

Health and the private rented sector

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Context

What makes us healthy?

- Health is not just about illness and health care
- The wider determinants of health influence the length and quality of life
- Housing is a key determinant



Friends, family and communities



Money and resources



Good work



Transport



Housing



Education and skills



Our surroundings



The food we eat

How housing can affect health

Material conditions

- Warmth
- Hazards
- Overcrowding

Psychosocial environment stressors

- Affordability
- Security

COVID-19 and housing

Transmission of disease

- Several studies have found links between overcrowding and increased transmission of COVID-19

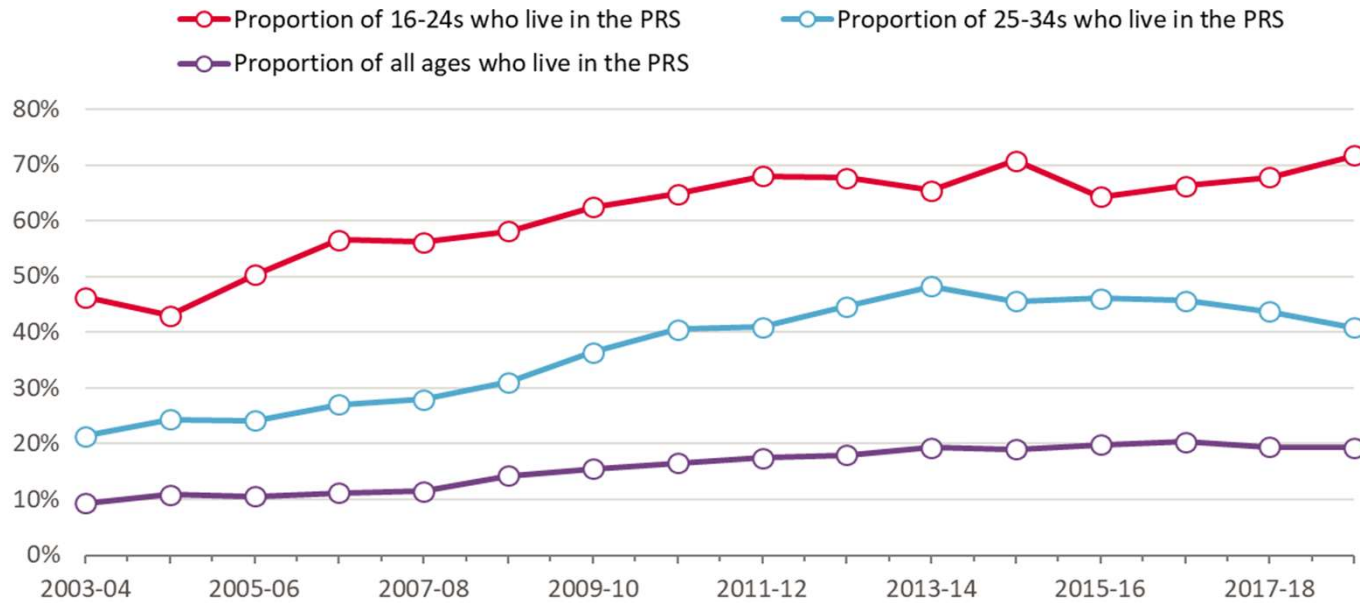
Lockdown and health

- Increased time at home means increased exposure to home health risks where present: lack of space/privacy, hazards, damp/mold

Economic consequences on housing

- Despite delay in evictions, underlying problem of tenants struggling with rent arrears remains.
- Potential for large increase in unemployment

