



SHROPSHIRE HEALTH AND WELLBEING BOARD

Report

Meeting Date	21 November 2024				
Title of report	Strategic Housing Update – Housing and Health				
This report is for (You will have been advised which applies)	Discussion and agreement of recommendations	X	Approval of recommendations (With discussion by exception)		Information only (No recommendations)
Reporting Officer & email	Laura Fisher; laura.fisher@shropshire.gov.uk Penny Bason; Penny.bason@shropshire.gov.uk				
Which Joint Health & Wellbeing Strategy priorities does this report address? Please tick all that apply	Children & Young People	✓	Joined up working		✓
	Mental Health	✓	Improving Population Health		✓
	Healthy Weight & Physical Activity	✓	Working with and building strong and vibrant communities		✓
	Workforce	✓	Reduce inequalities (see below)		✓
What inequalities does this report address?	This paper demonstrates the importance and approach to reducing inequalities through housing and good quality housing.				

1. Executive Summary

This six-month update builds on the housing and health strategic initiatives discussed in the previous report submitted to the board. The framework for this work has been shaped by the LGA's October 2022 publication, *Improving Health and Well-being Through Housing: A High Impact Change Model*, which has been guiding much of the council's strategic direction.

This model encourages integrating housing delivery with health and care commissioning and service provision, directly aligning with Shropshire Council's strategic objectives to support population health and independent living. This update reports on the work done to realise the five high-impact changes recommended by the LGA and how these are integrated into the [Independent Living and Specialist Accommodation Strategy](#) and other statutory strategies which align strategically with the [Local Plan](#), <https://www.shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf> and [Shropshire Local Plan](#), [Adult Social Care Strategy](#) and the People Plan (People Directorate strategic plan 2023-2025) supported by a detailed analysis coming through a social care review.

Following the HWBBs request for further joint working, 2 workshops and a number of task and finish group meetings have resulted in a joint action plan, **Appendix A**. Additionally, further explanation of these actions and next steps are described in the body of this report.

2. Recommendations

- Following the HWBB request for action on housing and health, the Board note the partnership work to develop an action plan for improving aspects of health and housing in Shropshire.
- The Board endorse the action plan and next steps.
- The Board receive a progress report in one year.

3. Report

In Autumn 2023, the Health and Wellbeing Board (HWBB) and the Shropshire Integrated Place Partnership (SHIP) received a report outlining the critical links between health and housing. In

response, the HWBB requested that system partners collaborate to develop joint actions aimed at improving health outcomes through housing. In April 2024, partners held two sessions to better understand the housing challenges in Shropshire and to formulate actionable steps to address these issues. While Shropshire already demonstrates many areas of good practice, further actions are necessary to enhance housing quality and ensure earlier planning across the system to better meet housing needs.

The LGA report proposed two main goals:

- **Goal 1:** Improving population health through good quality housing.
- **Goal 2:** Supporting people to live independently in the community.

To achieve these goals, five high-impact changes were recommended:

1. Provide a wide range of housing types and choices.
2. Influence and improve local housing markets.
3. Improve and adapt existing homes.
4. Tackle housing and associated health inequalities.
5. Use technology to support people to live independently at home.

These changes are embedded within Shropshire Council's strategies, particularly the Independent Living and Specialist Accommodation Strategy, which aligns with and supports the housing strategy to address these goals.

Following two workshops with key stakeholders, actions, progress and key next steps have been identified and described below (and in Appendix A). The timeline for delivery of the next steps will vary (some elements will take a number of years) and it will be important that partners and stakeholders commit to supporting the work.

Progress on Key Areas of the LGA Model

Change 1: Provide a Wide Range of Housing Options and Related Services

Promote the adoption of HAPPI design principles for both new-build, mainstream, and specialist housing in order for it to be attractive to older people and people with disabilities.

The promotion of HAPPI design principles, while not specifically mentioned, is reflected in the emerging [Shropshire Local Plan](#), which focuses on the delivery of specialist housing in appropriate locations to support inclusive and multi-generational communities. The emerging Shropshire Local Plan includes draft policies which:

- a. Prioritise the delivery of forms of specialist housing that support independent living, aligned with the priorities in the People Plan (People Directorate Strategic Plan).
- b. Require specialist housing to be integrated into communities with good access to services and facilities.
- c. Seek to 'protect' existing specialist housing provision.
- d. Identify expectations for specialist housing provision within larger development schemes, specifically:
 - i. On developments of 250 or more dwellings, at least 20% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs.
 - ii. On developments of 150-249 dwellings, at least 15% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs.

iii. On developments of 50-149 dwellings, at least 10% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs.

e. Identify other opportunities for specialist housing provision, including:

- i. On appropriate sites within the identified settlement development boundaries.
- ii. Adjoining settlement development boundaries where the specialist housing is meeting an identified local need and constitutes 100% local needs affordable specialist housing.
- iii. Where the specialist housing represents Use Class C2 as a secondary use on employment sites, where such provision complements the existing and planned wider employment uses of the site; is served by appropriate infrastructure; and facilitates the delivery of the wider employment site, including through the provision of accesses, servicing, and other infrastructure.

These principles ensure that housing developments are attractive and accessible to older people and individuals with disabilities.

The emerging Shropshire Draft Local Plan: The plan outlines that 20% of housing on larger developments (250+ or more) should cater specifically to older people. The policy references site thresholds above 50 dwellings to deliver specialist accommodation. The plan also emphasises balanced communities, ensuring older adults and people with disabilities are not segregated but integrated within intergenerational settings.

