

## Gloucestershire Health and Wellbeing Board

<b>Report Title</b>	Housing and health – Statement of Intent
<b>Item for decision or information?</b>	Decision and information
<b>Sponsor</b>	Pat Pratley, Chief Executive, Cheltenham Borough Council
<b>Author</b>	Anne Brinkhoff, Corporate Director, Gloucester City Council
<b>Organisation</b>	Gloucester City Council
<b>Key Issues:</b>	
<p>Under the new Joint Health and Wellbeing Strategy, housing and health is one of the seven priorities. Acknowledging that this priority is very board, a working group has been formed to scope out the priority and define the key areas of focus where the Health and Wellbeing Board can add value.</p> <p>This document sets out a proposed strategic statement of intent to define the housing and health priority under the Health and Wellbeing Board.</p>	
<b>Recommendations to Board:</b>	
<ol style="list-style-type: none"> <li>1. Review and discuss the strategic statement of intent</li> <li>2. Agree and commit to leading on the three defined areas of focus (new housing stock, diverse offer and existing housing conditions).</li> <li>3. Agree delegated leadership to the Gloucestershire Strategic Housing Group (Strategic Directors).</li> </ol>	
<b>Financial/Resource Implications:</b>	
None identified	

# Housing and health – draft strategic statement of intent

## 1. Introduction

The age, type, condition and affordability of housing have a number of health consequences relating to overcrowding, fuel poverty and excessive cold, respiratory problems and emotional wellbeing. Poor housing has an impact on the health outcomes for children and older people in particular, including psychological distress and mental disorders, with people in crowded conditions tending to suffer from multiple deprivation. People who do not have access to affordable housing and may be homeless or at risk of homelessness are more likely to experience worse health outcomes than the general population.

Housing and health is one of the seven Health and Wellbeing Board priorities. A working group has reviewed the range of activity already underway to address health and housing in Gloucestershire, e.g. the housing with care programme and the homelessness pathway. This group has identified the main areas of focus where the Health & Wellbeing Board's attention can add the greatest value. This statement of intent set out the proposed focus for the health and health priority.

## 2. Where are we now?

The ratio of house prices to earnings in 2015 was higher than the national average in every district except Gloucester, indicating that houses are unaffordable for residents on lower incomes. Average rental costs are in line with the regional average but there are wide variations across the county.

The Index of Multiple Deprivation (IMD) in 2015 listed 33 areas in Gloucestershire in the most deprived 10% nationally for 'Barriers to Housing & Services'. There are 33 areas of Gloucestershire in the most 10% deprived nationally for Barriers to Housing and Services. These 33 areas account for 61,030 people (9.9% of the county population). This indicator measures household overcrowding, homelessness, and housing affordability.

The IMD also assesses 'Living Environment' deprivation which includes indoors living environment, housing in poor condition, and houses without central heating. There are 17 areas of Gloucestershire in the 10% most deprived nationally in this domain which accounts for 28,126 people (4.6%).

## 3. Our vision for housing and health

We want to ensure health and wellbeing is promoted through improvements in the quality, availability, affordability, suitability and sustainability of current and future homes and neighbourhoods.

## 4. How will we get there?

In realising the vision for healthy neighbourhoods for everyone, the Health and Wellbeing Board will use its collective influence to set and uphold ambitious expectations for homes and built neighbourhoods, both new and existing.

**(i) New Housing Stock** – within the constraints of the national planning system making sure that new homes and estates are designed and built in a way that promotes health and wellbeing and minimises negative impacts. This might include internal space standards, energy efficiency, cycle storage, active outside space and travel options, green infrastructure and community infrastructure. We will do this by:

- Encouraging and supporting planning authorities to create ambitious planning strategy and health impact assessment tools for the design of homes and neighbourhoods
- Within the scope of national policy, to supporting and training planners and Planning Committees across the County to recognise and expect design that promotes wellbeing and health
- Identifying and showcasing beacon developments across the County, including where development is led by a public sector partner, in order to create a shift in expectations with residents, planning authorities and developers
- Ensuring that proposals for economic growth aim at inclusive growth to address health inequalities, e.g. driven by the current imbalance of wages: house prices in many parts of Gloucestershire and the impact on those on low incomes.

**(ii) Diverse offer** – ensuring that the planned and current housing stock within Gloucestershire is diverse and meets the changing housing need of our population. We will do this by:

- Promoting Estate Regeneration in the urban and rural areas of Gloucestershire and influencing national agencies to provide grant funding
- Developing new and innovative housing with care options and other schemes (ie. Inter-generational living; downsizing) so that people can live as independently as possible for as long as possible
- Ensuring the type and tenure of new housing is informed by Housing Needs Assessments that are carried out across the county at least every five years.

**(iii) Existing Housing conditions** – making sure that existing housing stock in the county is of a good standard and does not adversely impact on the health of occupants. In particular this relates to the improvement of energy efficiency, the reduction of health & safety hazards, the reduction of overcrowding and the right adaptations and provision of adaptive technologies for households in need.

We will do this by:

- Accelerate the planning of the private sector stock condition survey for Gloucestershire in order to create an up-to-date baseline
- Maintaining the highly effective Gloucestershire ‘Warm and Well’ partnership that provides advice and assistance to homeowners and private renting tenants.
- The effective utilisation of powers under the Housing Act 2004 for the identification of hazards and through the mandatory licensing of homes in multiple occupation.
- Recognising that activity to reduce carbon emissions in homes also reduces the risk of fuel poverty and improves living conditions.
- Consider actions required to improve private sector conditions, including:
  - Addressing fuel poverty
  - Better use of the pooled Disabled Facilities Grants budget

Logic models are a graphical way to represent a simplified theory of how change will be produced. [Figure 1](#) and [figure 2](#) illustrate logic models for new housing stock and existing housing conditions. The diverse offer is embedded in both of these and activities for this theme are developed; however the theme itself merits strategic oversight through the health and wellbeing Board.

