



My Home is
my Life

2014-2018

Good quality housing underpins other life chances and wellbeing

Torbay's Housing
Partnership Strategy
Draft

Contents Page

1. Introduction
2. Torbay Context/ Need
3. Priority Themes
 - i) Bridge the Gap
 - ii) Help when and where it's needed
 - iii) Healthy Home, Healthy You, Healthy Bay
4. Partnership Delivery
5. Resources
6. Risk assessment, EIA
7. Appendix 1
8. Appendix 2

Priority Theme Deliverable Outcomes

Bridge the Gap Outcomes

- * Provide a mix of house types and tenures to match the local need.
- * Make best use of existing social housing stock and empty homes. Working with private landlords including private retirement schemes to make best use and build successful mixed communities
- * Improve the standard of new affordable housing to ensure homes cost less to heat, maintain and minimize the impact on the environment.
- * Improve standards in the Private Rented Sector to encourage choice in the market

Help when and where it's needed Outcomes

- * Closer working with partners and the voluntary sector – achieving, increased choice, self help and access to advice (especially financial) and early intervention across agencies and communities
- * Improve housing offer to meet a range of local needs and aspirations.
- * Local support for those most vulnerable (specifically to mitigate the impacts of Welfare reform)
- * Housing that is part of an integrated approach to health, social care and support keeping people healthy and independent as they age and making sure they have the best start in life.
- * Long term placements for adults and children into residential and nursing care are reduced. Ensure more people with learning disabilities and those with poor mental health are able to live independently and older people are enabled to remain independent in their own home

Healthy Home, Healthy You, Healthy Bay Outcomes

- * Good quality homes with high energy efficiency, safety, minimum standards and good Landlords
- * Improve and maintain independence and inclusion, effective support for disabled, older people and vulnerable groups.
- * Ensure housing is designed and maintained to minimise exposure to both indoor and outdoor pollutants, including damp, mould, combustion, CO, Particulates, noise, asbestos
- * Reduce injuries in home - especially falls in the elderly; and accidents among children
- * Design healthy homes to encourage physical activity e.g walk/cycle/play/garden etc. and access to healthy food and lifestyles.

My Home is my Life - TORBAY'S Housing Partnership Strategy

2014 – 2018

Foreword, Cllr Thomas and Housing Partnership

1- Introduction

This is Torbay Council's new Housing Strategy for 2014/15 to 2017/18. It has come at a time when the national economy has suffered a sustained period of uncertainty affecting housing supply and demand in many different ways for the past six years.

It is called "My Home is my Life" because good quality housing underpins other life chances and wellbeing. It is recognised as a key determinant of good health. It is not just about bricks and mortar, it is about the communities in which people live, their hopes for themselves and each other. Good housing influences life chances, education, work opportunities, good health and freedom from fear of crime.

The strategy addresses these challenges and takes new opportunities to set ambitious plans to recognise our local pressures, encourage community resilience, build as much housing that offers affordable choice, tackle homelessness through new housing options and strengthen our role in the private housing sector over the next three/ four years.

The return of the responsibility to improve the health and wellbeing of local people to local authorities has brought with it a renewed emphasis to tackle the 'causes of the causes' of poor health. Councils have an influence over the day-to-day conditions in which people live, so are well placed to make the most of a move away from the medical model of health based on clinical treatment to a social model based on health promotion, protection and prevention. There are key policy areas – the social determinants of health - where action is likely to be most effective in reducing health inequalities. Action on the supply, provision and maintenance of housing is one of these key areas.

It ranges from the “bricks and mortar” of the home itself, through to the condition of the interior of the property, services for those who are homeless and in priority need, through to regulating the social landlords and private landlords sectors to ensure that properties are appropriately managed and the tenants are not placed at any undue risk of harm. For some clients properties can be adapted to enable them to live independently in their own home for longer. Thermal insulation is also a key issue to enable people to be able to keep their homes warmer for longer and reduce their fuel poverty issues.

At the same time, a range of supporting/specialist housing and support related strategies have come to the end of their term and funding. Therefore, we have taken an innovative and forward thinking approach to developing this new Housing Strategy with our Partners. In this way we will make best use of existing and new housing, making sure people have homes for life when appropriate with access to the right type of housing, support and care at the right time. The Housing Strategy will contribute to the Health and Well being Strategy and Torbay and Southern Devon’s aims to reduce bed based care and promote independence and self management of conditions in the community with housing forming part of an integrated approach to health and social care.

