



My Home is  
my Life

2015-2020

Good quality housing underpins other life chances and wellbeing

Torbay's Housing  
Partnership Delivery  
Plan

## Priority Theme Deliverable Outcomes

### 1.Homes Fit For The Future Outcomes

- \* Provide a mix of house types and tenures to match the local need.
- \* Make best use of existing social housing stock. Working with private landlords including private retirement schemes to make best use and build successful mixed communities
- \* Improve the standard of new affordable housing to ensure homes cost less to heat, maintain and minimize the impact on the environment.
- \* Improve standards in the Private Rented Sector to encourage choice in the market
- ? future capital investment options, existing ageing stock, PSL, owning/developing own stock

### 2.Help when and where it's needed Outcomes

- \* Closer working with partners and the voluntary sector – achieving, increased choice, self help and access to advice (especially financial) and early intervention across agencies and communities
- \* Improve housing offer to meet a range of local needs and aspirations.
- \* Local support for those most vulnerable (specifically to mitigate the impacts of Welfare reform)
- \* Housing that is part of an integrated approach to health, social care and support keeping people healthy and independent as they age and making sure they have the best start in life.
- \* Long term placements for adults and children into residential and nursing care are reduced. Ensure more people with learning disabilities and those with poor mental health are able to live independently and older people are enabled to remain independent in their own home

### 3.Healthy Home, Healthy You, Healthy Bay Outcomes

- \* Good quality homes with high energy efficiency, safety, minimum standards and good Landlords
- \* Improve and maintain independence and inclusion, effective support for disabled, older people and vulnerable groups.
- \* Ensure housing is designed and maintained to minimise exposure to both indoor and outdoor pollutants, including damp, mould, combustion, CO, Particulates, noise, asbestos
- \* Reduce injuries in home - especially falls in the elderly; and accidents among children
- \* Design healthy homes to encourage physical activity e.g walk/cycle/play/garden etc. and access to healthy food and lifestyles.

## My Home is my Life - Housing and Health Needs Assessment Key Messages.

		<b>Good housing is part of good health and enables people of all ages to thrive</b>
1		Nearly all (99%) of households are in an urban (not rural) location
1		There is a higher percentage of home ownership in Paignton and Brixham, compared to Torquay and England
1		There is a significantly lower percentage of social rented housing compared to England (proportionally most is in Watcombe and Blatchcombe)
1		There is a significantly higher percentage of private rented housing in Torbay (particularly Torquay). It is mainly situated in the 3 town centres
1		All 3 towns have a higher proportion of one person households compared to England- Torquay is significantly higher
1		81 licensed HMOs out of about 1450 in the Bay. High proportion of licensed Houses in Multiple Occupation (HMOs) in Tormohun area of Torquay. HMOs form 2.3% of Torbay's Housing stock compared to a national rate of 1.6%
1		There are higher percentage of flats, maisonettes, apartments, and bedsits in Torquay, whereas Paignton and Brixham has a higher percentage of detached or semi-detached houses
1		In 2013 it cost over 7 times the median/average Torbay salary to buy the average Torbay house. This ratio has remained consistently higher compared to England. Wages are consistently £5000 a year lower than England for full time workers
1		The Local Plan 'seeks to identify land for the delivery of around 480 homes per annum, equating to about 8,900 new homes over the Plan period of 2012 – 2030 (draft, containing proposed modifications, June 2015)
1		There is a pressing need for affordable housing in Torbay to meet the needs of local people who are unable to afford open market house prices or rents
1	2	Torbay has a lower percentage of Housing Benefit claimants aged over 70 but a higher percentage of under 25s compared to England (2014)
1	2	Brixham has a higher percentage of Housing Benefit and Council Tax Support claimants in the older age ranges, particularly aged 70 and over, and has a higher percentage of couples without dependents (February 2015)
1	2	Torquay has the highest proportion of Housing Benefit and Council Tax Support claimants in the younger age ranges, and single claimants with no dependents (February 2015)
1	2	There is a higher % of people aged 16-64 claiming benefits who are disabled- 1.9% in Torbay compared to 1.1% in England in May 2014
1	2	The largest number of households on the Torbay housing register for social housing have been placed in band D (low housing need) with a requirement for 1 bedroom (January 2015)
2		Domestic violence incidents involving a partner are a main reason for loss of the home of people accepted as homeless by the Torbay Council

