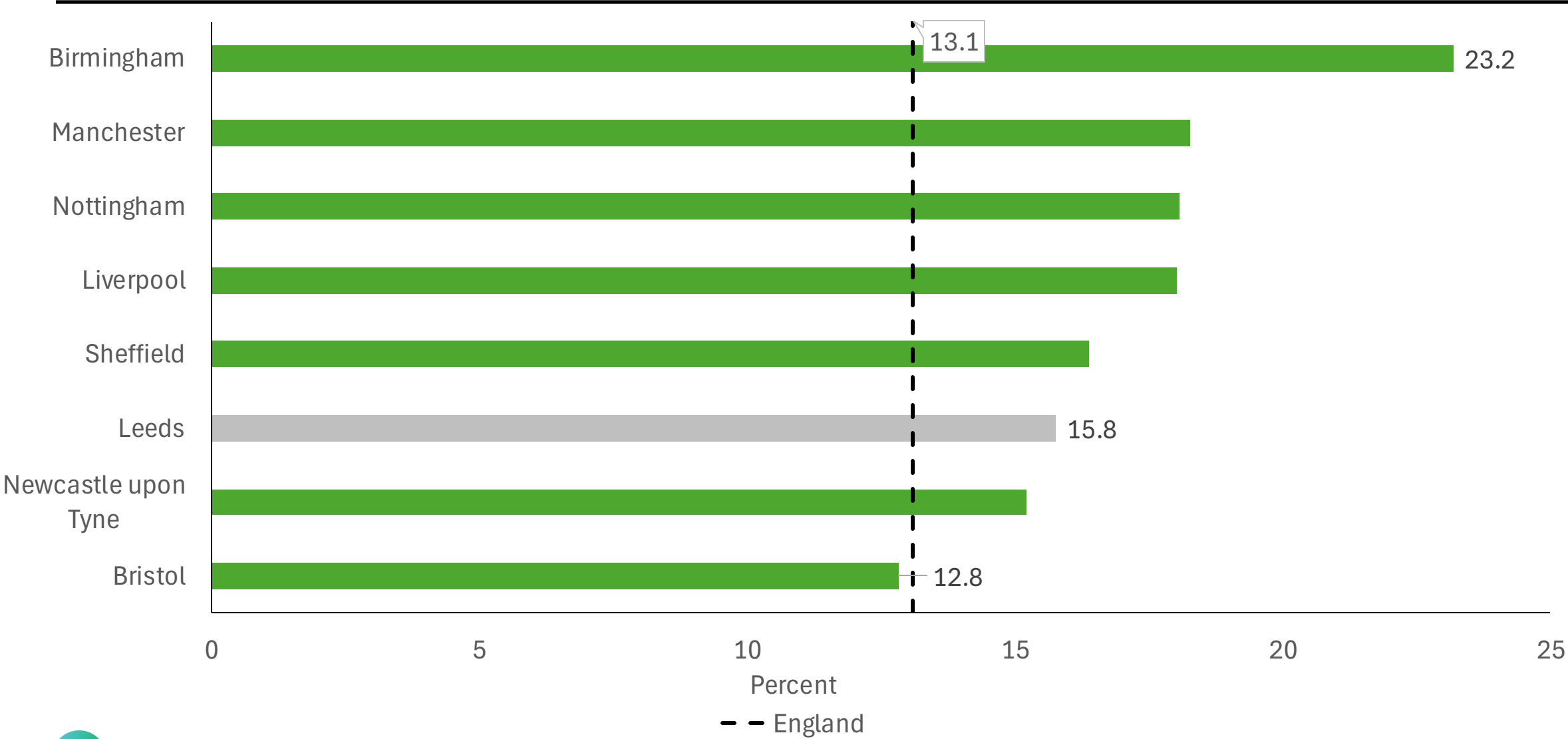
Private rented sector

- In the UK, since 2020, the cost of privately rented homes has increased. Average rents rose by 9.3% in 2023 in Leeds.
- The private rental sector has the lowest quality housing of any sector.
 - In Leeds in March 2024 21% of all homes were considered 'non-decent', rising to 38% in privately rented homes.
 - In England 15% of all homes were considered 'non-decent', 23% in privately rented homes.
- The private housing supply in Leeds lacks mid-sized homes for families and many older people remain in large properties unable and/or unwilling to downsize.
- Poor quality private rented sector housing disproportionately affects some groups who are already facing increased risks to their health, including recently arrived migrants.
 - “wealth of anecdotal evidence that people who fear deportation are less likely to report a rogue landlord to their local authority. These tenants are therefore significantly more likely to experience overcrowding, non-decent homes, illegal eviction, harassment and threatening behaviour from landlords”.

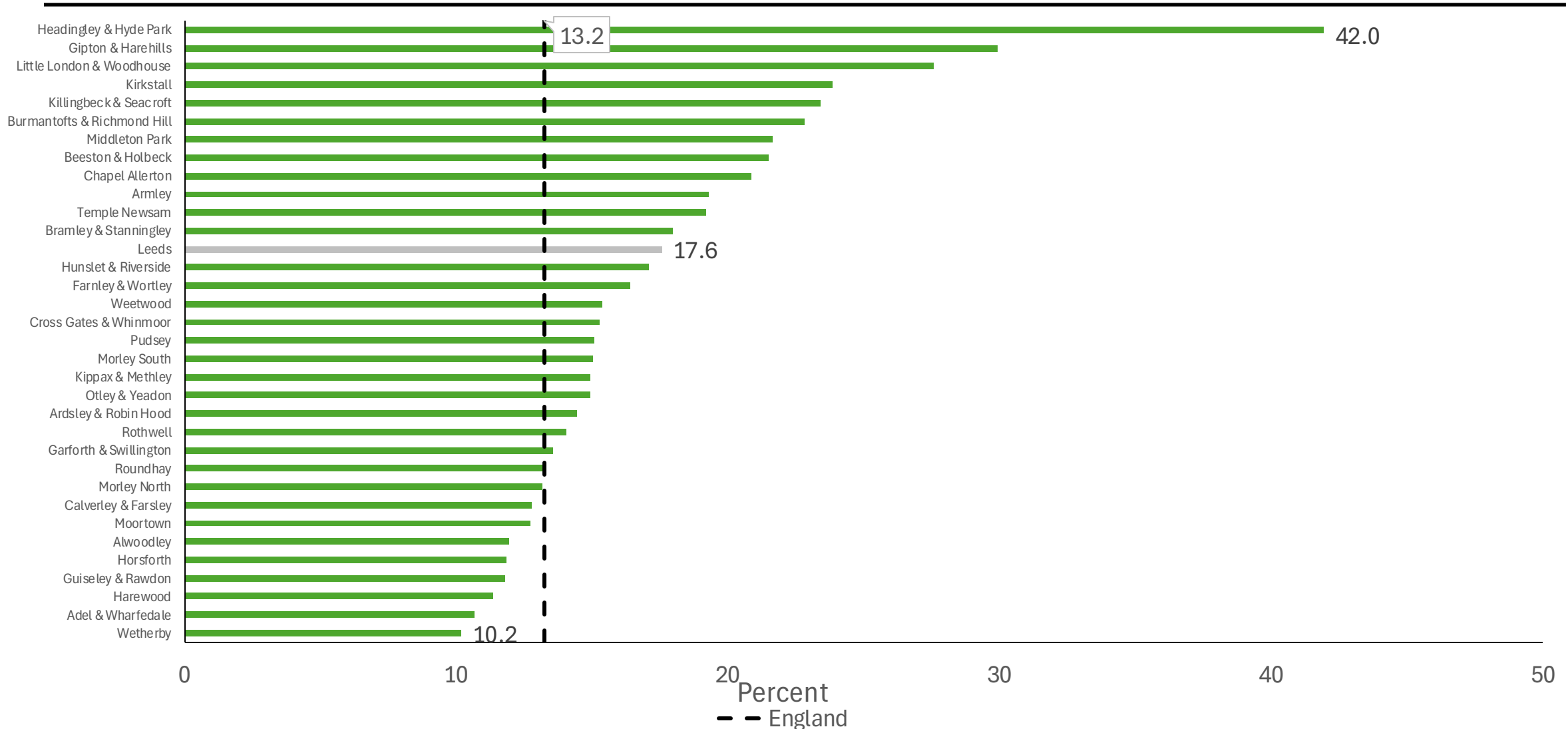
Key issues: quality and housing in Leeds

