

10 million people are living in non-decent homes across England



4.3 million

homes in England are classed as non-decent – a shocking 19% of all homes.



10 million

people are living in conditions that may create or worsen health conditions and reduce their quality of life.



2 million

of these non-decent homes are lived in by someone over 55.



Nearly 1 in 5

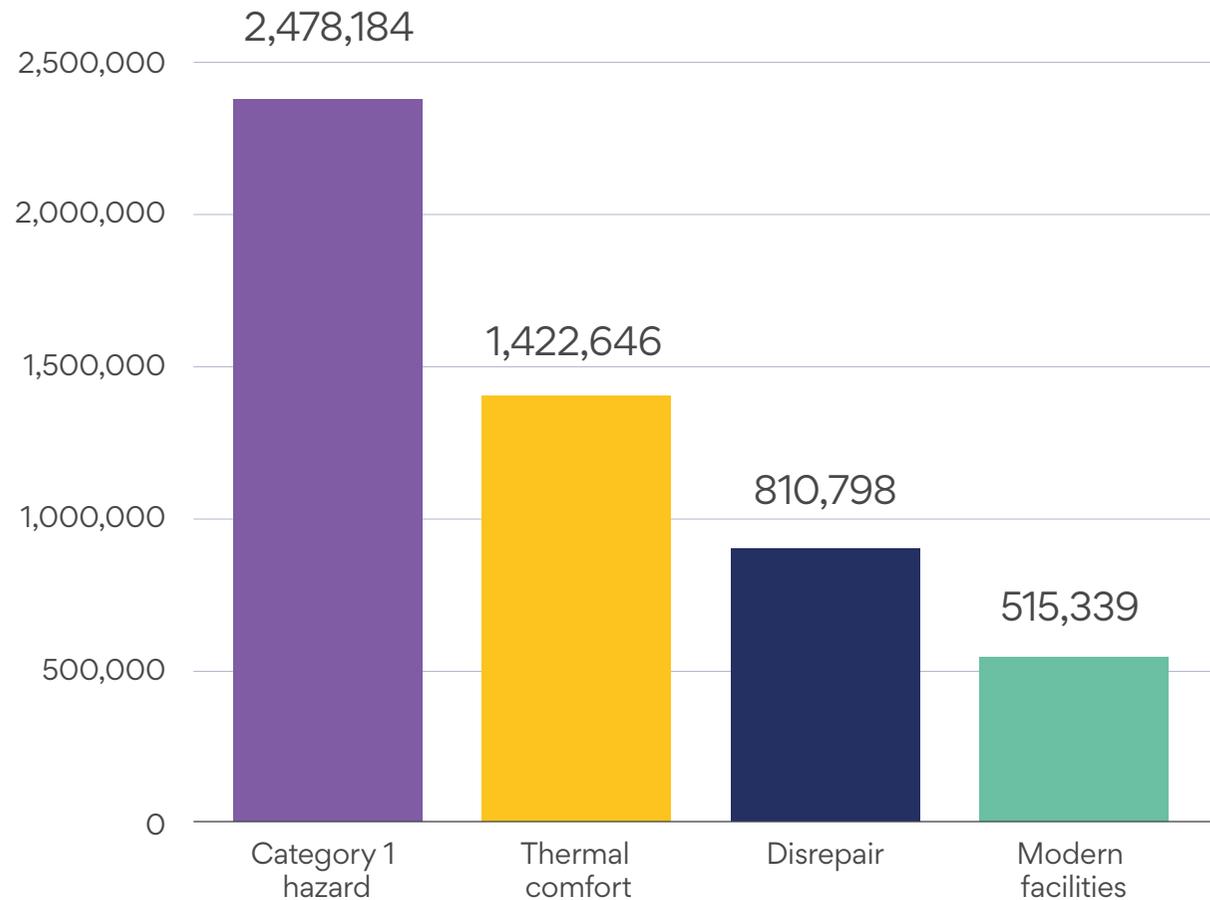
18% of households where someone has a long-term illness or disability live in a non-decent home, and 15% of all wheelchair users live in a non-decent home.

Homes are classed as non-decent for four reasons:

- The presence of a serious hazard (called Category 1) which poses a risk to the health of the occupant(s)
- Not providing a reasonable degree of thermal comfort (not having effective insulation or efficient heating)
- Being in disrepair
- Not having sufficiently modern facilities – e.g a bathroom more than 30 years old or a kitchen more than 20 years old

A serious hazard is the most common reason for non-decency

The most common reason for homes being non-decent is the presence of a serious hazard (58% of all non-decent homes) which means they pose a risk to their occupants' health or safety.



