

## Health and Wellbeing Board (HWB) Paper

### 1. Reference Information

Paper tracking information	
<b>Title:</b>	A County-wide strategy for Housing, Accommodation and Homes: Baseline Assessment
<b>HWBS Priority - 1, 2 and/or 3:</b>	Priority 1 and Priority 3 (wider determinants)
<b>Outcome(s)/System Capability:</b>	The needs of those experiencing multiple disadvantage are met; People are supported to live well independently for as long as possible; People's basic need are met (poverty incl. fuel poverty/housing strategy) / Estates Management.
<b>Priority populations:</b>	All
<b>Civic level, service based and/or community led interventions:</b>	All
<b>Author(s):</b>	Michael Coughlin, Executive Director - Partnerships, Prosperity and Growth, Surrey County Council; <a href="mailto:Michael.coughlin@surreycc.gov.uk">Michael.coughlin@surreycc.gov.uk</a> , 07974 212290
<b>Board Sponsor(s):</b>	Tim Oliver - Leader of Surrey County Council and HWB Chairman
<b>HWB meeting date:</b>	28 September 2022
<b>Related HWB papers:</b>	N/A
<b>Annexes/Appendices:</b>	Annex 1 - Summary of Contextual Factors Annex 2 - Baseline Assessment: Key Findings Annex 3 - Summary Deliberative Engagement Programme

8

### 2. Executive summary

This report outlines the background to and drivers for the initiation of a county-wide housing, accommodation and homes strategy and sets out the initial findings of a baseline assessment exercise, upon which key priorities and action will be derived, through a partnership-based, collaborative deliberation programme.

### 3. Recommendations

The Health and Wellbeing Board is asked to:

1. Endorse the consultative research work undertaken in partnership, to establish a strategic baseline assessment of accommodation and housing across the county.

2. Approve the proposed deliberative engagement approach to secure the views and buy-in of partner bodies to the identification of strategic priorities for accommodation and housing in Surrey.
3. Agree to a further report, confirming the Accommodation and Housing Strategic needs and priorities, coming to Health and Wellbeing Board in February 2023.

#### **4. Reason for Recommendations**

---

The housing circumstances and conditions in which one lives have a profound effect on health and wellbeing and if health inequalities are to be reduced, a number of aspects of housing must be improved. Housing, accommodation, and homes across Surrey reflect a complex mix of tenures, provision, quality, quantity and affordability and accessibility and in a number of these respects presents serious challenges.

The recommendations seek to secure endorsement at this stage of the engagement, assessment and analysis of the current position and proposed next steps, to provide a common platform of awareness and understanding of the key issues, in order to drive strategic priorities for action and improved delivery and outcomes, over time, so that more residents in Surrey live in secure, affordable housing, accommodation and homes.

#### **5. Detail**

---

1. The Adult Social Care Reform White Paper 'People at the Heart of Care' (Dec 2021) states that Integrated Care Partnerships (ICPs) would play a 'critical role' in driving the necessary integration of housing within health and care, both through the development of local strategies and in the delivery of services. The White Paper confirmed investment to embed the strategic commitment in all local places to connect housing with health and care and drive the stock of new supported housing.
2. The White Paper also set out the ambition to 'make every decision about care a decision about housing' and to give more people the choice to live independently and healthily in their own homes for longer, by allowing local authorities to integrate housing into local health and care strategies, with a focus on boosting the supply of specialist housing and funding improved services for residents.
3. In parallel, as part of the development of the County's Economic Strategy statement during 2021, the One Surrey Growth Board raised the critically important issue of housing and its impact on Surrey's economy. In addition, at their meeting in April 2022 the Surrey Delivery Board (comprising Council Leaders and Chief Executives from across Surrey) agreed to commission research and analysis to create a 'baseline assessment' in order to better understand the challenges and opportunities experienced with housing and accommodation, that could be used to identify shared priorities and the basis of a future Accommodation, Housing, and Homes Strategy.
4. Arising from these discussions and identification of the need for a more strategic approach, advisors (ICC - Inner Circle Consulting) have been commissioned to i)

undertake an initial broad baseline assessment of a wide range of housing, accommodation and homes matters, to support a better understanding of the accommodation and housing environment and the resources available, ii) conduct an engagement and deliberation programme, to establish where greater collaboration and partnership working may be most fruitful and iii) to derive a common set of strategic priorities for action.

## Introduction

5. Housing is a fundamental determinant of individuals' wellbeing, along with employment, health and quality relationships. Housing conditions, accessibility and mix are key determinants of a thriving and sustainable workforce and economy, with consequent links into health and wellbeing. Housing also links strongly to poverty/fuel poverty and the cost of living and climate change and net zero ambitions.
6. It is apparent that a significant number of Surrey's residents, businesses, authorities and the economy face contextual and strategic challenges around accommodation and housing, as set out at Annex 1. Across these areas of activity and issues, there is not currently an evidenced and joined-up county-wide strategy or ambition that directs focus and alignment across the whole housing system. This is a gap that the baseline assessment and proposed strategy is intended to address.

