



## **Social Housing in Oldham - Working in Partnership with the Health Agenda**

### **1. Introduction**

- 1.1 This report is intended to set out how social housing in Oldham is already supporting the health agenda and how it could be further utilised.

### **2. What is social housing?**

- 2.1 Shelter define social housing as:  
*“let at low rents on a secure basis to those who are most in need or struggling with their housing costs. Normally councils and not-for-profit organisations (such as housing associations) are the ones to provide social housing.”<sup>1</sup>*
- 2.2 Social landlords (also known as Registered Providers, Registered Social Landlords and Housing Associations) provide a much wider service to their tenants than their private sector equivalents, working strategically with local authorities and providing quality of life improvements and services for both their own tenants and other local residents.

### **3. Social Housing in Oldham**

- 3.1 There are just over 20,000 social housing properties in Oldham. Although there are homes throughout Oldham, these are most concentrated in the most deprived parts of the borough, with generally high levels of worklessness and associated benefit dependency, further exacerbated by the impacts of Welfare Reform. See table 1 below, which shows where social housing is located and the deprivation ranking for each ward.

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<sup>1</sup> Shelter (2013)  
[http://england.shelter.org.uk/campaigns/why\\_we\\_campaign/Improving\\_social\\_housing/what\\_is\\_social\\_housing](http://england.shelter.org.uk/campaigns/why_we_campaign/Improving_social_housing/what_is_social_housing)

Table 1: Comparison of Ward Indices of Deprivation Rank and amount of Social Housing<sup>2</sup>

Ward	SOA Rank of Multiple Deprivation Index	Number of social homes
Coldhurst	82	2321
St Mary's	113	1464
Alexandra	154	2214
Werneth	243	1119
Hollinwood	392	1966
Medlock Vale	525	1376
Waterhead	1003	1346
St James	1041	1393
Chadderton South	1370	964
Failsworth West	1596	849
Chadderton North	2038	791
Chadderton Central	2096	695
Failsworth East	2234	643
Shaw	2295	893
Royton South	3008	628
Royton North	3297	808
Crompton	3858	510
Saddleworth West and Lees	3899	380
Saddleworth North	5892	309
Saddleworth South	6536	260

3.3 There is a wealth of evidence to suggest links between deprivation and lower life expectancies, which can be seen in the range of life expectancies across Oldham, with the Saddleworth wards having higher life expectancies than the central Oldham wards. Social landlords are well placed to access these communities and have a track record of successfully engaging with their tenants and neighbouring residents.

3.4 Sir Michael Marmot's review of social determinants of health reinforced studies of the impact of housing and neighbourhoods on health and wellbeing of individuals and communities.<sup>3</sup> Social landlords have a strong record of tackling Health and Wellbeing priorities including:

- Falls prevention

<sup>2</sup> Oldham Info:

[http://www.oldhaminfo.org/\(S\(2qwr1e45x5gbrl55tuirst55\)\)/code/MasterFrame/MasterFrame.aspx?type=Wh atInfo](http://www.oldhaminfo.org/(S(2qwr1e45x5gbrl55tuirst55))/code/MasterFrame/MasterFrame.aspx?type=Wh atInfo)

<sup>3</sup> Marmott M (2010) *Fair Society, Health Lives* <http://www.instituteofhealthequity.org/projects/fair-society-healthy-lives-the-marmot-review>

- Excess winter deaths
- Social isolation
- Vulnerable adults

## 4. Oldham Housing Investment Partnership

4.1 Oldham Housing Investment Partnership (OHIP) is the partnership of the nine main social landlords in the borough with the local authority. The member organisations are:

- Aksa (Part of New Charter)
- Contour (Part of Symphony)
- First Choice Homes Oldham
- Great Places
- Guinness Northern Counties
- Housing 21
- Places for People
- Regenda
- Villages

4.2 The partnership works together with the local authority and other partners to deliver a strategic and co-ordinated response to priorities set out by the OHIP Board in their annual Business Plan. Health and Wellbeing has been identified as one of the 4 main priorities moving forward. An OHIP sub-group has been established to develop a Health and Wellbeing Action Plan for the partnership.