We have not had a current Strategy for a couple of years and have therefore produced an Over-arching Strategy which identifies four key priority themes which contain, outcomes and action plans The action plans will be reviewed on an annual basis, monitored by the Torbay Housing Partnership. The over-arching document is intended to show how the Council and partners will prioritise and tackle housing need, promote new housing options and improve housing conditions across all tenures encompassing housing topics that specifically cover:

- Living Environment
- The successful Housing market
- Right housing at the right time
- Specialist housing needs for those needing care and support (including Older People, as well as those with learning disabilities and other long term conditions)

Torbay Context/ Need

The development of the Housing Strategy 2014 – 2018 has been informed by a range of needs information, specific links can be found at Appendix 1. It is recognised that certain market assessment information has not been updated recently, however we do have a recent JSNA joint strategic Needs Assessment and a Market Position Statement <http://www.torbay.gov.uk/index/yourservices/adults/marketpositionstatement.htm> which have been adopted by Health and Well Being Board.

We recognise the need to update this MPS with current Children's and Housing position information and requirements. The knowledge of our partners is also a valuable source in informing activity that supports our communities and more vulnerable groups. It is important to ensure on – going dialogue with colleagues across the council partners and beyond.

The purpose of this strategy is to provide a framework for joint commissioning, and partnership working, achieving the Housing Priorities and outcomes, and contribute towards delivery of the council's Health and Well Being Strategy. The strategy will be informed by a range of commissioning strategies for vulnerable people including, learning disability, dementia and mental health, Children's Commissioning plan, Children and Young Peoples Plan, and Child Poverty strategy.

The importance of the housing market for Torbay's economic wellbeing means that this strategy will contribute to economic growth, recognise the need to tackle poverty. Children in poverty have lower standards of living that have an impact on their lives. Children in the poorest households are often living in a home in poor repair .Many of these are often damp, and children are at greater risk of long-term respiratory problems, such as asthma. Other health problems, such as diabetes and obesity, are more common among poor children. It will also promote decent standards, safe long term housing tenure and stability for those that need it most. We need to recognise that there will be a continued shortage of homes that are affordable for low – income families (particularly younger) households.

Our understanding of the current housing market is limited as the latest housing condition survey dates to 2011. The economic challenges facing Torbay are understood however the need to develop the housing market to stimulate and sustain economic growth has not previously been clearly articulated. There is a continued pressure on the ageing privately rented housing sector, with a distinct lack of investment in

providing good standard tenanted properties. This limits the quality of life and the opportunities for tenants in Torbay and increases the gap in inequalities.

The strategy reflects the council's role in discharging a range of statutory duties such as those relating to homelessness, private sector housing, responsibility for public health and social care and the safeguarding of vulnerable children and adults.

Housing by tenure

Source: *Torbay Private Sector House Condition*

Survey 2006/2008/2009/2011

| Tenure | Dwellings 2011 | Percent 2011 | Torbay 2009 | Torbay 2008 | Torbay 2006 | EHCS 2008 |
|---------------------------|----------------|--------------|-------------|-------------|-------------|-------------|
| Owner Occupied | 44,870 | 70.1% | 71.8% | 71.8% | 72.0% | 68% |
| Privately rented | 13,950 | 21.8% | 19.6% | 19.4% | 19.7% | 14% |
| Housing Association (RSL) | 5,160 | 8.1% | 8.6% | 8.8% | 8.3% | 8% |
| Local Authority* | 0 | 0.0% | 0.0% | 0.0% | 0.0% | 10% |
| Total | 63,980 | 100% | 100% | 100% | 100% | 100% |

Torbay Housing partnership input -

In Torbay? What does our Neighbourhood support/ activities look like that help local people, in particular the more vulnerable, to feel more involved and in control of their lives which in turn helps them to be healthier and more resilient to external pressures.

Action – this needs to be an agenda item to discuss at Partnership Forum, on presentation of draft priorities.LDs recommissioning of day opps may fit well here as well as different approach to residential rehab and need for shared accommodation?

Link to social isolation in older people

Access to timely financial advice

Resident led approach through community development and empowerment

Priority Themes

Theme

Bridge the Gap - Increase choice, quality and affordability - Private sector and Affordable housing

Good quality, decent homes provide an opportunity for stable family life. They underpin economic growth and help create thriving, sustainable communities. However, for some getting on to the housing ladder is very challenging. Demand outstrips supply, the availability of mortgage financing is limited and the quality of housing varies hugely across Torbay.

For the young, the difficulties of 'staying local' can disrupt the traditional family networks upon which strong communities are based.

For families, uncertainty over housing can undermine the contribution they make to our economy through work and active citizenship.

For Torbay's increasing elderly population homes that meet their changing needs are growing.

