

Greater Manchester Combined Authority

Date: 24 March 2023

Subject: Healthy Homes Services in Greater Manchester

Report of: Paul Dennett, City Mayor of Salford and Portfolio Holder for Homelessness,
Healthy Lives and Quality Care

Purpose of Report

This report outlines work to date support the development of sustainable, coherent Healthy Homes services across Greater Manchester. The report presents the recommendations of a 2022 consultation exercise, namely a proposal for coherent services to be delivered by localities across GM, and programme of activity required at both locality and GM level to progress this work.

Recommendations:

The GMCA is requested to:

1. Note the contents of this report.
2. Support the recommendations of the arc4 consultancy work.
3. Support the proposal for GMCA and NHS GMIC to scope the resource requirement and model of delivery for this programme of work with local authority, health and care and housing provider colleagues, with a view to reporting back in Summer 2023.

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Equalities Impact, Carbon and Sustainability Assessment:

Recommendation - Key points for decision-makers

note positive impacts on equality and inclusion and health, and further work needing to be undertaken around carbon impacts.

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation		
Equality and Inclusion	G	There is evidence that interventions to improve the quality and suitability of the home environment will be targeted towards supporting older people and disabled people, allowing people to remain at home for as long as they choose.		
Health	G	There is evidence that interventions to improve the quality and suitability of the home environment can be effective in preventing, delaying and reducing demand for social care and health care; enable people to manage their health and care needs; and allow people to remain living independently at home for as long as they choose.		
Resilience and Adaptation				
Housing		The proposal is to facilitate the provision of home improvement agency style services to provide interventions in people's homes to support people to live well at home for longer. This will support the improvement of the quality of housing across Greater Manchester.		
Economy				
Mobility and Connectivity				
Carbon, Nature and Environment				
Consumption and Production				
Contribution to achieving the GM Carbon Neutral 2038 target		Some measures to reduce fuel poverty may be included in interventions provided, which should have a positive impact on achieving Carbon Neutral 2038. When proposals are more developed, more detailed work is needed to identify the carbon impacts of home improvement agency services and interventions in the home to understand embodied carbon impacts.		
Fu	G Positive impacts overall, whether long or short term.	A Mix of positive and negative impacts. Trade-offs to consider.	R Mostly negative, with at least one positive aspect. Trade-offs to consider.	RR Negative impacts overall.

Carbon Assessment

Overall Score



Buildings

Result

Justification/Mitigation

New Build residential

N/A

Residential building(s)
renovation/maintenance



The buildings impacted will all have different EPC ratings. In the majority of cases the EPC rating is unlikely to change, but there may be some warm homes initiatives in scope of the proposal which may improve EPC ratings.
It is currently unclear whether the replacement of heating systems will be in scope of this proposal, but if so further work will be required to understand the options and carbon impacts of this work.
Energy efficiency works to the fabric of the property are likely to be out of scope of this proposal.

New build non-residential (including public) buildings

N/A

Transport

Active travel and public transport

N/A

Roads, Parking and Vehicle Access

N/A

Access to amenities

N/A

Value

Level

Level

No associated carbon impacts expected.



High standard in terms of practice and awareness on carbon.



Mostly best practice with a good level of awareness on carbon.



Partially meets best practice/ awareness, significant room to improve.



Not best practice and/ or insufficient awareness of carbon impacts.

Risk Management

NA

Legal Considerations

NA

Financial Consequences – Revenue

NA

Financial Consequences – Capital

NA

Number of attachments to the report: 1

Comments/recommendations from Overview & Scrutiny Committee

NA

Background Papers

- GM Housing Strategy

- **GMHSCP Population Health Plan**

Tracking/ Process

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

Yes

Exemption from call in

Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency? No

GM Transport Committee

NA

Overview and Scrutiny Committee

NA

1. Context

- 1.1 The Greater Manchester Population Health Plan places the wider determinants of health, including housing, firmly within our model of health and care integration and neighbourhood delivery. The plan recognised that the home environment is essential to health and wellbeing, and the housing sector has a role to play in developing successful integrated services. The Plan made provision for scoping of a GM wide Healthy Homes framework, to ensure consistent, cross tenure provision across the 10 localities, giving a unique opportunity for preventative housing services to take a central role in an integrated health and care system.
- 1.2 The 2017 Greater Manchester Strategy, Our People Our Place outlined a key commitment to provide Safe, Decent and Affordable homes for everyone in Greater Manchester. The co-produced GM Housing Strategy presents the development of a GM Healthy Homes service as key to aligning our housing and health priorities at a strategic level and therefore delivering the strategic priority of a safe, decent and accessible home for all.
- 1.3 There is evidence that interventions to improve the quality and suitability of the home environment can be effective in preventing, delaying and reducing demand for social care and health care; enable people to manage their health and care needs; and allow people to remain at home for as long as they choose. It is important, as we start to care for more people in their home that services are able to respond to increasing complexity.
- 1.4 Adaptations, repairs and removal of hazards are an effective and cost-effective intervention for preventing falls and injuries, improving performance of everyday activities and improving mental health. Adaptations can help to reduce hospital admissions and speed up discharges, cut domiciliary care costs, and delay the necessity to move into residential care. Research has found that people who have had grant-funded adaptations and subsequently move into care do so some four years later than those who have not had adaptations carried out.
- 1.5 Yet older and disabled people who could be eligible are still often unaware of the existence of Disabled Facilities Grants (DFG) and home assistance and take up can be 'patchy'.
- 1.6 In Greater Manchester, current HIA provision varies by locality, ranging from comprehensive, branded agencies delivering a range of collectively commissioned services, to localities where provision may be limited to statutory delivery of adaptations.
- 1.7 This reflects the withdrawal of national investment in HIA, private sector housing interventions and renewal programmes from Local Authorities by central government since 2010. The ability to deliver a response to poor quality housing at scale has dramatically reduced since this time and consequently, expertise and capacity in local authorities and providers has reduced as a direct result of

this. That means additional costs are being incurred for health, social care and other public services, because of lack of preventative interventions in the home, also leading to a worse quality of life for GM residents.