Fall risks and excess cold are the most common hazards

Over 1 million over 55s' health is at risk

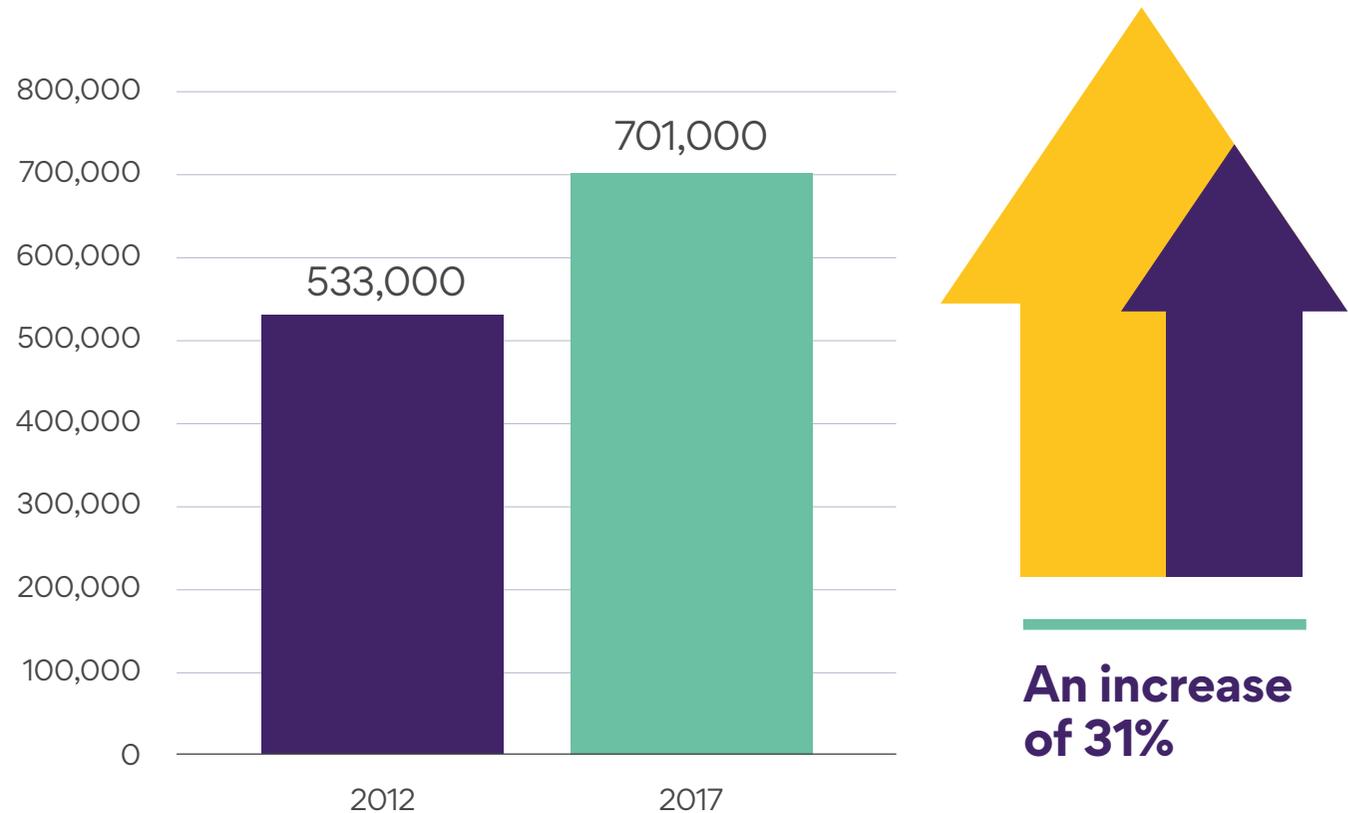
By far the two most common Category 1 hazards are fall risks and excess cold. One of the major causes of death and injury amongst older people are falls in the home, while cold homes exacerbate a range of health problems including arthritis, COPD and asthma, and increase the risk of an acute episode like a stroke or heart attack.



There are 1,098,689 households in the England where the head of household is over 55 with at least one Category 1 hazard present.

The number of over 75s in non-decent homes has risen

Over 75s living in non-decent homes



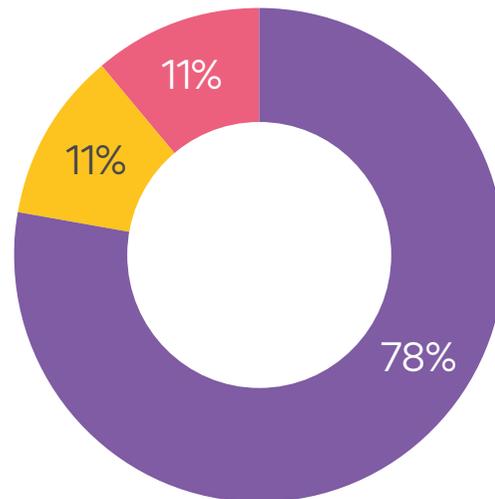
Households headed by someone aged 75 or over are disproportionately likely to be living in a non-decent home, with more than 1 in 5 of these households living in a non-decent home. Worryingly, the number of over 75s living in non-decent homes rose from 533,000 in 2012 to 701,000 in 2017.

Older homeowners are particularly at risk

Poor housing is a particular concern for older home owners with low incomes or fixed pensions because of their ability to pay for repairs.

