Housing Conditions and Integrated Care of Older People Tallaght University Hospital and partners, identifying common housing conditions affecting older people in South Dublin

Key Findings and Recommendations 2024

Housing Ireland Conference - 20/03/2025





Collaborators & Steering Committee



An Ghníomhaireacht Tithíochta The Housing Agency



comhairle chontae na r meath county council Comhairle Contae Átha Cliath Theas South Dublin County Council



Údarás Náisiúnta Míchumais National Disability Authority



Background to the Project

Building on the work of:

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- The 'Housing Conditions for Older People' Research Group (Housing Agency, Age Friendly Ireland, TrinityHaus (TCD), BRE, Age Action, Meath Co. Co, South Dublin County Council, CEUD/NDA)
- The ongoing collaborations with Tallaght University Hospital and the HSE Integrated Care Team for Older Persons, with South Dublin County Council & the Healthy Age Friendly Housing programme

The research report is available to download from the following websites:

Age Friendly Ireland: <u>Housing Conditions and Integrated Care for Older People - Report 2024</u> | Age Friendly Ireland The Housing Agency: <u>Housing Conditions and Integrated Care for Older People</u> | The Housing Agency



Objectives

- Identify common conditions & housing hazards that affect older people and impact their health.
- Outline the impact of housing conditions on TUH healthcare delivery and in particular the work of the integrated care team. E.g. poor housing causing health problems in hospital catchment area, hospitalisation due to poor housing or hazards, or patient discharge issues/delays due to housing that is unsuitable for recovery or rehabilitation.
- Work with the TUH integrated care team, SDCC, and AFI to determine how these findings can be used to enhance care pathways and inform decision making around housing adaptations.
- Highlight opportunities for further investigation of housing conditions in Ireland including the identification of appropriate technical assessment methodologies and processes to be used in any further projects or housing surveys

Outline of Research Methodo logy

Literature Review **Key Housing-**Examining typical Related housing conditions for Datasets older people & related assessment tools **Key Findings** 8 **Qualitative** - Capturing the lived experience of older **Recommendations** people & in-dept stakeholder engagement Quantitative - technical BRE surveys **Case Studies** Focus Expert (n=10) Groups Interviews **Interviews &** +(n=20) Tech Diaries Surveys Continuous **Steering Committee Engagement and Feedback**





















BRE Surveys House Condition Survey and Housing Health and Safety Rating System (HHSRS)

HHSRS Categories:

- Physiological e.g., damp and mould growth
- Psychological e.g., entry by intruders
- Protection against infection e.g. food safety
- Protection against accidents e.g. falls, fire

Hazard	Significantly better than average	Average for age & type*	Significantly worse than average	Extreme risk
Physiological requirements	_			
Damp and mould growth		90%		10%
Excessive cold		90%	10%	
Excessive heat		100%		
Asbestos		100%		
Biocides		100%		
Carbon monoxide		100%		
Lead in water		100%		
Radiation		100%		
Un-combusted fuel gas		100%		
Volatile organic compounds		100%		
Psychological requirements				
Crowding and space		100%		
Entry by intruders		100%		
Lighting		100%		
Noise		100%		
Protection against infection				
Domestic hygiene, pests, refuse		90%	10%	
Food safety		90%	10%	
Hygiene, sanitation, drainage		90%	10%	
Water supply		100%		
Protection against accidents				
Falls on stairs and steps	20%	70%	10%	
Falls on level surfaces	30%	60%	10%	
Falls between levels	20%	80%		
Falls associated with baths etc.	70%	30%		
Electrical hazards		100%		
Fire		100%		
Flames, hot surfaces, scalding		90%	10%	
Collision and entrapment		100%		
Explosions		100%		
Ergonomics		100%		
Structural collapse	10%	90%		

Key Findings



Housing Conditions and Integrated Care for Older People

Tallaght University Hospital and partners, identifying common housing conditions affecting older people in South Dublin

Key Findings and Recommendations 2024 Executive Summary





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Housing Conditions and Integrated Care for Older People

Tallaght University Hospital and partners, identifying common housing conditions affecting older people in South Dublin

Key Findings and Recommendations Report 2024





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1. Implications that poor housing conditions have for older people in Ireland, the consequences for health and wellbeing outcomes, and the impact this has on the integrated care for older persons.