Growth of the PRS

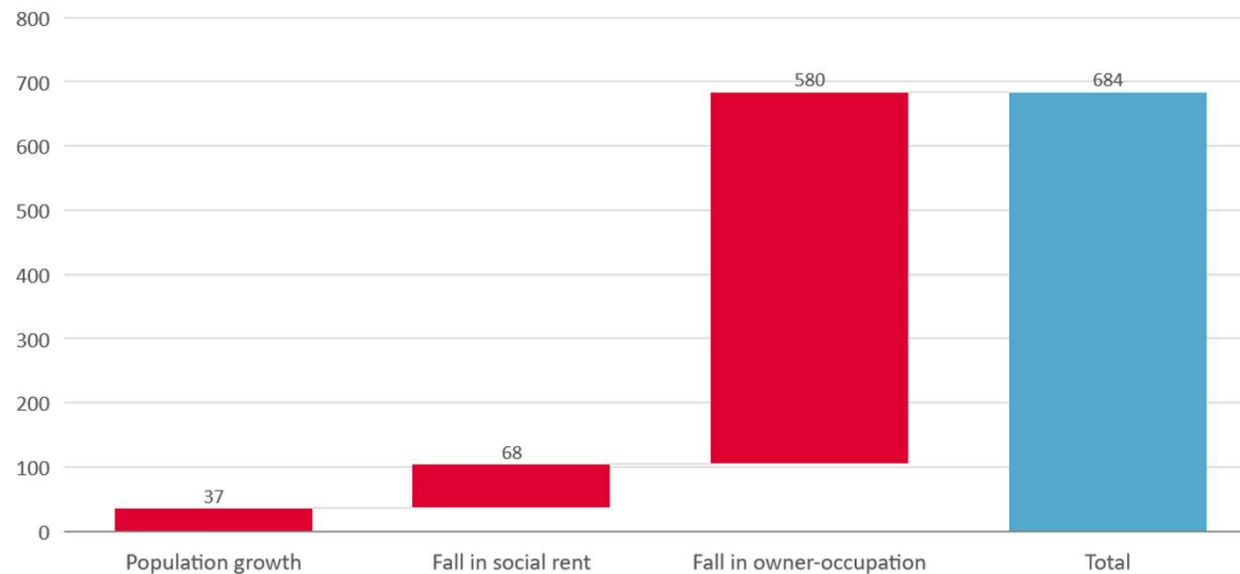


Source: MHCLG, English Housing Survey 2020.

- Overall, the PRS has doubled as a share of households between 2003-04 and 2018-19
- For 16-24-year-olds, steady growth from just under 50% to 71%
- For 25-34-year-olds, share in PRS peaked in 2013-14, and has fallen back to 2010-11 levels (40%)

Explaining the growth of the PRS among young people

Change in 25-34-year-olds living in the private rented sector between 2003-04 and 2018-19 decomposed by relative change in tenure



Source: Health Foundation analysis of MHCLG, English Housing Survey 2020. Data is for 2003/04 and 2018/19.

- For 25-34-year-old adults, the growth in the PRS is about declines in owner-occupation, and therefore the affordability of buying a house

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Source: Health Foundation analysis of MHCLG, English Housing Survey 2020. Data is for 2003/04 and 2018/19.

- For 16-24-year-old adults (who are head of a household, excluding those living with parents), decline in social rent and decline in owner-occupation are both substantial contributors