Promoting the adoption of HAPPI design principles for both new-build mainstream and specialist housing, particularly for older people and people with disabilities, is recognised as a complex task, especially as we move into the review phase of the Local Plan. The challenge remains that as a standalone item in the housing strategy, it lacks support from the Local Plan and is not integrated into any other cited strategies.

Next steps

There will need to be careful coordination between the **planning team, health, and care services** to effectively integrate this data into forward planning.

- Since a multi-disciplinary group with representatives from planning, health and social care already exists and attends the Housing Executive Board, this group is well-positioned to drive the integration of HAPPI principles in the People Plan (People Directorate Strategic Plan). Utilising this existing team can provide a streamlined approach to promoting HAPPI by focusing on coordination, setting direct and goals and identifying policy conflicts and gaps

Involve housing associations, social care, and specialist voluntary sector organisations to bring their perspectives and those of the people they support to better understand the housing needs of those with learning disabilities and complex support needs.

One of the key action points in the Independent Living Specialist Accommodation Strategy is fostering broader engagement with housing associations, social care, and voluntary sector organisations. This collaboration is essential to gaining a deeper understanding of, and more effectively responding to, the housing needs of individuals with learning disabilities and those with complex support requirements.

Mechanisms for these conversations are already in place through several established forums and partnerships, such as the Social Housing Forum, the Marches Forward Partnership, the Housing Executive Board, the Housing Portfolio Meeting and Shropshire Homelessness Forum. Additionally, a dedicated Client Manager at Shropshire Council works closely with STAR, and the Housing Enablement Team plays a critical role in cross-departmental and cross-partnership collaboration.

While these structures provide valuable opportunities for dialogue, to achieve greater impact, there is a need to integrate these conversations more fully within existing frameworks. Strengthening coordination across these platforms will help ensure that housing and care solutions are developed in alignment with the diverse needs of vulnerable populations.

Integrated Commissioning between social care, health, and housing is prioritised, to address issues like falls prevention and ensure that housing developments align with health and social care needs of residents. This joint approach promotes better outcomes for older people and people with disabilities.

Next steps

- Consider each step in the service user journey, from initial contact through to finding suitable housing and ongoing support. This will identify any gaps or challenges they face within the housing process – Housing Commissioning Officer, and the Commissioning and Governance Community Services Team
- Actively involve carers and support workers, family etc in consultations, focus groups or feedback sessions. These individuals often have unique insights into the day-to-day needs of the service user and provide valuable perspectives on housing design, accessibility and support services – Adult and Social Care and Housing Commissioning
- A priority of action in the Independent Living and Specialist Accommodation strategy is to undertake a housing needs survey, using an easy read questionnaire for people with learning disabilities and/or neurodiverse conditions which could be extended to those with complex support needs – Housing Services
- Housing Options to produce an easy read housing options booklet – Housing Services

Individual needs – person centred approach but planning for housing can take a broad range of needs, proportionate to funding and needs.

A person-centred approach is essential to ensuring housing solutions meet the diverse and evolving needs of individuals. While planning must account for a broad range of needs, this must be balanced with available funding and strategic priorities. By focusing on individual needs within a broader framework, we can deliver housing solutions that are flexible, sustainable, and responsive to varying support requirements, from individuals with learning disabilities to those with complex health needs.

Existing governance mechanisms, such as the Housing Executive Board, the Social Housing Forum, and the Marches Forward Partnership, offer opportunities to embed a more individualised approach into housing planning. These forums enable collaborative, cross-sector discussions, but to drive this forward effectively, we may need to integrate a stronger focus on person-centred planning within current governance structures.

Next steps

- Create working groups or task force to integrate a stronger focus on person-centred planning that specifically focus on aligning individual needs with housing development plans. However, if the current governance mechanisms are not fully equipped to address the increasing complexity of individual housing and care needs, establishing a new group or enhancing the role of existing forums may be necessary. This group could focus on ensuring that housing solutions are proportionate to both the unique needs of individuals and the financial realities faced by the system – Commissioning and Governance Team, Community Services

Work with housing funders such as Homes England to identify and secure capital funding to develop specialist housing, including SEND, domestic abuse, mental health, and substance misuse.

The Independent Living and Specialist Accommodation Strategy prioritises the development of supported housing for various vulnerable groups, including individuals with SEND, victims of domestic abuse, and those with mental health or substance misuse issues.

Specific action points include delivering additional emergency and self-contained units of dispersed, move-on supported accommodation for victims and perpetrators of domestic abuse.

The strategy also focuses on securing capital funding through organisations like Homes England to support the development of specialist housing schemes.

Next steps

- The council will continue to bid and secure funding to support specialist accommodation – Housing Strategy Team
- Deliver additional emergency and self-contained units of dispersed and move –on supported accommodation for victims and perpetrators of domestic abuse – Housing Services and Housing Strategy

Ensure accessible homes for those with multiple disadvantages, including mental health, substance misuse, domestic abuse, and SEND, with early future planning for those with additional needs.

The Independent Living Specialist Accommodation Strategy aims to deliver supported housing schemes that offer 24/7 management and support for vulnerable individuals, including those at risk of homelessness or living with complex needs. Additionally, Housing First models are being prioritised to provide dispersed, housing-led accommodation for single vulnerable people who are homeless or at risk of rough sleeping, ensuring their housing needs are met within an integrated and supportive environment.

