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Clive Betts MP  
Chair  
Levelling Up, Housing and Communities Committee  
House of Commons  
London  
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By email: [luhccom@parliament.uk](mailto:luhccom@parliament.uk)

10 March 2022

Dear Chair,

### Further detail on BRE evidence to LUHC Committee

I am writing regarding my appearance before the Levelling Up, Housing and Communities Committee on Wednesday 9 March, as part of its inquiry into 'The Regulation of Social Housing'. I would like to thank you for the opportunity to give evidence on behalf of BRE, and to provide further information to support the figures I cited during the session.

Much of this information has been derived from the English Housing Survey (EHS), which BRE has carried out on behalf of the UK Government for nearly 50 years.

- **Damp in social homes** – The English Housing Survey, 2019 to 2020: social rented sector finds that 3% (133,000) of social sector dwellings had serious condensation and mould problems present in at least one room.

Bespoke research undertaken for DLUHC (then MHCLG) using 2017 EHS data, *Quantifying the costs and health benefits of remedying non-decent homes in the social rented sector*, estimated that approximately 16,000 homes had Category 1 level damp. We would not expect this estimate to have markedly changed since this date.

- **Costs of reaching EPC Band C** – The English Housing Survey, 2019 to 2020: social rented sector finds that of the 1.6 million homes in the social rented sector with an EER rating D or lower, 96% were able to be improved to at least EER Band C. The average cost of improvement was £5,979 per home, with a total estimated cost of £9.1bn to improve all of these homes.

The English Housing Survey Headline 2020 to 2021: headline report finds that around 1.3 million social rented homes have an EER rating below band C. The EHS annual reports scheduled to be published in July 2022 will update the analysis above.

- **Costs of meeting the Decent Homes Standard (DHS)** – The English Housing Survey, 2019 to 2020: social rented sector found that approximately £2.4bn would be required to address "non-decency" under the terms currently stipulated by the Decent Homes Standard. However, this analysis did not include vacant homes, and my estimate of the cost of the remediating the entire stock falls between £2.4bn-£3bn, based on our knowledge of the EHS data.
- **Societal costs of non-decency** – Bespoke research undertaken for DLUHC (then MHCLG), *Quantifying the costs and health benefits of remedying non-decent homes in the social rented sector*, sought to quantify the cost of non-decent homes to the NHS. The report estimates that the reduction in costs to the NHS of treating housing related injuries and illnesses by mitigating the most serious hazards in social rented homes is £111 million per year. We note that this

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report was produced solely to support MHCLG in its review of the DHS and is not publicly available. However, BRE's [Cost of Poor Housing Report](#) provides further insight into the societal costs of poor housing in England.

Please do let me know if there is any way I can be of further assistance and I look forward to working with the Committee in future.

Yours Sincerely,

Helen Garrett  
National Housing Data & Insights Lead