

Health and Wellbeing Board (HWB) Paper

1. Reference Information

Title:	Housing: An overview of A Housing Homes and Accommodation Strategy for Surrey and The Housing JSNA chapter
HWBS Priority populations:	<ul style="list-style-type: none"> • All • OR specifically mentioned in Housing JSNA chapter: <ul style="list-style-type: none"> • People experiencing domestic abuse • People with physical disabilities • People experiencing multiple disadvantage • People with learning disabilities and/or autism • Refugees and asylum seekers • Gypsy, Roma, Traveller communities • Children in care and care leavers • The Armed Forces community • People with mental health needs • Homeless people and rough sleepers • All Key Neighbourhoods.
Assessed Need including link to HWBS Priority - 1, 2 and/or 3:	<ul style="list-style-type: none"> • All
HWBS Outcome:	<ul style="list-style-type: none"> • People's basic needs are met (food security, poverty, housing strategy etc) • The benefits of healthy environments for people are valued and maximised (inc. through transport/land use planning) • The needs of those experiencing multiple disadvantage are met • People are supported to live well independently for as long as possible
HWBS System Capability:	Empowering and Thriving Communities Estate Management Equality, Diversity and Inclusion including digital
HWBS Principles for Working with Communities:	<ul style="list-style-type: none"> • Community capacity building: 'Building trust and relationships' • Co-designing: 'Deciding together'

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	<ul style="list-style-type: none"> Community-led action: 'Communities leading, with support when they need it'
Interventions for reducing health inequalities:	<ul style="list-style-type: none"> Civic / System Level interventions Service Based interventions Community Led interventions
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Board Sponsor(s):	Sinead Mooney - Cabinet Member for Adult Social Care
HWB meeting date:	14 December 2023
Related HWB papers:	Item 8 - A County-wide Strategy for Housing Accommodation and Homes Baseline Assessment.pdf (surreycc.gov.uk)
Annexes/Appendices:	<p>Appendix 1 - The Housing, Homes and Accommodation Strategy</p> <p>Appendix 2 - Housing JSNA draft recommendations</p>

2. Executive summary

Housing is a wider determinant of health and as such having a stable and secure home is one of the foundations of a good life.

As such two reports have recently been developed to look at the housing situation in Surrey, how this relates to health and what Surrey Council and the wider system partners can do to improve the current situation.

This report summarises the work completed on both these reports which are the housing homes and accommodation strategy and housing JSNA chapter and makes a case for the recommendations outlined in both.

3. Recommendations

The Health and Wellbeing Board is asked to:

1. Endorse and support the Call to Action laid out in the Surrey Strategy for Housing, Accommodation and Homes and the Call to Government for policy changes, resources, and powers to enable partners in Surrey to tackle the housing crisis.

2. Support the recommendations of the new Surrey Housing JSNA Chapter in order to reduce inequality driven by housing needs.
3. Ensure a continued focus on the housing situation, its implications for health and the actions needed to address it amongst all partners in Surrey including ensuring key Health and Wellbeing Board and related strategies should include measures to reduce homelessness and improve housing and social care related health outcomes.

4. Reason for Recommendations

Housing is a wider determinant of health and as such having a stable and secure home is one of the foundations of a good life. The condition and nature of homes, including factors such as stability, space, tenure and cost, can have a big impact on people's lives, influencing their wellbeing and health.

The Housing, Accommodation and Home Strategy makes clear the challenges in Surrey, with advisors describing the situation as a crisis. While recognising the sovereign responsibilities and service responsibilities for Housing and Planning of other organisations, the strategy sets out a 'Call to Government' and a 'Call to Action' to which everyone involved in housing and wider system partners in Surrey is encouraged to contribute which will in turn improve the health of those in Surrey.

The Housing JSNA lays out the detail and nature of this relationship between housing and health and the specific situation in Surrey and makes recommendations to improve that situation.