While the housing strategy is still being developed, there is already recognition that more structured forward planning is necessary, particularly for new developments and for meeting the needs of those requiring general accommodation with added support. However, much of this will be shaped by the emerging Local Plan, which will guide future housing provision across Shropshire.

Governance of this work currently resides within groups such as the Housing Executive Board, where these issues are regularly discussed. Moving forward, it may be valuable to formalise next-step planning within existing strategy frameworks to ensure that housing for vulnerable populations remains a central focus of future developments.

Next steps

- Since the local plan is still under examination and has not yet been implemented, the next step is to await its adoption. This will allow us to align future planning for accessible homes for individuals facing multiple disadvantages including mental health issues, substance misuse, domestic abuse, and special educational needs and disabilities (SEND) with the finalised policies and frameworks outlined in the plan – Planning and Enablement

Change 2: Influencing and improving local housing markets

Use data from the local joint strategic needs assessment and demographic data to assess the future housing needs of older people and working age adults with health and care needs which can be referenced in the council's local plan and other forward planning activity.

Although a Housing Needs Survey was completed in 2022, the response rate was relatively low and did not sufficiently capture the needs of underrepresented communities. Therefore, it may be more effective to rely on the Local Joint Strategic Needs Assessment (JSNA) and Place Plans, which offer a more comprehensive understanding of local needs and demographics. By incorporating these data sources, future housing developments can be better tailored to support local populations, particularly

those with health and care needs, ensuring that the housing strategy remains responsive and inclusive.

As part of our ongoing commitment to assess the future housing needs of older people and working-age adults with health and care needs, Shropshire Council has commissioned Housing LIN to undertake a comprehensive Supported Accommodation Needs Assessment. This assessment will provide a detailed analysis of the current provision across various models and accommodation types, ensuring that our housing market can meet the evolving needs of the population.

The commissioned work will forecast the number of units required, the type of supported accommodation, and the most appropriate locations, using demographic data and best practice benchmarks from other regions. This approach will refine and enhance the data gathered through the Strategic Housing Market Assessment (SHMA), informing future iterations of the Local Plan and other forward planning activities. By aligning housing development with both population projections and the council's strategic priorities, we can ensure that Shropshire is well-prepared to meet the needs of its diverse and ageing population.

Next steps

- The next step is to await the Housing LIN report, which will provide a comprehensive summary and baseline of current provision across supported accommodation models and types, along with comparisons to best practices and insights from other localities. This report will include recommendations to guide our future strategic direction. While the findings will inform the overarching Housing Strategy; it may be more relevant to integrate specific accommodations into the action plan for the Independent Living and Specialist Accommodation Strategy where they will align more closely with targeted objectives for independent and specialist housing options – Housing Strategy

Work with council planning policy colleagues to ensure that the council's local plan includes explicit reference to evidence the housing needs of older people and working age adults with health and care needs.

Promoting the importance of open market house building to meet the needs of older people is an integral part of the Independent Living Specialist Accommodation Strategy. Intergenerational settings, such as age-restricted flats and bungalows, are being actively promoted to create integrated communities that cater to these needs. These settings offer flexibility for care and support, allowing residents to age in place as their needs evolve over time.

Collaborating closely with planning policy colleagues will ensure that these priorities are explicitly incorporated into the Local Plan, thereby acknowledging the housing needs of older adults and working-age individuals with health and care requirements. This alignment will help ensure that Shropshire's housing market can effectively support its diverse and ageing population.

As part of the Independent Living Specialist Accommodation Strategy, one of our key priorities is to produce an easy-read housing needs survey. This survey will be designed to capture the housing preferences and needs of individuals with learning disabilities, autism, or those who are neurodiverse.

Additionally, in line with the Preventing Homelessness and Rough Sleeping Strategy, we are calling for a detailed operational service review to analyse the customer journey and service delivery model. This review aims to achieve positive prevention and relief outcomes and to better support individuals facing homelessness, allowing us to better understand our demographics. Another priority is to conduct a strategic needs assessment of supported housing and develop a supported housing strategy. Through this process, we aim to create a coordinated approach to increase the provision of supported accommodation and facilitate transitions to meet identified needs. We also recognise the value of involving clients with lived experience to shape our services and will continue to develop coordinated pathways to accommodation in partnership with key stakeholders.

Next steps

- Produce an easy read housing needs survey – Housing Options/Housing Strategy
- Involve clients with lived experience to shape services – Housing Services
- Develop coordinated pathways to accommodation in partnership with stakeholders – Housing Options/Housing Strategy

Work with providers of existing specialist housing and accommodation about how some of these properties could be remodelled or the sites redeveloped, such as outdated care homes or sheltered housing to meet the future housing needs of older people and working age adults with health and care needs.

Engaging with providers of existing specialist housing and accommodation, particularly outdated care homes or sheltered housing, is essential to explore opportunities for remodelling or redevelopment to meet the evolving housing needs of older people and working-age adults with health and care requirements. A key focus is supporting housing associations in delivering modern, affordable, and aspirational housing tailored to age-specific needs, while maintaining flexibility to adapt to changing care and support requirements as residents age. While the Housing Enablement team currently facilitates this work for new developments, expanding these efforts to existing stock remains a significant opportunity for improvement.