- **Leeds City Council retained its housing stock** and own over 52,000 homes. It has a large number of high-rise buildings and in the large private rented sector, thousands of back-to-back homes.
 - **Large amount of older and poor-quality housing** concentrated in IMD 1 and IMD 2 neighbourhoods.
- The **population in Leeds is growing** fastest in areas of high deprivation but affordable housing is in no way matching this population growth.
- **Private rented sector.** The Housing Health and Safety Rating System identifies 29 hazards; the main hazards are excess cold, falls, risk of fire, damp, electrical safety and falls. At least 20,000 privately rented homes in the city have one or more higher risk rated (known as category 1 hazards) hazards which require intervention and action.
- **Cold homes and fuel poverty.** The highest concentrations of fuel poverty in the private sector are found in Headingley & Hyde Park and Gipton & Harehills. The high rates in Headingley and Hyde Park may be skewed by the student populations in these areas. The highest concentrations of homes that have excess cold are in City and Hunslet, Hyde Park and Woodhouse and Burmantofts and Richmond Hill wards.

Households experiencing fuel poverty, percent, English CORE cities and England, 2021



Households experiencing fuel poverty, percent, Leeds wards, Leeds, and England, 2021

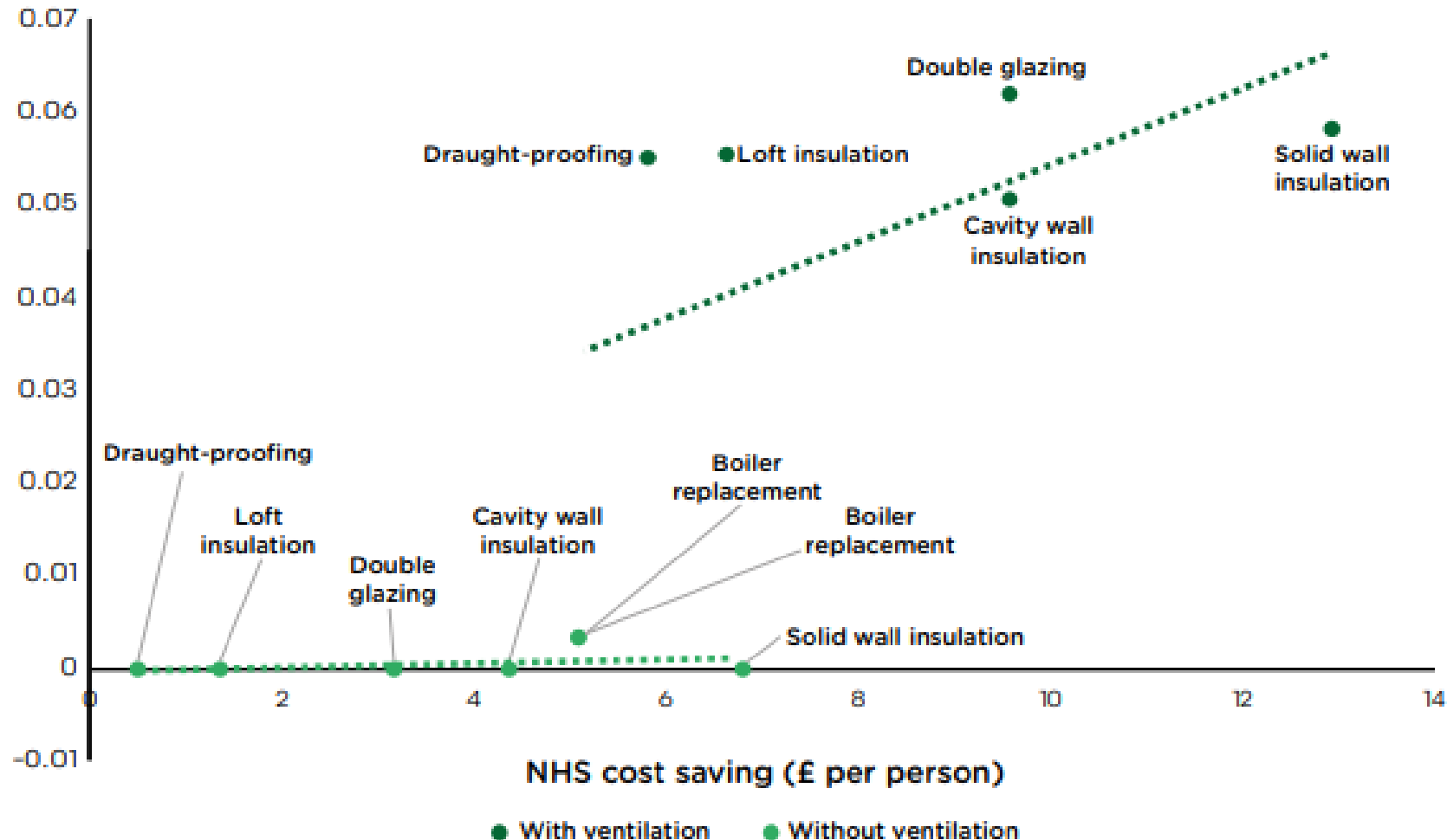


Fuel poverty and cold homes

- Fuel poverty is increasing. Using the government measure of fuel poverty in 2011:
 - Between 2011 and 2022 the numbers in fuel poverty, in England, doubled and were projected to increase further.
- The End Fuel Poverty Coalition estimated that 4,950 excess winter deaths in the UK were caused by cold homes in the winter of 2022.
- Cold homes are costing billions per year, for example through increased costs to the NHS; higher caring costs; bigger bills; lost productivity and larger carbon emissions.

Change in mortality and NHS cost savings (£ per person) due to various housing interventions, with and without ventilation, in households eligible for intervention, England, 2018

Change in mortality



Leeds case study: Health and Housing Breakthrough Group Actions

Weatherproofing and Fuel Poverty initiative



"The work achieved my expectations, has been a real help to me, particularly when heading towards the winter months and has improved the safety within my home."

- Additional funding from Disabilities Funding Grant received in 2022 & 2023 – circa £350K
- A grant of up to £20,000 per home is available to fund tailored home improvements and repairs for less able, and vulnerable Leeds residents to :
 - Weather protect homes;
 - Install efficient heating and insulation;
 - Remove any safety hazards.
- For example:
 - A man in his 70s was referred by police, a victim of vandalism and repeat smashed windows. Possibly due to the condition of the property which looked as though it was empty.
 - Funding was provided to upgrade all wooden and single glazed windows and resolve low-level hoarding, which was contributing to damp problems.

Selective Licensing

- In 2020 Selective Licensing went live in January in Beeston and Harehills, areas of high deprivation and a high proportion of private rented homes.
 - Covid-19 and the subsequent lockdowns delayed the application process, recruitment of staff, development of a process for conducting inspections, and also the ability to conduct inspections and re-inspections.
- A 2024 independent evaluation of Selective Licensing (SL) in Beeston and Harehills, Leeds, in January and February found:
 - SL enabled the Council to learn who is living in each property and to identify any issues, e.g. related to overcrowding and subletting and to engage with tenants to find out their needs in relation to the property and other aspects of their lives. SL has enabled the Council to signpost tenants to other services to meet their needs.
 - The Council has been able to inspect and re-inspect properties and hold landlords to account.
 - The scheme has improved partnership working, sharing intelligence and better meeting the needs of tenants.
 - There was some evidence that the scheme has been educating and supporting landlords to meet their legal obligations.
- There was some direct evidence regarding the impact of the scheme on tenants' health however it is unclear if SL has had an impact on health inequalities.



Security

Local government cuts and housing in Leeds

- In the UK spending on housing services and homelessness prevention declined by over 50% in between 2009 and 2019.
- Demand for council housing in Leeds far outstrips availability. At the end of 2023, more than 26,000 people were on a waiting list for council housing in Leeds.
 - 6,000 people are in urgent need and on the priority list, the average waiting time for a home on the priority list in December 2023 was two years, rising to more than 3 years for a three-bed homes
 - A number of factors are adding pressure to the supply. 3,000 council homes disappeared between 2018 and 2023, many sold off as a right-to-buy.