2			The number of households accepted as homeless with the priority need of 'mental illness or disability' has increased.
2			Torbay has higher proportions of lone parent families
2			Torbay (particularly Brixham) has a higher percentage of people aged 65 and over and a much lower percentage of people aged under 40
1	2	3	Just over a quarter of households on the housing register for social housing have a mobility need (relates to steps and wheelchair access). The majority require homes with 1 bedroom. The town with the highest percentage on the register with a mobility need is Brixham (January 2015)
1	2	3	Nearly a third of the housing register for social housing is identified with a physical disability need. Proportionally, Brixham has the most households on the register with a physical disability. About 20% of households on the register have a mental health need. Proportionally, Torquay has the most households on the register with a mental health need (January 2015)
1	2	3	The majority of households on the housing register with a disability or health need require homes with 1 bedroom (January 2015)
2		3	Between 2013 and 2014, the number of rough sleepers estimated to be in Torbay increased from 5 to 17, a larger increase than other South West Local Authority areas
2		3	Around half of people using support services to help them move on to independent living had mental and/or physical health issues (2013/14)
2		3	A range of options are needed for young people to suit complexity and diversity of need, and there is currently a lack of services for young people with complex needs and/or challenging behaviour
2		3	There have been significant increase in referrals and those receiving adaptations funded by Disabled Facilities Grants, particularly in Paignton and Brixham, and an increase in those aged 45+ across Torbay
2		3	The number and percentage of people aged 65 and over is projected to increase in future years
2		3	People with learning disability said that they want to live in their own home, in their local community. They want good quality housing and don't want to have to move as they grow older. They want good quality care to help them at home
2		3	Around 1 in 4 children in Torbay live in relative poverty compared to around 1 in 5 across England
2		3	Torbay has been ranked as highest nationally, with 37% of households (22,600) identified as being at risk of falling into poverty
3			Areas with the highest proportion of private rented and social rented housing, and the lowest proportion of home ownership, are also the areas with the highest levels of deprivation
3			There is a higher proportion of flats, maisonettes, apartments, and bedsits in Torquay, whereas Paignton and Brixham has a higher proportion of detached or semi-detached houses
3			There is a strong link between living alone and risk of accidental fire death
			*Key messages are referenced in the Housing and Health Needs Assessment

Notes, Known Gaps	<ul style="list-style-type: none"> <li>• Energy Efficiency Information</li> <li>• Condition of Private Rented Stock ( latest report 2011)</li> <li>• Hospital Admissions, Homeless Health conditions, awaiting report</li> <li>• Final Local plan details ( Affordable Housing Delivery numbers)</li> <li>• Other ideas of evidence gaps/ information/ evidence held (further consultation with Joint Commissioning Group)</li> <li>• New partnership framework for delivery</li> </ul>
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## 1- Introduction

This is Torbay Council's new Partnership Delivery Plan for 2015 to 2020. It has come at a time when the national economy has suffered a sustained period of uncertainty affecting housing supply and demand in many different ways for the past six years. It is called "My Home is my Life" because good quality housing underpins other life chances and wellbeing. It is recognised as a key determinant of good health. It is not just about bricks and mortar, it is about the communities in which people live, their hopes for themselves and each other. Good housing influences life chances, education, work opportunities, good health and freedom from fear of crime.

The plan addresses these challenges and takes new opportunities to set ambitious plans to recognise our local pressures, encourage community resilience, build as much housing that offers affordable choice, tackle homelessness through new housing options and strengthen our role in the private housing sector over the next three/ four years.

The return of the responsibility to improve the health and wellbeing of local people to local authorities has brought with it a renewed emphasis to tackle the 'causes of the causes' of poor health. Councils have an influence over the day-to-day conditions in which people live, so are well placed to make the most of a move away from the medical model of health based on clinical treatment to a social model based on health promotion, protection and prevention. There are key policy areas – the social determinants of health - where action is likely to be most effective in reducing health inequalities. Action on the supply, provision and maintenance of housing is one of these key areas.

It ranges from the "bricks and mortar" of the home itself, through to the condition of the interior of the property, services for those who are homeless and in priority need, through to regulating the social landlords and private landlords sectors to ensure that properties are appropriately managed and the tenants are not placed at any undue risk of harm. For some clients properties can be adapted to enable them

to live independently in their own home for longer. Thermal insulation is also a key issue to enable people to be able to keep their homes warmer for longer and reduce their fuel poverty issues.

