

**APPENDIX 5**

**Housing and Health**

<b>RECOMMENDED STRUCTURAL IMPROVEMENTS</b>		
<b>COMMENT</b>	<b>BY WHO</b>	<b>RESPONSE</b>
Need 'action' and identification of ways and means for delivery.	GOWM – Housing Team West Midlands Voluntary and Community Sector Housing Networks	Via action plan
The detailed implementation plan phase will need to show (by examples) how the priorities agreed by regional housing partners can make the necessary contribution to improved health. It needs to reflect the fact that health partners have challenged housing partners and secured agreement to inclusion in housing strategies of the housing priorities necessary to positively impact on health.	GOWM – Housing Team	Agree –via action plan
Need to ensure that lower priorities get targeted, as they constantly fall down the list	Report from Consultation Event held on 21 May 2007	Need to be clear about who is leading on actions and when action will take place

**RECOMMENDED CONTENT IMPROVEMENTS**

<p>Need to align priorities with 'Regional Housing Strategy'</p>	<p>Accord Housing Association Limited</p>	<p>This was carried out initially, however will re-visit this aspect</p>
<p>Better Design in New Development (p21/22): The opportunities and the potential for sustainable refurbishment is perhaps not given sufficient recognition, particularly with wider relevance to maintaining and strengthening neighbourhood attachment and service provision.</p>	<p>English Heritage, West Midlands Region</p>	<p>Strengthen links to sustainable refurbishment. Crosses over into planning with neighbourhood attachment and service provision</p>
<p>The area / information on affordable housing provision requires expansion as housing is a major determinant of health.</p>	<p>Equality &amp; Diversity Partnership</p>	<p>This is being pursued via the Housing Strategy but some links could be made to this work</p>
<p>Need an emphasis on affordability in its wider definition with respect to housing both in the private and social sectors. It is important to ensure that new developments have good access to vital services, shops, public transport and areas of greenspace.</p>	<p>Friends of the Earth, West Midlands</p>	<p>New developments and good access link to planning work which is supported via this strategy. Link can be made to affordability work being carried out in the Housing Strategy</p>
<p>Provision of a reasonable standard of</p>	<p>Herefordshire Partnership</p>	<p>Agree</p>

<p>accommodation for all will have health benefits for the most disadvantaged in the region. In the long term it may even lower health care costs.</p>		
<p>Policies should be established for the provision of decent homes, which promote health and well-being through design, energy efficiency, warmth and the reduction of risk of accidents in the home.</p>	<p>Herefordshire Partnership</p>	<p>Agree</p>
<p>Investment in social housing should be promoted.</p>	<p>Herefordshire Partnership</p>	<p>Make link to policies in Housing Strategy</p>
<p>It needs re-iterating that housing provision is important at every level of community size, not just in larger settlements.</p>	<p>RAF</p>	<p>Agree, but being pursued via planning and housing strategies and relevant links can be made to these</p>
<p>There should be more emphasis on a range of flexible support options to help people remain in their own home</p>	<p>Staffordshire County Council (Members)</p>	<p>Agree, work via Housing Strategy and strengthen wording around choice</p>
<p>P17 Members were shocked at the fact that “in 2004 an estimated 120,000 dwellings.... Failed to meet the Decent Homes Standard etc.” They considered that the strategy should incorporate</p>	<p>Staffordshire County Council (Members)</p>	<p>This is being pursued by the Housing Strategy work but work to emphasise the health effects of poor housing could support this work</p>

<p>comprehensive redevelopment of older areas.</p>		
<p>P20, section on migrant workers and refugees. We would caution against placing these two groups together as refugees and migrants don't necessarily face all the same problems, not least due to the ability of migrants to work</p>	<p>TUC, West Midlands</p>	<p>Agree – revisit layout</p>
<p>P18 "Supporting the provision of decent homes, Homes for Life..." would be strengthened if it included specific reference to housing development going beyond the Lifetime Home Standard and incorporating a commitment to or reference to the wheelchair standard. This ensures newly developed homes are easily adapted to wheelchair users.</p>	<p>Shelter</p>	<p>Revisit wording to make reference to the wheelchair standard, however some recognition needed that not all development types will be suitable</p>
<p>P21 "Supporting and Encouraging Better Design of New Development" last sentence refers to section 106 agreements. This would strengthen if reference was made to section 106 agreements producing social rented housing. This can therefore help in the delivery of more affordable housing,</p>	<p>Shelter</p>	<p>Whilst we can seek to influence the planning agreements, decisions on s106 have to be made locally.</p>