Young people's concerns with the PRS

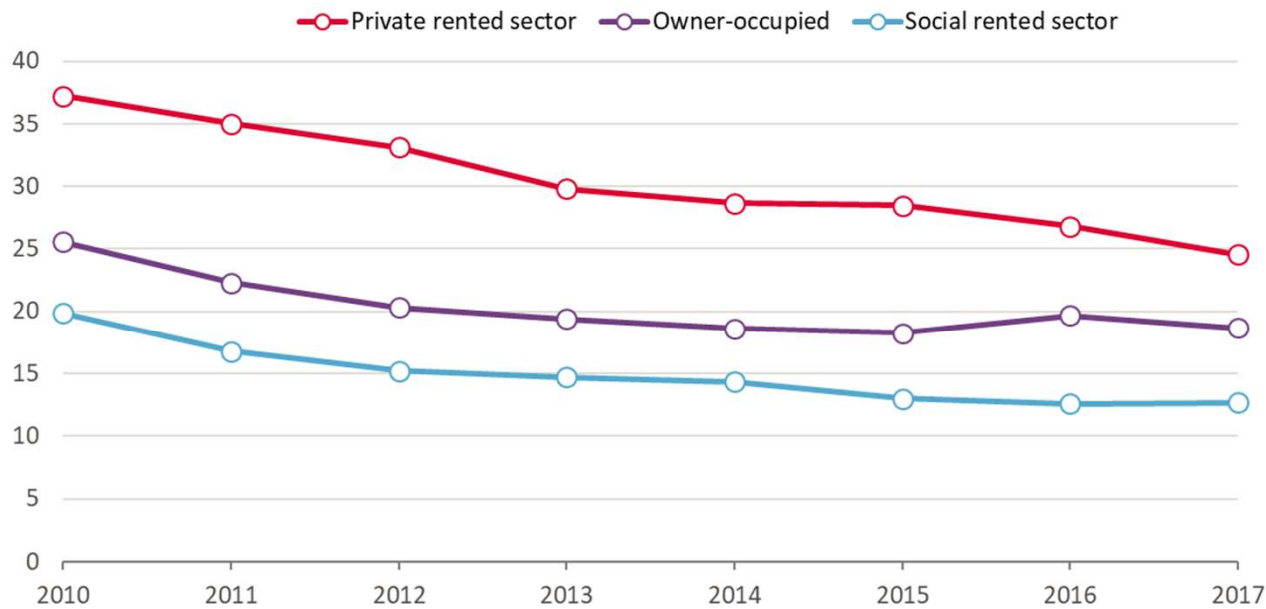
Key themes from research

- Access to private rented housing
- Quality of the housing they can access & afford
- Availability of help with housing costs
- Security
- Making the house a home
- Challenges of shared housing

Trends in housing conditions

Proportion of homes that are ‘decent’ improving but more slowly than before

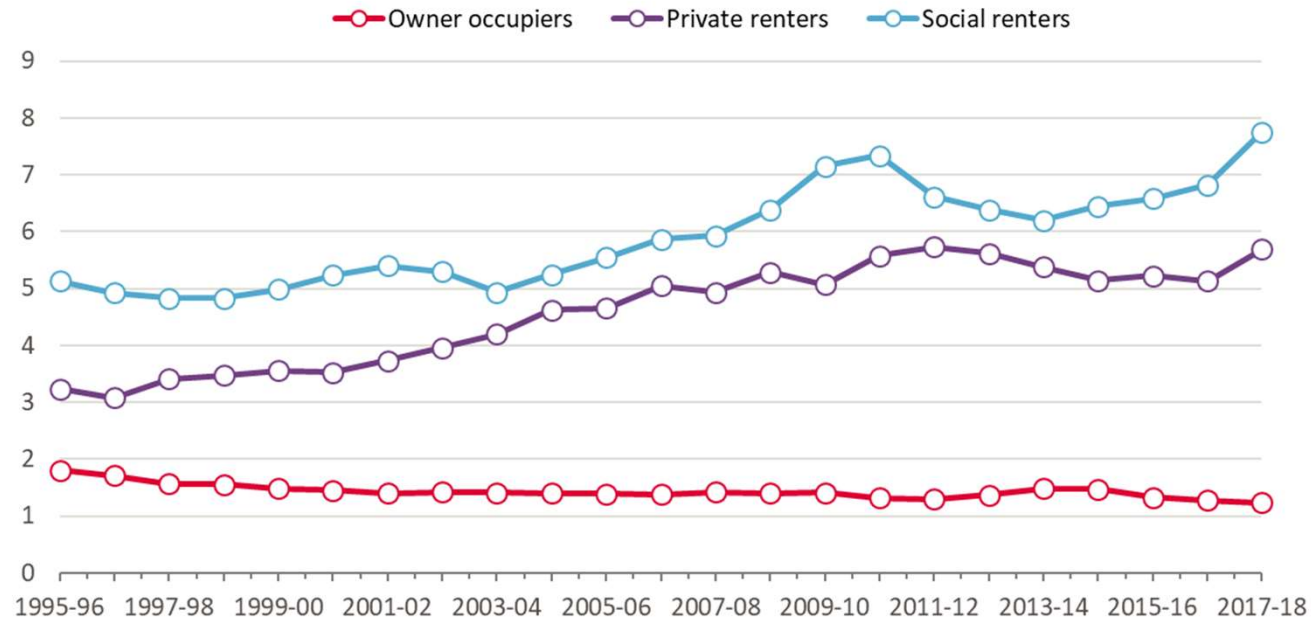
Proportion of households in non-decent dwellings by tenure