At the same time, a range of supporting/specialist housing and support related strategies have come to the end of their term and funding. Therefore, we have taken an innovative and forward thinking approach to developing this new Plan with our Partners. In this way we will make best use of existing and new housing, making sure people have homes for life when appropriate with access to the right type of housing, support and care at the right time. The Plan will contribute to the Health and Well being Strategy and Torbay and Southern Devon's aims to reduce bed based care and promote independence and self management of conditions in the community with housing forming part of an integrated approach to health and social care.

We have not had a current Plan for a couple of years and have therefore produced a document which identifies three key priority themes which contain, outcomes and action plans The action plans will be reviewed on an annual basis, monitored by the Health and well Being Board. The document is intended to show how the Council and partners will prioritise and tackle housing need, promote new housing options and improve housing conditions across all tenures encompassing housing topics that specifically cover:

- Living Environment
- The successful Housing market
- Right housing at the right time
- Specialist housing needs for those needing care and support ( including Older People, as well as those with learning disabilities and other long term conditions)

## Priority Themes

### Theme

#### Homes Fit For The Future - Increase choice, quality and affordability - Private sector and Affordable housing

Good quality, decent homes provide an opportunity for stable family life. They underpin economic growth and help create thriving, sustainable communities. However, for some getting on to the housing ladder is very challenging. Demand outstrips supply, the availability of mortgage financing is limited and the quality of housing varies hugely across Torbay.

For the young, the difficulties of 'staying local' can disrupt the traditional family networks upon which strong communities are based.

For families, uncertainty over housing can undermine the contribution they make to our economy through work and active citizenship.

For Torbay's increasing elderly population homes that meet their changing needs are growing.

With an ageing population in Torbay there is a clear direction of travel for people to remain in their own homes longer not only to improve their quality of life but also to reduce the pressure on the public purse. National policy changes are also reshaping the needs of our population. In order to meet the increased pressures placed on local authorities in the wake of welfare reforms there is a need for an innovative and flexible approach to the provision of temporary accommodation

The age and quality of the housing stock in Torbay means that it is poorly insulated and generally inefficient, leading to poor living conditions and an increase in fuel poverty. 71.4 % of the Private Rented Sector receives Housing Benefit. This adds pressure to statutory agencies and adds further pressure on the local housing market.

It will be an on – going challenge to manage expectations – we can't house everyone in affordable housing

## Outcomes

1. Provide a mix of house types and tenures to match the local need.
2. Make best use of existing social housing stock and empty homes. Working with private landlords including private retirement schemes to make best use and build successful mixed communities
3. Improve the standard of new affordable housing to ensure homes cost less to heat, maintain and minimize the impact on the environment.
4. Improve standards in the Private Rented Sector to encourage choice in the market

Year	Number of Lettings per Annum Social Housing	Waiting List Figures	Number of New affordable Homes Delivered
2013/14	457	3195	195
2012/13	303	3066	35
2011/12	371	3425	35
2010/11	344	3966	127
2009/10	371	2482	117
2008/09	326	6493	119
2007/08	397	5221	149
2006/07	317	3995	144
2005/06	237	4611	135



## Headline Actions

Delivers on Outcome/s	Action	Resource	Person Responsible	Completion date	Risks/ Dependencies Review Comment June 2015
1	Reassess overall delivery target and targets around mix of size, type and location based on thorough needs analysis	Design reporting and ongoing monitoring tool. Collate information from Commissioning unit	Joint Commissioning Team, Asst Director Community	April 2015	Information is key to setting housing delivery targets. Draft Health and Housing Needs assessment complete Key messages added to this doc and cross referenced to Priority Themes and Outcomes
1	Ensure understanding of current and future housing needs is kept up to date and is fit for purpose	Analyse and provide data from Torbay's Housing Register to inform needs data including demand and availability of specialist accommodation and to ensure new housing meets the aspirations of home seekers. Review current housing market data. Review census data as it becomes available Explore opportunities for commissioning research, including joint commissioning with other LAs	Housing Commissioner JS Asst Director Community FH ,Joint Partnership Commissioning Team		As above and annual reviews