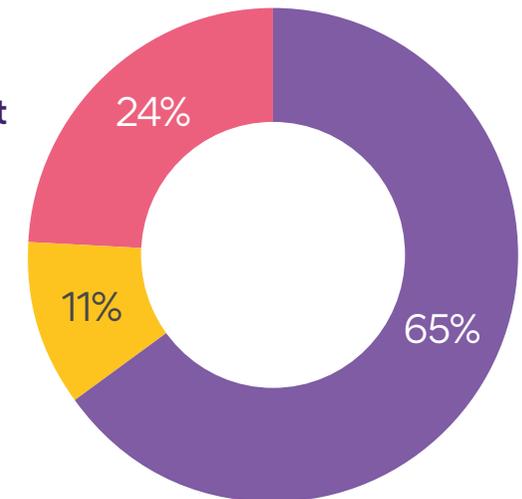
Tenure types of households headed by someone 55+ living in non-decent homes:

- Owner occupier
- Social rented
- Private rented



Tenure types of households all ages living in non-decent homes:

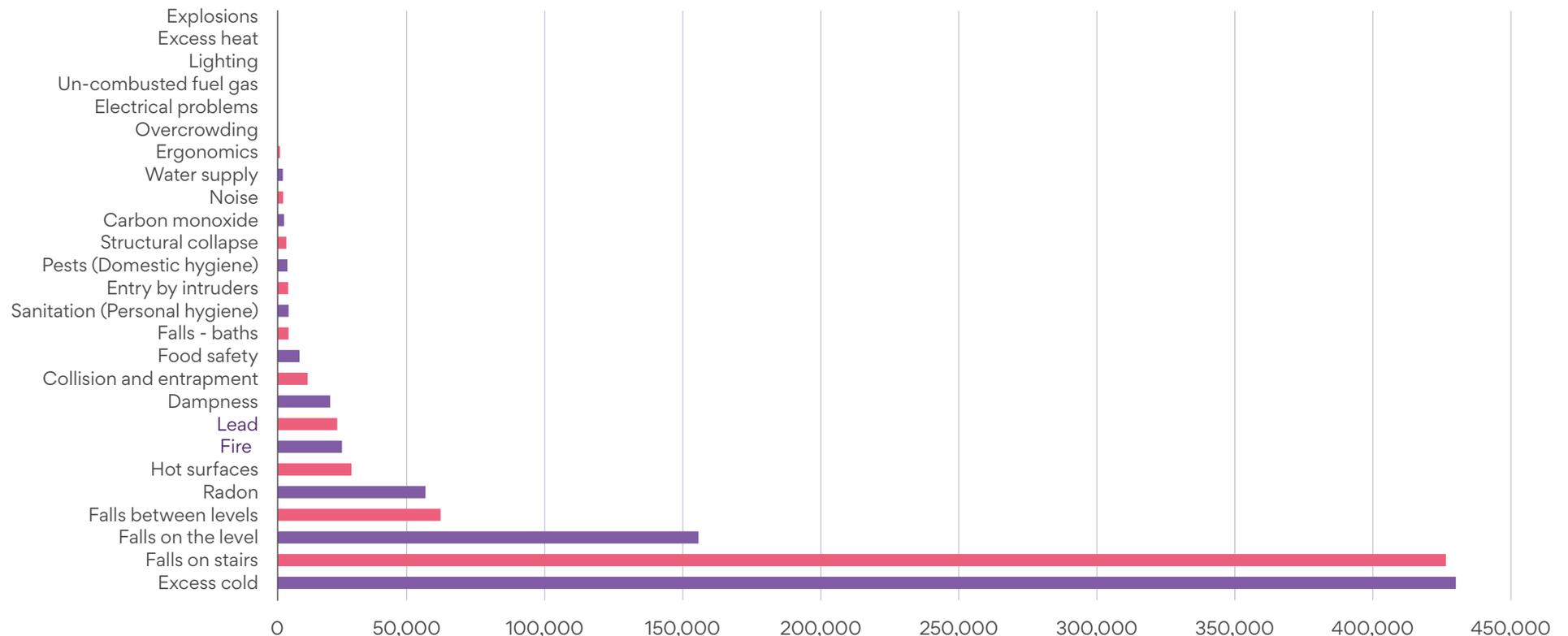
- Owner occupier
- Social rented
- Private rented



Single person households of all ages are also more likely to live in a non-decent home compared to multi person households (22% v 17%). The level is particularly high for those who are in the 55-64 yrs age group (26% vs overall average of 17% and for multi person household in the same age group 16%).

The NHS is paying the price for non-decent homes

Number of Category 1 hazards



The cost of poor housing to the NHS is vast, with current estimates putting the figure at £1.4 billion per annum. £513 million is spent on first year treatment costs alone for households headed by someone over 55 living in poor housing.



All figures are from an analysis of 2017 English Housing Survey data by the Building Research Establishment Ltd. (BRE), commissioned by the Centre for Ageing Better, from a report to be published in full in 2020. To cite this research, please use: Centre for Ageing Better and Care & Repair England (2019), Non-decent homes and later life in England: Headline Statistics, available at <https://www.ageing-better.org.uk/news/non-decent-homes-and-later-life-england-headline-statistics>



World Health Organisation (2007). Global Report on Falls Prevention in Older Age WHO



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