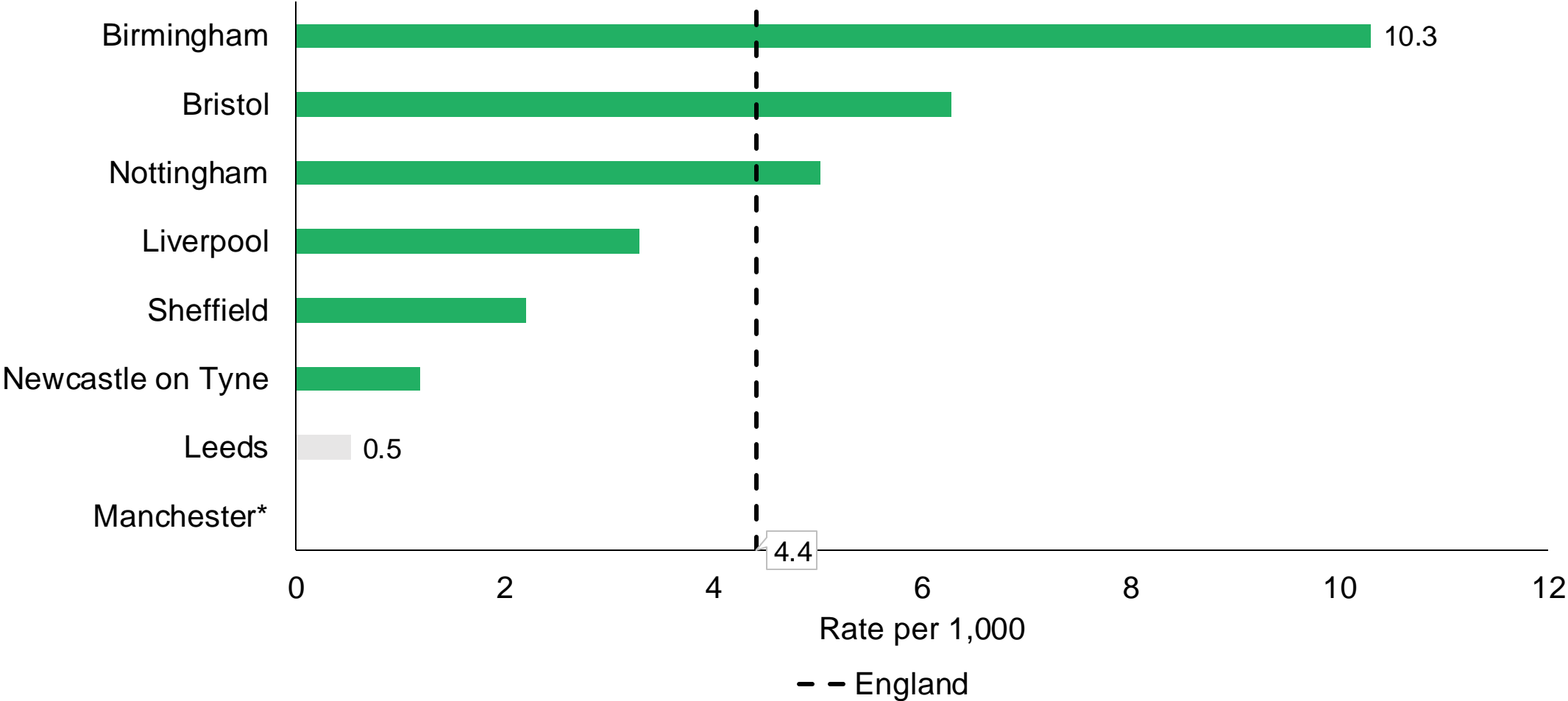
Insecure housing

- Insecure housing & the threat of eviction has significant negative health effects:
 - Worsening anxiety, depression and social isolation impacts on people's sense of home and community and disrupts access to education and health services.
- Temporary accommodation is provided to homeless households in priority need groups is often poor quality and overcrowded.
- Recent data shows saw the highest number of households in temporary accommodation on record in England.
 - There have been slight increases in temporary accommodation in Leeds since 2019/20, however, these are well below the England average and other CORE cities.
- People who are homeless have a higher risk of physical and mental health problems and lower life expectancy. They have higher rates of alcohol and substance misuse and smoking.

Leeds and its temporary housing approach

- Leeds has maintained very low numbers of temporary accommodation, particularly when compared to other Core Cities who have comparable homelessness duties.
- Leeds keep temporary accommodation placements as short-term as possible by providing support to those in provision by assisting households to:
 - Bid for social housing
 - Applying for benefits or maximising income
 - Searching for private rented properties
 - Arranging viewings
- When households leave temporary accommodation they are offered a basic package if they do not have their own beds/kettles etc. This is provided partially through the service and other partners in the city.
- Rough sleeper accommodation programme - rough sleepers are moved into a property with enhanced support provided by navigators from the Third Sector partner, Barca.
- There has been an increase in temporary placements in the last year, particularly for families. They are exploring options on maximising their contracted provision. There have been new emergency provisions set up in Leeds recently, one has increased off-street accommodation provision with onsite support, and one has been set up for women experiencing domestic abuse.

Households in temporary accommodation, per 1,000 households, English CORE cities and England, 2023 Q2