1,	Prepare brief for delivery of new housing development at Hatchcombe.	Liaise and engage with SP and Care trust to establish specification	Head of Assets and Housing Manager LM	Ensure specification is future proofed and minimises any revenue contribution.
1	Continue to maximise delivery through planning gain and S106 agreements.	Officer time – requires policy reviews	Head of Assets and Housing Manager LM	This delivery route is entirely dependent on market conditions – risk to delivery
1,3,	Identify land owned by Torbay Council for the delivery of affordable housing.	Land review, requires Council approval	Head of Assets and Housing Manager LM	Conflict between delivering affordable housing and maximising the capital return for the Council.
2,4	Look at ways in which Empty homes can be targeted for affordable housing.	Continue to work with Private Sector property owners to create bespoke solutions.	Asst Director Community Head of Assets and Housing Manager LM unity FH	This work is often labour intensive and can often be more expensive than traditional delivery routes, However there are additional benefits – Private Sector renewal. And an increased control of the market if accommodation can be targeted at those most in need
1,2,3,4	Consider ways in which we can make better use of what we already have. Review allocation policy to increase priority of those downsizing	Consultation with wider Devon Las and DHC. Review annual lettings plan annually from Sept	Housing Options service	May end up with different arrangement than the rest of Devon.

3	Continue to monitor the performance of the properties at Beechfield. Roll out most effective components on new housing developments to aid fuel poverty.	Plymouth University currently provide the data. Office required to amend legal specification documents	Head of Assets and Housing Manager LM		Resistance from developers and potentially RPs as the new specification will carry additional costs.
1,3,	Review and assess the merits of Council House Building programme	Significant inter departmental review including legal and finance	Head of Assets and Housing Manager LM		
1,3,	Ensure robust planning policy exists to drive and maximise new affordable housing and improve quality.	New affordable housing SPD. Include tapered approach which will generate an additional income stream to assist the delivery of affordable housing	Head of Assets and Housing Manager LM		Resistance from developers.
	Detailed housing needs and domestic market assessment including conditions, tenure, gaps, etc.	External body to be commissioned		Mar 2016	Outstanding
	Develop innovative approaches to work with partners to reduce hazards in the privately rented sector.	Housing Standards Team	Asst Director Community Services FH	Ongoing	This is linked to the Rogue Landlords programme

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Explore alternative options to meet the identified needs of the Bay e.g. equity release schemes, procuring different types of temporary accommodation, role of the community sector	Joint Commissioning Team Asst Director Community Services FH	Need to consider a range of options including new build, private sector leasing schemes as part of a suit of alternative models.
Develop partnerships with the energy providers and other private sector organisations to reduce fuel poverty in Torbay	Asst Director Community Services FH	Dependent on changing central government policy. Needs to e targeted at those most in need and link fuel poverty and poor accommodation standards.

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Choice and affordability  
Housing Partnership  
contribution discussion

Enabling the  
development of high  
quality and sustainable  
affordable housing in  
places where people  
want to live responding  
to local need and  
supporting the  
economy. Enabling  
people to make  
informed choices about  
their housing  
circumstances and  
enabling them to meet  
their own housing  
needs.

Improving the condition  
and usage of existing  
housing across all  
tenures taking into  
account social and  
environmental factors  
that impact on quality  
of life.

Housing Partnership  
Economic Strategy,  
Planning

LM, PS

## Theme

Help when and where it's needed – create a quality approach to housing advice that offers early intervention and prevention – to both clients and Landlords that deals with the problems before they become a crisis. Sub strategy, Homeless Prevention action plan, housing as part of an integrated health and social care system

The links between housing, health and wellbeing are well-documented. Local authorities working in partnership with health, community voluntary sector organisations and criminal justice agencies have a key role to play in making sure housing and the nature of the Local area maximise the health and wellbeing of more vulnerable people including, the elderly, people with learning disabilities and other health problems.

As a pioneer site for integrated care across Torbay and South Devon, creation of an Integrated Care Organisation will build on successful integration of health and social care services for older people at a local level. Housing will be fully integrated into a joined-up health and social care system with a single budget aimed at providing better care with the following priorities:

- Inequalities across children and young people's care will be reduced
- Mental health will be 'mainstreamed' as part of overall wellbeing and health
- Frail older people – structural pathway problems and patient experience improved
- Seven-day services equally available for all, through a 'broad front door'
- Community resilience and enhanced social fabric will form the basis for health and wellbeing

Prevention and early intervention sit at the centre of this approach alongside enabling people to remain independent for as long as possible in their own homes.

