

1st October 2015	ITEM: 5
Health and Wellbeing Board	
Housing & Planning Advisory Group Progress Report and Proposals to develop a Housing Strategy for older adults (65+), and working age adults with support needs	
Report of: Ceri Armstrong	
Accountable Head of Service: Les Billingham	
Accountable Director: Roger Harris, Adults, Health and Commissioning; David Bull, Director of Planning & Transportation	
This report is public	

Executive Summary

The purpose of this report is to brief the Health and Wellbeing Board on the work of the Housing and Planning Advisory Group. The report describes the on-going work of the Advisory group and the main areas of focus in the next 12 months.

This report also proposes that the Housing and Planning Advisory Group should oversee the development of a housing strategy specifically for older adults (65+) and working age adults with support needs.

The Advisory Group was established in 2014 following a report to the Health and Wellbeing Board in January 2014. The Terms of Reference for the Group, which have been reviewed and revised by the Advisory Group, is attached at Appendix 1.

1. Recommendation(s)

- 1.1** That the Health and Wellbeing Board notes the work of the Housing and Planning Advisory Group.
- 1.2** That the Health and Wellbeing Board approve the Advisory Group's proposal to develop a housing strategy specifically for older adults (65+), and working age adults with support needs.
- 1.3** That the Health and Wellbeing Board approve the revised Terms of Reference of the Advisory Group.

2. Introduction and Background

- 2.1 The Health and Wellbeing Board's Housing & Planning Advisory Group is a multi-agency group which considers the health and well-being implications of major planning applications, and provides advice and guidance on the health, social care and community impacts of proposed new developments.
- 2.2 The Advisory group comprises representatives from Thurrock Clinical Commissioning Group (CCG), NHS England (Essex Area Team), the Community and Voluntary Sector (Thurrock CVS), as well as Planning, Housing, Adults, Health and Commissioning, Public Health, Regeneration and Children's Services. It has a significant role in articulating the Health and Wellbeing Board's vision and priorities in relation to housing and the built environment. The Group also aims to influence planning policy, and thereby developers, so that planning applications when received, have already taken into consideration the impact of the proposed development on health and wellbeing. The Group plays a role in promoting good design and sustainable communities as well as influencing the provision of good quality housing for older people as part of the Building Positive Futures Programme.
- 2.3 The purpose of the HWB Housing and Planning Advisory Group is to:
- Review emerging development plans,
 - Identify how Section 106 monies might best be used to enhance health and wellbeing,
 - Input into emerging planning policy and strategy and,
 - Provide an opinion on plans as part of the formal consultation process on major developments.
- 2.4 The Advisory Group is consulted on all planning applications and pre applications for major developments (25 dwellings or more), care homes and other specialised housing. The Advisory Group also acts as a conduit for consultations with NHS Property Services. Responses from members of the Advisory Group are co-ordinated to provide an overall response to planning applications and therefore reflect a very broad perspective on health and wellbeing issues. This co-ordinated response on development applications, including the detailed reports from NHS Property Services are submitted to the Planning Service within an agreed timeframe.
- 2.5 The Group's multi-disciplinary focus corresponds with a number of statutory requirements of The Care Act 2014. The Care Act establishes a duty on local authorities to promote wellbeing as well as preventing, reducing or delaying the need for care. Care Act guidance specifies that the wellbeing principle should inform the delivery of universal services not just services related to adult social care, and that the principle should be considered by the local authority 'when it undertakes broader, strategic functions such as planning, which are not in relation to one individual'. In addition the Care Act introduces a duty of integration of services and cooperation between services in relation to promoting wellbeing and preventing, reducing or delaying the need for care. The Care Act guidance states that 'suitability of living accommodation is one

of the matters local authorities must take into account as part of their duty to promote an individual's wellbeing'. The Care Act also introduces a role in market shaping and commissioning to promote wellbeing and prevent, reduce or delay the need for care.

