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Please read this chapter in conjunction with -

**JSNA Chapters:**

[Warrington JSNA Wider Environmental Context and Transport Chapter](#)

[Warrington JSNA Early Help and Targeted Services for Children and Families Chapter](#)

[Warrington JSNA Older People - Service Uptake Chapter](#)

[Warrington JSNA Fuel Poverty Chapter](#)

[Warrington Joint Strategic Needs Assessment Index](#)

[Warrington JSNA Children and Young People - 0-5 Years Chapter](#)

[Warrington JSNA Life Expectancy Chapter](#)

**JSNA Data Baskets:**

[2011 Census - First Release of Data](#)

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## Warrington Joint Strategic Needs Assessment (JSNA) 2011 - Housing Chapter



The Joint Strategic Needs Assessment (JSNA) considers a wide range of factors that affect the health and wellbeing of the people of Warrington. The objective of the JSNA is to involve partner organisations, such as the local NHS, local authorities, Police, Fire and third sector organisations in order to provide a top level, holistic view of current and future need within the borough. The JSNA is used to agree key priorities to improve the health and wellbeing of all our communities at the same time as reducing health inequalities.

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# Executive Summary

## Introduction

This section considers housing related factors that can contribute to health issues. Despite the relationship between housing and health being complex, there is strong evidence to support the suggestion that access to and the quality of housing is a key determinant of an individual's health (Barton and Tsourou, 2000).

A 'home' provides a protective, safe and intimate refuge. Ensuring that people have access to the size and type of home they require, at a price which they can afford, is of significant importance with regards to the mental wellbeing of the Borough's residents. At the current time, owing to significant financial and socio-economic changes at the global and national level, access to housing is difficult. There are a reduced number of new homes being built and the volume of sales across the wider housing market is significantly lower than those levels experienced in preceding years. The reality is that there are fewer homes available for occupation, which is a trend that is unlikely to change unless mortgage availability and public sector support for new build initiatives change.

Against a backdrop of projected population growth and reducing household sizes within the Borough, demand for housing is increasing. At the same time, however, the affordability of housing continues to worsen, the consequence of which is increasing pressure on the private rented sector, and particularly Registered Providers of Social Housing. The substantial pressure on the latter is well demonstrated through the fact that, in the summer of 2011, approximately 13,000 individuals were on the Borough's 'Choose a Home'<sup>1</sup> waiting list, an increase from just under 2,000 individuals in 2002. Reduced access to housing is likely to result in increased levels of overcrowding and the number of households defined as statutory homeless.

The quality of housing is as equally important as access to it. It is important for both physical health and wellbeing in its widest sense that a house is safe, appropriate for the occupants in question, and in a reasonable state of repair, free from those physical defects which are proven to contribute to ill health e.g. damp, which can contribute to respiratory health problems, particularly where children are concerned.

A recognised measure of housing quality is the national Decent Homes Standard. In Warrington, excluding previous local authority owned housing stock (which is now managed by Golden Gates Housing Trust), approximately 31% of dwellings within the Borough were deemed to be 'non-decent' (Warrington Borough Council, 2008). Whilst slightly below the national average of approximately 35%, the reality is that a significant proportion of Warrington's population who reside within the Borough's 24,000 'non-decent' homes are at an increased risk of experiencing health inequalities.

In terms of specific indicators, this section considers:

- The tenure profile of housing within the Borough
- The dwelling type profile of housing within the Borough
- The supply of new homes delivered
- Average house prices and sales volumes
- Affordability, by way of house price to income ratios
- Affordable housing need
- The supply of affordable homes delivered
- Pressure on existing affordable housing with regards to waiting lists
- Overcrowding
- The number of non-decent homes within the Borough
- Tenant satisfaction rates with regards to their homes

Other associated and related issues, such as housing in locational terms or the wider environmental context within which it operates, are considered separately.

## Key Issues and Gaps

The following have emerged as the key issues within the Borough with regard to housing:

- Ensuring the supply of new homes keeps pace with demand
- Ensuring the supply of new homes continues to deliver an appropriate mix of dwelling types
- A need to provide more affordable homes
- A need to provide more permanent and transit accommodation for Gypsies and Travellers
- Reducing the number of non-decent homes

## Recommendations for Commissioning

Whilst specific interventions could be considered to address health issues, ensuring appropriate strategic policies and programmes that address the underlying housing issues will have more significant, long lasting and multi-beneficial impacts. In this regard, the Council's Development Plan (2006) and Housing Strategy, along with any associated programmes, present the greatest opportunities to positively influence housing outcomes.