With an ageing population in Torbay there is a clear direction of travel for people to remain in their own homes longer not only to improve their quality of life but also to reduce the pressure on the public purse. National policy changes are also reshaping the needs of our population. In order to meet the increased pressures placed on local authorities in the wake of welfare reforms there is a need for an innovative and flexible approach to the provision of temporary accommodation

The age and quality of the housing stock in Torbay means that it is poorly insulated and generally inefficient, leading to poor living conditions and an increase in fuel poverty. 71.4 % of the Private Rented Sector receives Housing Benefit. This adds pressure to statutory agencies and adds further pressure on the local housing market.

It will be an on – going challenge to manage expectations – we can't house everyone in affordable housing

Outcomes

1. Provide a mix of house types and tenures to match the local need.
2. Make best use of existing social housing stock and empty homes. Working with private landlords including private retirement schemes to make best use and build successful mixed communities
3. Improve the standard of new affordable housing to ensure homes cost less to heat, maintain and minimize the impact on the environment.
4. Improve standards in the Private Rented Sector to encourage choice in the market

| Year | Number of Lettings per Annum Social Housing | Waiting List Figures | Number of New affordable Homes Delivered |
|---------|--|----------------------|---|
| 2013/14 | 457 | 3195 | 195 |
| 2012/13 | 303 | 3066 | 35 |
| 2011/12 | 371 | 3425 | 35 |
| 2010/11 | 344 | 3966 | 127 |
| 2009/10 | 371 | 2482 | 117 |
| 2008/09 | 326 | 6493 | 119 |
| 2007/08 | 397 | 5221 | 149 |
| 2006/07 | 317 | 3995 | 144 |
| 2005/06 | 237 | 4611 | 135 |

Headline Actions

| Delivers on Outcome/s | Action | Resource | Person Responsible | Completion date | Risks/ Dependencies |
|-----------------------|---|--|--|-----------------|---|
| 1 | Reassess overall delivery target and targets around mix of size, type and location based on thorough needs analysis | Design reporting and ongoing monitoring tool. Collate information from Commissioning unit | Housing Commissioner JS Exec Head Community Safety FH ,Partnership Commissioning Unit | April 2015 | Information is key to setting housing delivery targets. |
| 1 | Ensure understanding of current and future housing needs is kept up to date and is fit for purpose | Analyse and provide data from Torbay's Housing Register to inform needs data including demand and availability of specialist accommodation and to ensure new housing meets the aspirations of home seekers. Review current housing market data. Review census data as it becomes available Explore opportunities for commissioning research, including joint commissioning with other LAs | Housing Commissioner JS Exec Head Community Safety FH ,Partnership Commissioning Unit | | |

| | | | | |
|---------|---|--|---|---|
| 1, | Prepare brief for delivery of new housing development at Hatchcombe. | Liaise and engage with SP and Care trust to establish specification | Housing and planning Manager LM | Ensure specification is future proofed and minimises any revenue contribution. |
| 1 | Continue to maximise delivery through planning gain and S106 agreements. | Officer time – requires policy reviews | Housing and planning Manager LM | This delivery route is entirely dependent on market conditions – risk to delivery |
| 1,3, | Identify land owned by Torbay Council for the delivery of affordable housing. | Land review, requires Council approval | Housing and planning Manager LM | Conflict between delivering affordable housing and maximising the capital return for the Council. |
| 2,4 | Look at ways in which Empty homes can be targeted for affordable housing. | Continue to work with Private Sector property owners to create bespoke solutions. | Exec Head Community Safety FH Housing and planning Manager LM | This work is often Labour intensive and can often be more expensive than traditional delivery routes, However there are additional benefits – Private Sector renewal. . |
| 1,2,3,4 | Consider ways in which we can make better use of what we already have. Review allocation policy to increase priority of those downsizing | Consultation with wider Devon Las and DHC. Review annual lettings plan annually from Sept | Housing Commissioner JS | May end up with different arrangement than the rest of Devon. |
| 3 | Continue to monitor the performance of the properties at | Plymouth University currently provide the data. Office required to | Housing and planning Manager LM | Resistance from developers and potentially RPs as the new specification will carry additional |

| | | | | |
|------|--|---|------------------------------------|-----------------------------|
| | Beechfield. Roll out most effective components on new housing developments to aid fuel poverty. | amend legal specification documents | | costs. |
| 1,3, | Review and assess the merits of Council House Building programme | Significant inter departmental review including legal and finance | Housing and planning Manager LM | |
| 1,3, | Ensure robust planning policy exists to drive and maximise new affordable housing and improve quality. | New affordable housing SPD. Include tapered approach which will generate an additional income stream to assist the delivery of affordable housing | Housing and planning Manager LM | Resistance from developers. |
| | Detailed housing needs and domestic market assessment including conditions, tenure, gaps, etc. | External body to be commissioned | Housing Commissioner JS | Mar 2016 |
| | Develop innovative approaches to work with partners to reduce hazards in the privately rented sector. | Housing Standards Team | Executive Head Community Safety FH | Ongoing |
| | Explore alternative options to meet the | | Housing Commissioner | |

identified needs of the Bay e.g. equity release schemes, procuring different types of temporary accommodation, role of the community sector

