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The importance of the home

Poor and unsuitable housing affects physical and mental wellbeing

The home is a driver of health inequalities

Poor quality housing costs the NHS £1.4bn

Evidence suggests the right home environment can:

- Improve health and wellbeing, and prevent ill-health
- Enable people to manage their health and care
- Allow people to stay independent for as long as they choose
- Ensure positive care experiences



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Memorandum of Understanding

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“The right home environment is essential to health and wellbeing, throughout life.

We will work together, across government, housing, health and social care sectors to enable this.”



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Memorandum of Understanding

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Shared commitment to joint action

Principles of joint working

- Better health and wellbeing outcomes
- Reduce health inequalities

Cross-sector partnerships nationally and locally

Shared action plan



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Together we aim to...

- Support national and local dialogue: information exchange and shared decision making
- Co-ordinate health, social care and housing policy
- Improved collaboration and integration
- Promote the housing sector contribution
- Develop the workforce
- Reflect national commitment locally



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A growing evidence base



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Who are Housing Associations?

1,500 housing associations in England

2.7 million homes housing over 5 million people

£16bn turnover, £138bn assets

27% of properties managed by largest 20 associations. 79 manage > 10,000 properties each.

Not-for-profit businesses that deliver social value and tax payer value

Major developers of new housing (c.30%), main developers & providers of supported housing



Experienced asset managers

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Current NHS Priorities

More 'upstream' interventions

Managing demand and improving patient flow

Out of hospital care in the community and closer to home

Crisis and urgent care

Efficiency and Estate

New Models of Care

Sustainability and Transformation Plans

Workforce – recruitment and retention



Devolution

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Headline offers from Housing

Wellbeing – Helping people stay in their own homes or return to their own homes faster than at present

Finance - Carter Review highlighted better DToC management = 8,500 patients with annual cost of £900 million

Volume - Housing associations already provide good quality, affordable supported housing to over 400,000 people

Assets - Housing Associations have capital, sites and expertise to:

- Offer step-down schemes, new build or existing provision
- Provide a range of accommodation options for staff

Price - Housing Associations can provide step-down supported housing at a fraction of the price of an NHS bed



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A new role for housing providers?

Preventing people from entering hospital and promoting independence

Primary prevention - offering assistance in leading a confident life within the home to prevent ill health, through health and wellbeing programmes and good quality housing

Secondary prevention - early intervention for people with known conditions and supporting people to live independently

Tertiary prevention - helping people with long term conditions and preventing deterioration.



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A new role for housing providers? **housing & health**

Helping People leave hospital - integration in care pathways

Stepdown beds either newly built or in existing vacant homes

Discharge support workers specialising in older people, mental health and homelessness

Housing options advisors

Handypersons service offering fast track adaptations to homes

Assistive technology



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A new role for housing providers? **housing & health**

Helping NHS Property Services and individual trusts manage their estate

Joint ventures on estates projects

Affordable **housing for the NHS workforce**

NHS building refurbishment for independent living



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Accountable Care

Housing Providers as partners in Accountable Care

Key **placed based partners** in population health

Capital and asset management partners with the NHS, **levering in investment**

Care and support partners to **reduce demand and improve flow**

Neighbourhood management and community investment;
addressing the wider determinants of health – housing conditions, work, loneliness, activity, etc.



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Supporting you
to make a difference

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