3 main overarching issues

3

2

2. Urgent need for better housing data, national housing condition surveys, and centralised data platforms.

3. Need to support and expand integrated approaches to housing and the care of older people in Ireland by bringing together key partners including: hospitals; the Integrated Care Programme for Older People; local authorities; and the Healthy Age Friendly Homes Programme.



1. Common housing issues, conditions & hazards



The Cost of Poor Housing in Ireland (Nicol et al., 2020) used data from the 2016 census and the 2016 Northern Ireland House Condition Survey to estimate the likely impact of poor housing on health in Ireland concluding that:

- Around 160,000 (8%) of Irish homes are likely to present a serious health and safety risk to their occupants (and visitors), as measured through the HHSRS.
- Common severe home hazards likely in Ireland are those relating to cold and home accidents – particularly falls. These are, generally, not expensive to rectify compared with the longterm cost to the health services and society if they are ignored.



Older people are particularly affected by living in poor housing conditions:

- 1. Older people who are homeowners or private tenants are more likely to live in poor housing conditions.
- 2. Are more likely to be affected by poor housing conditions (i.e. more likely to be affected by a cold home or a fall)
- 3. Are likely to spend more time at home exposed to poor housing conditions (the 'dose effect').

Estimated costs to the Irish health services approximately **€1.25 billion a year**, plus the distress and lost opportunities to the residents and their families.

Key Recommendations: Emerging concerns

 Further research required at a national level to explore emerging concerns including tenure and renting in older age, under-occupation & difficulties managing the home, inaccessible homes, cost-of-Living and Rising Energy Costs, and the impacts of climate change

2. Key Existing Housing Datasets

Despite a high volume of data being gathered by a range of Irish organisations, data is largely fragmented and spread across numerous datasets.



Key Recommendations: Housing-related data

- Provide a centralised, integrated & accessible database for publicly available data on housing, health, disability, & ageing.
- Datasets should disaggregate data to include a) the ages of household members; and b) housing tenure (e.g., privately owned, private rented, local authority etc).
- Datasets should collate data on Universal Design dwellings, Age Friendly dwellings, adapted dwellings, energy retrofitted dwellings, and should include information about existing dwellings and dwellings at planning stage.
- Datasets should identify the proportion of households with disabilities or those with health conditions which may be impacted by their housing and housing conditions.

3. Surveys, Audits & Assessments



The HHSRS is a comprehensive housing survey tool and should be considered as part of any future housing surveys in Ireland.

Notwithstanding this, it may be beneficial to consider some additional survey questions / topics to account for certain groups and emerging issues.

Key Recommendations: Surveys, Audits & Assessments

- Consider how an additional/supplemental module of the HHSRS could be introduced to focus specifically on housing conditions and hazards for a) older people, b) people with disabilities and, c) for older people with dementia or cognitive impairments.
- Consider how the HHSRS could account for emerging challenges such as under-occupation or climate change.

Table 5 HHSRS hazards across all

Hazard

Physiological requirements
Denominand an available maximum
Damp and mould growth
Excessive cold
Excessive heat
Asbestos
Biocides
Carbon monoxide
Lead in water
Radiation
Un-combusted fuel gas
Volatile organic compounds
Psychological requirements
Crowding and space
Entry by intruders
Lighting
Noise

Protection against infection			
Domestic hygiene, pests, refuse			
Food safety			
Hygiene, sanitation, drainage			
Water supply Protection against accidents			
Falls on level surfaces			
Falls between levels			
Falls associated with baths etc.			
Electrical hazards			
Fire			
Flames, hot surfaces, scalding			
Collision and entrapment			
Explosions			
Ergonomics			
Structural collapse			

4. Pilot Study: 10 case studies

Ten case studies in SDCC/TUH catchment are

- based a range of housing typologies
- self-selected from patient list

- conducted using patient file reviews, interviews, and technical dwelling assessments using the HHSRS

Key Recommendations: Overall learnings from the case studies

Housing condition surveys for the general population

- An evident need for a housing conditions survey of the housing stock in the Republic of Ireland for the general pop. at least every five years (data to be collated and stored as recommended in key finding 2 above)
- In advance of a national survey, conduct a nationwide pilot project with approximately 1000 dwellings across representative geographical locations and key housing typologies.