## 5. How will this be delivered and monitored?

The lead role will rest with the Gloucestershire Strategic Housing Group (Strategic Directors).

There are several other groups/forums that play an important role, including

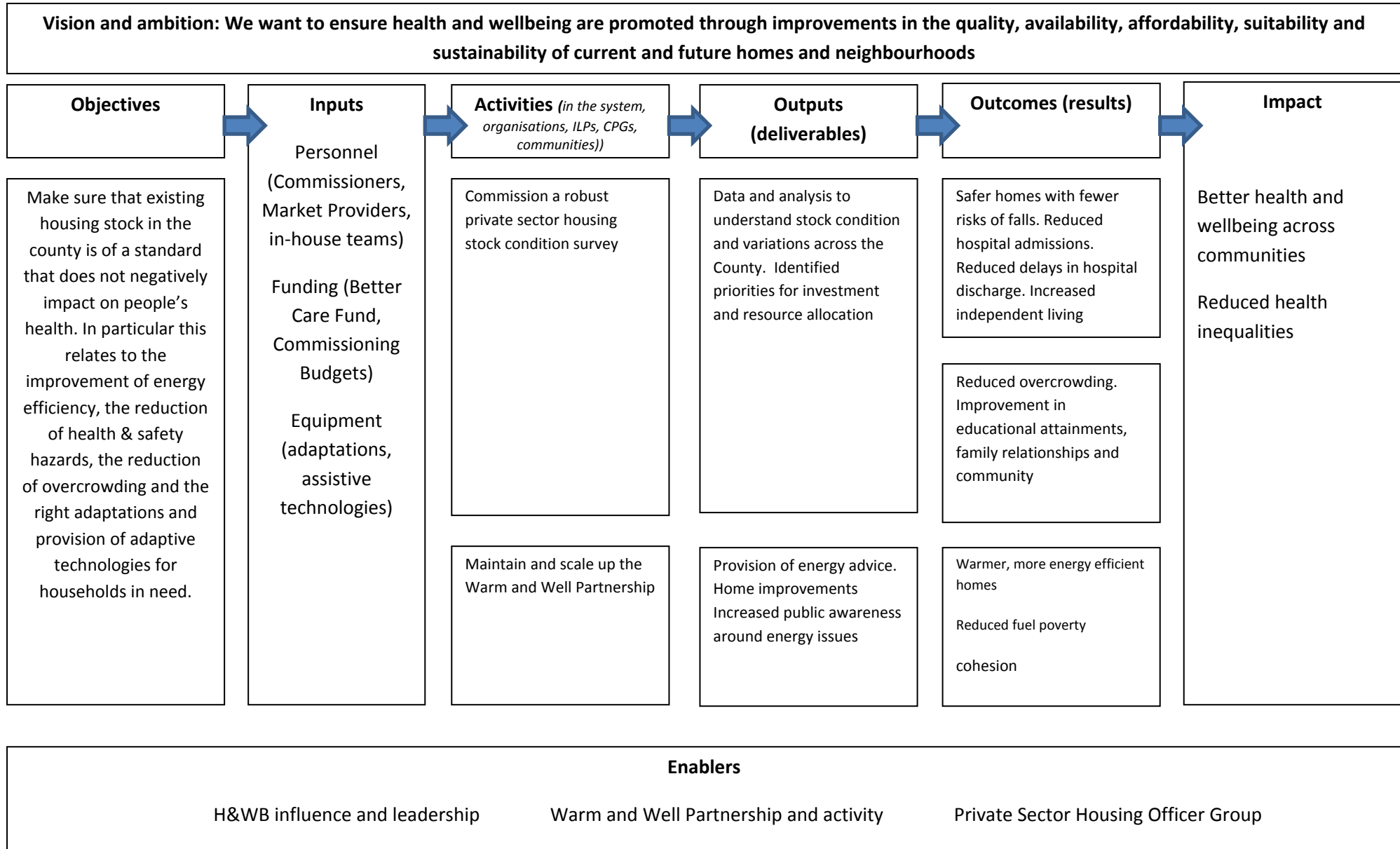
- Strategic Housing Forum (focus on Housing with Care)
- Gloucestershire Economic Growth Joint Committee
- Strategic Housing Project Board
- Joint Core Strategy Planning Delivery Group
- County Planners Group
- Disabled Facilities Grants Forum
- Gloucestershire Homes and Communities Partnership (GHCP)
- Strategic Housing Managers Group
- Private Sector Housing Managers Group

Housing is also linked to the Vision 2050 Boards; Central Gloucestershire Growth Board/Central Gloucestershire City Region Board, Severn Vale Board and Rural Ambition Board. This list is by no means exhaustive and fundamentally, it does not reflect District level boards.

## 6. Conclusions

The above narrative and the two logic models were developed by a multi-agency group of officers with technical knowledge of and links into the numerous housing partnerships and forums, including a registered provider. Given the complexity of housing the guiding question for the group was *'what is it we can only resolve in partnership and needs the oversight and stewardship of the Health and Wellbeing Board'*? The group identified the three areas outlined above (new housing stock; diverse offer; existing housing stock). The narrative and logic models were considered and signed off by the Gloucestershire Strategic Housing Group, who will act as accountable body for this theme.

**Figure 1: Logic model – Current housing**



**Figure 2: Logic model – Future housing**