Develop partnerships with the energy providers and other private sector organisations to reduce fuel poverty in Torbay

Executive Head
Community
Safety

Choice and affordability??
Housing Partnership contribution discussion
Enabling the development of high quality and sustainable affordable housing in places where people want to live responding to local need and supporting the economy. Enabling people to make informed choices about their housing circumstances and enabling them to meet their own housing

Housing Partnership

needs.
Improving the condition
and usage of existing
housing across all
tenures taking into
account social and
environmental factors
that impact on quality
of life.

Theme

Help when and where it's needed – create a quality approach to housing advice that offers early intervention and prevention – to both clients and Landlords that deals with the problems before they become a crisis. Sub strategy, Homeless Prevention action plan, housing as part of an integrated health and social care system

The links between housing, health and wellbeing are well-documented. Local authorities working in partnership with health, community voluntary sector organisations and criminal justice agencies have a key role to play in making sure housing and the nature of the Local area maximise the health and wellbeing of more vulnerable people including, the elderly, people with learning disabilities and other health problems.

As a pioneer site for integrated care across Torbay and South Devon, creation of an Integrated Care Organisation will build on successful integration of health and social care services for older people at a local level. Housing will be fully integrated into a joined-up health and social care system with a single budget aimed at providing better care with the following priorities:

- Inequalities across children and young people's care will be reduced
- Mental health will be 'mainstreamed' as part of overall wellbeing and health
- Frail older people – structural pathway problems and patient experience improved
- Seven-day services equally available for all, through a 'broad front door'
- Community resilience and enhanced social fabric will form the basis for health and wellbeing

Prevention and early intervention sit at the centre of this approach alongside enabling people to remain independent for as long as possible in their own homes.

While spend on residential and nursing care is the largest area of spend in the adult social care budget demand for traditional accommodation based care is in decline. Fewer people are entering residential care and those who do so tend to enter at an older age and stay for a shorter period.

Torbay's market position statement sets out a vision for the health and social care residential market for adults based on reducing and avoiding reliance on bed based care through a more co-ordinated approach to accommodation based care by:

- Continued reduction in long term placements into residential care
- Focus on short term reablement, rehabilitation, recovery, respite and crisis
- Development of extra care housing
- Later admission to long term nursing care

Torbay and Southern Devon Learning Disability operational commissioning strategy (2014) contains local implementation plans for a wider learning disability health and care strategy spanning Torbay, Devon and Plymouth councils as well as North, East and West Devon and South Devon and Torbay Clinical Commissioning Groups (CCG). The strategy plans to develop:

- Extra care and sheltered housing models to provide independent accommodation and support for people with learning disabilities and opportunities for people to remain living with older carers with support needs.
- An accommodation and Flatmate service including, maintaining a vetted 'flatmate' list for people with a learning disability who need accommodation and those who would like to share.

The three Devon Local authorities and two CCGs have also produced a mental health strategy (2013-2016). 'A good home' is cited as one of the foundations of good mental health and wellbeing. A crisis house has been developed in Torbay to reduce and avoid hospital admissions and local implementation plans are in development with people who use services, their carers, community voluntary sector organisations and commissioners.

To make sure accommodation based services and pathways enables families, children and young people to have the best start in life a review of placements and services is underway

We will aim to target preventative measures more effectively, based on an evidenced housing offer and local need in order to reduce the pressure on statutory services.

The emerging integrated care organisations provides new opportunities to join up the operational activities across the care giving economy e.g. facilitating links with housing at discharge from hospital.

Fuel costs are rising faster than income rates, thereby increasing the pressure on individuals and families to meet their housing costs. This can in turn add demand pressures on statutory services e.g. the provision of temporary accommodation, the take up of cheap, low standard rented properties, etc.

Our ageing population and those with complex needs place demands on care organisations if they are unable to live independently in their own home. Mechanisms need to be implemented to increase residents' ability to either maintain their tenancy or own homes for longer.

