

Meeting: Strategic Commissioning Board			
Meeting Date	07 June 2021	Action	Consider
Item No	10	Confidential / Freedom of Information Status	No
Title	Health and Housing: Update on the Bury Housing Strategy		
Presented By	Geoff Little, Chief Executive and Accountable Officer		
Author	Geoff Little		
Clinical Lead	Dr Jeff Schryer		
Council Lead	Councillor Clare Cummins, Cabinet Member for Housing Services		

Executive Summary
<p>Safe, secure, affordable housing is critical in enabling people to work and take part in community life. The new Bury Housing Strategy recognises how important the right home is to having both good physical health and good mental health.</p> <p>A workshop on housing and health was held with the Strategic Commissioning Board on 6 July 2020, with discussions from that session informing the development of the strategy. The draft strategy was subject to extensive stakeholder and public consultation for twelve weeks, with over 600 comments being generated and it was amended to reflect the feedback from the public. The Housing Strategy was approved by the Council's Cabinet on 26 May 2021 and this report details the health and housing specific parts of the strategy.</p> <p>A strategic priority delivery plan has been developed which sets out the steps we will take towards more healthy housing, communities and places to take the pressure off our health systems, including through our One Commissioning Organisation and, by proactively addressing people's housing problems through our neighbourhood-based teams and homeless programmes.</p>
Recommendations
<p>It is recommended that the Strategic Commissioning Board:</p> <p>Notes the update on the Housing Strategy and delivery of the strategic priority action plan.</p>

Links to Strategic Objectives/Corporate Plan	Yes
Does this report seek to address any of the risks included on the Governing Body / Council Assurance Framework? If yes, state which risk below:	No
<i>The report links to the Locality Plan and the Let's Do It Strategy.</i>	

Implications						
Are there any quality, safeguarding or patient experience implications?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has any engagement (clinical, stakeholder or public/patient) been undertaken in relation to this report?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have any departments/organisations who will be affected been consulted?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are there any conflicts of interest arising from the proposal or decision being requested?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are there any financial implications?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are there any legal implications?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are there any health and safety issues?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
How do proposals align with Health & Wellbeing Strategy?	The new Bury Housing Strategy recognises how important the right home is to having both good physical health and good mental health.					
How do proposals align with Locality Plan?						
How do proposals align with the Commissioning Strategy?						
Are there any Public, Patient and Service User Implications?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
How do the proposals help to reduce health inequalities?						
Is there any scrutiny interest?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
What are the Information Governance/ Access to Information implications?						
Has an Equality, Privacy or Quality Impact	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

Implications						
Assessment been completed?						
Is an Equality, Privacy or Quality Impact Assessment required?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are there any associated risks including Conflicts of Interest?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are the risks on the CCG /Council/ Strategic Commissioning Board's Risk Register?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Additional details	<i>NB - Please use this space to provide any further information in relation to any of the above implications.</i>					

Governance and Reporting		
Meeting	Date	Outcome
<i>Strategic Commissioning Board Workshop</i>	06/07/2020	Discussions informed the development of the Housing Strategy.

1. Introduction

- 1.1 People are healthy when they are living well in their homes and neighbourhoods. The ability to secure a warm, safe home that is the right size and that meets particular needs at each stage of life in a neighbourhood we feel we 'fit' and with the support we need to live independently, is core to our happiness. It is the basis for good mental and physical health and a springboard to a good life at any age.
- 1.2 We want to drive up the number and quality of homes in the borough and to make sure that new homes are right for the location, offering people choice and helping our towns and neighbourhoods to thrive. The Housing Strategy sets out the steps we will take towards more healthy housing, communities and places to take the pressure off our health systems including through our One Commissioning Organisation and, by proactively addressing people's housing problems through our neighbourhood-based teams and homeless programmes.
- 1.3 A workshop on housing and health was held with the Strategic Commissioning Board on 6 July 2020, with discussions from that session informing the development of the strategy. The draft strategy was subject to extensive stakeholder and public consultation for twelve weeks, with over 600 comments being generated and it was amended to reflect the feedback from the public. The Housing Strategy was approved by the Council's Cabinet on 26 May 2021 and this report details the health and housing specific parts of the strategy.

[Link to view the Housing Strategy](#)

[Link to view the Strategic Priority Delivery Plan](#)

2. Healthy homes and households

2.1 Our vision in the Locality Plan is to improve health and wellbeing through working with communities and residents to ensure that all people have a good start and enjoy a healthy, safe and fulfilling life. This means that people have good standards of living, a decent place to live and meaningful relationships with others as active members of society. The Housing Strategy aims to address health issues that are caused or exacerbated by unhealthy, unsuitable and unstable housing and unhealthy places, providing the right home environment enabling people to:-

- Manage their own health and care needs, including long term conditions.
- Live independently, safely and well in their own home for as long as they choose.
- Complete treatment and recover from substance misuse, tuberculosis or other ill-health.
- Move on successfully from homelessness or other traumatic life event.
- Access and sustain education, training and employment.
- Participate and contribute to society.

These can bring benefits to the wider health and care system, and can be a key factor in contributing to:

- Delaying and reducing the need for primary care and social care.
- Preventing hospital admissions.
- Enabling timely discharge from hospital and prevent re-admissions.
- Enabling rapid recovery from periods of ill health or planned admissions.