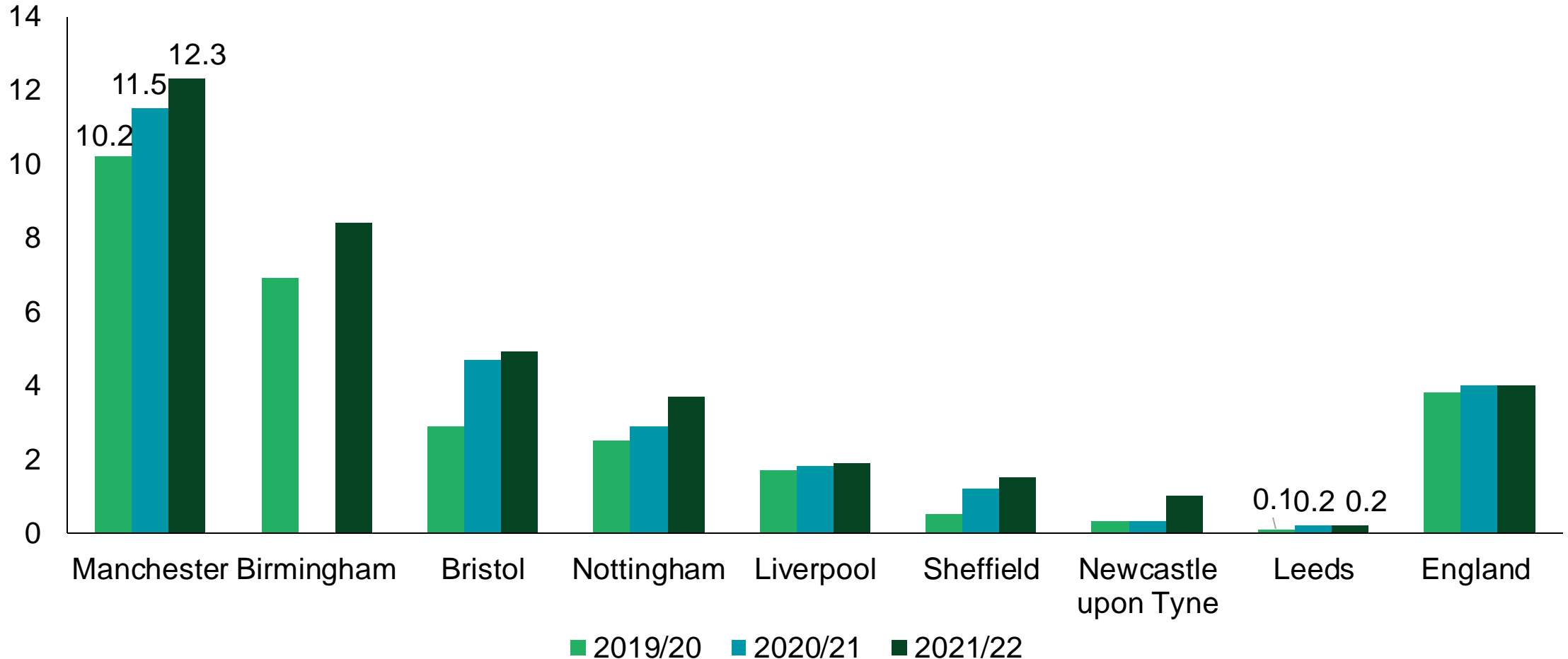


Note: no data available

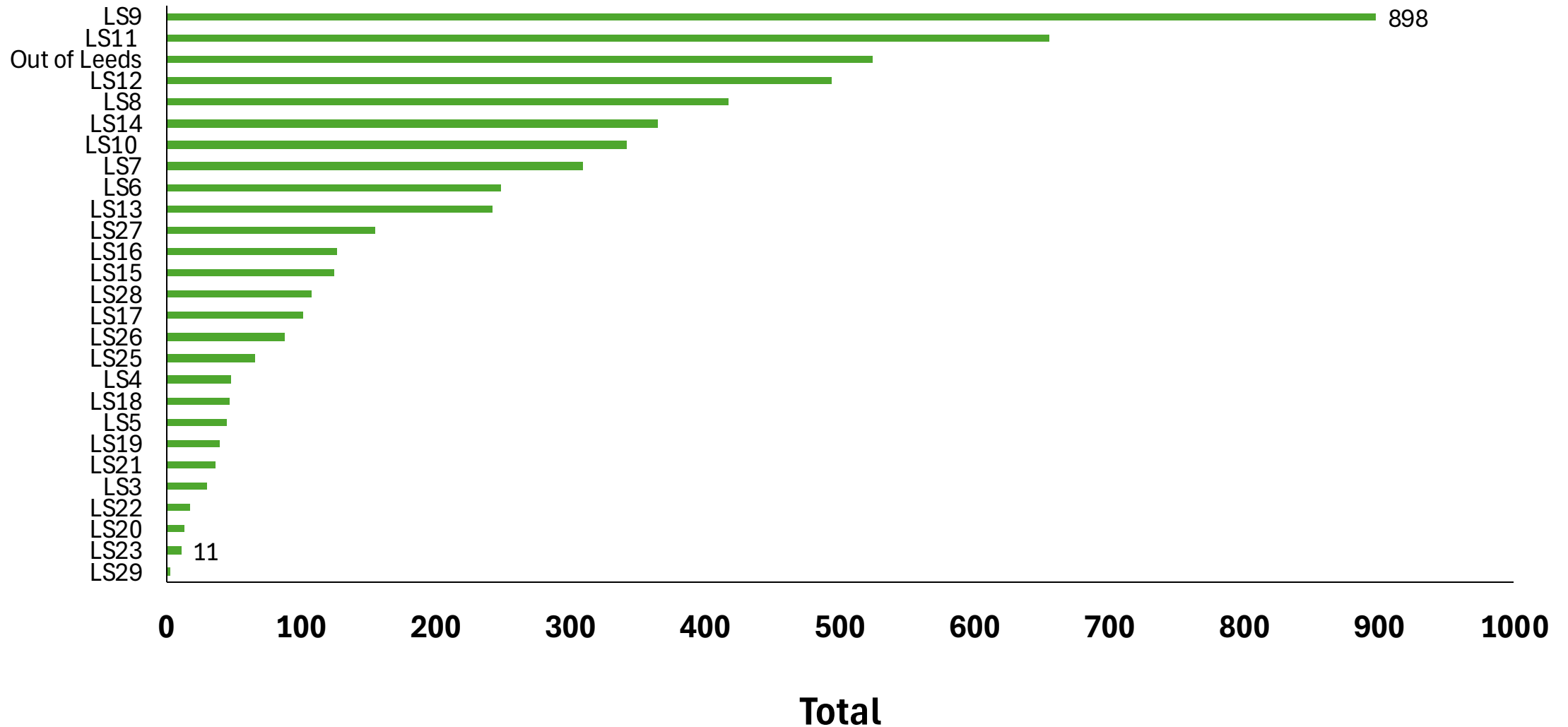
Source: Ministry of Housing, Communities & Local Government

Households in temporary accommodation, per 1,000 households, Leeds, English CORE cities and England, 2019/20 to 2021/22

