



Classification	Item No.
Open	

<b>Meeting:</b>	Bury Health and Wellbeing Board
<b>Meeting date:</b>	26 January 2023
<b>Title of report:</b>	Housing and Health
<b>Report by:</b>	Liz Cook, Director of Housing
<b>Decision Type:</b>	Information
<b>Ward(s) to which report relates</b>	All wards

### **Executive Summary:**

This report considers the negative effects that poor quality housing can have on people's health and wellbeing. It sets out how the Council aims to address inequity and gives a brief overview of the new housing standards and how these values will help to reduce health inequalities.

### **Introduction/Background**

It is widely recognised that the quality of housing and the environment we live in has a big impact on our health and wellbeing at different points in the life course. Poor housing is associated with a range of health conditions such as cardiovascular and respiratory diseases including asthma. Children growing up in disadvantaged neighbourhoods and poor quality housing are more likely to underachieve at school and be exposed to avoidable health risks including damp and cold. Similarly, people living in overcrowded homes are more likely to suffer from anxiety and depression and have poorer physical and mental health. Investing in good quality housing will help keep people healthy, enable them to maintain their independence in later life and ease the pressures on the NHS and care services.

The Bury Housing Strategy sets out how the Council aims to address health issues that are caused or exacerbated by poor quality, unsuitable and unaffordable housing. Priorities include:

- Increasing the supply of good quality affordable homes including specialist and supported accommodation.
- Ensuring homes of the right type, size and tenure are built in the right places.
- Investing in the Council stock.
- Enhanced support for people who are homeless or sleeping rough.
- Addressing fuel poverty and supporting the low carbon agenda.
- Improving conditions in the private sector.

### Progress update:

A review of the Council's brownfield land portfolio has been undertaken and a pipeline of sites for the development of new affordable homes has been established. The table below gives details of some of these developments:

Site name	Number of homes	Tenure
Wheatfields, Whitefield	30 homes (inc 6 bungalows for those with mobility issues) to help re-balance the housing stock.	Affordable rent and shared ownership.
William Kemp Heaton, Bury	43 homes (inc 8 bungalows for those with mobility issues and 18, self-contained supported living apartments for people with learning disabilities).	Social rent.
Willow Street, Bury	13 self-contained supported living apartments for young adults with a physical and/or sensory disability or learning disability.	Social rent.
School Street, Radcliffe	29 homes (including gifted units).	TBC
Green Street, Radcliffe	97 homes.	TBC
Seedfield, Bury	32 homes (including gifted units).	TBC
Fletcher Fold, Bury	Circa 30 homes for older people including those with long term conditions such as a learning disability.	Social rent and shared ownership
Townfield Close, Bury	35 homes for older people including those with long term conditions.	Social/affordable rent and shared ownership tbc.
East Lancs Paper Mill, Radcliffe	100 homes.	TBC
Total number of affordable homes	<b>Circa 409</b>	

The Council has negotiated 100% nomination rights in perpetuity to all of these homes. More schemes on other sites are currently being planned, utilising the new

township housing propositions, to ensure that the right types of homes are built in the right places.

The new homes will be built to 'Future Homes Standards' incorporating low carbon technologies and energy efficient heating systems to help reduce fuel bills, offering significant benefits to residents, the Council and the environment. The supported living apartments will be multifunctional and adaptable to suit need at any given time.

A stock condition survey with assessment of zero carbon requirements has been undertaken to help plan future capital works, and a plan for all Council homes to achieve carbon neutrality by 2038 has been developed.

A review of the sheltered housing stock is currently underway, to better meet the needs of older residents. Proposals will be presented to Cabinet in due course.

A new Homelessness Strategy has been developed and housing provision and support for rough sleepers has been enhanced. A Tenant Incentive Scheme has been designed to help tackle over-crowding and under-occupation in Council housing.

The Council's enforcement resources have been strengthened and delivery of the Empty Property Strategy is underway, to help improve conditions in the private sector.

## **Social Housing Regulation**

The Social Housing Regulation Bill is set to come into force in April 2023. The Bill seeks to improve the quality of social housing by introducing a range of measures to protect and empower tenants and reduce health inequalities.

All registered providers of social housing, including local authorities, will have to adhere to the regulatory standards which include:

### Home Standard

- All tenant homes must be energy efficient and kept in good repair to meet the Decent Homes Standard. The Regulator has emergency powers to intervene if repairs are required where there is risk to life.
- A cost effective repairs and maintenance service to homes and communal areas must be provided, and repairs must be completed within timescale.
- All applicable health and safety requirements must be met to safeguard tenants. All providers are required to employ a named health and safety advisor to work with tenants, prevent risk and ensure compliance.

### Neighbourhood and Community Standard

- Communal areas are to be kept clean and safe.
- Training, volunteering and employment opportunities should be promoted to tenants.
- Providers must work in partnership with other agencies to prevent and tackle ASB in their neighbourhoods.

- All complaints must be resolved promptly and fairly.

#### Tenancy Standard

- All tenants should be treated with fairness and respect.
- Homes must be let to tenants in a fair, transparent and efficient way.
- Enhanced support must be provided to vulnerable tenants, to help them maintain their tenancies.
- There should be clear application, decision-making and appeals processes.

#### Tenant Involvement and Empowerment Standard

- Tenants will be able to scrutinise their landlords performance and make recommendations.
- Tenants will have the opportunity to influence and be involved in the management and maintenance of their homes.
- All services, policies and procedures must be universally accessible to all tenants at all times.

A number of key performance indicators have been developed including 22 around tenant satisfaction, to enable providers to monitor their performance and report outcomes to the Regulator of Social Housing.

The Regulator will undertake periodic inspections to ensure that providers are maintaining their stock and, will be able to set unlimited fines for breach/non-compliance.

---

**Report Author and Contact Details:** Liz Cook, Director of Housing

---