Outcomes

5. Closer working with partners and the voluntary sector – achieving, increased choice, self help and access to advice (especially financial) and early intervention across agencies and communities
6. Improve housing offer to meet a range of local needs and aspirations.
7. Local support for those most vulnerable (specifically to mitigate the impacts of Welfare reform)
8. Housing that is part of an integrated approach to health, social care and support keeping people healthy and independent as they age and making sure they have the best start in life.
9. Long term placements for adults and children into residential and nursing care are reduced. Ensure more people with learning disabilities and those with poor mental health are able to live independently and older people are enabled to remain independent in their own home.

Headline Actions

| Delivers on Outcome/s | Action | Resource | Person Responsible | Completion date | Risk/ Dependencies |
|-----------------------|---|--|---|-------------------|---|
| 5,6,7,8, 9 | Completion of new Homeless strategy includes temporary accommodation commissioning plan. | Housing Options Service Manager and Partners | Exec Head Community Safety FH Housing Commissioner JS | April – June 2015 | |
| 5,6,7,8 ,9 | Co production and partnership delivery of a new approach/model for Information and Advice. Includes development of Children's Community Hub | Information and advice Steering group, and Children Hub Steering group | Housing Commissioner JS and Partnership | April 2016 | Delays from a co – production model, full engagement from key partners. |
| 5,6,7,8 | Explore co location of Housing Options service at community access points/ hubs | Housing Options Team and partners | Exec Head Community Safety FH | | |
| 5,6,7,8 | Explore/ Develop service pathway for Non Statutory Single Homeless | Identify funding opps/ grants. | Exec Head Community Safety FH | | |
| 5,6,7,8 | Explore alternative options to meet the identified needs of the Bay e.g. equity release schemes, | | Housing Commissioner JS | | |

| | | | | |
|-----------|---|---|--|------------|
| | procuring different types of temporary accommodation, role of the community sector | | | |
| 5,6,7,8 | Work with partners to raise the profile of an individual's housing needs at key moments in the individual's life, and enable them to remain in their own homes for longer e.g. hospital discharge | Information and advice co production model and partners | Housing Commissioner | March 2016 |
| 6,7 | Work with partners to develop means of supporting tenants to maintain their tenancies e.g. support with mental wellbeing, credit unions, etc. | | Executive Head Community Safety | |
| 5,6,7,8,9 | Work with housing associations and other housing providers to ensure that resources are prioritised to those most in need | Torbay Housing Partnership | Exec Head Community Safety FH Housing Commissioner JS | |
| 8,9 | Development of extra care housing For older people and younger people | | | |

| | | | |
|-----------|--|--|----------------------------|
| | including those with learning disabilities, poor mental health and acquired brain injury | | |
| 6,9 | Flatmate scheme for people with LDs | | |
| 5,6,7,8,9 | Families young people and children placement and pathway review | Children's Commissioning and Sufficiency Plan Children's Services and Peninsula Framework | Housing Commissioner JS |

Theme

Healthy Home, Healthy You, Healthy Bay – improve Health through quality housing in communities people want to live.

There is a compelling need to identify sustainable channels in communities to build resilience and increase community cohesion. Whilst we have started to change the landscape in Torbay, much more needs to be done.

There are also a variety of hidden harms within our communities which have a direct and generational impact on individual families. For example, the impact of domestic abuse reaches out further than the criminal justice system and affects a family's entire life, including finance, health, wellbeing, education, etc. Providing a holistic service to survivors of domestic abuse will enable them to enjoy a healthier life, this includes the living in good standard, safe accommodation, across all housing sectors.

The integrated care organisation (ICO) provides new opportunities to join up the operational activities across the care giving economy e.g. facilitating links with housing at discharge from hospital.