While spend on residential and nursing care is the largest area of spend in the adult social care budget demand for traditional accommodation based care is in decline. Fewer people are entering residential care and those who do so tend to enter at an older age and stay for a shorter period.

Torbay's market position statement sets out a vision for the health and social care residential market for adults based on reducing and avoiding reliance on bed based care through a more co-ordinated approach to accommodation based care by:

- Continued reduction in long term placements into residential care
- Focus on short term reablement, rehabilitation, recovery, respite and crisis
- Development of extra care housing
- Later admission to long term nursing care

Torbay and Southern Devon Learning Disability operational commissioning strategy (2014) contains local implementation plans for a wider learning disability health and care strategy spanning Torbay, Devon and Plymouth councils as well as North, East and West Devon and South Devon and Torbay Clinical Commissioning Groups (CCG). The strategy plans to develop:

- Extra care and sheltered housing models to provide independent accommodation and support for people with learning disabilities and opportunities for people to remain living with older carers with support needs.
- An accommodation and Flatmate service including, maintaining a vetted 'flatmate' list for people with a learning disability who need accommodation and those who would like to share.

The three Devon Local authorities and two CCGs have also produced a mental health strategy (2013-2016). 'A good home' is cited as one of the foundations of good mental health and wellbeing. A crisis house has been developed in Torbay to reduce and avoid hospital admissions and local implementation plans are in development with people who use services, their carers, community voluntary sector organisations and commissioners.

To make sure accommodation based services and pathways enables families, children and young people to have the best start in life a review of placements and services is underway

We will aim to target preventative measures more effectively, based on an evidenced housing offer and local need in order to reduce the pressure on statutory services.

The emerging integrated care organisations provides new opportunities to join up the operational activities across the care giving economy e.g. facilitating links with housing at discharge from hospital.

Fuel costs are rising faster than income rates, thereby increasing the pressure on individuals and families to meet their housing costs. This can in turn add demand pressures on statutory services e.g. the provision of temporary accommodation, the take up of cheap, low standard rented properties, etc.

Our ageing population and those with complex needs place demands on care organisations if they are unable to live independently in their own home. Mechanisms need to be implemented to increase residents' ability to either maintain their tenancy or own homes for longer.

## Outcomes

5. Closer working with partners and the voluntary sector – achieving, increased choice, self help and access to advice (especially financial) and early intervention across agencies and communities
6. Improve housing offer to meet a range of local needs and aspirations.
7. Local support for those most vulnerable (specifically to mitigate the impacts of Welfare reform)
8. Housing that is part of an integrated approach to health, social care and support keeping people healthy and independent as they age and making sure they have the best start in life.
9. Long term placements for adults and children into residential and nursing care are reduced. Ensure more people with learning disabilities and those with poor mental health are able to live independently and older people are enabled to remain independent in their own home.



## Headline Actions

Delivers on Outcome/s	Action	Resource	Person Responsible	Completion date	Risk/ Dependencies Review Comment June 2015
5,6,7,8, 9	Completion of new Homeless strategy includes temporary accommodation commissioning plan.	Housing Options Service Manager Joint Commissioning Team and Partners	FH Asst Director Community Services FH Joint Commissioning Team JS	April – June 2015	Development commenced Planned timeline Youth Homelessness Prevention Commissioning Strategy completed (sits below Homelessness Strategy)
5,6,7,8,9	Co production and partnership delivery of a new approach/model for Information and Advice. Includes development of Children's Community Hub	Information and advice Steering group, and Children Hub Steering group	Housing Commissioner JS and Partnership	April 2016	Delays from a co – production model, full engagement from key partners. New Information and Advice Single Point of Information Web portal and searchable Data Base due to go live Sept 2015.( Phase 1 completion ) Children's Hub development now part of Innovation Fund SWIFT project.
5,6,7,8	Explore co location of Housing Options service at community access points/ hubs	Housing Options Team and partners	Asst Director Community Services FH		In House youth homelessness prevention and mediation service jointly delivered by Housing Options and IYSS
5,6,7,8	Explore/ Develop service pathway for Non Statutory Single Homeless	Identify funding opps/ grants.	Asst Director Community Services FH		Subject to capacity being released by reductions in existing demand.

