

Supporting Paper 4: East Lothian Local Housing Strategy 2018-23 – Health Impact Assessment Screening Exercise

This process has comprised three parts: 1) desk-based work by Martin Higgins (NHS Lothian) and Nicky Sandford (East Lothian Council – Housing) supplemented by conversations with key stakeholders; 2) a structured discussion about population groups with members of the Housing, Health and Social Care Planning Group and 3) further research generated by the conversations and structured discussion. This material has been collated to form this screening report.

Population Groups

Older People

The ageing population presents major challenges for the public sector in East Lothian i.e. delayed discharge, re-ablement and the provision of appropriate housing. Accordingly there are a number of actions in the Local Housing Strategy (LHS) specifically targeting older people. Of particular interest are plans to provide 300 new housing units by 2023 specifically for older people; review sheltered housing provision; explore different models of rural care provision and implement housing health checks from age 55 across all tenures. It was noted that care is being shifted to home or homely settings where appropriate and complex care packages will become more common as the population ages.

- It will be important for the East Lothian Health and Social Care Partnership to engage with East Lothian Council Housing colleagues regarding new build housing developments; finance arrangements, models of care and opportunities for early intervention presented by housing and health checks. Within this, it will be critical to ensure appropriate health input.

Women and Children

Although domestic abuse is not experienced by women only, male to female accounts for most incidents. The LHS contains extensive measures to recognise the impact of trauma, review processes and services for domestic abuse victims and increase the supply of refuge accommodation.

Although the East Lothian Health and Social Care Partnership does not have responsibility for children's health, it was noted that the transition from child health to adult health care needs to be linked to discussions about housing especially for young people whose support needs may include specialist accommodation. Short-term accommodation – to trial different housing and care options – has been identified as a need for young people with a learning disability who may be considering more independent living circumstances.

Young people generally are noted as experiencing pressures from Welfare Reform. Care experienced children and young people are entitled to ask for a carer assessment. Care experienced young people can ask for accommodation and support up to age 26, with an expectation that East Lothian Council acts as a corporate parent until age 26. This means that young people are now staying at foster homes for longer than previously. Recent carers' legislation means the assessment is oriented towards supporting carers to plan and budget as part of care planning.

Disabled People

There was agreement among stakeholders that data – and intelligence – about different disability groups in relation to housing is lacking. But it was also noted that a range of existing forums such as the Physical Disability and Sensory Impairment Planning Group as well as expertise from ISD colleagues in the Locality Information Support team may be able to help in future. A Community Transitions Co-ordinator for NHS Lothian will shortly be based within East Lothian Council, which will assist with joint working in relation to complex disabilities. A review of the Health and Housing process, as part of the Council's Housing Allocations Review will be important and require input from Housing, Health and Social Care.

- Ensure East Lothian Health and Social Care Partnership and East Lothian Council Housing colleagues collaborate regarding multiple disabilities related need.

People from Minority Ethnic Groups / Migrants

There was some discussion about the local population of people from A8 accession countries. As farm labour relies on seasonal, often migrant, workers, it would be helpful to know if there is a substantial resident population from Central and Eastern Europe as well as temporary migrant workers. Anecdotal information suggests that migrant workers tend to work on farms in the rural eastern areas of the county, in possibly sub-standard private rented accommodation.

- Investigate data sources/material relating to East Lothian A8 population

Refugees and Asylum Seekers

The LHS includes a section emphasising the need for co-ordinated public sector response when refugees and asylum seekers arrive in East Lothian.

Gypsy / Travellers

Investment in the Gypsy / Traveller site at Whitecraig is set out in the LHS as well as recognition of the need to update some of the specific policies and services for Gypsy / Travellers.

Lesbian, Gay, Bisexual, Transgender People

- Lack of information – agreement to do rapid search of housing and health literature

People Living in Poverty / People on Low Incomes

A key priority of the LHS is the delivery of more affordable housing, with a housing supply target of 189 units per annum. East Lothian Council has Tenancy Support Officers, with the county showing a high rate of tenancy sustainment and the Homelessness Unit includes a Prevention Team. Tenancy Support Officers and the Prevention Team maintain a key focus on financial education, maximising income and alleviating pressures arising from Welfare Reform. Consideration of the implementation of rent pressure zones, provision of mid-market housing and ensuring existing housing stock is fully utilised are other key elements of the LHS. The risks for low income households from benefit changes, fuel charges and 'heat or eat' decisions are well-evidenced, with the LHS having a strong section on fuel poverty. The LHS aims to identify potential problems before crisis intervention is required.

Homeless People

There is significant emphasis on homelessness prevention within the LHS. Work with specific population groups at risk of homelessness is prioritised e.g. young people leaving care, benefits recipients and people leaving prison. The LHS does not have a specific section on injecting drug users who are often the most excluded. Using routine data to identify at risk groups and ongoing tenancy support and sustainability work is key. A Housing First model for people who are homeless will be explored. The new housing stock will be part of the solution as there is a shortage of affordable homes to move people into from temporary accommodation. The length of time spent in temporary accommodation is significant and there is an action to prepare a temporary accommodation strategy to try and address this. Work is also planned with the private and public sector to increase temporary housing options.