Source: MHCLG, English Housing Survey, 2019.

Overcrowding on the increase in rented tenures

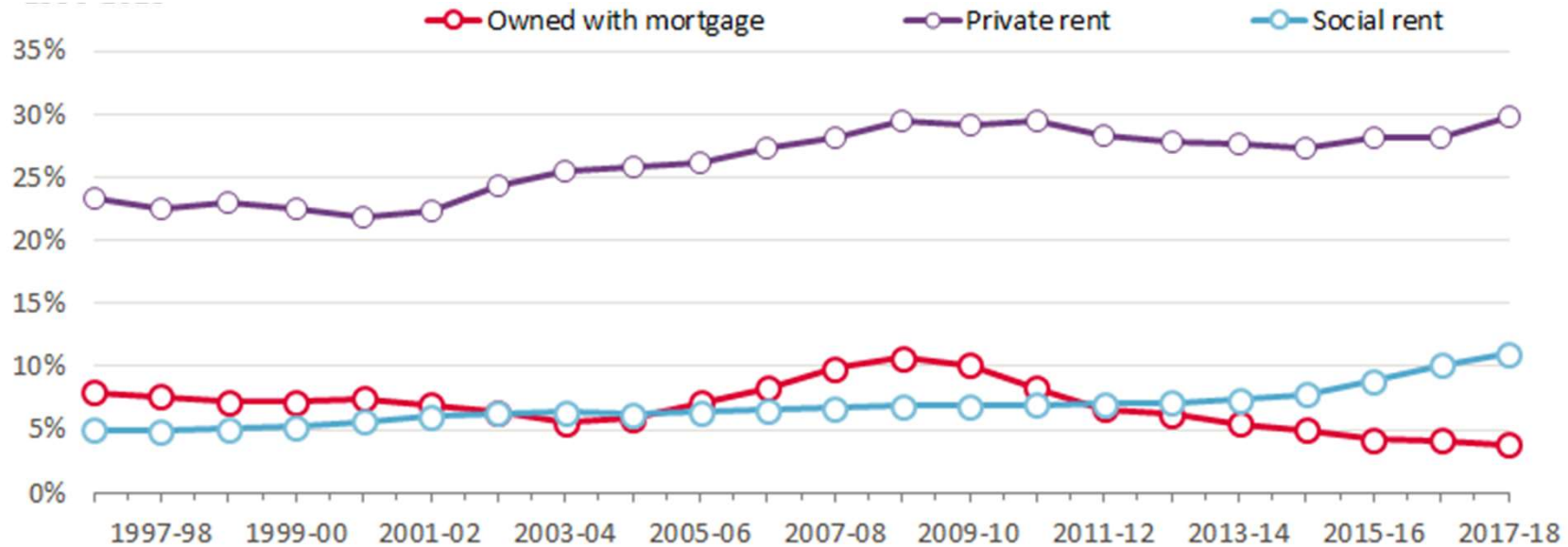
Proportion of households in overcrowded dwellings by tenure



Source: MHCLG, English Housing Survey, 2019.