Additionally, close collaboration with providers of specialist accommodation is critical to ensuring the current housing stock is updated or repurposed to best serve the needs of vulnerable populations. By focusing on modernisation and redevelopment, we can ensure that older adults and individuals with care needs have access to appropriate and adaptable housing options that support independent living and evolving care needs.

Next steps

- Subject to funding would determine what options are available to the local authority – Housing Options/Housing Strategy

Change 3: Improving and adapting existing homes

Consider how to develop and offer an enhanced home improvement and adaptations service that may include access to telecare/care technology, handyperson services, falls prevention services, information/advice about housing adaptations, or housing services related to hospital discharge systems.

The Independent Living and Specialist Accommodation Strategy outlines several priorities for future action, including the development of an online self-assessment tool, collaboration with housing developers, monitoring of new equipment, feasibility studies for a private Handy Person scheme, and evaluation of the grant funding process for home adaptations; additionally, further actions for consideration to discuss cross-departmentally could include understanding what is currently available regarding telecare integration and existing partnerships with telecare providers to implement remote monitoring systems, exploring how smart home solutions are being utilised and promoted to enhance safety and independence through technologies such as smart lighting and voice-activated systems, evaluating the potential for expanding the Handy Person service to include more extensive home modifications for accessibility, establishing a rapid repair team to address urgent issues swiftly, and enhancing falls prevention initiatives through comprehensive home safety assessments and workshops for residents and caregivers; furthermore, there may be opportunities to further develop the Shropshire Choices Portal with detailed information about housing adaptations, funding options, and local service providers to ensure ease of navigation, while also linking with discharge planning teams to secure seamless support for individuals transitioning from hospital to home, including collaborating with local housing providers to create temporary accommodations for those awaiting

home modifications, thereby enhancing the current strategies and addressing the diverse needs of the community.

Next steps

- Consider further development of the Shropshire Choices portal in relation to housing adaptations, funding options and local service providers – Home Adaptations Team/Housing Strategy/Housing Services
- Determine the viability of the Handy Person service – Handy Person Service/Housing Services

Support safe and timely hospital discharge and joint work to improve housing, by including local authority housing/housing provider colleagues in early discharge planning and streamlining referral processes between health, care and housing colleagues (see Managing Transfers of Care High Impact Change Model).

ICS are now live in participating in a Care Transfer Hub which invests all partners (related to discharge from hospital and community admission avoidance) to provide a multi-agency approach to discharge planning. This is not led by the local authority but is commitment that we alongside Telford LA, NHS trust and community trust work closely to ensure client journey is effective from hospital and we are all working within the same model.

Reablement, Hospital Discharge and Sensory Service report that they are currently working through the practical process with weekly Care Transfer Hub Sessions to conclude the process for when clients become medically fit or when discharge plans can become to be worked up. This is the Transfer of Care documentation currently.

Next step

- Further collaboration with the Care Transfer Hub – Social Care Services

Change 4: Tackling housing and associated health inequalities

Establish a wide range of referral pathways that enable frontline health, housing and social care professionals and community groups to refer vulnerable people for energy efficiency and home improvement programmes.

We commission our independent energy advice service, Keep Shropshire Warm, who undertake a number of these functions. This is currently delivered by Marches Energy Agency (local charity).

Recognise where early support can address inequalities through housing, joint working to improve information and advice and access to support. Provide accessible information and advice, in person and online, about improving housing conditions and access to any grants/funding to tackle cold homes. Raise awareness among frontline health and care staff of what is available locally to improve housing conditions, such as warm homes/energy efficiency grants. Consider joint training of these services for health and care staff, to ensure a consistent understanding.

Our team work collaboratively with housing enforcement, social services and cross departmentally to raise awareness of the work of the team and schemes and grants available to residents in Shropshire, this includes informal briefings at team meetings and regular bulletins on the intranet and externally. Part of the current keep Shropshire Warm contract includes provision of awareness raising training to

a wide range of relevant stakeholders e.g. local third sector partners (for example briefing Age UK etc) to effectively signpost and provide up to date and relevant information.

Change 5: Use of technology to support people to live independently at home:

Ensure that the approach to the use of technology used to support older people and other people with health and care needs to live independently at home, is tech 'agnostic', i.e. enable access to a wide range of mainstream technology as well as specialist care-enabled devices. Use technology to complement rather than wholly replace staff-based support. Trusted relationships are important.

We currently supply all types of falls alarmed, motion sensor, bed and chair sensors to enable people to remain independently on their own home. This has enabled us to look at all areas of support we provide and update equipment and client support where necessary including monitoring. As telecare is developing at a rapid rate, where possible we will accommodate this to support the community.

There are two TEC projects in place to support in this area:

Let's Talk TEC - deploying advanced TEC devices into people's homes to support them to meet their care and support needs in creative ways and having less reliance on others to meet their needs. More information about the project, case studies and TEC devices can be found here:

<https://shropshirecouncil.sharepoint.com/sites/LTTEC/SitePages/Home.aspx>

Develop a care technology service offer for older people and other people with health and care needs that provides social work practitioners, community nursing staff, occupational therapists and other frontline professionals new ways to support people to live independently in their own homes. Consider integrating this with a home adaptations service offer.

The development of the TEC Toolkit supports practitioners in this area, which they can access to understand the process, the devices that are available, view case studies and be clear on how the devices can meet care and support needs:

<https://shropshirecouncil.sharepoint.com/sites/LTTEC/SitePages/Home.aspx>

Plan for an effective transition from analogue telecare systems to digital compatible systems by 2025 for all people accessing care technology, within specialist housing schemes. Note that the transition may occur prior to 2025 so check with your telecommunication provider the dates they will transition.