5. Detail

1. The link between housing and health is well evidenced. In general, the evidence on the relationship between housing and physical aspects of health (such as the link between damp homes and respiratory conditions) is more well-established than the evidence on mental wellbeing impacts. There is growing evidence of the effects of poor housing conditions on increasing stress and feelings of disempowerment and loss of control, all of which have clear links with mental health outcomes.
2. Surrey County Council have recently produced two documents providing an assessment of housing situation in Surrey and making recommendations for action. These are the Surrey Housing Homes and Accommodation Strategy (the Strategy) and the Housing Joint Strategic Needs Assessment chapter (the Housing JSNA). The Strategy was commissioned by the County Council and engaged a wide range of partners having an interest in housing, accommodation and homes. The Housing JSNA is a part of a statutory wider system document.
3. The Strategic Housing Function is carried out in Surrey by the 11 District and Borough councils who work in partnership with a range of statutory and voluntary organisations and residents to deliver the wide range of functions

that sit within this role such as assessing and planning for the current and future housing needs of the local population across all tenures.

The Strategy

4. Surrey County Council commissioned Inner Circle Consulting to develop the Strategy. This involved a baseline assessment exercise which found that Surrey is facing a complex and challenging housing crisis, affecting the lives of local residents, local businesses and local public services and entrenching the hardships that Surrey's most vulnerable residents face. This arises from the extremely high land values across a large geography, the very low rates of housing affordability, the very high proportion of Green Belt designations and other protected land types, an ageing population with reducing proportions of younger professionals; and the close proximity to London and Heathrow and Gatwick Airports yet failing to sustain its positive economic status compared to neighbouring regions.
5. The strategy sets out two broad areas of recommendations, drawn from the analysis of the baseline assessment – these are grouped as a 'Call to Government' and a 'Call to Action'. The full strategy can be found in Appendix 1.
6. The Call to Government recognises the need for more powers for Local Government to tackle the housing crisis through reform in the structure and longevity of government funding focused on planning for the longer-term to meet local strategic need. Surrey needs more grant funding for Social Rent, and grant funding rules should be changed to require an uplift in floorspace, rather than new units, or to provide funding for replacement homes. Finally given the relationship between mobility, transport and sustainable housing, proportionate funding is required for good quality local bus services, the retrofit of housing and/or the funding of replacement homes within regeneration schemes.
7. The Call to Action sets out a number of proposals for how partners across the County can lead and drive improvements such as sharing best practice and starting to coordinate and align interventions and resources and look to future initiatives such as pooling budgets between services and authorities, especially where support is provided to vulnerable residents and teams through county, Districts & Boroughs, housing associations and voluntary sector organisations.
8. The Strategy was adopted by Cabinet at its meeting in March 2023. Since then, County Council Lead Cabinet Member for Housing has submitted the 'Call to Government' to the Housing Minister, and Shadow Ministers.

The Housing JSNA

9. The Housing JSNA creates a picture of the housing situation in Surrey and how that is affecting people's health to inform commissioners and stakeholders. It lays out the current provision of services and highlight gaps in that service provision in order to identify the housing needs of all those living in Surrey.
10. The Housing JSNA lays out Key Facts of Housing (in the categories of tenure, condition, affordability and availability and homelessness) and how this related to health in Surrey including:
 - People in Surrey are more likely to own their own homes (72%) compared to England as a whole (66%). Owning your own home is generally associated with better self-reported health. However, a significant proportion are in the Private Rented Sector (16%) and Social Rented Sector (11%) which typically report less good health. Additionally a large number of these homes are owned with a mortgage or loan. It should be noted the 2023 cost-of-living crisis has seen mortgage interest rates rise leading to mortgage costs increasing significantly.
 - Overall, in 2021 Surrey has smaller proportions of households in fuel poverty (7.3%) than the English average (13.1%), this figure varies throughout the County for example Waverley has 8.3% homes in fuel poverty and Surrey Heath just 5.9%. Fuel poverty in Surrey is increasing and it is likely fuel poverty will continue to worsen as figures are updated due to the cost-of-living crisis and increases in energy price across the country. One of the causes of excess winter deaths is fuel poverty and this has been shown to be as important a driver of health for young people as it is for frail elderly people. Improving the condition of homes could help to solve some of this problem.
 - Affordability and availability of housing stock was consistently raised by everyone who was consulted with during the development of the chapter as the biggest housing related issues on health in Surrey. House prices and rental prices are particularly high in Surrey and there is a lack of homes that are truly affordable. Lack of affordability and availability of housing related to people's ability to afford and access housing that suits their needs and circumstances. Difficulty paying the rent or mortgage can cause stress, affecting our mental health, while spending a high proportion of our income on housing leaves less for other essentials that influence health, such as food and social participation. This will continue to pose significant local challenges for the foreseeable future and is significantly affected by regional, national, and international influences beyond local control.
 - Both statutory homelessness and rough-sleeping are growing problems nationally and across Surrey. Surrey has a lower rate of households assessed as homeless (2.71 per 1,000) compared to England (6.06 per 1,000) and the Southeast (4.68 per 1,000). The rate of households assessed as homeless in Surrey Districts and Boroughs varies but is generally lower than England and