2.6 Since its inaugural meeting in May 2014, the meetings of the Group have led to closer partnership working between diverse professional groups within the Council, and a much better understanding of the respective legislative drivers that need to be managed effectively to ensure that health and wellbeing is at the heart of decision-making. Examples of the partnership approach between council services and different professional groups include:

- the Well Homes programme,
- the HAPPI Housing schemes being developed by the Council at Derry Avenue South Ockendon and Calcutta Road Tilbury, and
- the recent bid with Family Mosaic to Phase 2 of the Care and Support Specialised Housing (CASSH) Fund to the Homes and Communities Agency for 6 units of specialist housing for young adults with autism.

2.7 The Advisory Group meets every six weeks, with regular liaison between meetings in relation to consultation requests to review pre-applications and planning applications for major developments (25 dwellings or more), care homes and other specialised housing. Areas which have addressed by the Group include:

- Purfleet Regeneration – following a workshop in January, to consider the primary care requirements of the regeneration programme, the Group has played an active part in shaping the requirements of a new health centre, including arranging visits to 'good practice' centres such as the Loxford Centre in Redbridge, and a centre in Medway. The Group has also contributed ideas in relation to creating sustainable, healthy communities in large-scale developments, and highlighted the need for housing for older people.
- The Local Plan has been considered by the Group at a number of meetings, providing valuable inputs on both the plan itself and also the wider issues of public consultation and engagement. The development of the Local Plan will continue to feature in future meetings.
- Substantive comments on the proposed Corringham Development of 750 homes
- Advice on applications to build large care homes.
- A meeting with a developer to provide guidance on HAPPI housing design in relation to a pre-application.
- Local Estate Strategy – the CCG is required to develop a strategic estates plan to ensure that the NHS primary care estate is both efficient and fit for purpose. The Group has suggested that Thurrock's Strategic Estates Plan could be developed under the umbrella of the Housing & Advisory Group.
- Involvement with the Air Quality Working Group

3. Issues, Options and Analysis of Options

- 3.1 The work of the Advisory Group going forward will continue to include responding to planning applications for major developments (25 dwellings or more), care homes and other specialised housing. The Group will also continue to be involved in the development of the Local Plan (including a housing land availability workshop in November), and the large scale regeneration programmes at Purfleet and Corringham. The Advisory Group will now be involved with the development of CCG's Local Estates Plan for its primary care estate. NHS Property Services are currently the statutory consultee for large-scale planning applications, Care home and extra care home applications. This arrangement is due to change, with the CCG taking over this role. The fact that the CCG is a member of the Housing and Planning Advisory Group will make this transition easier to manage.
- 3.2 One area that has been identified by the Advisory Group and which now needs to be given full attention is the development of a strategy to address the specific housing needs of older adults (65+) and working age adults with support needs. The development of this strategy would be consistent with the Care Act – which places significant emphasis on housing as an enabler of health and wellbeing. It would also build on the work of the 2015-2020 Housing Strategy, to “support residents to maintain and improve their independence” and to “ensure the sustainability of our homes to meet residents’ needs now and in the future”. The benefits of a multi-disciplinary approach would be a shared understanding of Thurrock’s health profile and future projections of health and social care needs which can be translated into the Local Plan and discussions with developers. The strategy would also address housing need for older (65+) and working age adults with support needs identified in the Market Position Statement.
- 3.3 The bid to the Phase 2 Care and Support Specialised Housing (CASSH) Fund (jointly supported by Housing and Adults, Health and Commissioning) to finance the development of 6 units for young adults with autism provides an example of how such a strategy could be developed. The bid was built around the autism strategy, but with a housing component developed to reflect the needs for specialist accommodation identified in the strategy. This was a new departure and it is proposed that each of the commissioning plans for people needing care and support should in future include a housing component, which takes into account current provision, projections of needs, gaps in provision and quantifies the types of accommodation that will be required to fill those gaps. By involving the Advisory Group in this process, the full range of intelligence held by different services, as well as planning and housing policy requirements can be brought into play.
- 3.4 In relation to housing specifically for older people, a larger-scale project is required, reflecting the projected growing proportion of older adults in our communities in the coming decades. The findings of the recent Housing Needs Survey, together with the findings of the refreshed Strategic Housing Market Assessment (expected in December), will help address the

requirement in the Planning Practice Guidance “to consider the size, location and quality of dwellings needed in future for older people in order to allow them to live independently and safely“. The development of design and standards statement in the autumn will also help address this requirement. This work will in turn provide evidence for consultation on issues and options for the Local Plan.

