



# Executive Summary

## Healthier Housing Strategy 2011-2014



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## Introduction

This Strategy sets out our vision for housing and health over the next 3 years and is supported by an action plan which will be updated annually. The document highlights our expected challenges over this period and puts these into context by including real life examples of the issues we need to overcome.

The Healthier Housing Strategy is also linked to various local, regional and national strategies and policies, including the Government's new Housing Strategy for England.

The health benefits associated with improving housing are difficult to quantify due to other variable influencing factors. Despite this there are clear arguments and evidence to suggest improving

housing conditions significantly improves health outcomes for people. Housing and housing related factors are known to influence physical health (e.g. respiratory disease/pneumonia), mental health (e.g. depression/stress) and general well-being (e.g. diet/exercise).

It is envisaged that by improving housing options, conditions and neighbourhoods within the Borough, via the delivery of this strategy, will lead to improved health outcomes for residents.

This Strategy is part of a wider and long term vision to improve housing and health within the Borough and should not be seen in isolation and will be an ongoing project which will extend beyond the lifetime of this document.

## Tamworth's housing – key statistics

- 70.7% of housing in Tamworth is owner occupied
- 9.5% of housing in Tamworth is privately rented
- Tamworth has been highlighted as a repossession hotspot coming 8th in the UK and the place with the most repossessions in the West Midlands (1st)
- 6,310 (25.1%) private sector dwellings fail the Decent Homes Standard in Tamworth
- 19.8% of housing in Tamworth is social housing
- The number of affordable homes required per year to meet housing need is 142
- Homelessness applications in the Borough have increased significantly from 68 in 2009/10 to 91 in 2010/11
- As of Jan 2012 2,103 people were registered on the waiting list for social housing

## Tamworth's health – key statistics

- The health of people in Tamworth is varied compared to the England average
- Levels of deprivation vary across the Borough. For example, over 18% of children live in poverty. Life expectancy for both men and women in Tamworth is similar to the England average
- However, life expectancy is 5 years lower for men and 7 years lower for women in the most deprived areas of Tamworth than in the least deprived areas
- About 16% of Year 6 children are classified as obese. However, the majority of pupils spend at least three hours each week on school sport. Levels of teenage pregnancy and GCSE attainment are worse than the England average
- Estimated adult healthy eating and obesity levels are worse than the England average. There were about 1,100 hospital stays for alcohol related harm in 2009/10 and there are approximately 95 deaths from smoking each year

## Challenges we may face in the delivery of the Strategy

There are a number of political, environmental and social challenges that will be encountered over the next 3 years. The challenges we face include;

- Helping residents afford local housing costs
- Tackling poor tenure and tenancy conditions
- Improving mobility and better utilisation of housing stock
- Improving accessibility to suitable housing for vulnerable residents
- Reducing hazards in the home
- Meeting the needs of an ageing population
- Tackling homelessness
- Encouraging acceptable health and social behaviour to households
- Improving social environment within the local community
- Improving the physical and built environment

## Summary of the Healthier Housing Strategic Outcomes for 2011- 2014

The vision for Tamworth is 'One Tamworth, Perfectly Placed'

This Strategy describes how we will contribute to achieving this vision. We want to ensure:

1. There are suitable homes for everyone
2. Homes are healthy warm and safe
3. People are able to maintain an independent and healthy lifestyle
4. Neighbourhood environments enable safer and healthier communities

Housing plays a significant part of any community and is interrelated to a variety of other agendas. By achieving the above outcomes we would like to see a more aspirational, prosperous, healthier and safer Tamworth which will result in better housing options, better housing conditions, improved neighbourhoods and more sustainable healthy lifestyles in the borough.

## Monitoring of this Strategy

In order to ensure that the action plan objectives are met, a structured and comprehensive monitoring and review process has been put in place. In adopting this approach, it is intended that all actions within this Strategy will be monitored and that this process will feed into the continuous development and review of both the Healthier Housing Strategy and the longer-term housing vision.

As part of the on-going monitoring and development of this strategy we would like to hear any comments or suggestions you may have concerning this Healthier Housing Strategy or any other housing issues you feel are important to Tamworth.

## Feedback

Give us your views and suggestions about this Strategy.

If you have any comments or suggestions you feel are important to Tamworth please contact us at:

Housing Strategy  
Tamworth Borough Council  
Marmion House  
Lichfield Street  
Tamworth  
Staffordshire  
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Alternatively;  
Email: [HousingStrategy@tamworth.gov.uk](mailto:HousingStrategy@tamworth.gov.uk)  
Or telephone 01827 709700