which overcomes the health problems outlined by bad housing.		
P22 “Supporting and Encouraging Better Design of New Development” would be strengthened if it explicitly stated the need for larger family sized homes to help ease overcrowding.	Shelter	Agree – revise wording
The Strategy would benefit from referencing the importance of support for vulnerable people, such as tenancy support, as this does have clear health benefits.	Shelter	Links to work under ‘supporting people’- revisit the wording
P21 Footnote 23 is incorrect, it refers to a Shelter report, but footnote 23 quotes West Midlands Public Health Group	Shelter	To be amended in revision
There needs to be more information about choices	Report from Consultation Event held on 21 May 2007	Links to Housing Strategy on choices to be made
Also a need to address mental well-being	Report from Consultation Event held on 21 May 2007	Revisit priorities to embed mental well-being further into text

PRIORITY	SUGGESTED IMPROVEMENTS	RANK AWARDED	ACTION CURRENTLY BEING TAKEN
<p>1. Support the provision of decent homes, which promote health and well-being through design, energy efficiency, warmth and the reduction of risk of accidents in the home.</p>	<p>Aim for decent homes as a minimum standard ( Regional Economic Officers Group to the West Midlands Regional Assembly.)√</p> <p>Expand to include green space, play etc; and support to older people about financial options around house ownership. (Equality &amp; Diversity Partnership)√</p> <p>May wish to specify that this is provision of homes to the Decent Homes Standard and consider including reference to “The Housing Health and Safety Rating System Regulations 2005. This is an evidence-based system for accessing housing conditions (<a href="http://www.opsi.gov.uk/SI/si2005/20053208.htm">http://www.opsi.gov.uk/SI/si2005/20053208.htm</a>). Schedule 1 of this sets out a number of issues which will be of interest in relation to health and well-being and we should be working to reduce the hazards listed in our homes. (GOWM – Housing Team)√</p> <p>Rephrase to “support the provision of affordable decent homes...” (West Midlands Voluntary and Community Sector Housing Network)√</p>	<p>4 CSIP</p> <p>1= GOWM – Housing Team</p> <p>1 Sandwell and West Birmingham Hospitals NHS Trust</p> <p>1= Worcestershire Partnership</p> <p>1= Wychavon District Council</p> <p>1 Report from Consultation Event held on 21 May 2007</p>	<p>This priority aligns with one of the Strategic Outcomes and two of the related priority actions in “The Council Plan 2007+” (page 53). Strategic Outcome: Enjoy a high quality of life- benefiting from good housing and renowned cultural and leisure opportunities.</p> <p>Priority action – Bring all social housing up to the Decent Homes Standard by 2010, moving beyond the basic standard where we can (named BCC lead = Portfolio Holder for Housing);</p> <p>Priority action – Implement a co-ordinated programme of action on private sector decent homes (named BCC lead = Portfolio</p>

	<p>Could be expanded to include green space and play provision. A further element could be added for support and advice to older people about financial options around house ownership. Finally to include resource efficiency rather than simply energy will bring wider impact. (Sustainability West Midlands Policy Group)</p> <p>Should be extended to include 'choice' (Report from Consultation Event held on 21 May 2007)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Suggested improvements will be included in final Strategy.</p> </div>		<p>Holder for Housing).  (Birmingham City Council)</p>
<p>2. Reduce the excess number of winter deaths and end fuel poverty.</p>	<p>Expand to include wider financial exclusion issues and promoting peoples knowledge of benefits available to them. (Equality &amp; Diversity Partnership)√</p> <p>May wish to consider including a reference to 'provision of Affordable warmth' alongside 'Fuel Poverty'. (GOWM – Housing Team)√</p> <p>All 'winter deaths' i.e. those due to severe weather conditions combined with fuel poverty, should be regarded as excess and avoidable.</p>	<p>5 CSIP          1= GOWM – Housing Team          1= NHS West Midlands (The Board)          1= Worcestershire Partnership          1= Wychavon District Council          5= Report from Consultation Event held on 21 May 2007</p>	<p>The Council has a similar priority action in The Council Plan 2007+ (page 52).          Strategic Outcome: Be healthy – enjoying long and healthy lives.          Priority action – Explore options for fuel efficiency (named BCC lead = Portfolio Holder for Housing).</p>