- 1.8 Those LAs who have continued to provide these services have done so through their own investment, acknowledging the important role that these services have from a preventative perspective, but also in immediate improvements in quality of life.

2. Arc4 commission

- 2.1 arc4 was in March 2022 to support the development of consistent Healthy Homes services across Greater Manchester (GM). The GM Tripartite Agreement partners (Greater Manchester Combined Authority, NHS GM Integrated Care, and GM Housing Providers) jointly commissioned this work and are working together to share resources to operationalise this as a priority workstream across housing, health, and social care.
- 2.2 A 2018 review by Foundations established the current provision and activity across Greater Manchester and suggested how services could be developed for Greater Manchester to provide a comprehensive and consistent service that enables people to live well at home for longer, improves resource efficiency and maximises funding available.
- 2.3 The proposals and objectives of this consultancy work were to work with individual localities, housing providers and the Tripartite Partners (Greater Manchester Combined Authority, NHS GM Integrated Care, and GM Housing Providers) to:
 - Agree a coherent baseline service proposal across all 10 localities
 - Understand the scale of work needed to align Private Sector Housing Assistance policies to promote fairness and equity across Greater Manchester
 - Establish the benefits that the Tripartite Agreement partners could create across GM in this arena.
 - Develop a Housing Provider adaptations protocol
 - Understand the resource requirement in each locality to develop and implement coherent healthy homes services
- 2.4 Localities and housing providers were a key part of the development of the final report, with the consultants reviewing the current locality offer through detailed discussions with officers across Private Sector Housing, Adult Social Care, and Housing Strategy and Service Providers such as Home Improvement Agencies.
- 2.5 Through this project a Practitioners Group with locality representation was established, to consider key documents and advise on the recommendations of the consultation.

3. Healthy Homes proposal- recommendations and timescales

- 3.1 The outcome of this commission was a recommendation of healthy homes activity that should be undertaken, both in localities and at a GM level via GMCA and NHS GM IC, including a proposed baseline healthy homes offer for locality delivery to be achieved with support from GM.
- 3.2 A summary of the proposed baseline healthy homes offer is as follows:
- Consistent advice and information- consistency across locality websites and offline resources to provide information on preventative support, supplemented with individual locality information.
 - Aligned healthy homes products and support across localities- creating an offer with consistent language that encourages more take up such as Hospital Discharge Grant and Dementia Grant
 - Providing an affordable warmth service across localities- consistent service that provides physical interventions in the home to help people live well, and advice and support to maximise income
 - Aligned Disabled Facilities Grant criteria and delivery - bringing a consistent approach to the mandatory grant regime
- 3.3 There are also policy recommendations, including;
- Aligning Private Sector Housing Assistance Policies- setting out a consistent and coherent offer regardless of location, and creating user friendly published documents
 - Development of a GM Housing Providers adaptations protocol, setting out standard principles on approach and contributions to adaptations for GMHP tenants. The protocol would provide a minimum common standard, but would not prevent Providers from augmenting services to meet their tenants' needs.
- 3.4 The consultation recognised the potential opportunity and benefits of the Tripartite Partner organisations' involvement in the development of Healthy Homes services. There was positive support for the Tripartite Partners to engage in activity that would create economies of scale for localities and reflect the financial and capacity constraints in each locality, including:
- Data and research
 - Resourcing
 - Workforce development
 - Strategic oversight and system Engagement
- 3.5 The scale of ambition of these recommendations is accompanied by ambitious timescales, in order to maintain momentum with this project, and to begin delivery in this vital area as soon as possible.
- 3.6 The proposed timescales for the implementation of this activity is shown in the table below:

Activity	Proposed timescale for delivery
Scoping an improved and consistent offer for tenants living in the Private Rented Sector	Within 12 months
GMHP Adaptations protocol	2023
Advice and information	Within 18 months
Creating a GM evidence base	Within 18 months
Aligned Housing Assistance policies	Within 36 months
Aligned first stage Healthy Homes products	Within 36 months
Aligned Disabled Facilities Grant delivery	Within 5 years

4. Resourcing and delivery proposal

- 4.1 This commission included the development of detailed Transition Plans that recognise the additional support and resources required by localities and where economies of scale can be achieved.
- 4.2 These transition plans detail a significant resource need for some localities to be able to deliver these services sustainably over the long-term. Part of the identified role for GMCA and NHS GM IC is to explore routes to sustainably fund and resource services, and to present the underlying case for change to senior decision makers, including leaders via the GMCA.
- 4.3 There is more work to be done at a locality level to understand local requirements what resource would be needed to deliver the baseline service level and necessary supporting policy recommendations, building on engagement that is already underway with the Practitioners' Group.
- 4.4 Building on this will allow GMCA and NHS GM IC to understand the opportunities at a GM level to be more cost-effective and extract economies of scale, to make the best use of funding routes made available through wider public services. It is proposed that officers report back to GMCA in Summer 2023 detailing the resource requirements and proposed model of delivery for the next phase of this project.