

# Health and Wellbeing Board

Health and Housing

# Background

- **Care Act 2014**
  - Called for a shared vision and a culture of cooperation and coordination
  - Whole systems and outcomes based approach
  - Solutions to meet needs based on evidence of what works
  - Importance of services that address the wider determinants of health, e.g. housing, employment

# National joint Memorandum of Understanding

- Poor housing circumstances affect physical and mental health
- Health of older people, children, disabled people and people with long term illness is at risk from poor housing conditions
- The lack of good quality housing is a driver in health inequality
- Those living in poverty are more likely to live in poor housing, have precarious housing circumstances or lack accommodation altogether

# Key features of the right home environment

- Warm and affordable to heat
- Free from hazards, safe and secure
- Home is accessible and enables movement around the home safely
- Meets the needs of the occupant(s)
- Support is identified if needed

# Importance of a Home

- The right home environment can
  - Protect and improve health and wellbeing and prevent physical and mental ill health
  - Enable people to manage their health and care needs in the home
  - Support people to remain in their own home for as long as they choose

# Outcomes

- Delay and reduce need for primary care and social care interventions including admissions to long term care
- Prevent hospital admissions
- Enable timely discharge from hospital and prevent re-admission to hospital
- Enable and support recovery from ill health or planned admissions

# How can Housing Help

- 4 main areas already identified
  - Integrated approach to considering future housing needs across housing, social care and health
  - Homelessness prevention and good quality management of homelessness cases which cannot be prevented
  - Managing poor condition in the private rented sector
  - Raising awareness / signposting and making a contribution to community engagement



Farrow Court

eden  
01233 631705  
www.edenfortheelderlyandfamily.co.uk



# Farrow Court

- Award winning new facility for older people
- Care ready environment
- Treatment rooms available
- Learning disability provision – 12 homes
- Recuperative care – 8 units
- Cafeteria on site providing daily meals
- Age UK on site managing community space
- Day Centre for local residents
- Assisted bathing facilities

# What's next?

- Joint work ongoing to identify what type of provision is required. Extra care?
- Land identification
- Costs of provision
- Opportunity to consider community based facilities / care provision

# Homelessness

- Significant change in legislation this year with the introduction of the Homelessness Reduction Act
- Focus on prevention
- Not just about provision of a home but important to understand wider needs of the household

# Private Sector Housing

- Administration of Disabled Facilities Grants
- In-house Occupational Therapist
- Additional Council funding committed next year to reduce wait times
- Focus on enforcement where there is poor condition
- Promotion of Energy Efficiency initiatives and tackling inefficient heating

# Council Housing

- Ring-fenced and regulated financial arrangements with an imposed debt cap
- Housing Revenue Account has to balance and fund the operation of council housing including new housing development by the Council
- Significant pressure with a 4-year 1% rent reduction imposed by govt – loss of £10million of income
- Major review of resources

# Council Housing

- Maximised funding streams in the Housing Revenue Account to build more Council housing
- Applied to government for an increase in our debt cap to deliver more if possible
- Retained a commitment to disabled adaptations and have reduced wait times significantly
- Maintained via regular maintenance programme to ensure good quality housing conditions

# Community Engagement

- Reviewing our methods for engaging with our tenants
- Opportunities to reinforce messages about health issues
- Regular newsletters
- Developing communities to deliver help for each other
- Promoting and encouraging access to exercise and healthy eating advice and guidance

# Opportunities

- **Stronger joint strategic work**
  - Agreed priorities for action
  - Embed a prevention first approach
  - Promote an integrated approach
  - Can housing help with STP Agenda?
- **Access to advice and Early Intervention**
- **Improve joint data collection and evaluation**
- **Potential for joint build programme**