## 5. Establishing the current position

5.1 The social housing sector has a history of broader community development work and provides sheltered and supported housing, as a baseline the OHIP partners are committed to deliver under the three life stages of the Oldham Health and Wellbeing Strategy:

### **Objective 1: Giving every child the best start in life**

- We will ensure that all our homes meet the Decent Homes Standard as a minimum
- We will continue our work to deliver affordable warmth initiatives and prioritise the most vulnerable households
- We will continue our work around ensuring safeguarding and working with partners
- We will help those who need it, to access decent, secure and affordable housing in communities where people want to live

- We will provide safe places and environments through effective partnership working around community safety.

### **Objective 2: Living, learning and working well**

- We will continue our focus on preventing households from becoming homeless and minimising the use of temporary accommodation
- We will provide housing support to help vulnerable households maintain their homes and tenancies
- We will work with a range of statutory and voluntary agencies so that residents can easily access welfare, money and debt advice and other advice services
- We will initiate and support training and employment initiatives to support residents gain the skills needed to progress in their lives
- We will continue to encourage and improve healthy living and healthy eating
- We will support the safeguarding of vulnerable adults.

### **Objective 3: Aging well and later life**

- We will continue to provide aids and adaptations
- We will provide homes suitable for older people – with support and extra care schemes for frail elderly
- We will ensure access to a range of advice services to support older people to live independently in their homes, including welfare benefit and money advice
- We will promote initiatives to tackle loneliness and isolation through community involvement activities, improving digital inclusion for older people and through befriending services.

5.2 Further to the standard items listed above each OHIP partner delivers or is involved in delivery of a range of activities linked to health and wellbeing, a mapping exercise was conducted which collated all of these activities. This was split under the three life stages of the Oldham Health and Wellbeing Strategy, these activities were then matched against the Public Health, NHS, Adult Social Care and CCG Outcome Frameworks to see if they fit with health sector priorities. This mapping can be found in Appendix 1.

### **5.3 Key findings from mapping of current activity**

5.3.1 It is perhaps unsurprising that the vast majority of the activities which corresponded with the frameworks were under the Public Health Outcomes Framework, under the themes of Health Improvement or Wider Determinants of Public Health. Although there is some duplication across the life stages

Table 2 below broadly quantifies the number of outcomes under each Outcome Framework.

Table 2 – Activity by Outcome Framework

<b>Outcome Framework</b>	<b>Theme</b>	<b>Number of Activities</b>
Public Health	Improving the wider determinants of health	55
Public Health	Health Improvement	44
NHS	Treating and caring for people in a safe environment and protecting them from avoidable harm	6
NHS	Enhancing the quality of life for people with long-term conditions	3
Adult Social Care	Enhancing the quality of life for people with care and support needs	11
Adult Social Care	Safeguarding adults whose circumstances make them vulnerable and protecting from avoidable harm	3
Adult Social Care	Delaying and reducing the need for care and support	3

5.3.2 Some examples of the types of activity are listed below (the full list and some case studies can be found in appendix 1):

- OHIP contributed to the Fuel Poverty Investment Agreement
- The partners also provide behaviour change and fuel switching advice to tenants
- A vast range of community development activity takes place which contributes to reducing social isolation
- There is a network of sheltered housing and extra care schemes throughout the borough which deliver a wide range of social activities, these are open to both their tenants and the wider community which they serve – however more needs to be done to join this up to health professionals to ensure that they can refer social isolated patients to use these facilities
- Healthy eating and food growing activities
- Various sports and exercise activities
- Safeguarding – the OHIP Partnership Manager sits on both the Oldham Adult Safeguarding Board and Oldham Local Safeguarding Children Board, with representatives from the social landlords on the sub-groups. All relevant frontline staff have received awareness training in relation to both children and adult safeguarding.