There are currently 2700 residents being monitored across Shropshire, digital transformation is now 2027. We are liaising with BT who are leading the way in community inclusion to enable a seamless transition. We have forwarded names and address of people using monitoring service, who will potentially be put at some risk when this happens. Other digital providers are also included. AI

The new telecare equipment is digital friendly when full transition takes place. All old equipment used for monitoring is being changed to the new digital friendly equipment.

Next steps

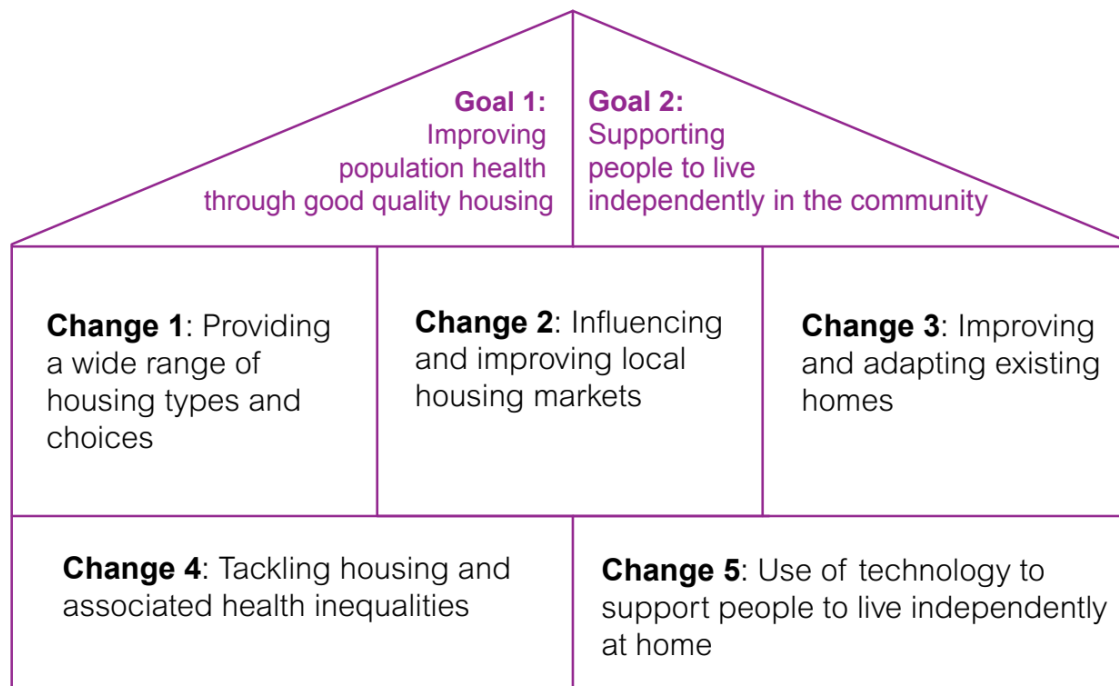
- Letters will be sent to all clients receiving monitoring support in Jan 2025. They will have the opportunity to contact FPOC for reassurance and guidance around their own personal circumstances.
- We are also liaising with the WIFI team in Shropshire Council, Finance and Tunstall – Digital Transformation Team

Risk assessment and opportunities appraisal (NB This will include the following: Risk Management, Human Rights, Equalities, Community, Environmental consequences and other Consultation)	Inequalities and the most vulnerable should always be prioritised in the consideration of housing and work to support people to access and thrive in good quality housing.	
Financial implications (Any financial implications of note)	There are no financial implications as a direct result of this paper.	
Climate Change Appraisal as applicable	Housing policy must comply with appropriate legislation.	
Where else has the paper been presented?	System Partnership Boards	Shropshire Integrated Place Partnership
	Voluntary Sector	
	Other	
List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)		
Cabinet Member (Portfolio Holder) Portfolio holders can be found here or your organisational lead e.g., Exec lead or Non-Exec/Clinical Lead		
Appendices (Please include as appropriate) Appendix A – Housing and Health Action Plan		

Appendix A

Improving health and wellbeing through housing

A High Impact Change Model



Actions highlighted in yellow, are priority year one actions.

Change 1: Providing a wide range of housing options and related services:

RECCOMENDATION	COMPLETED / IN PROCESS / FUTURE ACTION? Is this a year 1, 2 or 3 action? Please star priority actions	Theme/highlights from first workshop	LEAD	How can we take this forward and who else should be involved?	Additional Notes	What existing governance/ groups could take this forward? Or do we need something new?
How does Person Centred approach feature through these actions?						
Ensure the delivery of additional mainstream housing which caters for people who need an accessible home and/or wheelchair adapted homes, for rent and for sale, by adhering to mandated standards.	Future action	Links to longer term planning for those with LD and Autism, considering needs through childhood, transition and into adulthood	LA Housing LA planning RP's	Look at community of need Speak to communities capital funding needed for direct development	<ul style="list-style-type: none"> - Planning Policy - Data from Social Care and other departments needed - Ensure included in Place Plan 	-
Promote the development of 'care ready' forms of mainstream housing for rent and for sale; care ready housing is a home that is capable of adaptation over time to meet people's changing needs. Through good design homes can be built to be better suited to possible future requirements such as the need to have an overnight carer, storage for mobility scooters and space to retain independence.	Future action	As above. Those who need to be involved include education, social care, health, (this could be a range of NHS partners), social housing (and potential housing options).	LA Housing LA OT service LA planning ASC Health	<ul style="list-style-type: none"> - Need to be identified - Data about projected need is very poor for the disability community – this needs to be improved to inform housing provision 	How can we make existing housing stock fit for the need?	
Provide examples of 'care ready' housing to private and social housing developers as 'exemplars' to follow and emulate.	Future action	What is in place already? Can we highlight?	LA Housing RP's	<ul style="list-style-type: none"> - Need examples from all 		