- 3.5 It is anticipated that in order to progress the strategy, a task and finish group will need to be convened to undertake the coordination and analysis of data, to review current provision, to analyse gaps in provision and to identify potential locations for specialist housing development. The task and finish groups would comprise officers from the range of disciplines and would report to the Advisory Group. Once completed it is envisaged the housing strategy would be adopted by the Health and Wellbeing Board.
- 3.6 The Advisory Group will also submit (by 30 September) an expression of interest in the new Healthy Towns initiative with Public Health England, to put health at the heart of new neighbourhoods and towns across the country. The Healthy Towns programme has three core objectives:
- a) To develop new and more effective ways of shaping new towns, neighbourhoods and strong communities that promote health and wellbeing, prevent illness and keep people independent;
 - b) To show what is possible when we radically rethink how health and care services could be delivered, freed from the legacy constraints (i.e. existing services) that operate in other areas. This will support the New Models of Care programme by adding to the learning about how health and care services could be integrated to provide better outcomes at the same or lower cost;
 - c) To accomplish the first two objectives in a way that can be replicated elsewhere, making learning available to other national programmes as well as other local areas.

The NHS will work with selected areas to redesign local health and social care services, in line with the NHS Five Year Forward View, taking advantage of absence of legacy constraints to transform local communities and the public attitudes to healthy living.

- 3.6 In summary, the Group has been consulted on a significant number of planning applications; it has developed a role in relation to strategic policy development and has been pro-active in relation to large-scale regeneration plans. The Group has also raised the profile of HAPPI housing both across the council and with developers. The Group has broken down the professional barriers that can often exist between services, where there is no regular channel for communication and the sharing of information and views. This approach reflects the Care Act requirement for integration and co-operation between services.
- 3.7 In relation to the work over the past year and future plans, the Advisory Group has reviewed its terms of reference. In response to its developing agenda it has proposed revised Terms of Reference which are attached in Appendix 1.

The revisions are intended to ensure greater consistency with the Planning process.

4. Reasons for Recommendation

- 4.1 The Housing and Planning Advisory Group continually try to strike a balance between providing oversight of planning applications with fulfilling a strategic role in relation to promoting health and well-being in the built environment.
- 4.2 Recognising the time constraints of Advisory Group members, there is nonetheless, a commitment to articulate more clearly, the housing needs of older people and working age adults with a need for support. The development of the strategy will provide a policy framework for the Planning Service and will provide much needed evidence for developers of the full range of housing needs within Thurrock.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 The Advisory Group is an effective mechanism for co-ordinating contributions to formal consultations on major developments. It also provides a means to ensure consultations concerning the built environment take account of the potential implications for health and well-being.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The Advisory Group aims to improve health and well-being by influencing planning policies and development in Thurrock to:
- make sure people stay healthy longer, adding years to life and life to years
 - reduce inequalities in health and well-being and safeguard the most vulnerable people with timely intervention and care accessed closer to home
 - enhance quality of life through improvements to housing and the built environment.

7. Implications

7.1 Financial

Implications verified by: **Mike Jones**
Management Accountant

No legal implications have been identified.

7.2 Legal

Implications verified by: **Chris Pickering**
Principal Solicitor - Employment & Litigation

No legal implications have been identified.

7.3 Diversity and Equality

Implications verified by: **Natalie Warren**
Community Development and Equalities
Manager

The Terms of Reference of the Advisory Group are intended to guide the group in reducing inequalities in health and well-being by influencing planning policies and development in Thurrock. If the Board supports the proposal for new housing strategy for older / working age adults that this will be subject to a community and equality impact assessment

7.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

There are none.

8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- The report of the Housing Our Ageing Population Panel for Innovation: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/378171/happi_final_report_-_031209.pdf
- The Housing LIN Case Study on Building Positive Futures in Thurrock http://www.housinglin.org.uk/library/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy72_Thurrock.pdf
- Planning Practice Guidance Methodology: assessing housing need <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/>
- Royal Town Planning Institute Handy Guide to Planning 2012 http://www.rtpi.org.uk/media/1454776/planning_handy_guide_2012_5_final.pdf
- Healthy New Towns Programme Prospectus <http://www.england.nhs.uk/wp-content/uploads/2015/07/healthy-new-towns-prospectus.pdf>

9. Appendices to the report

- Housing and Planning Advisory Group Terms of Reference (Revised).