5,6,7,8	Explore alternative options to meet the identified needs of the Bay e.g. equity release schemes, procuring different types of temporary accommodation, role of the community sector		Housing Options service, Joint Commissioning Team		
5,6,7,8	Work with partners to raise the profile of an individual's housing needs at key moments in the individual's life, and enable them to remain in their own homes for longer e.g. hospital discharge	Information and advice co production model and partners	Information and Advice Steering Group	March 2016	On- Going
6,7	Work with partners to develop means of supporting tenants to maintain their tenancies e.g. support with mental wellbeing, credit unions, etc.		Asst Director Community Services FH Joint Commissioning Team		Working across the CSP partners to ensure take up of good tenancy schemes for our most vulnerable client groups.
5,6,7,8,9	Work with housing associations and other housing providers to ensure that resources are prioritised to those most in need	New Torbay Housing Partnership	Appointed Councillor Lead, Officers		Outstanding to regroup when Strategy/ Priorities adopted.

8,9	Development of extra care housing For older people and younger people including those with learning disabilities, poor mental health and acquired brain injury		Joint Commissioning Team	April 2016	
6,9	Flatmate scheme for people with LDs		Commissioning Team		Review in 2016 as part of LD commissioning implementation plan 2014.
5,6,7,8,9	Families young people and children placement and pathway review	Children's Commissioning and Sufficiency Plan Children's Services and Peninsula Framework	Director of Children's services		Review due to be complete by end 2015

## Theme

Healthy Home, Healthy You, Healthy Bay – improve Health through quality housing in communities people want to live.

There is a compelling need to identify sustainable channels in communities to build resilience and increase community cohesion. Whilst we have started to change the landscape in Torbay, much more needs to be done.

There are also a variety of hidden harms within our communities which have a direct and generational impact on individual families. For example, the impact of domestic abuse reaches out further than the criminal justice system and affects a family's entire life, including finance, health, wellbeing, education, etc. Providing a holistic service to survivors of domestic abuse will enable them to enjoy a healthier life, this includes the living in good standard, safe accommodation, across all housing sectors.

The integrated care organisation (ICO) provides new opportunities to join up the operational activities across the care giving economy e.g. facilitating links with housing at discharge from hospital.

In the future we need to ensure that equipment provision, Home Improvement Agency Service and Disabled Facilities grants are more joined up in their commissioning aspirations and future provision.