Rate per 1,000

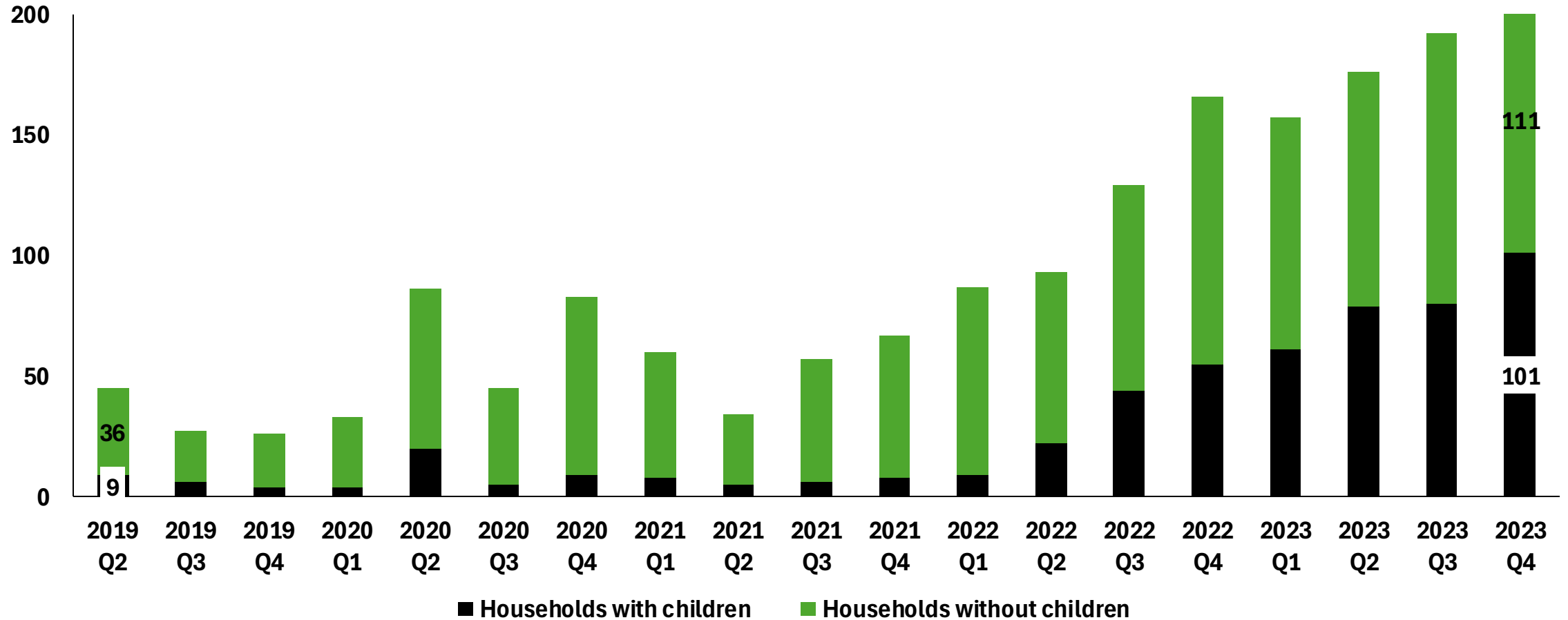


Households in temporary accommodation, total number, Leeds postcodes, 2023

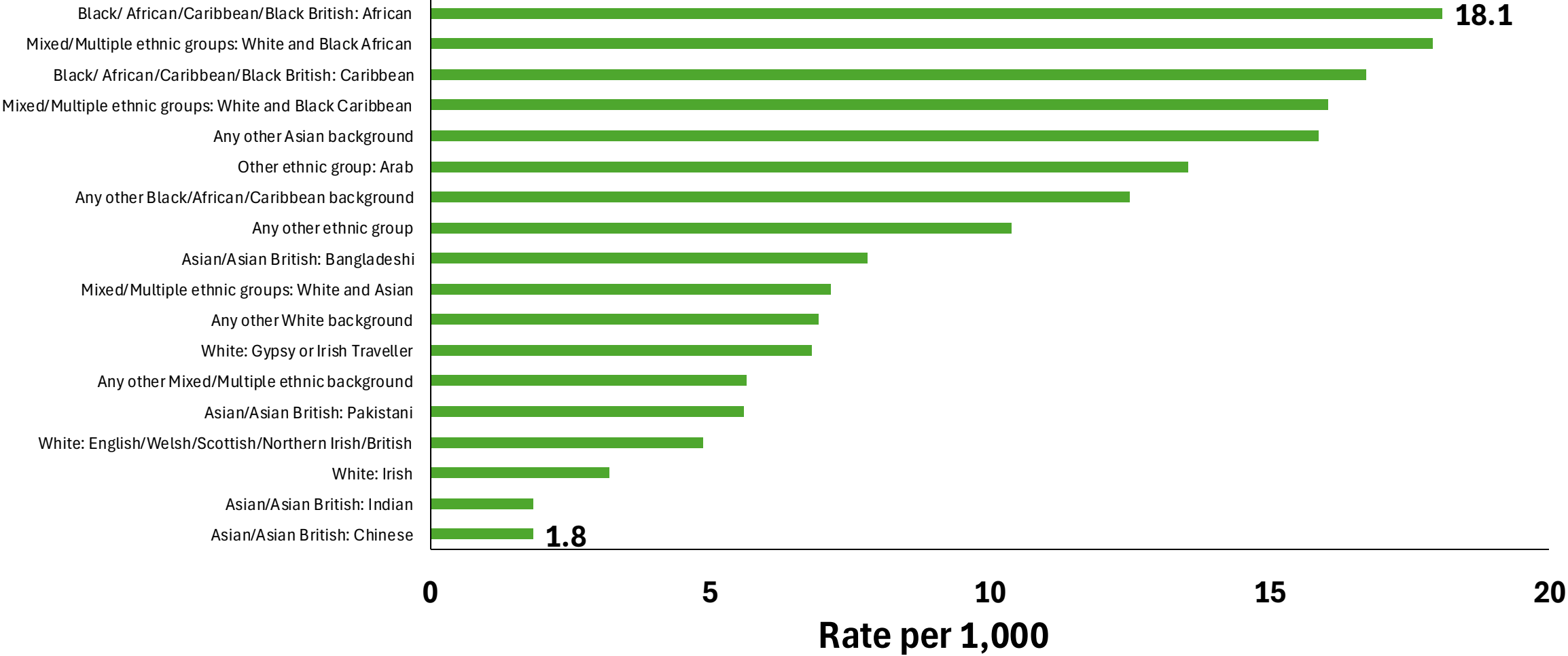


Households in temporary accommodation, by households with or without children, Leeds, 2019 Q1 to 2023 Q4

Households



Households in temporary accommodation, per 1,000 households, by ethnic group, Leeds, 2023



Affordability

Unaffordable housing harms health, increasing stress and the risk of suffering from poor mental health.

High housing costs lead to worse housing conditions, as owner occupiers are unable to heat homes and make essential repairs - this leaves lasting legacies.

Percent who cannot afford £500 rent/ £100,000 mortgage, Leeds, 2018

	£500 per calendar month	£100,000 mortgage
SRS tenants	49	55
Income less than 60% national median, after housing costs, at least one person working	36	43
PRS tenants	29	34
1 st time buyer	25	28
Owners	22	25

Source: *Leather and Ferrari (186)*

Leeds Affordable Growth Housing Partnership Action Plan

- In 2023 4,441 homes were built in Leeds more than 650 of these homes were classed as affordable.
 - Between 2018-2023, over 2,800 new affordable homes have been completed in the city.
- On average, in Leeds 450 affordable homes built per year (out of 3,000 total new homes on average per year).
 - Falling short of estimated 1230 required .
 - 77% demand for 1 or 2 bed properties.
- Pipeline of 750 homes per annum planned.
- Leeds City Council are looking at best practice to build carbon neutral homes.
 - Plan to monitor delivery of current accessible housing targets for new developments via Core Strategy and maximise uptake through proactive work with developers.



Partnership approaches

Housing and Health Breakthrough Group

- **Members of the Breakthrough Group** include representatives from:
 - Leeds City Council departments including: Housing and Public Health
 - NHS including: General Practices; Leeds Teaching Hospital Trust; the Integrated Care Board
 - Third Sector including: individual and umbrella organisations
- Initially established as a short-term task and finish group but due to its successes, it is now a formally established strategic partnership. First year group actions include:
 - **Wind and Weatherproofing home improvement**
 - For elderly/disabled/vulnerable clients, includes upgrades/repairs to heating systems and insulation works. Funded by Health & Housing Service, run by Care and Repair Leeds (2023/24 £400K; 2024/25 £800K)
 - **Hospital Discharge Caseworkers**
 - 2 posts employed by LCC Health & Housing Service and based in the Transfer of Care hub at St James hospital and around the wards of the Leeds Teaching Hospital Trust's (LTHT) hospitals.
 - **Joint Child asthma pathway for critical cases**
 - Between LCC and the Paediatric Asthma Clinic at Leeds General Infirmary.
 - Cases of all tenures referred to LCC for action of works to improve the physical environment and improve air quality within the dwelling.
 - Breathe Easy Homes - linked to the pathway. Children with critical cases of asthma seen by GP's can be referred directly to Care and Repair Leeds for home visit to improve air quality.
 - **Joint training sessions between Housing and Health staff**
 - To encourage partnership working and learn more about each other's roles.

Leeds case study: Housing advice in health care

- The Homelessness and Health Intervention Team and GPs from the specialist GP surgery frequently visit homeless patients on wards to build relationships.
 - In 2023/24 the self-discharge rate was 10.4%, down from 21% in 2022/23
- From June 2023 Leeds City Council introduced two hospital and housing case workers into the Transfer of Care Hub at the hospital.
 - Two workers sit on site, alongside the discharge co-ordinators, and help to resolve cases where housing barriers are identified.
 - In large part includes repairs and adaptations.
 - Early evidence indicates that the average length of stay for those on the case load of the two workers has improved (for one cohort analysed the average length of stay had been 39 days before the workers came into post, reducing to 17 post involvement, however this is very early data).
 - From January 2024 a specific homelessness case worker role was added.
 - These workers access council IT and NHS systems.