The Council's emerging Local Development Framework Core Strategy (Warrington Borough Council, 2012) includes policies to seek to achieve the following objectives:

- Ensure enough land is continually identified in order to build new and new affordable homes on (Objectives H4 and H5).
- Provide a mix of housing, in terms of type, size and tenure, to deliver a better balance to the housing market across the Borough by matching supply to identified needs, and securing planning obligations on qualifying housing developments, where viable, to boost the supply of affordable homes (Objective H7).
- Increase housing choices in areas of deprivation through the delivery of a variety of type and tenure of new homes, ensuring that the location, size and type of affordable housing provides at least an equivalent standard of accommodation to housing available on the open market (Objective I5).
- Establish the level of need for sites to accommodate the Gypsy, Traveller and Travelling Showpeople communities that need to reside temporarily or permanently within the Borough, and set criteria for the identification of sites to meet need (Objective H9).
- Ensure the delivery of high quality housing that is well designed and built to a high standard (Objective H10).
- Promote the "Building for Life" design standard in residential developments (Objective HP3).

The Council's Housing Strategy (2008) sets out five priority actions from which a number of direct actions follow. These priorities include:

1. To provide decent, sustainable and affordable homes in places where people want to live.
2. To help people live at home, improve their independence, health and quality of life.
3. To promote the case for housing investment to sustain a balanced housing market in Warrington.
4. To work with communities and partners to improve the social and economic wellbeing of people living in Warrington.
5. To ensure equality of access to housing services.

### Footnotes

<sup>1</sup> 'Choose a Home' is a local scheme administered and operated by Golden Gates Housing Trust.

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## 1) Who's At Risk and Why

The available evidence, and particularly the more comprehensive analysis of this provided in the Council's **Strategic Housing Market Assessment (SHMA)**, (Warrington Borough Council, 2007), highlights that difficulties in accessing housing can be equally experienced by anyone, regardless of their specific demographics or wider circumstances. This, and wider evidence, therefore demonstrates that no single grouping of people generally encounter greater issues. The one exception to this is those within the Gypsy and Traveller communities. Evidence in the form of past Council Local Development Framework (LDF) Annual Monitoring Reports (AMR), (Warrington Borough Council, 2010a) identifies that the delivery of permanent and transit provision for Gypsies and Travellers has historically failed to keep pace with identified demand, arguably more so than open market, affordable or any other form of specialist housing. Whilst this trend continues, these communities remain significantly more disadvantaged than the settled community as far as health and mental wellbeing are concerned (Parry et al., 2004).

With regards to housing quality, evidence identifies that those households within the private rented sector are more likely than any other tenure to reside in a non-decent home. There is also a direct correlation between non-decency and household income levels, with lower income households proven to be more likely to live in a non-decent home.

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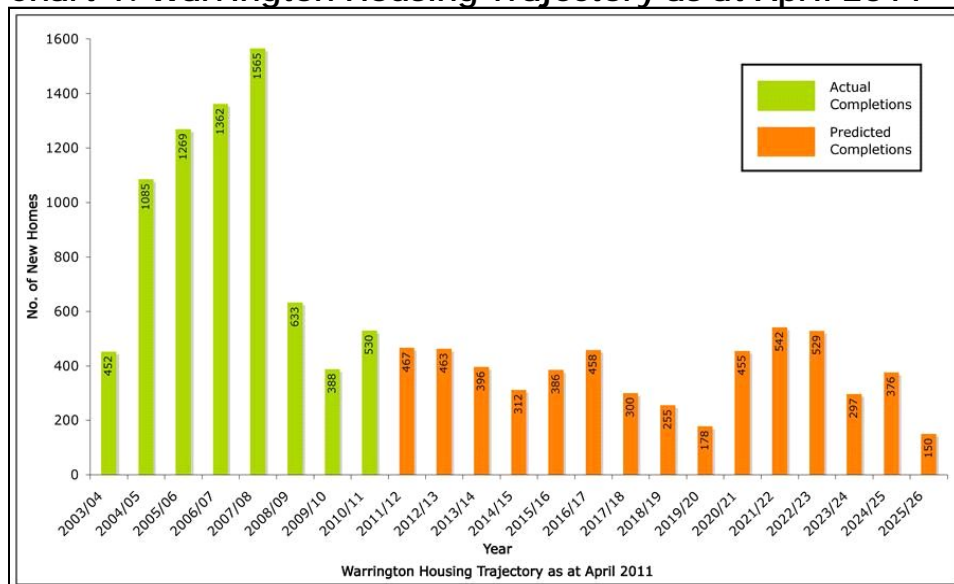
## 2) The Level of Need in the Population

**2.1) Tenure Profile of the Borough:** The tenure profile of an area provides an important insight into the dynamics of a housing market within a given area. Analysis of 2001 Census data reveals that in 2001 76% of households in Warrington were owner-occupiers, which is in excess of the regional and England averages, both of which are around 70%. The Census data suggests that around 18% of households were in the social rented sector and that 6% were renting privately. Both of these are below the regional and England averages, with the private renting figure for Warrington around half of that experienced nationally and regionally. ([ONS will be releasing census 2011 data during 2013 and will be available here.](#))

More recent data published in the 2010 Mid Mersey Strategic Housing Market Assessment (Hearn & Gardner, 2011) estimates that the tenure profile of the Borough remains similar to that recorded in 2001. Owner-occupation remains at 76%, but the percentage of household in the social rented sector has reduced to 16%, whilst the percentage of households in the private rented sector has increased to just over 7%. The latter owes to a generation of new landlords – a national trend – who have capitalised on the availability of buy-to-let mortgages during the past decade.