				parts of the county		
Promote the adoption of HAPPI design principles for both new-build mainstream and specialist housing in order for it to be attractive to older people and people with disabilities.	Future action Year 1 action	Wasn't discussed at the first workshop	LA Housing LA planning RP's	Drive the integration of HAPPI principles in the People Plan (People Directorate Strategic Plan)		Housing Executive Board
Consider and assess the demand for multi-generational homes that promote supportive neighbourhoods for older people and people with health and care needs. Draw on notable practice, for example, healthy new towns for guidance and exemplars.	Future action	Wasn't discussed, but a good opportunity to add into a housing themed JSNA	LA Housing LA planning RP's ASC		<ul style="list-style-type: none"> - Good in urban areas but might not work in rural - Must consider domestic abuse - those with disability are more likely to be victims 	
Work with housing associations and private housing developers to specify and develop specialist housing with care schemes for rent and for sale for older people and other people with health and Care needs that include integrated community and health facilities, such as GP practices or pharmacies.	In process (Highley and Whitchurch)	As above and links with Community and Family Hub development	LA Housing LA OT service LA planning RP's ASC Health		Integrated community and health facilities should be involved in all cases not just homes in certain areas	
Involve housing associations, social care, and specialist voluntary sector organisations to bring their perspectives and those of the people they support to better understand, for example, the housing needs of those with learning disabilities and complex support needs.	Future action Year 1 Action	As above	LA Housing LA planning RP's ASC Health	Definitely needed <ul style="list-style-type: none"> - Need care providers involved - Making it real board 	Wider data needed Use good practice Create space for joint conversations	Through the VCSA Housing Forum Housing Executive Board and Shropshire

Individual needs – person centred approach but planning for housing can take a broad range of needs, proportionate to funding and needs				- Social Care		Council DMT/ Scrutiny
Work with housing funders such as Homes England to identify and secure capital funding to develop specialist housing. – including SEND, DA, MH, Substance misuse Follow on from above action	In process Year 1/2 Action and ongoing	Link to providing more suitable housing	LA Housing RP's	Essential Really needs to look at existing and what works well or not and assessed need	Once clear on need, then work with funders	Housing Executive Board
Work with local organisations that support people living with dementia to ensure that specialist housing with care provides an environment that is suited to people living with dementia to help avoid unnecessary or premature moves to care homes.		Link to providing more suitable housing				Age UK
Commissioning housing with care that enables people to 'step down' from hospital or people with serious mental ill health to step down from psychiatric inpatient settings increases post-discharge options and capacity.	Future action	Work more closely with Children's services, Adult's services, NHS CHC and commissioning colleagues	LA Housing LA planning RP's ASC Health			
Commission housing providers to develop housing-related services to support hospital discharge, for example providing rapid home adaptations, ensuring heating systems are functioning and 'decluttering' homes where hoarding is an issue.	In progress and further development for Future action	As above Specific actions to include pathways 0-2 Work has already taken place to connect housing and health in some circumstances	LA Housing RP's ASC Health			

Involve local housing providers to ensure that housing services for older people and other people with health and care needs are designed to be sensitive to specific needs, such as people from ethnic minority backgrounds and people who are LGBTQ+, for example by ensuring a diverse workforce with access to equality and diversity training.	Future action	Link to providing more suitable housing	LA Housing LA planning RP's		Create a culture where people who are ageing move to smaller more practical age proof homes and see their assets as part of their future proofing	Safe Ageing No Discrimination
Ensure accessible homes for those with multiple disadvantage including Mental Health, Substance Misuse, Domestic abuse, SEND – including early future planning for those with additional needs – transition	In process Year 1 Action		LA Housing LA planning RP's Specialist orgs.	Not enough next steps planning	Need to forward plan with new developments and with people General needs accommodation for people with support needs	Recognised in housing strategy Housing Executive Board
Develop housing for essential workers including the care sector			LA Housing LA planning RP's	Housing policy	Learn from where works well	

Change 2: Influencing and improving local housing markets:

RECCOMENDATION	COMPLETED / IN PROCESS / FUTURE ACTION? Is this a year 1, 2 or 3 action? Please star priority actions	Theme/highlights from first workshop	LEAD And who should be involved	Additional notes	What existing governance/ groups could take this forward?
How does Person Centred approach feature through these actions?					
Use data from the local joint strategic needs assessment and demographic data to assess the future housing needs of older people and working	Has happened to some extent	Housing and health theme based JSNA would be useful	Public Health Housing	Housing needs survey (completed 2022)	HWBB and SHIPP Housing Executive Board

age adults with health and care needs which can be referenced in the council's local plan and other forward planning activity.	Year 1 action			Existing developments are not supportive of local need and local populations	
Work with council planning policy colleagues to ensure that council Local Plan include explicit reference to evidence of the housing needs of older people and working age adults with health and care needs.	In process Year 1 action	Link to providing more suitable housing	LA planning Planning Policy	Lack of insight and info about people living with additional needs	Housing Executive Board Planning Policy Function
Work with council planning policy colleagues to develop supplementary planning documents which provide more detail of the types, location, and design of housing required by older people and working age adults with health and care needs.	In process	Link to providing more suitable housing Preparing for Adulthood	LA planning	Ensure that local people can influence policy and decision making Needs assessments required Availability not currently meeting demand	Housing Executive Board
Set out to housing providers expectations in terms of the percentage of homes to be built to national accessible housing standards including wheelchair user standard dwellings.	In process	Link to providing more suitable housing	LA planning	Housing not currently supporting independent living	Social Housing Forum
Use these council planning documents to show housing developers from the private and social housing sectors the intentions of commissioners to support housing development that meets these identified needs.	In process	Link to providing more suitable housing Preparing for Adulthood	LA planning	Existing PFA insight and SEND understanding needs to influence housing development and planning	Housing Executive Board

Set out the local need for housing among older people and working age adults with health and care needs, for example as a local housing investment plan, as a means of attracting housing providers to develop the housing required.	In process	Housing and health theme based JSNA would be useful	LA Housing RP's	SaTH and health colleagues need to contribute to needs analysis	HWBB and SHIPP Housing Executive Board
Incentivise housing providers to develop specialist housing, for example through providing access to potential sites and providing pre application planning advice at no cost.	Future action	Link to providing more suitable housing	LA Housing LA planning RP's	Where does the CIL and other housing development funds go?	Social Housing Forum
With council housing strategy colleagues identify opportunities for the development of mainstream accessible housing for rent and for sale, and specialist housing, within general mainstream housing programmes and sites.	In process	Links to longer term planning for those with LD and Autism, considering needs through childhood, transition and into adulthood	LA Housing RP's ASC Health		Social Housing Forum
Work with housing providers already operating in the local area and a sample of housing providers that are yet to invest in the local area, to identify potential sites for housing and what individual housing providers can offer.	In process	Links to longer term planning for those with LD and Autism, considering needs through childhood, transition and into adulthood	LA Housing RP's	Local investment to be rooted to communities needs; supporting people to stay in their communities for longer; ensure investment is also focussed on areas of greater need	Social Housing Forum
Work with providers of existing specialist housing and accommodation about how some these properties could be remodelled, or the sites redeveloped (such as outdated care homes and/or sheltered housing), to better meet the future	In process Year 1 action	Links to longer term planning for those with LD and Autism, considering needs through childhood,	LA Housing LA OT service RP's Preparing for Adulthood	Influence Develop through council owned property	Social Housing Forum Theme in discussions

housing needs of older people and working age adults with health and care needs.		transition and into adulthood			
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Consider the use of town centre sites and re-purposing existing commercial building – especially large retail spaces such as those formerly occupied by department stores – to provide housing for older people and other people with health and care needs and the role this can have in revitalising high streets.	Future action	Link to providing more suitable housing	LA Housing LA OT service RP's		Social Housing Forum
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Change 3: Improving and adapting existing homes:

RECCOMENDATION	COMPLETED / IN PROCESS / FUTURE ACTION? Is this a year 1, 2 or 3 action? Please star priority actions	Theme/highlights from first workshop	LEAD And who else should be involved?	Additional notes	What existing governance/ groups could take this forward?
How does Person Centred approach feature through these actions?					
Consider how to develop and offer an enhanced home improvement and adaptations service that may include access to telecare/care technology, handyperson services, falls prevention services, information/advice about housing adaptations, or housing services related to hospital discharge systems.	In process Year 1 action	Earlier planning could take place that includes Primary Care Community Coordinators, Social Prescribing, others Early planning needed in hospital	LA Housing LA OT service RP's VCSE Proactive Care INTs PCN CDs SaTH ShropCom	Connect to assistive tech Connect to commercialisation of handyperson Digital Transformation Connect with Laura Tyler and BCF	HWBB, SHIPP ICB Housing Independent and specialist housing strategy Better Care Fund
Audit existing local home improvement and adaptations services to assess whether the current service offer is comprehensive in meeting the needs of older and disabled people and whether it could be improved.	Future Action	Link to providing more suitable housing	LA Housing LA OT service RP's DAs	Information governance needs improving	
Develop a specification that provides a comprehensive home improvement and adaptations service offer including minor adaptations, major adaptations funded by Disabled Facilities Grants (DFGs) and access to aids and equipment as a minimum baseline service offer.	In process	Link to providing more suitable housing	LA Housing LA OT service RP's	Work with Ots and ASC to look at what is needed for discharge MDT approach to discharge – housing needs to be involved	
Pool funding for home improvement and adaptations through the Better Care Fund, or other local joint funding agreements, and develop a local	Completed	Better understanding and communication	LA Housing LA OT service RP's		

