1500+ people from the South West of England have taken part in the first stage of a joint three year project exploring the relationship between housing and wellbeing with the Centre on Household Assets and Savings Management (CHASM) at the University of Birmingham, East Devon District Council (EDDC) and LiveWest.

The respondents to the survey were a sample of social housing tenants from EDDC and LiveWest, shared owners from LiveWest and a sample of those who are on the waiting list for social housing (Register).

### 1. Respondents’ Income

<table>
<thead>
<tr>
<th>Region</th>
<th>Less than £15,600</th>
<th>Between £15,600 - £36,499</th>
<th>Between £36,500 - £51,999</th>
</tr>
</thead>
<tbody>
<tr>
<td>LiveWest</td>
<td>50%</td>
<td>46%</td>
<td>4%</td>
</tr>
<tr>
<td>EDDC</td>
<td>84%</td>
<td>16%</td>
<td>0%</td>
</tr>
<tr>
<td>Register</td>
<td>60%</td>
<td>36%</td>
<td>4%</td>
</tr>
</tbody>
</table>

Respondents who have relied on housing benefit in the last 3 years:

- **EDDC**: 61.1%
- **Register**: 48.8%
- **LiveWest**: 38.6%

EDDC and LiveWest respondents are more likely to report problems with benefits:

- **EDDC**: 51.4%
- **LiveWest**: 36.3%
- **Register**: 68.7%

84% of people who had benefit problems said it caused them difficulty.

Women and households with children are more likely to experience benefit problems and to struggle financially.

Respondents over 65 years old are the most likely age group to struggle financially.

Respondents struggling to make ends meet:
2. HEALTH AND WELLBEING

LIFE SATISFACTION
Respondents who report being completely or fairly satisfied with life:

SOCIAL HOUSING PROVIDERS
72%
REGISTER
54%

ANXIOITY
Respondents who report feeling completely or fairly anxious:

SOCIAL HOUSING PROVIDERS
26%
REGISTER
42%

MOBILITY ISSUES
People with mobility issues are nearly twice as likely to say they are anxious than those without mobility issues.

BENEFIT PROBLEMS AND POOR MENTAL HEALTH
Poor mental health is more prevalent amongst those reporting problems with benefits for LiveWest and EDDC respondents. This trend cannot be found among Register respondents.

OF THOSE WHO REPORT BENEFIT PROBLEMS HAVE POOR MENTAL HEALTH
35.5% EDDC & LIVEWEST
28% REGISTER

OF THOSE WITHOUT BENEFIT PROBLEMS HAVE POOR MENTAL HEALTH
19% EDDC & LIVEWEST
25% REGISTER
3. WELLBEING AND EXPERIENCE OF HOME

RESPONDENTS WHO REPORTED SPECIFIC PROBLEMS WITH THEIR HOME THAT AFFECTS WELLBEING:

- 57.1% REGISTER
- 33.8% LIVWEST
- 24.5% EDDC

TOP PROBLEMS REPORTED

EDDC & LIVWEST:
- KEEPING WARM
- PAYING BILLS
- NOISY NEIGHBOURS

REGISTER:
- HOUSING COST
- PROPERTY FOR NEEDS
- PAYING BILLS

RESPONDENTS WHO ARE SATISFIED WITH THEIR LANDLORD:

- EDDC: 73.7%
- REGISTER: 38.9%

LANDLORD SATISFACTION AND WELLBEING

GENERAL SATISFACTION WITH THE LANDLORD IS ASSOCIATED WITH MORE HAPPINESS AND LESS ANXIETY

SATISFACTION WITH LANDLORD MAINTENANCE AND REPAIRS IS ASSOCIATED WITH MORE HAPPINESS AND LESS ANXIETY

REASONS FOR WANTING TO MOVE OR STAY IN CURRENT HOME

When asked what motivated respondents to stay in their current home or move to a new home, the most important reason is a desire for long-term security in their home. Other important reasons given are quality of life, affordability and suitability.
**4. TENURE AND WELLBEING**

**HAVING A GOOD HOME MATTERS FOR OVERALL LIFE SATISFACTION**

People who feel secure in their home are more likely to report satisfaction with their lives.

**RESPONDENTS IN SOCIAL HOUSING HAVE BETTER WELLBEING**

Those on the Register have significantly lower wellbeing and feel worse about their home.

Those on the Register are nearly twice as likely to be unhappy than EDDC and LiveWest respondents.

**RESPONDENTS WHO DON'T THINK THEY HAVE PRIVACY IN THEIR HOME:**

- **REGISTER:** 6.1%
- **LIVEWEST:** 8.9%
- **EDDC:** 20.7%

**RESPONDENTS WHO DON'T THINK THEY CAN DO WHAT THEY WANT WITH THEIR HOME:**

- **REGISTER:** 19.2%
- **EDDC & LIVEWEST:** 47.6%

**RESPONDENTS WHO DON'T FEEL SAFE IN THEIR HOME:**

- **REGISTER:** 3.9%
- **LIVEWEST:** 6.7%
- **EDDC:** 14.2%

For more information about the research this summary is based on, please contact Dr James Gregory j.gregory@bham.ac.uk or Prof. Andy Lymer a.lymer@bham.ac.uk. This project was undertaken by CHASM, in partnership with East Devon District Council and LiveWest. Find out more about this project and follow its updates over the next three years at [www.bham.ac.uk/chasm](http://www.bham.ac.uk/chasm).

This visual summary was edited and designed by the Research Retold team at [www.researchretold.com](http://www.researchretold.com). Published in November 2018.