rea	Hazard	Significantly better than average	Average for age & type*	Significant than avera
	Physiological requirements			
	Damp and mould growth		90%	
- I	Excessive cold		90%	10
	Excessive neat		100%	
	Asbestos		100%	
	Biocides		100%	
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	Water supply		100%		
	Protection against accidents				
	Falls on stairs and steps	20%	70%	10%	
1	Falls on level surfaces	30%	60%	10%	
	Falls between levels	20%	80 <mark>%</mark>		
	Falls associated with baths etc.	70%	30%		
	Electrical hazards		100%		
	Fire		100%		
	Flames, hot surfaces, scalding		90%	10%	
	Collision and entrapment		100%		
	Explosions		100%		
	Ergonomics		100%		
	Structural collapse	10%	90%		

tlv worse

Extreme

risk

Table 5 HHSRS hazards across all case studies



5. From Hospital to Housing: Hospitals, Integrated Care, Local Authorities & Age Friendly Homes TUH & HSE ICOP team provide multi-disciplinary care to older persons and allow for improved coordination between all aspects of care, health, and housing, supporting older people in their homes.

SDCC provide support for older people through their numerous adaptation grants as well as their Age Friendly Homes Technical Advisor.

Similarly, AFI and the HAFH Programme provide a local coordinator in each local authority, including SDCC, to assess the needs of older people living in the community and provide advice and support regarding adaptations, grants, and other services available to them.



Feidhmeannacht na Seirbhíse Sláinte

Feidhmeannacht na Seirbhise Släinte Health Service Executive



Key Recommendations: Integration across key partners and programmes

- Examine ways to anonymise, digitise, and make available the data collected by ICTs to inform housing and healthrelated research, policy, and practice, including issues related to older people with complex care needs.
- The SDCC Age Friendly Housing Technical Advisor and the HAFH Local Coordinators should continue attending ICT/MDT meetings where possible/ appropriate
- In many cases, the ad-hoc relationships between patients, carers and family members, healthcare professionals, housing professionals, or local authority undermines support for older people in the context of housing, care, and health. To address this there should be **an overarching care professional** who provides continuous support for the patient from hospital or short-term residential care to home, or at home if this is their main care setting.

6. Key barriers & challenges **Barriers & challenges** that impede older people's ability to avail of housing adaptations include: a complex grants process; occupant decision-making difficulties; financial costs; disruption and having to leave the home during works; and fragmentation between various healthcare and housing professionals and support.

Key Recommendations: Barriers and Challenges

 The continued development of the HAFH Programme, and the roll-out of Local Coordinators across all 31 local authorities in Ireland, will provide much-needed support and advice for older people and help them navigate the grants process.

7. Opportunities & future directions

Opportunities such as developments / initiatives that can be used to improve housing conditions such as the Housing Options for Our Ageing Population policy statement, the HAFH programme, or the upcoming Universal Design Dwellings standard (I.S. 375)

Key Recommendations: Opportunities and future direction

 Capitalise on the current momentum around housing policy for older people and the HAFH programme, to ensure that improved housing conditions for older people and the impact on health, wellbeing, and inclusion, are central to upcoming and future **national** and local authority housing and planning policy, practice, and initiatives.



- Explore the development of a national housing condition survey conducted at five-year intervals. While this survey should be based on the HHSRS, the development of any additional survey questions or topic areas should involve key stakeholders, a representative group of residents and family members, Disabled Persons Organisations, and other groups as required.
- In advance of any large-scale nationwide survey, examine options for a nationwide pilot project including approximately 1000 dwellings across representative geographical locations and involving key housing typologies.
- Based on this current research and drawing on the Housing Health and Safety Rating System (HHSRS), conduct further pilot studies in a range of health regions in Ireland to further explore the connection between housing, age-related health, and integrated care.
- The International Social Housing Festival (ISHF) June, 2025 Proposed seminar to explore housing conditions and integrated care of older people, and the potential for housing condition surveys

The research report is available to download from the following websites: Age Friendly Ireland https://agefriendlyireland.ie/news/housing-conditions-and-integrated-carefor-older-people-report-2024/

The Housing Agency https://www.housingagency.ie/publications/housing-conditions-andintegrated-care-older-people