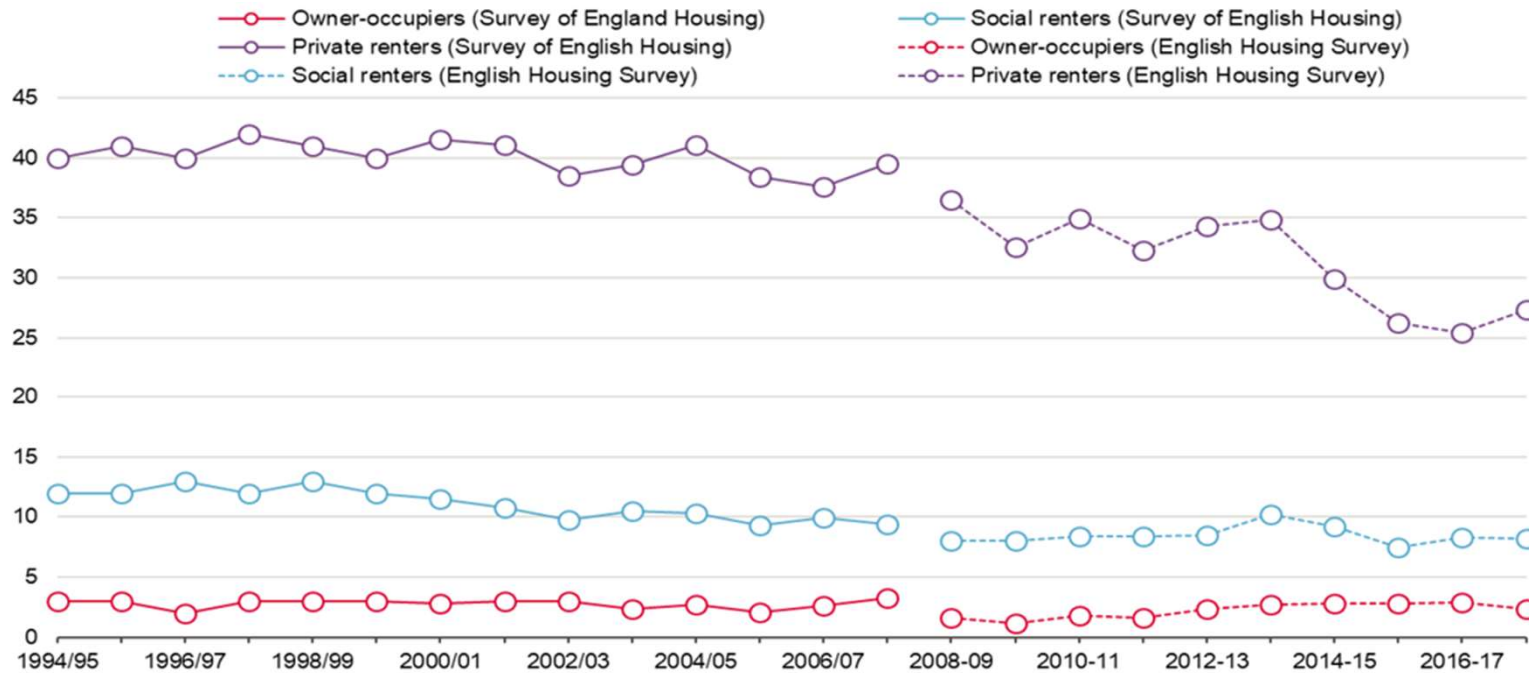
Security and affordability

Proportion of private renters spending more than a third of income on housing costs as high as it has been in recent history



PRS stability improving, but more families with children in a less secure tenure

Proportion of households who have moved in the last year



Children growing up in the PRS more likely to have moved home multiple times

Number of address moves by age 15



What does this mean for health
and for policy?

Affordability and access

- Helping with housing costs, including potentially retaining LHA at 30th percentile and abolishing the shared accommodation rate for young adults
- Better information for young people about housing options

Quality

- Ensuring proper funding of local authority enforcement work
- Developing simple minimum standards for landlords
- Landlord registration to improve enforcement

Security of tenure

- Ending 'no-fault' evictions
- Investigating alternative models of longer-term, stable renting

Targeted support to young people at risk of homelessness

- Mediation services to prevent tenant/landlord relationship breakdown
- Ensuring resources to local authorities to implement Homelessness Reduction Act effectively

Overall - More investment in social homes

Thank you