## Scope of the baseline assessment

7. In order to prioritise and address the above, a partnership approach to developing a collaborative strategy across Surrey has been initiated, the first stage of which is to establish a shared baseline assessment of the current position in respect of a wide number of elements of housing and accommodation, as follows:
  - a strategic housing market assessment
  - Social Housing provision and the experience of tenants
  - Essential Worker Housing
  - Increasing the positive contribution of accommodation and housing to wider determinants of health, including enabling more older people to continue to live safely and independently in their own home
  - Social Care provision, for older people (e.g. Sheltered Housing, Extra Care, residential care)
  - Increasing the contribution that accommodation and housing is able to make to addressing deprivation and promoting greater social mobility
  - Those with special housing needs, e.g. young people in care
  - The key role of and inter-relationship between housing and health
  - Homelessness and rough sleeping
  - The private rented market
  - Affordability, accessibility and demand within the housing market, aligned with labour market and economic factors
  - The contribution of housing in Surrey to the Climate Change agenda, either through new builds or retrofit programmes

- The requisite and desirable community infrastructure to support housing, homes and communities
- Increasing the scope to deliver the concept of 20 minute neighbourhoods in more areas, with the significant quality of life and climate change benefits that this brings.
- Innovative approaches to the identification of key opportunity sites across the county, investment strategies, unlocking land and funding, speeding up delivery of affordable housing, supporting the vulnerable etc.
- Increasing the opportunities to secure inward investment from Government, Homes England, and attract inward investment from businesses
- Approaches to increasing the overall supply of accommodation and housing

8

## Baseline assessment

8. Inner Circle Consulting have been appointed as advisors for this work and have since July 2022, been undertaking an extensive research and engagement programme to build a 'Baseline Assessment' of housing, accommodation, and homes in Surrey. A summary of the baseline assessment key findings is attached at Annex 2.

## Deliberative engagement programme

9. The next stage in the preparation of the strategy is to engage with a wide range of partners on the Baseline Assessment to build as far as possible a consensus around the strategic priorities for action. Annex 3 summarises the workshops and timescales being put in place, with a final step being a Housing, Accommodation and Homes Summit to be held on 8 December, prior to a final draft strategy being brought forward in January 2023.

## 6. Challenges

---

There are multiple sovereign agencies involved in this multi-faceted and complex area of work, as well as various (and sometimes conflicting) agendas, accountabilities and priorities. Convening partners and building a common understanding of the issues, barriers and opportunities will be key to securing delivery-oriented action.

## 7. Timescale and delivery plan

---

Following the deliberative engagement programme, it is planned to bring a draft strategy forward for consideration by partners in January 2023, to guide the actions each will take in securing delivery.

## 8. What communications and engagement has happened/needs to happen?

---

Extensive engagement with partners has been undertaken to date through ICC, who will continue to support the engagement work in the coming weeks and months, in accordance with the broad structure set out at Annex 3.

## 9. Next steps

---

- Presenting the baseline assessment to a range of agencies for their consideration and comment
- Initiating and managing the deliberative engagement programme
- Drafting a set of strategic priorities arising from the deliberative engagement
- Bringing forward a draft strategy for consideration and adoption in January 2023

## Annex 1

### SUMMARY OF CONTEXTUAL CHALLENGES

- *Contextual* - an aging population, areas of economic decline, congestion, cost inflation, health inequalities and increasing demand for services
- *Affordability* - despite positive average wage rates, high land values, property prices, and rents, translates into some of the worst affordability rates in the country
- *Supply* - the extent of Green Belt and other protected land designations places significant constraints on the availability of land for housing and specialist accommodation
- *Inequality, social inclusion and social mobility* - despite relatively high levels of affluence across the county, there are still areas of significant comparative deprivation where life expectancy, health, child poverty, employment, skills, educational attainment and housing etc, are significantly behind what is being achieved by communities living just a few miles away
- *Maximising the positive impact of available accommodation and homes* - making best use of the housing allocation system only addresses part of the issue, with a continued requirement to find even better ways to align the total supply of accommodation and housing with the most pressing social and economic needs of the area,
- *Securing inward investment* – increasingly Government investment is away from the relatively affluent South East, into more traditionally deprived parts of the country
- *Climate change, net zero and 20-minute neighbourhoods* – and the positive contribution that housing can make to these policy objectives.

## Annex 2

### BASELINE ASSESSMENT: KEY COUNTY-WIDE ISSUES

- Despite isolated examples, partnership discussions and common aspirations, genuine partnership working that delivers can be improved
- Due to immediacy and crisis response, less attention is being given to longer term strategies especially for vulnerable residents
- Opportunity to work better together on making public land available for housing
- Capacity to deliver is severely constrained, set against other priorities
- Under-occupation exacerbating the housing supply problems and reducing the stock available to house families.
- Affordability a key factor in reducing inward migration, comparative to other parts of SE.
- Gap in provision of appropriate specialist/extra care/supported housing units that would enable older residents to move out of their family home as well as a lack of suitable/affordable accommodation for those looking to downsize.
- Ageing population and a rate of growth exceeding the national picture in some areas.
- Net zero meaning a greater focus on improving existing stock as opposed to new build, slowing delivery
- Concern that climate crisis would become a focal point for opposition to new homes
- Question over '20-minute towns' in practice, esp. in low-density suburbs across

## Annex 3

### PROPOSED DELIBERATIVE ENGAGEMENT PROGRAMME

8