the Southeast with the exception of Epsom and Ewell (4.8 per 1000). Homeless. The health of people experiencing homelessness is significantly worse than that of the general population, and the cost of homelessness experienced by single people to the NHS and social care is considerable.

- Some people are more at risk of housing issues and homelessness than others and these are outlined in the Needs of Specific Groups Section. Areas to highlight are a lack of Extra Care housing to support older people and a lack of housing options for those with substance misuse issues.
11. The housing JSNA makes recommendations for actions for immediate and long-term response including: (a more comprehensive list can be found in appendix 2 – note these are currently in draft)
- All those involved in or having an interest in housing in Surrey should work to influence the Government for policy changes, resources, and powers to enable partners in Surrey to tackle the housing crisis.
 - Ensure a continued focus on the housing situation, its implications for health and the actions needed to address it amongst all partners in Surrey,
 - The wider workforce in Surrey including those who work in Housing and those working for housing associations should be trained to be able to identify and support the health and wellbeing of their clients through signposting and/or brief advice (for example Making Every Contact Count). This may include awareness training in relation to particular conditions such as autism which will enable those professionals to interact with people more effectively.
 - Key Health and Wellbeing Board and related strategies should include measures to reduce homelessness and improve housing and social care related health outcomes. biggest issue posed to people's health related to housing.

6. Opportunities/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

A review process for the Strategy has been agreed and key metrics of progress and outcomes will be evaluated in March 2025. There is no defined timescale for delivery due to its nature as a system-wide, complex, partnership strategy over which no one organisation has responsibility or accountability for its delivery. It will be delivered by a wide range of activities by a large number of partners over whom we SCC have

little or no control, just influence. It is for each and every contributor to judge their timeframes and deadlines.

The Housing JSNA chapter is in the final stages of being signed off and is due to be published in January 2024.

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

Extensive engagement with partners has been undertaken to date for both projects. Further engagement is required to bring the importance of topic and the work being undertaken to wider system partners in Surrey.

During the development of the Strategy meetings were held with 31 stakeholders from across the county including with housing officers in the districts and boroughs, with council Chief Executives, with Housing Associations, the NHS, Homes England, universities, private developers and business representatives. Following this, four thematic workshops were held, with a broad cross-section of partners brought together, in-person, to discuss and debate both the evidence and potential ways of addressing identified problems. Additionally In December 2022, a Surrey Housing Summit was held bringing together over 100 Councillors, officers and external partners,

The Local Insights section of the Housing JSNA was developed to add meaning to the findings outlined in the chapter by reflecting on conversations, consultations and stories from the local community who live in Surrey, those who work in housing in Surrey and others with a vested interest. This is partly done through case studies from priority populations and summarising conversations and consultations done in the process of developing the chapter and also from existing pieces of work.

9. Next steps

- The strategy is being used to guide a number of internal workstreams within the County Council (e.g., ASC and Children's accommodation, Halsey Garton Residential, etc.) Progress on its delivery will be periodically reported to the One Surrey Growth Board, Surrey Leaders and Health and Well-being Board.
- The Housing JSNA and associated data dashboard is due to be published in January 2024 and will be shared widely to be used by commissioners for service planning and as a point of reference for the housing situation in Surrey.
- Consideration is being given to establishing a multi-agency Surrey Housing Forum to ensure oversight of the strategy and the housing JSNA to support delivery. A report is due to go to Cabinet regarding this in early 2024 and membership may be sought from the Health and Wellbeing Board Membership.

Questions to guide Board discussion:

- How can the Health and Wellbeing Board support the Call to Action laid out in the Surrey Strategy for Housing, Accommodation and Homes and the Call to Government for policy changes, resources, and powers to enable partners in Surrey to tackle the housing crisis?
- How can the Health and Wellbeing Board and Board members ensure a continued focus on the housing situation, its implications for health and the actions needed to address it amongst all partners in Surrey?