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Appendix 1:

Health and Wellbeing Housing and Planning Advisory Group Terms of Reference (Revised)

Background and Purpose

Improving the health and well-being of local communities requires more than improving access to medical treatment and services. There is an important link between the physical and social environment in which we live and how healthy we are, both physically and mentally.

Going forward, the Health and Wellbeing Board recognise the need to ensure that health and wellbeing implications are appropriately considered in plan making and decision taking. The Health and Wellbeing Housing and Planning Advisory Group was formed by the Board to help shape new development at the earliest possible stage and ensure that health and wellbeing impacts are fully considered

Functions of the Health and Wellbeing Housing and Planning Advisory Group

Plan Making

- Actively engage in the production of Thurrock Council's emerging Local Plan (2015-2035) including supporting documents and background evidence as and when appropriate.
- Ensure that the policies and allocations within the emerging Local Plan appropriately address local health challenges and maximise opportunities to create healthy communities.
- Provide collective feedback as part of the formal consultation process on emerging planning policy documents.
- Assist in the production of background evidence reports and topic papers to support the development of the emerging Local Plan as and where appropriate.
- Identify opportunities for joint commissioning and/or commissioning in liaison with other council services, background evidence materials including studies like the Active Place Strategy.
- Support the production of the Infrastructure Requirement List by identifying infrastructure requirements triggered as a result of new development and/or proposed allocations in the emerging Local Plan.

Decision Taking

- Identify health and wellbeing implications of significant planning applications¹ at an early stage in the application process (pre-application if possible).

¹ In this context significant planning applications are defined as: residential schemes over 25 dwellings; schemes under 25 dwellings which involve a specialist housing and/or residential institutions; medium/large scale commercial developments (including retail); community use developments and nationally significant infrastructure projects.

- Identify how proposed developments might mitigate or minimise any negative implications and emphasise any positive implications.
- Provide collective feedback as part of the formal consultation process on significant planning applications.

Membership

Membership will consist of representatives of the following:

- Planning Department
- Housing Department
- Thurrock HealthWatch
- User-Led Organisation
- NHS Thurrock Clinical Commissioning Group
- Public Health
- NHS England (Essex Local Area Team)
- Adult Social Care
- Community Representation – representative attending will be appropriate to the plans being discussed (e.g. if concerning Purfleet, then a Purfleet community representative)
- Children's Services

Membership will alter as appropriate and be reviewed regularly. Depending upon the nature of the application and its impact, individual members may also wish to submit a separate response – e.g. Public Health or CCG.

Frequency of Meetings

The Advisory Group will meet mostly virtually to consider major applications. Meetings may take place where appropriate and depending upon the issues contained within particular applications.

Chair Arrangements

Head of Adult Social Care

Governance

The Advisory Group has accountability to the Health and Wellbeing Board and sits within the Board's structure.

Comments made by the Group will be submitted to the Planning Department as part of the formal consultation process for major applications or the informal consultation process if commenting on a proposal pre-application.

Operation

Major applications – either pre-application or post-application – will be emailed to the Health and Wellbeing Board;

Received applications will be circulated to Advisory Group members for comment;

The Chair will consider whether the Advisory Group needs to meet – depending upon the nature of the application and the extent of the impact on health and wellbeing;

Comment will be required by Advisory Group members within a week of circulation;

Comments will be collated and recirculated to Advisory Group members for sign off and final comment;

The final response will be sent to Planning within fourteen days of receipt – this includes nil responses.

Review

As the Advisory Group is a new initiative, the Terms of Reference will be reviewed on a regular basis.

Minor changes to the Terms of Reference will be approved by the Chair and Planning Department representative.

Major changes to the Terms of Reference will be approved by the Health and Wellbeing Board – after consultation with the Planning Department to ensure consistency with the Planning process.