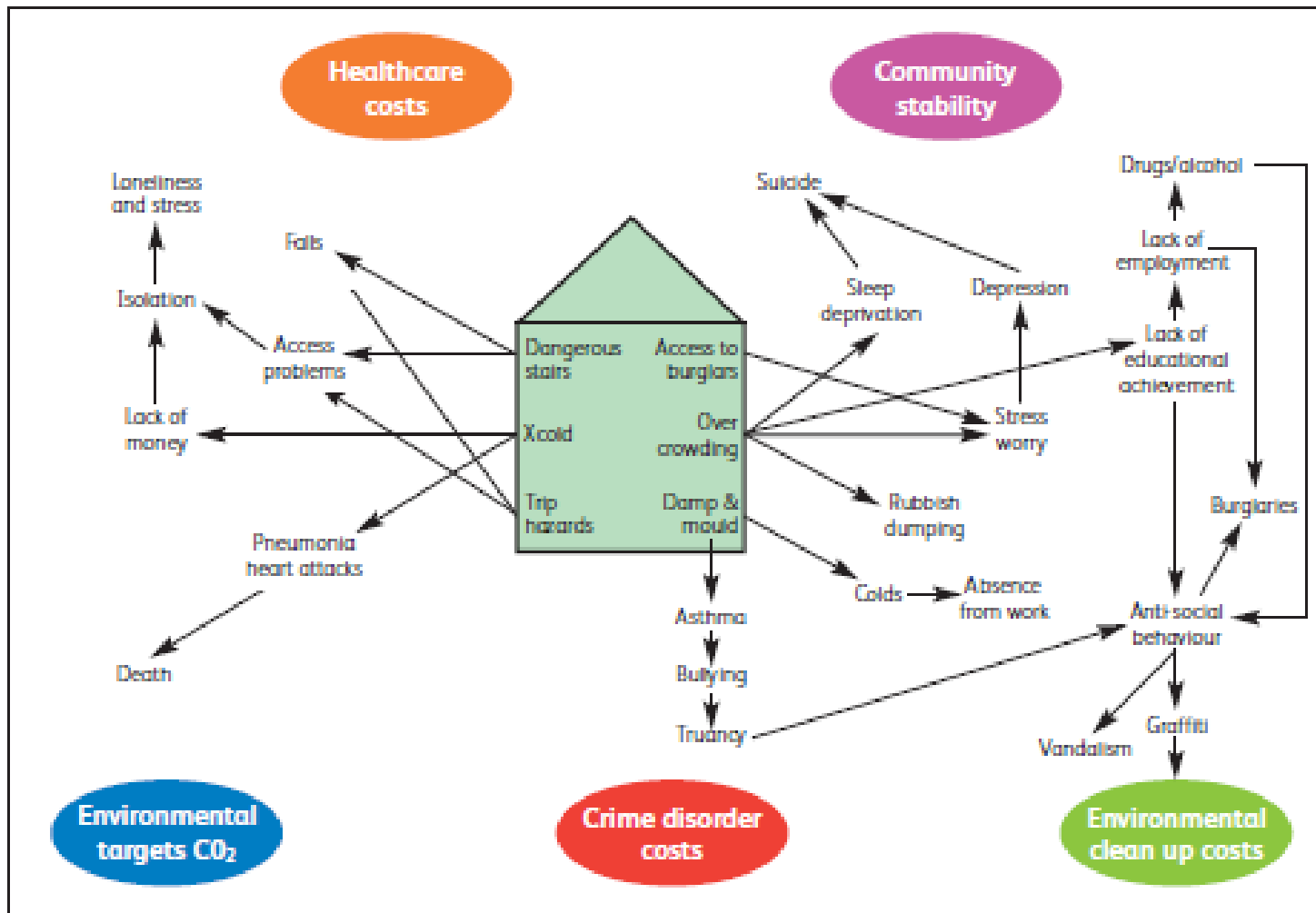
Housing is an important social determinant of health. The availability, quality and tenure of housing, along with more specific factors such as damp, inadequate heating, indoor pollutants and noise all have an impact on the health of its occupants. Overall the Building Research Establishment (BRE) has calculated that poor housing costs the NHS at least £600 million per year. A range of specific housing-related factors are known to adversely affect health:

- Agents that affect the quality of the indoor environment such as indoor pollutants (e.g. asbestos, carbon monoxide, incomplete combustion, radon, lead, moulds and volatile organic chemicals)
- Cold and damp, temperature or warmth, fuel poverty
- Housing design /type or layout (which in turn can affect accessibility and usability of housing), infestation, hazardous internal structures or fixtures
- Environmental factors including noise, external air pollution, services, drainage
- Factors that relate more to the broader social and behavioural environment such as: overcrowding, sleep deprivation, neighbourhood quality, infrastructure deprivation / inaccessibility (i.e. lack of availability and accessibility of health services, parks, stores selling healthy foods at affordable prices), neighbourhood safety, and social cohesion

- Factors that relate to the broader macro-policy environment such as housing allocation, lack of housing (homelessness, whether without a home or housed in temporary accommodation), housing tenure, (including ownership) housing investment, and urban planning.

There are a range of health conditions arising from these factors, including cardiovascular disease, depression and anxiety; nausea and diarrhoea; infections; allergic symptoms; hypothermia. 45% of accidents occur in the home and accidents are in the top 10 causes of death for all ages.

Unintentional injuries in and around the home are a leading cause of preventable death for children under five years and are a major cause of ill



health and serious disability. Analysis shows that each year in the UK approximately 60 children and young people died, 450,000 attended accident and emergency (A&E) and 40,000 were admitted to hospital as an emergency.

Cold homes are linked to increased risk of cardiovascular, respiratory and rheumatoid diseases, as well as hypothermia and poorer mental health. There were an estimated 36,450 excess winter deaths attributable to all causes in England and Wales in 2008/093.