Health care advice in housing

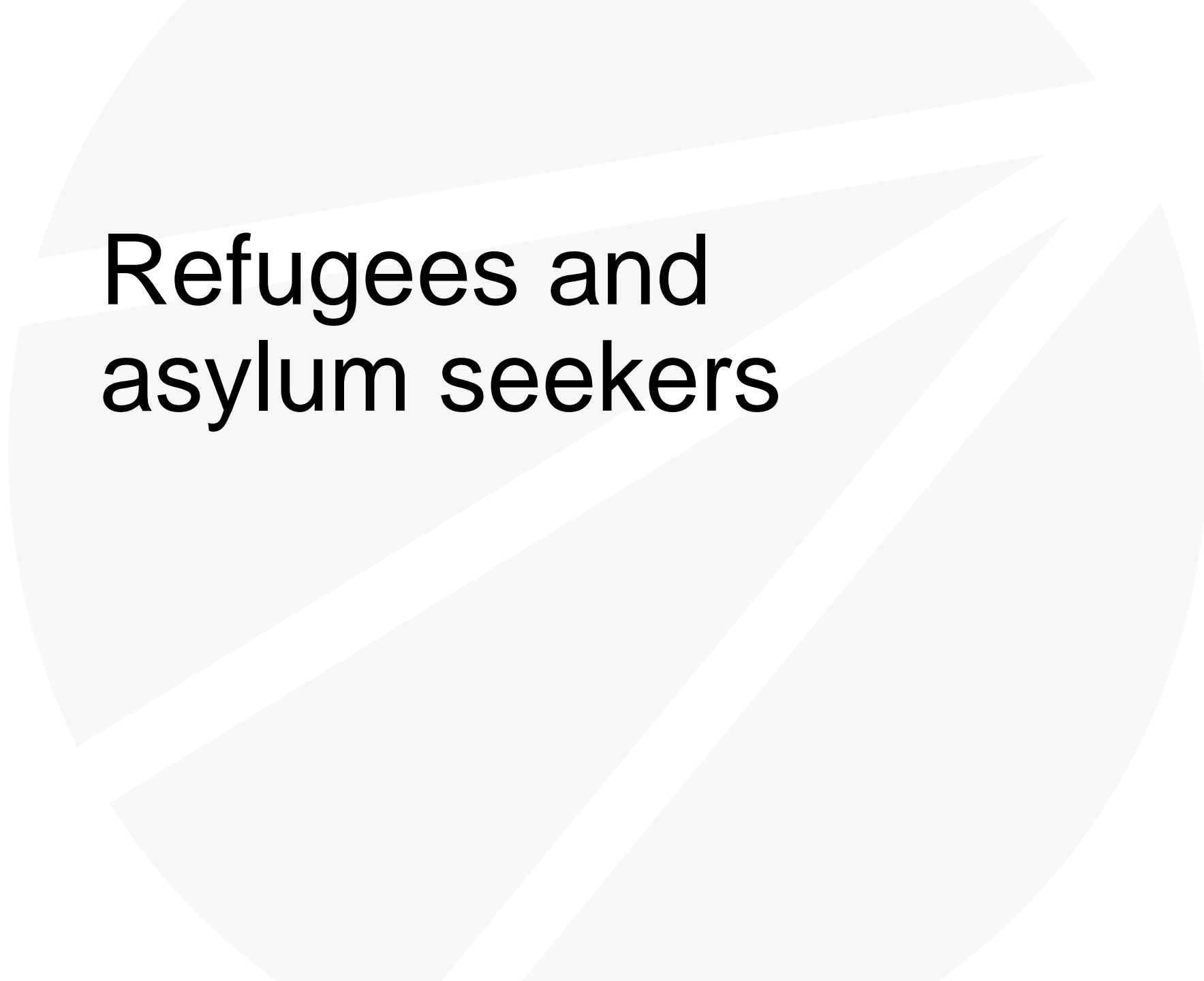
- One of the main themes arising in the first year studying housing and health inequalities in Leeds was the potential to provide a single point of contact to ‘reduce complication’ for residents.
- Many members of staff across the NHS, Leeds City Council and the Third Sector spoke of the number of people going into homes in areas of poverty who
 - “clock, for example, mental health problems or alcohol problems”
 - And observed, “we need better coordination of people going into homes”.
- Interviewees and workshop participants suggested considering the role of Leeds City Council Housing Officers.
 - Could these roles be more holistic?
 - Provide a ‘full package of care’?
 - Some housing associations and the Third Sector organisations in Leeds and across the UK offer financial inclusion support and employ complex caseworkers - recognising the need for housing support workers for people with complex issues.



Gypsies and travellers

Gypsy and travellers: Findings from 2019 and 2023 community consultations with residents on Cottingley Springs

- | | |
|----------------------|---|
| Quality | <ul style="list-style-type: none">• There has been some work on Cottingley springs on one half of the site to increase standards, not the other half yet. |
| Security | <ul style="list-style-type: none">• There is a shortage of Traveller sites.<ul style="list-style-type: none">○ This means many young Gypsies and Travellers start their family life homeless, leaving the family pitch when they get married, often becoming young parents raising small children on unauthorised encampments.○ Many live on roadside encampments and this impacts on health - sleep deprivation, stress and anxiety, mental health, childhood trauma, lack of access to education, lack of access to healthcare facilities, lack of access to basic facilities such as toilets.• New homes for Gypsies and Travellers – Leeds City Council has promised to build 25 new public pitches by 2028, 8 have been delivered. |
| Affordability | <ul style="list-style-type: none">• Rent is twice as much to live on a site than to live in council housing.<ul style="list-style-type: none">○ This contributes to the financial burden – those not claiming housing benefit find it very difficult to afford the rent• Fuel poverty – trailers are heated by gas bottles. |
| GP access | <ul style="list-style-type: none">• The nearest available practice is 2 miles away though many are closer.<ul style="list-style-type: none">○ A Mystery Shopper exercise identified that 8 out of 11 local practices refused any registration (temporary, permanent) to the Mystery Shopper who identified themselves as a Gypsy who had fled Domestic Violence and moved onto the Cottingley Springs Site. |
| Stigma | <ul style="list-style-type: none">• People reported feeling unsafe due to violent incidents and anti-social behaviour.<ul style="list-style-type: none">○ There is no local policing presence on the site.○ There are large areas of derelict space, uncared for by the local authority, the community identified as hot spots for ASB.○ Residents have repeatedly campaigned for communal space including play space and a community building.• Primary school is by bus access only, from the main road, a 50mph road. |



Refugees and asylum seekers

Refugees, asylum seekers and poverty

- Are more likely to live in poverty and more likely to live in poor quality, insecure housing
 - Both have large impacts on health and wellbeing.
- Focus group research in Leeds in 2019 identified a **number of key housing issues for refugees and asylum seekers**:
 - Damp and vermin infestation
 - Disrepair and substandard housing
 - Overcrowding.
- Refugees and asylum seekers are often unaware of systems to report issues related to housing.
- Additional hardship happens when a positive decision is made about an asylum claim, as the individual is required to move out of housing within 28 days.
 - Homelessness is a significant risk for people who are not able to find housing in this timeframe.
- Many issues refugees and asylum seekers in Leeds deal with are driven by national policy
 - But local actions are helping, e.g. Improving housing outcomes for Refugees toolkit

More data is needed to understand these issues and the impact on refugees and asylum seekers living in Leeds.