- It will be important to ensure appropriate links to Midlothian and East Lothian Drugs (MELD), to ensure the accommodation needs of injecting drug users are met.

People Living in Rural Parts of East Lothian

East Lothian contains a significant rural dimension in the East of the county, with the majority of young people seeking housing in the west of the county. Isolation and exclusion are key concerns for some groups. Transport and other services mean those without private cars or experiencing other mobility problems can be isolated. Consideration of lettings plans for new housing in rural communities and new models of care provision for older people may help this issue. New housing developments need to prioritise place-making as part of housing provision, with community amenities and services being integral to development. The LHS includes an action to review the existing Council allocations policy. The revised policy will seek to ensure that vulnerable people are not placed in unsuitable accommodation.

Carers

Many carers are older, with an ageing population of carers identified in East Lothian. Respite needs are important as there is a risk the health and care system will not cope without the support provided by informal carers.

Key Workers

Increasing affordable housing supply will be important to ensuring key workers can live near work in East Lothian. There is provision for key workers in the Council's allocations policy. Staff may also need to be trained in new skills – part care, part housing and part health. This needs to be investigated as part of workforce planning.

Health Impact Assessment – East Lothian Local Housing Strategy 2018-23

Issue	Priority Outcome 1 Sustainable and vibrant communities are created and maintained.	Priority Outcome 2 The supply of housing is increased and access to housing improved across all tenures	Priority Outcome 3 Homelessness is prevented as far as possible, with appropriate support in place to promote positive health outcomes and tenancy sustainment	Priority Outcome 4 A wider range of specialist housing is provided to enable independent living	Priority Outcome 5 The condition, energy efficiency and where appropriate the management of existing stock is improved	Priority Outcome 6 Fuel poverty is reduced and climate change targets
Pathway	Walkability Traffic and pollution exposure Access to greenspace Access to service, amenities and employment Social networks	Increasing supply of affordable housing Access to affordable housing	Homelessness Prevention of homelessness Time in temporary accommodation	Future proofed lifetime homes Housing for varying needs Accessible homes Supported accommodation	Homes that meet the Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (EESH) Overcrowding Housing satisfaction	Fuel poverty Vulnerable households Use of homes for studying and leisure
Who	People moving into new housing developments	People in existing housing need People seeking to move / moving into	People who present as homeless / threatened with homelessness:	People with care and support needs who move into new homes: - Older people	People living in energy-inefficient homes / homes in disrepair, with a focus on town	Households at risk of fuel poverty: -Older people -Permanently sick or disabled people

	<p>People living in town centres</p> <p>People living in rural areas</p> <p>Vulnerable groups</p>	<p>new homes across all tenures:</p> <ul style="list-style-type: none"> -Social rent -Intermediate tenures i.e. mid-market rent; LCHO -Private rented sector -Owner occupation <p>People with empty homes</p> <p>People with second homes</p> <p>People considering self-build; custom build and community land ownership / community led housing</p>	<ul style="list-style-type: none"> - Young homeless people with complex needs - Single people - Families with children 	<ul style="list-style-type: none"> - People with a mental health condition - People with autism - People with a learning disability - People at risk of or experiencing domestic violence - People with a conviction - Refugees and asylum seekers - Gypsy / Travellers - Travelling Show-people - Young care leavers - People with a physical disability 	<p>centre properties (private rented sector / tenements with multiple owners) and rural off-grid areas</p>	<ul style="list-style-type: none"> -Families with young children -People on low incomes -People living in overcrowded conditions -People living in energy-inefficient homes / homes in disrepair (town centres, private rented sector, tenements and rural off-grid areas) <p>Households vulnerable to climate change: Older people; Gypsy Travellers and Travelling Show-people</p>
Impact	<p>Environmental quality</p> <p>Balanced / sustainable communities</p>	<p>Disposable income</p> <p>Economic impacts</p>	<p>Physical and mental health</p> <p>Educational attainment</p> <p>Re-offending</p>	<p>Independence / reduced sense of isolation</p> <p>Care and support</p>	<p>Thermal efficiency</p> <p>Cardio-respiratory diseases, allergic conditions and mental health conditions</p>	<p>Heating affordability</p> <p>Warmer and safer homes</p> <p>Thermal comfort</p>

	<p>Neighbourhood design and density</p> <p>Healthy standard of living</p> <p>Physical activity</p> <p>Access to services</p> <p>Physical health and mental health</p> <p>Respiratory health</p> <p>Increased involvement in community affairs</p> <p>Strong communities, wellbeing and resilience</p> <p>Social networks</p> <p>Greenspace and play facilities</p>		<p>Employability / employment</p>	<p>Hazards and home safety</p> <p>Falls</p> <p>Physical health and mental health</p> <p>Dementia</p>	<p>Winter mortality</p> <p>Educational attainment</p> <p>Neighbourhood environment</p>	<p>Socio-economic effects</p> <p>Disposable income</p> <p>Physical activity</p> <p>Physical health and mental health</p> <p>Winter mortality</p> <p>Educational attainment</p> <p>Weather-proofing</p>
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