	<p>It could have greater economic impact by expanding to include wider financial exclusion issues and promoting peoples knowledge of benefits available to them. It could also include a proposal to “Increase the proportion of energy generated from renewable and low carbon sources, including by micro-generation, CHP, and district heating. (Sustainability West Midlands Policy Group) <b>x-to be pursued via housing strategy</b></p> <p>Should be extended to include deaths through excess heat (Report from Consultation Event held on 21 May 2007)✓</p> <div data-bbox="527 852 1144 1177" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Suggest improvements will be incorporated or pursued via Housing Strategy.</p> </div>		<p>(Birmingham City Council)</p>
<p>3. Reduce homelessness and improve the health of homeless people.</p>	<p>Either here or in Priority 5, with an increasingly aging population you may wish to consider including a reference to encouraging the building</p>	<p>6 CSIP 1= NHS West Midlands (The Board)</p>	<p>In addition to developing a Homelessness Strategy, the Council has identified in The Council Plan 2007+</p>

	<p>of new homes to the Lifetime Homes standard. (GOWM – Housing Team)✓</p> <p>This needs linking with other policies, e.g. the Tuberculosis Strategy needs to tie in with the homelessness strategy. (RAF)✓ (Environment chapter)</p> <p>Recognise the need for being able to access services re. Healthy Lifestyles. (Sport England)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Suggested improvements will be taken on board for final document.</p> </div>	<p>1= Wychavon District Council          1= West Midlands Strategic Migration Partnership (Dave Newall – Policy Officer)          3= Report from Consultation Event held on 21 May 2007</p>	<p>(page 53) the following strategic outcome and priority action that relate to this priority:          Strategic Outcome: Enjoy a high quality of life-benefiting from good housing and renowned cultural and leisure opportunities.          Priority action – Advise and support people at risk of losing their home through the Home Options service citywide (named BCC lead = Portfolio Holder for Housing).            (Birmingham City Council)</p> <p>PAN-WM and Sport England will support this by supporting/promoting social inclusion and equitable access across its membership and sharing best practice examples. (PAN-WM), (Sport England)</p>
--	--	---	---

<p>4. Promote the housing needs of diverse and vulnerable groups and support people to remain in their own homes.</p>	<p>Change the word 'vulnerable'; to 'additional needs'. (Equality &amp; Diversity Partnership)✓</p> <p>The aim should be to create balanced and sustainable communities with appropriate housing stock available to meet need. (RAF)✓</p> <p>Other sorts of accommodation may be more appropriate depending on the need of the client. (Malvern Hills District Council)✓</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Suggested improvements will be included in final Strategy.</p> </div>	<p>1= Birmingham City Council</p> <p>1 CSIP</p> <p>1= GOWM Housing Team</p> <p>1= Wychavon District Council</p> <p>1= West Midlands Strategic Migration Partnership (Dave Newall – Policy Officer)</p> <p>2 Report from Consultation Event held on 21 May 2007</p>	<p>The Council has already identified a priority action that relates to the above priority. This action can be found in The Council Plan 2007+ (page 52). Strategic Outcome: Be healthy – enjoying long and healthy lives. Priority action – Set up an annual disabled facilities grant programme and help homeowners to adapt their properties (named BCC lead = Portfolio Holder for Housing).</p> <p>This priority is also consistent with the work being carried out with Adults and Communities to develop the Wellbeing agenda. This work is being managed by the Birmingham Health and Wellbeing Partnership and the targets have been set out within the Local Area Agreement.</p>
---	--	--	--

			<p>(Birmingham City Council)</p> <p>PAN-WM and Sport England will work to deliver against the active ageing agenda, recognising that for people to remain independent in their own homes access to community space, social and physical activities will be key. (PAN-WM), (Sport England)</p>
<p>5. Support and encourage better design of new developments to provide safe access to work, services and which promote positive health and well-being for example, through the provision of cycle and walking routes when designing new estates.</p>	<p>May be better placed in the planning priorities (Regional Economic Officers Group to the West Midlands Regional Assembly.)√</p> <p>Too adult specific – add schools and young people; link to a) places where people want to go, b) public transport, c) roads need to allow access for buses. (Equality &amp; Diversity Partnership)</p> <p>Either here or in Priority 3, with an increasingly aging population you may wish to consider including a reference to encouraging the building of new homes to the Lifetime Homes standard. (GOWM – Housing Team)√</p>	<p>1= Birmingham City Council</p> <p>2 CSIP</p> <p>1= NHS West Midlands (The Board)</p> <p>1 WMWFF</p> <p>3= Report from Consultation Event held on 21 May 2007</p>	<p>This priority would be supported by the Council as it closely aligns with a number of the commitments in the Birmingham Unitary Development Plan 2005. 6.18 c) The City Council is committed to improving safety for all road users. 6.43 a) Cycling for transport, leisure and sport will be encouraged and a number of on and off highway cycle routes will</p>