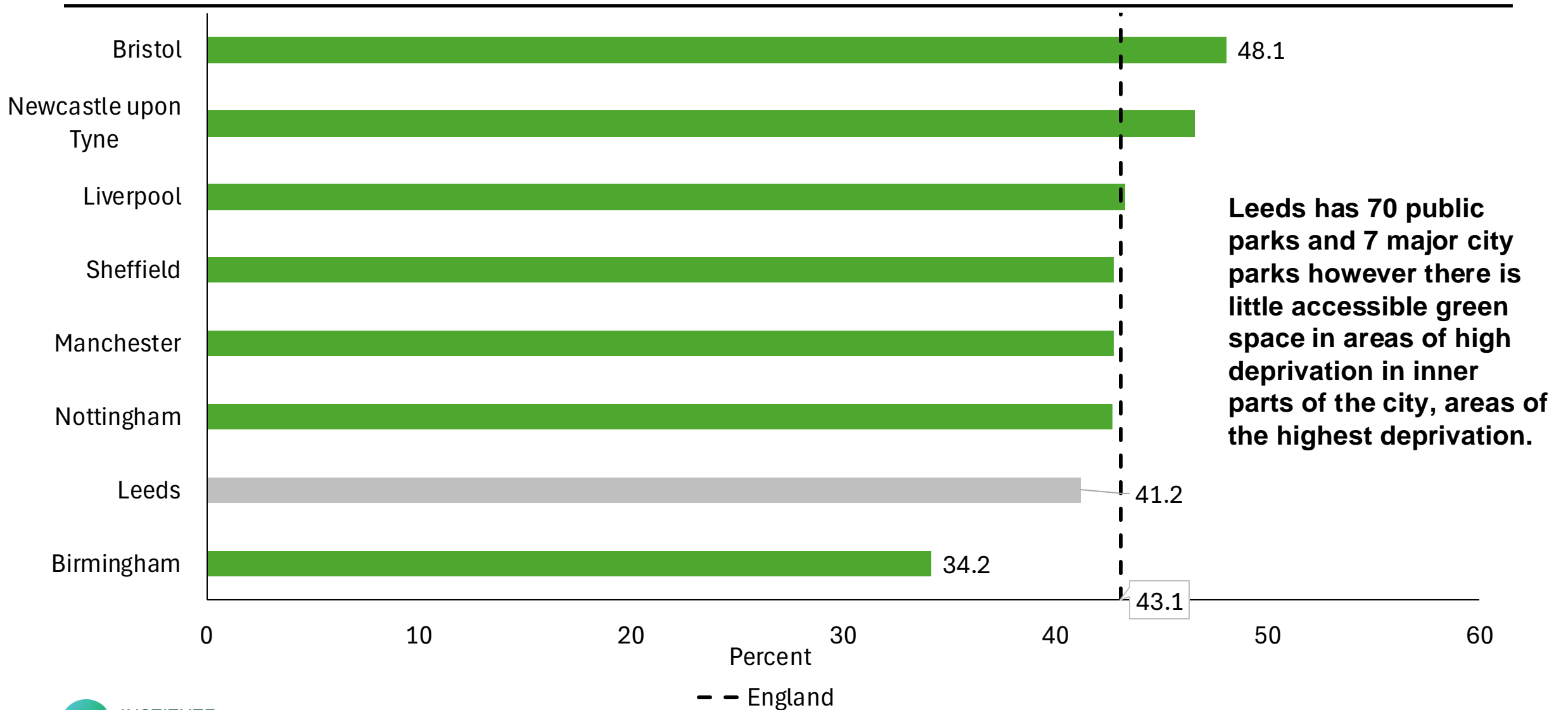
Neighbourhoods

Access to good-quality green space improves: mental and physical health; cognitive and immune functions; community cohesion and supports actions to mitigate the effects of climate change.

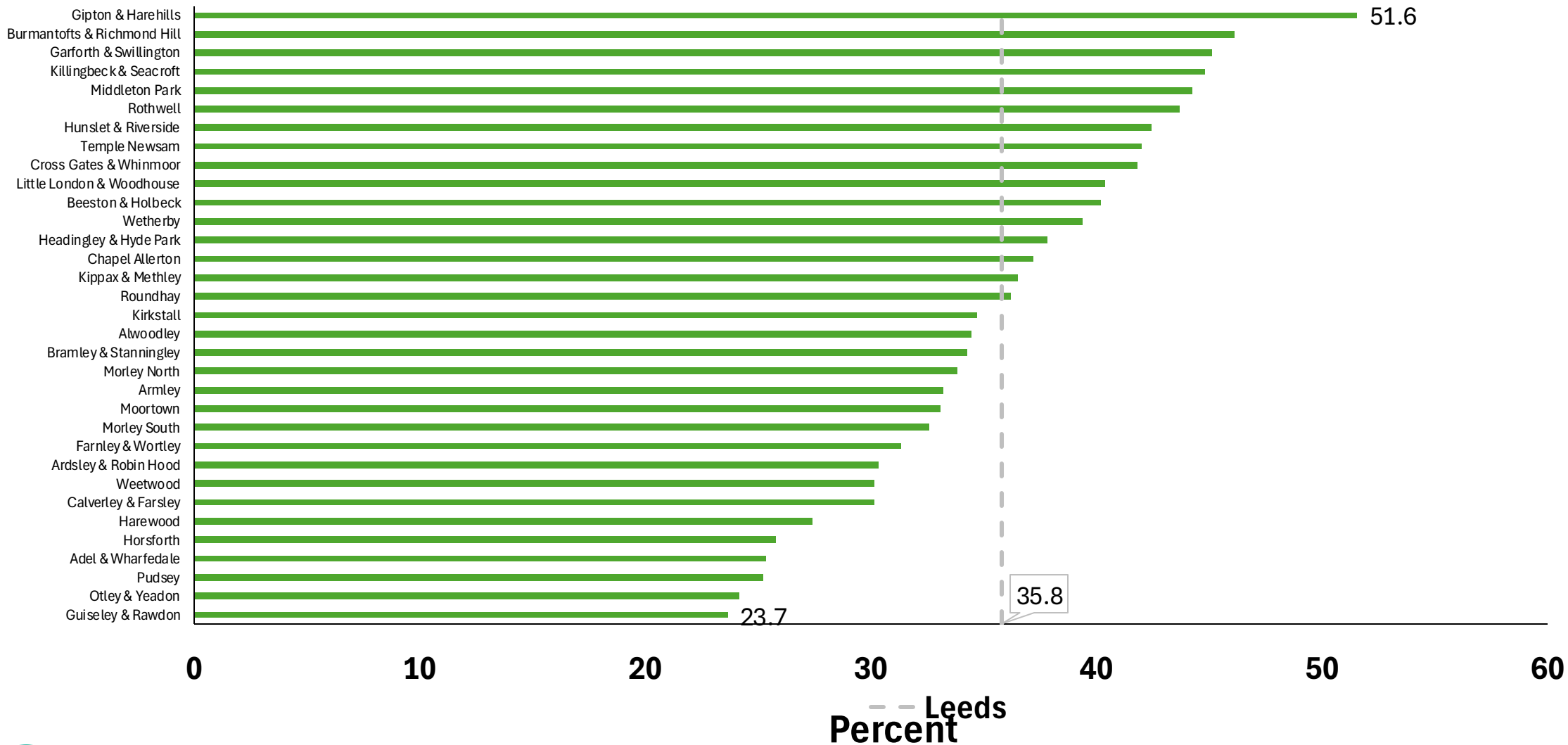
Access and use of good-quality green spaces tends to reduce as the level of deprivation increases.

Good quality and affordable public transport networks reduce carbon emissions and promote social cohesion, improve access to education, services and employment and reduce social isolation – all of which have positive benefits for health and reducing health inequalities.

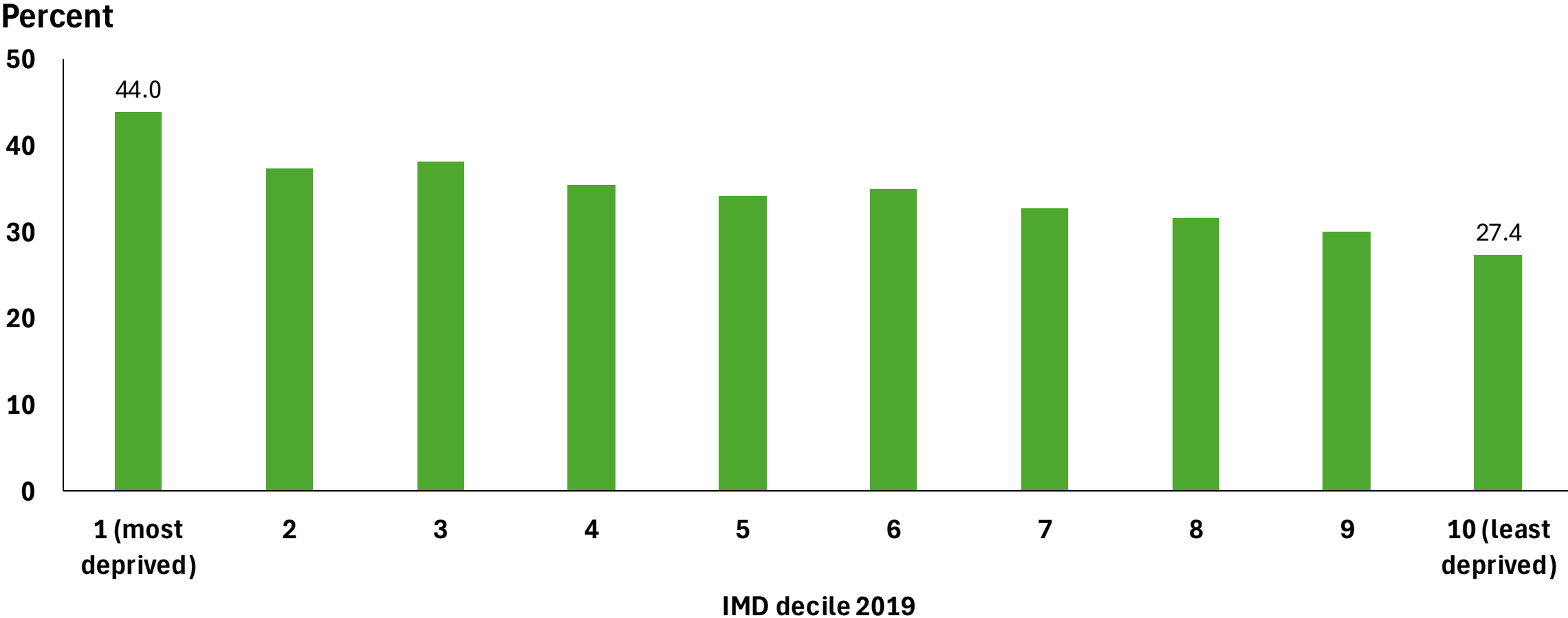
Adults walking for any purpose at least three times per week, percent, Leeds and England, 2022