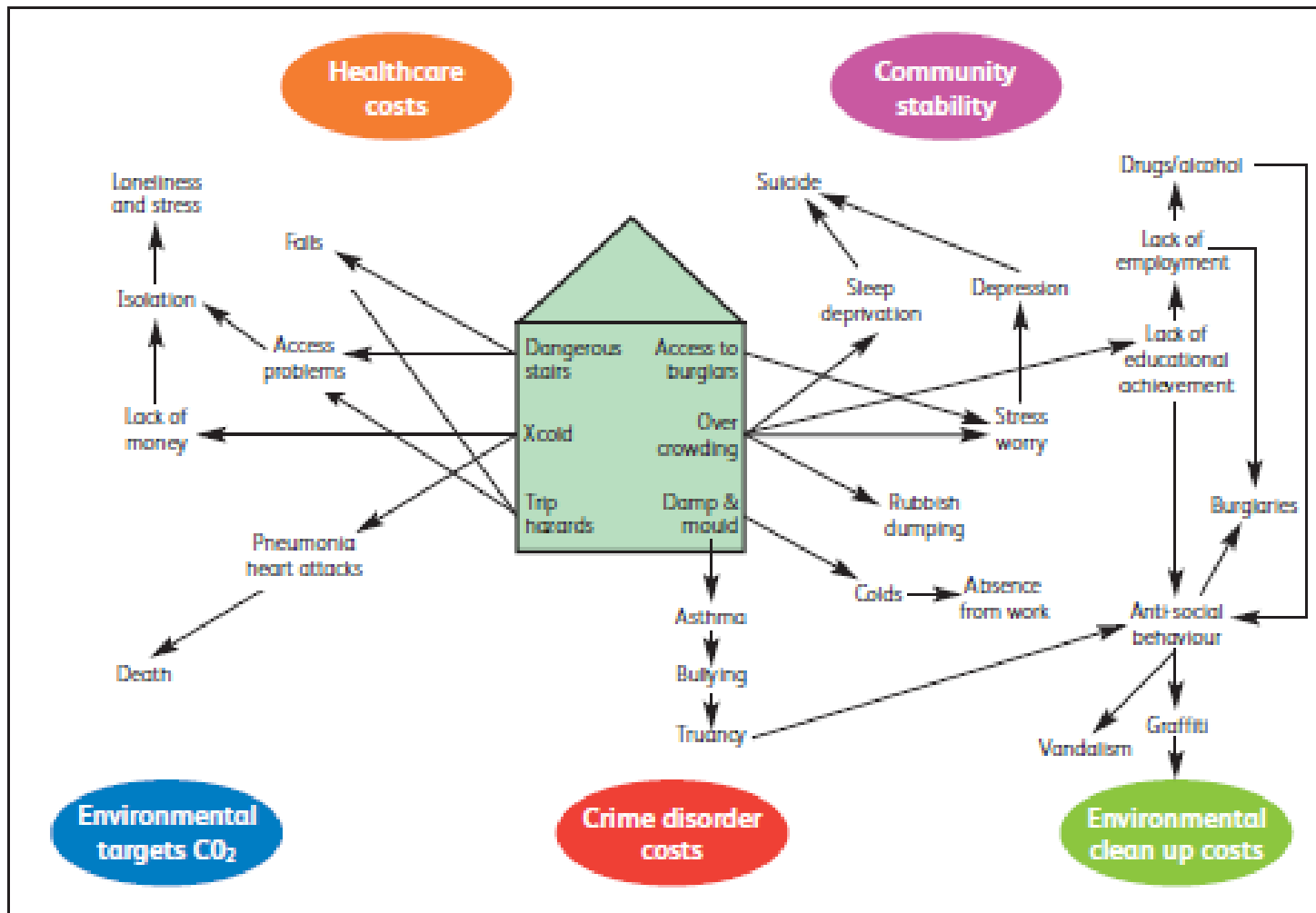
In the future we need to ensure that equipment provision, Home Improvement Agency Service and Disabled Facilities grants are more joined up in their commissioning aspirations and future provision.

Housing is an important social determinant of health. The availability, quality and tenure of housing, along with more specific factors such as damp, inadequate heating, indoor pollutants and noise all have an impact on the health of its occupants. Overall the Building Research Establishment (BRE) has calculated that poor housing costs the NHS at least £600 million per year. A range of specific housing-related factors are known to adversely affect health:

- Agents that affect the quality of the indoor environment such as indoor pollutants (e.g. asbestos, carbon monoxide, incomplete combustion, radon, lead, moulds and volatile organic chemicals)
- Cold and damp, temperature or warmth, fuel poverty
- Housing design /type or layout (which in turn can affect accessibility and usability of housing), infestation, hazardous internal structures or fixtures
- Environmental factors including noise, external air pollution, services, drainage
- Factors that relate more to the broader social and behavioural environment such as: overcrowding, sleep deprivation, neighbourhood quality, infrastructure deprivation / inaccessibility (i.e. lack of availability and accessibility of health services, parks, stores selling healthy foods at affordable prices), neighbourhood safety, and social cohesion
- Factors that relate to the broader macro-policy environment such as housing allocation, lack of housing (homelessness, whether without a home or housed in temporary accommodation), housing tenure, (including ownership) housing investment, and urban planning.

There are a range of health conditions arising from these factors, including cardiovascular disease, depression and anxiety; nausea and diarrhoea; infections; allergic symptoms; hypothermia. 45% of accidents occur in the home and accidents are in the top 10 causes of death for all ages.