	<p>It is also about the incorporation of informal greenspace within developments which can lead to improved mental wellbeing for local residents as it has been proven to reduce levels of everyday stress. (Natural England)✓</p> <p>Add access to schools, public transport, and to ensure the road design allows for bus access. (Sustainability West Midlands Policy Group)x – <b>pursue via planning section</b></p> <p>Needs to be extended to include emphasis on reuse of brown field sites, as opposed to green field. (Report from Consultation Event held on 21 May 2007)x – <b>pursue via RSS</b></p> <div data-bbox="527 886 1146 1175" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Suggested improvements will either be included or pursued via RSS.</p> </div>	<p>be provided.</p> <p>6.43 b) locations that are particularly hazardous for cyclists will be investigated and remedial measures taken where appropriate.</p> <p>6.43 f) All developers ... will be required to provide cycle parking facilities and cycle friendly infrastructure.</p> <p>This priority also aligns with one of the Council’s Design Principles for Sustainable Development: 3.14E) Layout should be designed to minimise reliance on the private car and encourage walking, cycling and the use of public transport.</p> <p>(Birmingham City Council)</p> <p>Natural England is a supporter of GIP and believes that through its adoption better</p>
--	---	--

			<p>development will lead to improved wellbeing for local residents. (Natural England)</p> <p>PAN-WM will advocate member organisations to adopt travel plans to include sustainable options.</p> <p>PAN-WM will work to champion the messages of “Active design”.</p> <p>PAN-WM would also look to disseminate good practice across the region (PAN-WM)</p> <p>Sport England support and encourage active recreation and sport opportunities in the workplace and have adopted schemes such as tax free cycling and well@work pilot projects. (Sport England)</p>
--	--	--	---

<p>6. Ensure that NHS and social care bodies are engaged in the design of major new housing developments so that services respond to changes in population through planning e.g. Section 106 agreements and other mechanisms.</p>	<p>May be better placed in the planning priorities (Regional Economic Officers Group to the West Midlands Regional Assembly.)√</p> <p>Strengthen reference to service provision; also open space strategy needs to be referred to as well as planning guidance S.17. √</p> <p>Don't agree with priority, this is taking away from the real role of the NHS. (Rugby Counsel of Older Residents – Mr Tom White)<b>This links to putting this in with planning priorities</b></p> <p>It could be strengthened by including a reference to ensuring that service provision and an open space strategy are designed at the same time. (Sustainability West Midlands Policy Group)?</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Suggest improvements will be included or pursued through planning priorities.</p> </div>	<p>1= Birmingham City Council</p> <p>3 CSIP</p> <p>1= GOWN – Housing Team</p> <p>1 Staffordshire County Council (Members)</p> <p>1= Worcestershire Partnership</p> <p>5= Report from Consultation Event held on 21 May 2007</p>	<p>The following priority action and Strategic Outcome, as detailed in The Council Plan 2007+ (page 17) shows the Council's commitment for and refers to existing work that is already being done locally that would support the above priority.</p> <p>Strategic Outcome: Be healthy – enjoying long and healthy lives.</p> <p>Priority action – Continue to lead work with Health partners to deliver programmes that promote and support healthy lifestyles (Named BCC lead = Leader of the Council; Portfolio Holder for Adults &amp; Communities; Portfolio Holder for Children, Young People &amp; Families).</p> <p>(Birmingham City Council)</p>
---	--	---	--

**ADDITIONAL PRIORITIES RECOMMENDED**

“Overcrowding, in particular BME groups (e.g. East Birmingham) has a negative impact on health and well-being. More and larger homes are needed to meet the demand created by new household formations.” (Note – it is recognised that this is already mentioned in the report but felt that it should be a priority)

Accord Housing Association Limited

Agree

The need to provide additional affordable housing is absent and we disagree with some of the wording in the priorities regarding how the NHS and Social care bodies can influence the design of new build. A key priority should be to develop more affordable housing to meet the housing needs.