#### **5.4 OHIP Partners as employers**

5.4 The OHIP partners are significant employers in the borough, employing approximately 950 staff and have a commitment to supporting the health and wellbeing of their employees by providing a range of benefits such as:

- Flu jabs
- Health checks
- Health insurance
- Complementary therapy sessions
- Discounted gym memberships
- On site exercise classes
- Return to work interviews and support where relevant
- Opportunities for in work volunteering

### **6. AGMA and the wider Greater Manchester scene: more opportunities to share good practice and showcase Oldham's initiatives.**

6.1 The Greater Manchester Housing Providers Group has set up a Health and Well Being sub group Chaired by Cath Green. The purpose of this group is to:

- Showcase and share good practice within each local authority area
- Promote any opportunities for co-ordinated joint-working across GM between housing providers and health services. This could include inexpensive quick wins through to the 'art of the possible' that could be achieved through effective joint working.

6.2 Cath Green and Alan Higgins also attended a meeting in January of the Chairs of the Directors of Public Health from across the region. A successful seminar was held in July this year to progress opportunities for joint delivery across the Greater Manchester area.

6.3 Oldham is therefore already showing the way on the joint health and housing agenda across the region.

## 7. Action Planning

- 7.1 The OHIP Health and Wellbeing Sub-Group wish to focus additional partnership activity on a small number of initiatives and have identified 7 key priorities for the OHIP Health and Wellbeing Action Plan, these are:

<b>7 key priorities for the OHIP Health and Wellbeing Action Plan</b>	
1.	Supporting strong Health campaigns in the community - making use of housing offices and bases in communities and staff who are already engaging in those communities.
2.	Specific projects, linked to key health priorities eg local food co-op, grow your own projects, BME health project, social isolation projects.
3.	Build on what we are already doing – supported housing community Activities, signposting to prevention services, referrals.
4.	Joint training and networking between Housing and Health staff at a local level to help to develop referral pathways.
5.	Development of partnership social isolation, respite and end of life projects.
6.	Promoting GP registrations.
7.	Joint Strategy development with Health and Wellbeing Board and Oldham Council's District Partnerships.

- 7.2 In terms of our action planning, we need to make sure that these actions and the activity we are currently delivering fit with the priorities of the Health and Wellbeing Board and the District Partnerships. We have now secured representation from Public Health (Rachel Reid) and from the Health Improvement Service (Emma Hooson) on the Health and Wellbeing Sub-Group, which should begin to align our activity more. Further we need to identify OHIP representatives on each of the District Partnership Health and Wellbeing Sub-groups to enable us to be more responsive at a local level.

### 7.3 **Specific issues which we have identified will need a partnership approach with health to resolve**

- 7.3.1 There are clearly funding implications for health when patients are delayed from being discharged from hospital because they do not have an appropriate home to return to. There are also implications for housing where tenants return home from hospital without a support arrangement in place – leading to social landlords having to help in a reactive way. There are also instances where patients present as homeless upon hospital discharge. There is

currently no protocol in place between social landlords and the hospitals around discharge. Developing a protocol could have clear benefits for patients, hospitals and social landlords.

- 7.3.2 The OHIP partners currently contribute to the cost of Aids and Adaptations and work together through an agreed protocol. Aids and Adaptations allow people to maintain independent living, prevent accidents, minimises delayed hospital discharges and saves the Health sector money. However we need to consider whether the current provision will be sufficient to meet future demands, particularly in terms of an aging population. Could better partnership working with health around this agenda improve the outcome for the patient? E.g. Fuel Poverty Investment Agreement model.
- 7.3.3 Assistive technology can support independent living working in partnership a clear understanding of the role this could plan and contribution it could make could be developed.

## 8. Next Steps

- 8.1 Feedback from the Health and Wellbeing Board will be fed into the next OHIP Sub-Group meeting (which will be attended by Rachel Reid and Emma Hooson) to develop a formal SMART action plan for delivery. This will be circulated to the Health and Wellbeing Board and a report will be provided in one years time to detail progress with delivery.
- 8.2 The individual OHIP partners will continue to deliver their existing activity, however where this links to local authority or health initiatives we will ensure better co-ordination e.g. Get Oldham Digging.
- 8.3 Any further feedback outside of the meeting can be provided to:

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**Appendix 1 – OHIP Health and Wellbeing Activity Matrix – attached as a separate document.**