Unintentional injuries in and around the home are a leading cause of preventable death for children under five years and are a major cause of ill health and serious disability. Analysis shows that each year in the UK approximately 60 children and young people died, 450,000 attended accident and emergency (A&E) and 40,000 were admitted to hospital as an emergency.



Cold homes are linked to increased risk of cardiovascular, respiratory and rheumatoid diseases, as well as hypothermia and poorer mental health. There were an estimated 36,450 excess winter deaths attributable to all causes in England and Wales in 2008/093.

Torbay has some specific housing factors that lead to poor health. Those without a home are expected to experience negative health outcomes. In Torbay the numbers accepted as being homeless and in priority need in Torbay is 1.2 per 1,000 households (2012/13).

The condition of Torbay's dwelling stock could be described as worse than the national average. Over half of the areas in Torbay are in the top 20% (quintile)

most deprived for housing in poor conditions in England (2010). Torbay has a relatively low social housing stock. Figures for April 2011 suggest the social housing stock in Torbay to be 7.9%, compared to 18% nationally and 13.6% regionally. The percentage of households that experience fuel poverty based on the "Low income, high cost" methodology is 11.4%, significantly worse than the England value (2011).

The Joint Strategic Needs Assessment found that some groups of people are notably worse off in terms of health and care inequalities. We will contribute to tackling these disparities by developing a better understanding of our communities and ensuring that housing services, delivered through our partnerships with local communities and specialist agencies, promote and support inclusion and are accessible to an increasingly diverse population.

The local authority has a commitment to developing supported living and for many people with learning difficulties or poor mental health this means giving them greater choice and control over where they live. In addition, the growing number of older people will create increased demand for support to live independently at home and for extra care and sheltered housing. We will meet these needs by remodelling existing provision and encouraging the development of suitable affordable housing options.

Outcomes

10. Good quality homes with high energy efficiency, safety, minimum standards and good Landlords
11. Improve and maintain independence and inclusion, effective support for disabled, older people and vulnerable groups.
12. Ensure housing is designed and maintained to minimise exposure to both indoor and outdoor pollutants, including damp, mould, combustion, CO, Particulates, noise, asbestos
13. Reduce injuries in home - especially falls in the elderly; and accidents among children
14. Design healthy homes to encourage physical activity e.g. walk/ cycle/play/garden etc. and access to healthy food and lifestyles

Headline Actions

| Delivers on Outcome/s | Action | Resource | Person Responsible | Completion date | Risks/ Dependencies |
|-----------------------|--|----------------------------|--|-----------------|---------------------|
| 13, | Reduce unintentional injuries in and around the home among children under five years to bring down the number of children admitted to hospital from injuries. | PHE report (2014) actions | Public Health Children's Lead and Early Years service Torbay Housing partnership | | |
| 10,12 | Consider use of external and housing renewal funding to make homes more energy efficient and tackle Fuel Poverty, and target to people and areas in greatest need | Partners | Exec Head Community Safety FH | | |
| 10,12,13 | Use powers and strategic influence to reduce non Decent Homes to a minimum, prioritising the removal of category 1 health and safety hazards, exposure to pollutants, and tackling overcrowding. | | Exec Head Community Safety | | |
| 10,11,12,13,14 | Target assistance to low income and vulnerable households to reduce health and safety risks in their homes including excess winter deaths and falls. | Housing partners | | | |
| 14 | Design homes and residential areas to encourage physical activity and access to walking, cycling, play, open spaces, gardens | Housing partners, planners | | | |
| 11, | Work with the Community Development | | Housing and Adult | | |

| | | |
|----------------|--|--|
| | Trust to reduce social isolation in Torbay | Commissioners |
| 11 | Work with partners to identify support mechanisms for victims of domestic abuse | Exec Head Community Safety FH |
| 10,11,12,13,14 | Maximise the opportunities of joint commissioning arrangements to improve the wide determinants of health and reduce inequalities across commissioned and directly delivered services. | Joint Commissioning Group |
| 11,13 | Work with partners to promote independent living especially within the more vulnerable communities e.g. time banking, disabled facilities adaptations | Housing Partners , Community Development Trust |
| 11,13 | Reduce the number of preventable accidents in the home through targeted support e.g. handypersons scheme; child accident prevention | Housing Partners CCG |

4 Partnership Delivery

Re focus of Torbay Housing Partnership and membership

Action/ agree TOR

5 Resources

Including Community investment – is this now included in action plans??