Wychavon District Council

Affordable housing work is being carried out via housing strategy but links could be made to this work. Revisit wording re NHS and Social care bodies influencing design of new build

The housing impact of asylum seekers supported by BIA in target-contracted accommodation and the quality of section 4 accommodation.

West Midlands Strategic Migration Partnership (Dave Newall – Policy Officer)

Unsure

Issues relating to numbers of new ‘apartments’ from developers, against

Report from Consultation Event held on 21 May 2007

To pursue via planning and RSS

<p>'family homes', especially with respect to the BME community &amp; overcrowding. There was the suggestion to use the RSS to look at planning restrictions</p>		
<p>Issue of impact on second homes and rural communities. RSS should work with developers around need, not what is most – commercial and therefore what the developers wish to build.</p> <ul style="list-style-type: none"><li>➤ Should be lobbying, and Health should be involved through all the planning stages.</li><li>➤ Issue was also discussed in the light of 'buy to rent' and that affordable properties were being bought up, and then rented at high cost.</li></ul>	<p>Report from Consultation Event held on 21 May 2007</p>	<p>Agree, links to Housing Strategy and planning to be made</p>

**ADDITIONAL WORK BEING CARRIED OUT**

1. Promoting 'Everybody's Business' in local OPMH Services
2. 'Supporting People' implementation and promotion of independent living/personalised care.
3. Facilitating engagement of housing organisations in business of CSIP.

Care Services Improvement Partnership West Midlands

Noted

Region's Housing Market Renewal Areas and working with local partners help to ensure that the areas' historic buildings and places are taken into account in the renewal process.

English Heritage, West Midlands Region

Noted

Links to Regional Housing Strategy, the LAAs, LA Fit For Purpose Housing Strategies, The work of Housing Market Area Partnerships and their future sub-regional Investment Plans.

GOWM – Housing Team

Noted

The priorities in this section link with the following priorities of NHS West Midlands

- Reduction of excess winter

NHS West Midlands (The Board)

Noted

deaths

- Reduction in all age all cause mortality
- Promotion of Falls Prevention programmes
- Development of Health Trainers
- Development of the Expert Patient Programme.

These are articulated in the strategic framework of NHS West Midlands.

NHS West Midlands recognises the issue of excess winter deaths and would want to work closely with agencies to reduce the numbers. Other Programmes, which are relevant, are the Expert Patient Programme and the development of health trainers as both of these could be used to ensure people are aware of the benefits and schemes available to support them to keep their houses warm.

NHS West Midlands will through the LDP performance manage PCTs on excess winter deaths. NHS West Midlands would be willing to share this data to help monitor

<p>delivery of the strategy</p> <p>The focus of activity for NHS West Midlands would be about</p> <p>Excess winter deaths. NHS West Midlands is proposing a PCT collaboration around excess winter deaths. NHS West Midlands recognises that there are certain areas where collaboration between Primary Care Trusts brings the combined benefit of accelerated and consistent service development. NHS West Midlands will consult with PCTs on the themes for this approach but the three being proposed are reducing excess winter deaths, reducing levels of childhood obesity and developing the life check. Once agreed projects will be established and Project Initiation Documents developed. It would be useful to engage partners outside the PCTs on this project.</p>		
<p>The Directorate of Social Care and Health sets out its priorities and commissioning intentions for housing and support options in its Housing Strategy and its Commissioning</p>	<p>Staffordshire County Council (Members)</p>	<p>Noted</p>

<p>Strategies for Older People, Adults with Physical and Sensory Disabilities, Adults with Learning Disabilities and Adults with Mental Health Needs.</p>		
<p>We already organise exercise and activity groups to keep the older people more involved and not become isolated. We have champions in Dudley who sit on TA groups and help to form policies on how services are delivered.</p>	<p>Age Concern, Dudley</p>	<p>Noted</p>
<p>Extra care housing – Telford &amp; Wrekin’s partnership plan is to develop 500 extra care housing units over the next 15 years. In August 2007, the second 53 unit build commences. This will cater for low, medium and high care needs for people over 65 years.</p>	<p>Telford &amp; Wrekin PCT</p>	<p>Noted</p>
<p>They are about to commence a monitoring project with the University of Wolverhampton and the regional climate change adaptation partnership on the effects of summer temperatures on the indoor homes environment.</p>	<p>Hestia Managed Services Ltd</p>	<p>Noted</p>

**SIGNUPS TO STRATEGY**

Advantage West Midlands

Design of non-residential developments and connection of communities to jobs (already been done through Economic Strategy).

Noted and welcomed.