3. Integrating housing into the Bury neighbourhood model

3.1 There are many instances in which patients' or households' health problems are significantly exacerbated by their housing circumstances and where a change to their housing is needed to improve their health. Our new neighbourhood arrangements are the place where we are bringing together statutory services to respond to residents' health and social care issues through case management. Two programmes are relevant here: our new all-age early help teams and our integrated health and care teams, both of which will sit behind the community hubs. Key housing roles within these teams will provide direct access to housing experts who can broker a range of housing solutions for residents.

4. Targeting improvement of poor condition homes through neighbourhood profiles

4.1 The establishment of a 'data warehouse and engine room' will bring together and interpret data from a range of sources that shows where the biggest problems lie and the nature of those problems, as well as capturing trends. Data on Bury's house conditions, including owner occupied and private rented housing, will be brought into this data warehouse so that we can identify where unhealthy, unsuitable and unstable housing may be contributing to poor health and wellbeing. By disaggregating the data at a neighbourhood level and supplementing it with local intelligence, we will be able to determine who are those at most risk of accessing expensive care services, with a

view to targeting our resources at a sufficiently early stage so that demand on statutory services is reduced. Active case management through multi-disciplinary teams will continue to expand, to enable those most at risk to be identified and supported by health and care working together with other public services.

5. Minimising hospital stays, safe and secure discharge

- 5.1 Much of the Housing Strategy is aimed at providing enabling support that actively promotes wellbeing and prevents worsening of people's mental and physical health and enables them to live well within their own homes. We are also intending to take some specific actions at the interface with hospitals, both to avoid unnecessary and unplanned hospital admissions and to facilitate safe discharge. A hospital discharge protocol has recently been developed and introduced, with training for health and hospital colleagues. A project group is to be established which will ascertain the level of need for suitable step-down accommodation, with a protocol and clear pathways to be developed.

6. Mental Health

- 6.1 Housing is a central part of an effective recovery pathway for people with a serious mental health problem, as well as a key element in preventing ill health. We will seek out and examine best practice from other Council-NHS partnerships to identify the best forms of accommodation and tenancies to provide stability and support. We will work across the Council and CCG, including through the one public estates programme, to identify sites and bring forward funding to provide appropriate accommodation.

7. Addressing fuel poverty, helping people to keep their homes warm

- 7.1 The Council has taken action to reduce fuel poverty and help Bury residents to keep their homes warm over many years. The Council has facilitated the installation of energy efficiency measures in over 16,000 private sector homes attracting investment of over £12m, this has resulted in significant carbon savings and energy bill reductions. The Council is now exploring how ECO-funds can help our residents to stay warm. We are also engaged in a short Government-funded pilot programme to enforce the new minimum energy efficiency standards (MEES) in the private rented sector.

8. New homes for people with a physical disability

- 8.1 The Bury 2020 household survey has indicated that residents in 2,141 households (2.6%) require wheelchair adapted dwellings either now or within the next five years. Over the plan period, this number is expected increase by a further 132, resulting in an overall need for 2,274 wheelchair adapted dwellings. This will be achieved through the adaptation of existing properties and through newbuild. The Housing Strategy seeks to ensure that Bury's housing stock needs is accessible, which will be important for our ageing population and people with disabilities.

9. Housing Strategy: Strategic Priority Action Plan

- 9.1 The strategic priority action plan focuses on delivery of two specific priority areas which will have the biggest short to medium term impact on health and wellbeing for some specific groups in the borough, those being in addition to the wider population housing priorities such as affordable housing and improving energy efficiency.

Priority Area: Addressing the shortfall in housing provision for older people

Our Housing Needs Assessment is telling us that most people over the age of 65 want to continue to live in their current home, with support when needed. Finding new ways to support our expanding older population within their natural communities is a key focus for Bury and we have set the following objectives:-

- An evidenced based understanding of where the existing generation of older people and the next generation of older people are currently living in the borough; their health and aspirations for housing in old age over the next 25 years.
- Sites and buildings identified in the right locations for development and conversion/improvement to meet the local needs of the future older population of the borough.
- A programme of integrated commissioning for homes and services that support our older residential population.
- Increased housing choices for older people.

Priority Area: Increase housing options for specialist groups

Bury's aim is for everyone to live well within their homes and communities for as long as possible and to reduce the need for the more institutional settings such as care homes and specialist housing schemes, objectives include: -

- A finer grained evidenced based understanding of future needs including aspirations for supported housing over the next 25 years.
- Sites and buildings identified in the right locations for development and conversion/improvement to meet the needs of specialist groups including people with a learning disability.
- Increased housing choices for specialist groups including people with a learning disability.

10. Progress to date on the priority areas for health and wellbeing

- 10.1 An accommodation strategy/market position statement for people with social care needs, including older people and people with learning disabilities, is near completion. This will provide us with both current data and a future forecast of housing needs with an emphasis on neighbourhoods. This will be shared with registered housing provider partners to support future specialist housing development.
- 10.2 Work is also underway to review existing sheltered housing schemes for older people to allow us to improve existing housing stock for the future. Easy read versions of housing policies and documentation are being produced in partnership with voluntary, community and faith organisations. Registered housing provider partners are working with us regarding opportunistic developments.
- 10.3 Plans are in development to build on the site next to Peachment Place with supported living arrangements for people with physical or learning disabilities. Other sites are being reviewed for proposals of further developments.

11. Associated Risks

- 11.1 There are no risks associated with this report.

12. Recommendations

- 12.1 The Strategic Commissioning Board notes the update on the Housing Strategy and delivery of the strategic priority action plan.

Geoff Little, Chief Executive and Accountable Officer
g.little@bury.gov.uk
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