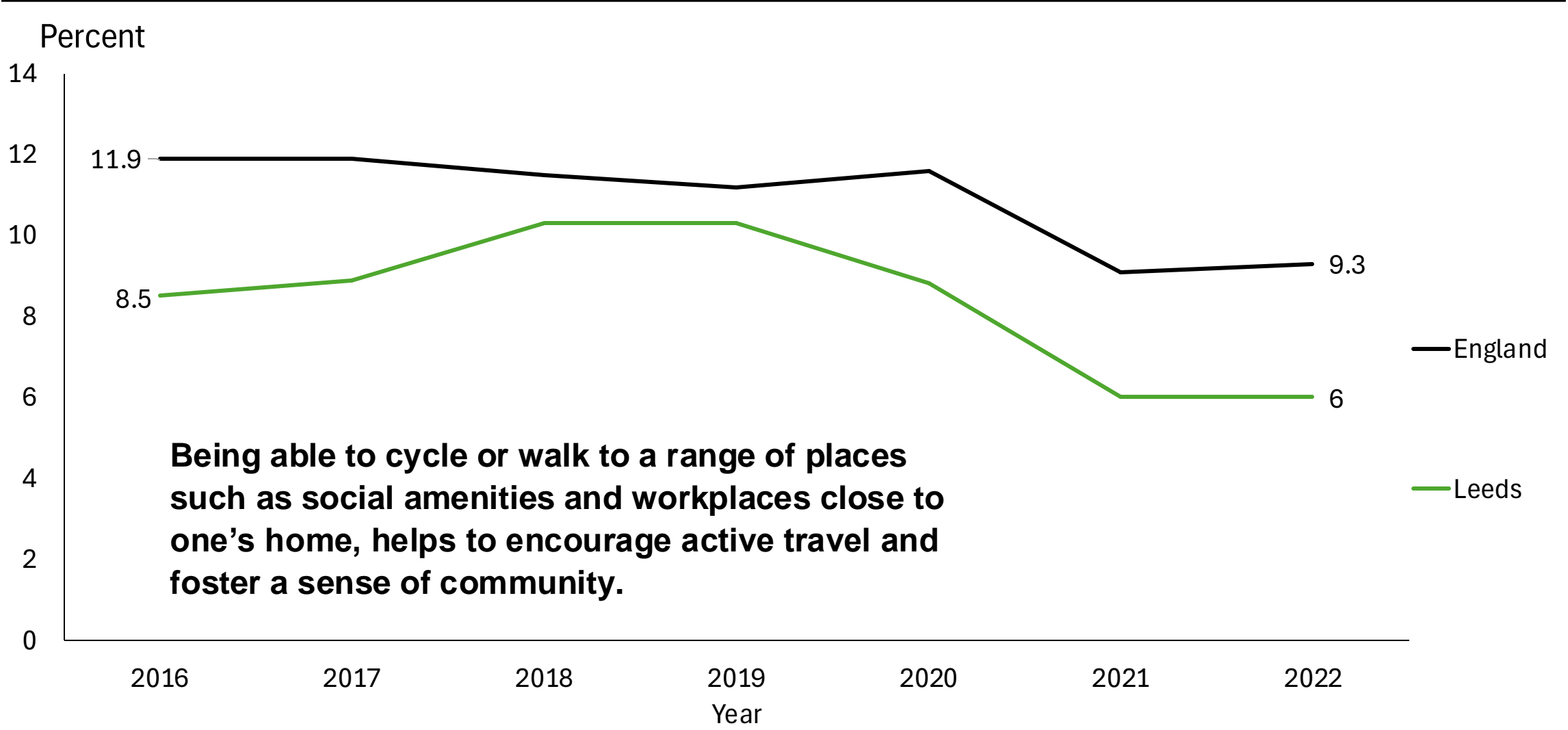
Patients age 50+ who were physically inactive, as recorded by GP, percent, Leeds wards and Leeds, 2023/24



Patients age 50+ who were physically inactive, as recorded by GP, by IMD decile, percent, Leeds, 2023/24



Adults cycling at least once a week for any purpose, percent, Leeds and England, 2016-22





Recommendations

System/ strategic recommendations

1. Establish Leeds housing and health equity strategy and develop shared strategic and operational approaches.
2. Leeds health and housing citywide group to strengthen its role as a strategic partnership to reduce inequalities, e.g. widening membership, identifying, and working towards longer-term goals and joint commissioning.

Improving housing and neighbourhood quality

3. Act on the findings of the Selective Licensing evaluation.
4. Work with both residents and landlords (social housing, private rented sector and owned homes) to identify best methods to communicate risks of damp and mould and manage internal air quality.
5. Work with Refugee/Asylum Seeker and Gypsy/Traveller communities to identify health and housing related needs and short-and long-term approaches to meet needs.
6. Working in partnership with businesses, Third Sector, residents and landlords - Leeds City Council (Teams from: Housing, Environment, Asset Based Community Development, Child Friendly Leeds) to focus, as a priority, on improving quality and accessibility of green space in IMD 1 and IMD 2 neighbourhoods in Leeds.

Improving affordability

7. Leeds City Council annually define 'affordable housing', make function of local incomes rather than national averages of house values and rents.
8. Partners consistently provide advice and services to Leeds City Council tenants and those living in IMD 1 and IMD 2 neighbourhoods or facing financial hardship related to:
 - a. preventing and reducing evictions
 - b. debt and financial advice

Improving housing security

9. Expand multi-disciplinary team approaches to addressing homelessness, e.g. Out of Hospital
 - a. Explore how Leeds Teaching Hospital Trusts projects can be replicated in mental health trusts.
10. Build on the prevention and person-centred approach in temporary housing and support people experiencing homelessness at the earliest opportunity.
11. Develop stronger partnership approaches between housing, mental health and wellbeing,, public health and Third Sector to improve tenancy sustainment.
12. Leeds City Council work with residents and future residents to better manage expectations and communicate waiting times for council homes.

Research

- 13** Universities in Leeds to develop housing research areas to understand:
 - a** Trends in council housing tenancy sustainment, identifying factors affecting sustainment success or failure.
 - b** The changing nature of the private rented sector in Leeds and impact on affordability.
 - c** The experiences, health and wellbeing of people living in the private rented sector.
- 14** Universities in Leeds to help Leeds City Council to develop evaluations to better understand the impact of community approaches

Planning for equitable future for housing in Leeds

In light of current funding pressures, the following recommendations focus on the future.

- 15.** Make equity a central focus of future regeneration and economic development plans and strategies in Leeds.
 - a.** Link inclusive growth and workforce strategies with plans to build new homes and retrofit existing homes.
 - b.** Public health included as partners in regeneration strategy development and delivery.
 - c.** Include local communities when reviving local high streets.
 - d.** Leeds City Council to identify minimum proportion (e.g. 30%) of new housing development either affordable or in the social housing sector, e.g. South Bank development.
- 16.** Insulate all low-income homes to EPC C level as fast as possible and ensure reductions in carbon emissions from homes are sufficient to meet the international and domestic 2030 carbon reduction goals.
 - a.** Prepare funding applications to improve quality of rented and owner-occupied homes.
 - b.** Prepare funding improvements for non-decent owner-occupied housing, targeting homes in IMD 1 and IMD 2 neighbourhoods.
- 17.** Create equity focussed retrofit plans ready for when funding becomes available.
 - a.** Universities in Leeds work with housing, regeneration, public health, landlords and residents to create plans to improve single brick homes and high rise in Leeds.