Gaps

Risk assessment, EIA

Welfare reform/report findings

Appendix 1

Links to other Strategies/ docs

[Action what other strategies/ plans/ policies exist in Torbay](#)

(Insert link to economic strategy and CP recommendations, LDP)



2011 09 15 Torbay
Update.pdf

<http://www.torbay.gov.uk/index/your-services/planning/strategic-planning/shma-torbay-update.pdf>

<http://www.torbay.gov.uk/index/your-services/planning/strategic-planning/hma-main-report.pdf>

<http://www.torbay.gov.uk/index/your-services/planning/strategic-planning/hma-executive-summary.pdf>

<http://www.torbay.gov.uk/housing-requirement-report.pdf>

The Local Plan Topic Paper below summarises the evidence of need/demand for housing (including 2012 based (published May 2014) population projections)



24TorbayLocalPlan
TechnicalPaper...

Appendix 2

Key national policy changes since the last strategy

Localism Act 2011 - aims to decentralise power to the lowest practicable level whether that is the local authority, parish or neighbourhood.

National housing strategy: *Laying the Foundations: a housing strategy for England* was published in November 2011. It sets out a series of changes to the housing system, some of which were already underway when the strategy was published. The strategy aims to increase housing supply (including bringing empty homes back into use), get the housing market moving and boost the economy. It supports choice and quality for tenants, provides support for vulnerable people, and improved environmental standards and design quality.

Funding of new affordable housing - grant available for affordable housing development has been halved in comparison with what was available prior to 2011 and a new revenue-based funding model introduced. Funding is now generally only available for housing that will be let at an Affordable Rent for which social housing providers are able to charge rents of up to 80% of the market rent compared to a more typical 50-60 per cent under the old funding regime. The additional income generated must be used to deliver new affordable homes **Action section .Needs updating**

National Planning Policy Framework (NPPF) - was published in spring 2012 and sets out a presumption in favour of sustainable development. Neighbourhood Development Plans and Community Right to Build enable local people to have more involvement and control over development in their area. Changes to the planning obligations system (section 106 agreements) mean that strategic infrastructure is now funded by a Community Infrastructure Levy (CIL) on developers. At present, affordable housing continues to be developed through section 106 planning agreements. Planning Policy for Travelers Sites came into force at the same time as the NPPF and requires the council to set pitch targets for Gypsies and Travelers and plot targets for travelling Show people.

Welfare Reform – the Welfare Reform Act (2012) aims to make work pay. It introduces Universal Credit, a single benefit for people of working age which replaced existing benefits such as Income Support from October 2013. In September 2013 all welfare benefits were capped at the average household earned income. The cap will not reflect variations in income and rental costs across the country. Any money over and above the cap will be reduced from the housing costs element therefore some households may be at risk of falling into arrears because their housing award is insufficient to meet their rent. There have also been significant changes to housing benefit aimed at

reducing the housing benefit budget.

Regulation of social housing – a new Regulatory Framework was introduced in April 2012 which sets out standards that housing providers must meet with intervention only taking place in cases of ‘serious detriment’ to tenants such as health and safety; loss of home, unlawful discrimination, loss of legal rights.

Health and social care reforms – the Health & Social Care Act abolishes Primary Care Trusts (PCTs) and transfers their commissioning responsibilities to Clinical Commissioning Groups (CCGs). The South Devon and Torbay CCG is made up of GP practices. Local authorities (top tier) were required to establish Health & Wellbeing Boards to promote more joined-up commissioning of health and social care and public health services

Care bill care funding reform- Dilnot, personal health and care budgets

Making every contact count published by the government in August 2012. It sets out the government’s commitment to ensuring that early intervention ensures that people are helped to either remain in their home or find somewhere else to live.

Poor quality housing

The quality of housing has a significant impact on health and wellbeing together with the quality of the physical environment and neighbourhoods. The Building Research Establishment (BRE) has calculated that the effects of poor housing costs the NHS at least £600m per year³⁵. For example, poor quality housing is associated with an increased risk of cardiovascular diseases, respiratory diseases and depression and anxiety. In addition to the physical ill-health effects of fuel poverty, a study showed that people in fuel poverty were more than four times more likely to suffer anxiety or depression than people who could pay their fuel bills easily.³⁶

Environment and neighbourhoods

Neighbourhoods and the wider physical environment are just as important to an individual’s health and wellbeing as the bricks and mortar. There is wide body of evidence that demonstrates living close to areas of green space can improve both physical and mental health. Opportunities for social contact, development of social networks and participation in the local community are also associated with positive health outcomes such as a reduced risk of depression and reduced morbidity and mortality.