Torbay has some specific housing factors that lead to

poor health. Those without a home are expected to experience negative health outcomes. In Torbay the numbers accepted as being homeless and in priority need in Torbay is 1.2 per 1,000 households (2012/13).

The condition of Torbay's dwelling stock could be described as worse than the national average. Over half of the areas in Torbay are in the top 20% (quintile) most deprived for housing in poor conditions in England (2010). Torbay has a relatively low social housing stock. Figures for April 2011 suggest the social housing stock in Torbay to be 7.9%, compared to 18% nationally and 13.6% regionally. The percentage of households that experience fuel poverty based on the "Low income, high cost" methodology is 11.4%, significantly worse than the England value (2011).

The Joint Strategic Needs Assessment found that some groups of people are notably worse off in terms of health and care inequalities. We will contribute to tackling these disparities by developing a better understanding of our communities and ensuring that housing services, delivered through our partnerships with local communities and specialist agencies, promote and support inclusion and are accessible to an increasingly diverse population.

The local authority has a commitment to developing supported living and for many people with learning difficulties or poor mental health this means giving them greater choice and control over where they live. In addition, the growing number of older people will create increased demand for support to live independently at home and for extra care and sheltered housing. We will meet these needs by remodelling existing provision and encouraging the development of suitable affordable housing options.

## Outcomes

10. Good quality homes with high energy efficiency, safety, minimum standards and good Landlords
11. Improve and maintain independence and inclusion, effective support for disabled, older people and vulnerable groups.
12. Ensure housing is designed and maintained to minimise exposure to both indoor and outdoor pollutants, including damp, mould, combustion, CO, Particulates, noise, asbestos
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13. Reduce injuries in home - especially falls in the elderly; and accidents among children
14. Design healthy homes to encourage physical activity e.g. walk/ cycle/play/garden etc. and access to healthy food and lifestyles
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## Headline Actions

Delivers on Outcome/s	Action	Resource	Person Responsible	Completion date	Risks/ Dependencies Review Comment June 2015
13,	Reduce unintentional injuries in and around the home among children under five years to bring down the number of children admitted to hospital from injuries.	PHE report (2014) actions Healthy Torbay Steering group	Public Health Children's Lead and Early Years service Torbay Housing partnership		Possible scheme with Fire Service and Children's Centres being worked up
10,12	Consider use of external and housing renewal funding to make homes more energy efficient and tackle Fuel Poverty, and target to people and areas in greatest need	Partners	Asst Director Community Services FH		Scheme in progress with EON through Energy Company Obligation to target energy efficiency measures with vulnerable groups i partnership with Devon.
10,12,13	Use powers and strategic influence to reduce non Decent Homes to a minimum, prioritising the removal of category 1 health and safety hazards, exposure to pollutants, and tackling overcrowding.	Community safety	Asst Director Community Services FH		Ongoing and links to Rogue Landlord Programme
10,11,12,13,14	Target assistance to low income and vulnerable households to reduce health and safety risks in their homes including excess winter deaths and falls.	Housing partners	Public Health		Public Health to identify target groups



14	Design homes and residential areas to encourage physical activity and access to walking, cycling, play, open spaces, gardens	Housing partners, planners	Public Health and Planning lead AG	As part of Public Health and Planning actions
11,	Work with the Community Development Trust to reduce social isolation in Torbay		Housing and Adult Commissioners, Joint Commissioning Team	Linked to Ageing Better Lottery funded Programme
11	Work with partners to identify support mechanisms for victims of domestic abuse	DA Steering group	Asst Director Community Services FH	Delivery of survivors' and children's programmes by the Torbay Domestic Abuse Service. Review of existing provision across Council and partners to be undertaken.
10,11,12,13,14	Maximise the opportunities of joint commissioning arrangements to improve the wide determinants of health and reduce inequalities across commissioned and directly delivered services.	Joint Commissioning Group	Public Health	Through this strategy and Healthy Torbay framework KPIs and outcomes related to reducing health inequalities incorporated into Youth Homelessness Accommodation and Support Services specification.
11,13	Work with partners to promote independent living especially within the more vulnerable communities e.g. time banking, disabled facilities adaptations	Housing Partners , Community Development Trust		

11,13	Reduce the number of preventable accidents in the home through targeted support e.g. handypersons scheme;	Housing Partners CCG	Public Health	Focus on older people through Ageing Better programme
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