action plan to provide a consistent baseline and enhanced home improvement and adaptations service.		of approach with partners needed	ASC Health		
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Consider setting up a non-injurious falls response service, provided by, for example, housing providers/community alarm providers, to deliver an out of hours response services to minimise ambulance call outs and unplanned hospital admissions.	Completed	This action is in train, a business case for 24/25 has been approved and a joint commissioning approach, proposed for future	ICB Pilot with Emed Rapid Response Public health (falls prevention)	Need to make sure that people know about this DA training needed for front line workers	
Establish local occupational therapy staff resources within housing improvement and adaptations teams, both at councils and commissioned home improvement agency services, to provide a more seamless service for older and disabled people who need to access adaptations, particularly DFG funded adaptations.	Completed	The Council OT's are already based in the Housing Service and work alongside the team delivering Disabled Facilities Grants	LA Housing LA OT service RP's ASC Health	Integrated approach needed across ASC OT, Housing	
Support safe and timely hospital discharge and joint work to improve housing, by including local authority housing/housing provider colleagues in early discharge planning and streamlining referral processes between health, care and housing colleagues (see Managing Transfers of Care High Impact Change Model).	In process	Ensuring safe and timely hospital discharge	LA Housing LA OT service RP's ASC Health DA Substance misuse	All of the focus is on physical issues – what about those with MH issues and other disadvantage Link to Virtual Ward and Proactive Care	Shropshire Integrated Place Partnership
Ensure that the type and range of home adaptations offered are as attractive as possible to avoid any stigma associated with having adaptations at home; draw on examples of home adaptations that are designed to be 'non stigmatising'. Motionspot and Invisible Creations offer good examples.	Future Action	Link to providing more suitable housing	LA Housing LA OT service RP's ASC Health	Need to be trauma informed and support a culture of tolerance	

Undertake a local publicity campaign to promote the existence of home improvement, adaptation and related services to ensure these services are easily accessible to older people and other people with health and care needs.	Future Action	Link to providing more suitable housing	LA Housing LA OT service RP's ASC Health LA Comms LA Councillors	Agree	
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Ensure that there is clear and comprehensive information, targeted to the local demographic, for older people and other people with health and care needs about how to access home improvement and adaptations, equipment and aids.	Future Action	Link to providing more suitable housing	LA Housing LA OT service RP's ASC Health		
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Change 4: Tackling housing and associated health inequalities:

RECCOMENDATION	COMPLETED / IN PROCESS / FUTURE ACTION? Is this a year 1, 2 or 3 action? Please star priority actions	Theme/highlights from first workshop	LEAD And who else needs to be involved	Additional notes	What existing governance/ groups could take this forward?
How does Person Centred approach feature through these actions?					
Draw on a range of evidence to review the condition and standards of social and private housing in the local area, for example by using housing condition surveys that may be available to councils, estimating the level of fuel poverty using government-collected data and evidence from councils regarding housing standards in the private rented sector.	Future Action	Link to providing more suitable housing	LA Housing AWEE team RP's ASC Health Private landlords Tenants	Overarching database to map housing provision and standardise responses – overlaid with evidence of who lives in the properties to determine how they might be affected by the condition and standard of their home	Social Housing forum Housing Executive Board Some areas well understood and JSNA will pick up some of this Specific work could be diarised in future years, funding allowing
Establish a wide range of referral pathways that enable frontline health, housing and social care professionals and community groups to refer vulnerable people for energy efficiency and home improvement programmes. Recognise where early support can address inequalities through housing, joint working to improve information and advice and access to support	In Process	Better connections needed across services, Transformation and community directory will support	LA Housing AWEE team RP's ASC Health Voluntary and Community Sector	Document and publicise Ensuring capacity for referral pathway e.g. health Focus on supporting health and care colleagues to fully understand offer	ShIPP Local Care Subgroup – Comms and engagement task and finish to make it a regular item/ issue discussed and publicised
Provide accessible information and advice, in person and online, about improving housing conditions and access to any grants/funding to	Future Action	Better connections needed across services,	LA Housing AWEE team RP's, ASC		Shropshire Council Sustainable and

tackle cold homes. Raise awareness among frontline health and care staff of what is available locally to improve housing conditions, such as warm homes/energy efficiency grants. Consider joint training of these services for health and care staff, to ensure a consistent understanding.		Transformation and community directory will support	Health Marches Energy Agency Citizen's Advice Residents Age UK Healthwatch		affordable warmth strategy Include in the development of Community and Family hubs ShIPP subgroup
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Develop and expand local programmes that provide grants and other funding to improve energy efficiency and/or help to provide warmer homes for lower income older people and other people with health and care needs.	Future Action and In progress	Household Support Fund (1-5) as an example has provided funding for housing and warm homes and this has leveraged additional funding into the system	Marches Energy Agency Citizen's Advice LA Housing AWEE		
Set up a 'Warm and Well' service to improve people's homes through interventions such as cavity wall insulation through to the installation of central heating, to avoid and/or minimise the likelihood of health issues arising from people living in cold and/or damp homes.	In progress	Keep Shropshire Warm	Marches Energy Voluntary and Community Sector Agency LA Housing AWEE team RP's ASC NHS Fire Service		Keep Shropshire Warm delivers this HSF 5
Make use of the local council's mandatory house in multiple occupation licencing scheme to ensure shared accommodation, including specialist housing, is safe and identify opportunities to	Future Action		Private Housing Enforcement Fire Service Public Health		

improve housing standards and access to warm home programmes as appropriate.					
Consider Passivhaus certification for new builds, particularly for specialist housing. Appoint a Passivhaus 'designer' to design from concept stage and carry out Passivhaus Planning Package modelling.	Future Action Cost vs impact		LA planning	Evaluate success before going forward	
Sharing information between services – communication and engagement	Future Action	Action from the workshop	All Services Transformation – Community Directory		