

<b>Committee:</b>	<b>Dated:</b>
Health and Wellbeing Board	21/09/2018
<b>Subject:</b>	<b>Public</b>
Developing a new Housing Strategy	
<b>Report of:</b>	<b>For decision</b>
Andrew Carter, Director of Community and Children's Services	
<b>Report author:</b>	
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### Summary

The report presents a draft housing strategy and asks the Health and Wellbeing Board to consider and approve the approach to health and wellbeing issues.

The strategy sets out the Corporation's vision for housing to 2022 and how it will use its expertise and resources as a strategic housing authority to build, maintain and manage homes and estates, identifying four key outcomes. This includes a commitment to developing homes and estates to benefit health and wellbeing and support social connectedness.

### Recommendations

Members are asked to:

- Note the report
- Review and provide comment on the draft Housing Strategy
- Support the approach to health and wellbeing in the draft Housing Strategy.

### Main Report

#### Background

1. The City Corporation is the strategic housing authority for the Square Mile and a landlord to 1,923 tenanted properties and 936 leasehold properties across London.
2. The City has a residential population of around 8,000. Most residents in the Square Mile live on four estates at the Barbican, Golden Lane, Middlesex Street and Mansell Street. Three quarters of our social housing (over 1,500 homes on 11 estates) is not in the Square Mile but in Southwark, Islington, Lewisham, Lambeth, Hackney and Tower Hamlets. The resident population is projected to rise by a third by 2036, with a particular increase in the numbers of older people.

3. The Corporation is developing a new Housing Strategy to set out its vision, aims and approach to the management of the Corporation's 13 estates across London, to increasing the supply of housing (both socially rented and mixed tenure) and to supporting wider objectives around health and wellbeing, helping people to achieve their potential and building strong and sustainable communities.
4. The Housing Strategy will contribute to delivering the *City of London Corporate Plan 2018-23* and the five priorities in the *DCCS Business Plan*, as well as supporting the *Joint Health and Wellbeing Strategy*. It is supported by other housing plans and strategies (e.g. Allocations Strategy and Housing Services Plan) and is being developed alongside the Corporation's new *Housing Design Guide* and a *Homelessness and Rough Sleeping Strategy*.

### **Strategy Outline**

5. The vision of the strategy is 'healthy homes, space to thrive and vibrant communities for Londoners'. The aim is 'to use our expertise and resources as a strategic housing authority to build, maintain and manage quality homes in estates people are proud to live in, where our residents will flourish, and through which we support our communities and economy to thrive'.
6. The strategy is structured around four key outcomes:
  - Quality homes that meet the changing needs of our residents and communities
  - Well-managed estates that people are happy and proud to live in
  - Thriving and connected communities where people feel at home and flourish
  - New homes to meet the needs of Londoners, our communities and economy.
7. Key commitments in the strategy include:
  - Investment in a £55 million major works programme over five years with an expectation of further resources to address the findings of an independent Stock Condition Review that was completed in 2018
  - A programme of fire safety and maintenance work, including retro-fitting state-of-the-art sprinklers in City tower blocks
  - Community development activity to involve residents in decisions and to provide opportunities for them to take an active role on their estates
  - Increasing housing supply, with a long-term ambition to deliver 700 new social homes and a further 3,000 mixed tenure homes, with all new social homes let at London Affordable Rent.
8. The outcome 'thriving and connected communities where people feel at home and flourish' has a focus on health and wellbeing. It highlights the role of housing in

reducing pressures on health services by supporting people to live independently and supporting discharge from hospital.

9. It specifically commits to supporting health and wellbeing by:

- Using design to enable residents to lead more active lifestyles and use of open spaces, landscaped environment and the 'internal environment' in new homes
- Supporting residents with mobility, sensory and memory impairments (including adaptations and developing assistive technologies)
- Prioritising vulnerable people and the needs of existing tenants in unsuitable accommodation (e.g. overcrowded) in allocation of new social housing stock
- Developing the Community Builders programme and other initiatives to strengthen communities and tackle social isolation
- Ensuring that residents are safe in their homes and neighbourhoods – for example, developing Neighbourhood Patrols and designing out crime
- Helping to develop housing solutions for the most vulnerable – including care leavers and rough sleepers.

10. The draft Housing Strategy also seeks to identify measures and indicators, including:

- Reduction in delayed transfers of care
- People requiring less support following a period of reablement
- More residents involved in volunteering and reporting improved quality of life
- Involvement of residents who are new to volunteering
- Low rates of anti-social behaviour and crime
- Reduced homelessness.

11. The strategy will be overseen by the Community and Children's Services Grand Committee and its sub-committees. It is also proposed to provide regular progress reports to the Health and Wellbeing Board in recognition of the importance of housing for the delivery of the Joint Health and Wellbeing Strategy and addressing health issues and pressures.

### **Corporate and Strategic Implications**

12. The Housing Strategy will contribute to delivering the objectives in the Corporate Plan and to the five priorities in the DCCS Business Plan.

### **Appendices**

- Appendix 1 - Draft Housing Strategy

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