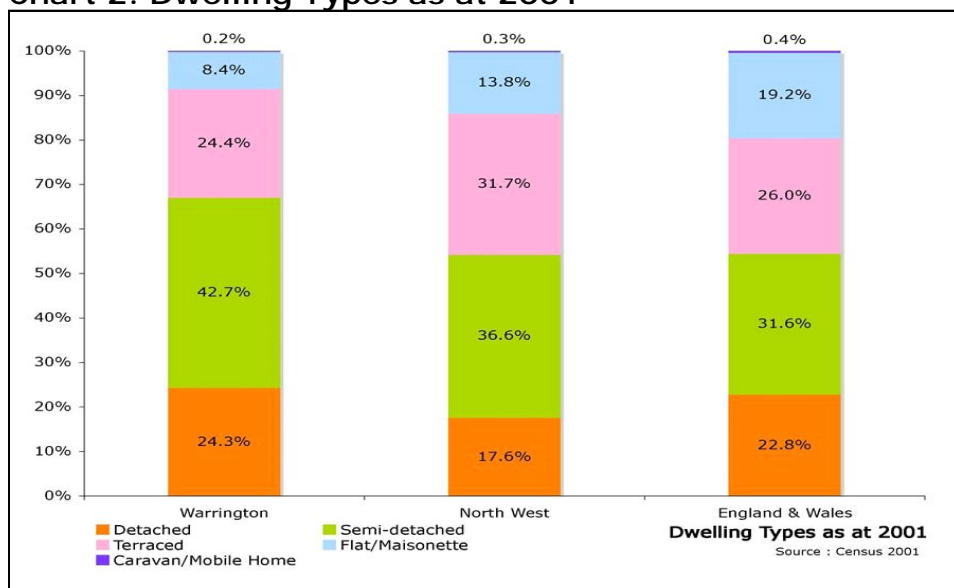
**2.2) Supply of New Homes:** The supply of new homes has been buoyant in recent years with significant levels of new homes delivered in the height of the recent development boom. Projecting forward, rates of delivery are likely to return to more sustainable and normal levels with the Council's emerging Local Development Framework (LDF) Core Strategy (Warrington Borough Council, 2012) seeking to encourage and deliver an average of 500 new homes within Warrington per year between 2006 and 2027 (see Chart 1), slightly more than that predicted in the Council's latest housing trajectory. More comprehensive information on past dwelling completions, as well as projected future completions, is available from the Council's Strategic Housing Land Availability Assessment (SHLAA) (Warrington Borough Council, 2010b).

**Chart 1: Warrington Housing Trajectory as at April 2011**



**2.3) Dwelling Mix:** Analysis of Census data, illustrated in Chart 2, reveals that in 2001 there was a higher level of detached and semi-detached dwellings within Warrington than at the regional and national levels. This can be partly explained by the higher proportion of owner-occupied housing detailed in the tenure profile, but also reflects the suburban market led growth when Warrington was previously designated as a New Town. Conversely, the proportion of terrace housing in Warrington is well below the regional and national averages, and there are also significantly fewer flats.

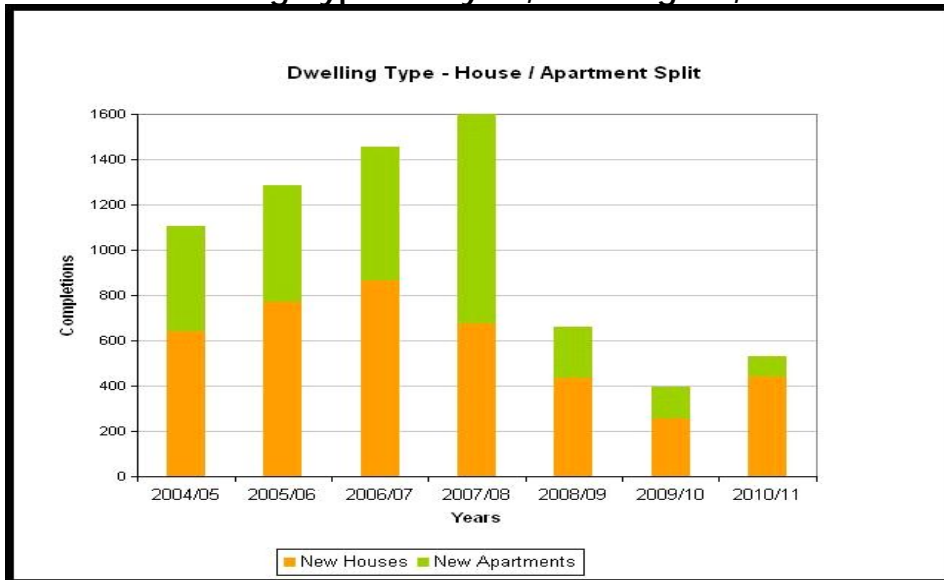
**Chart 2: Dwelling Types as at 2001**



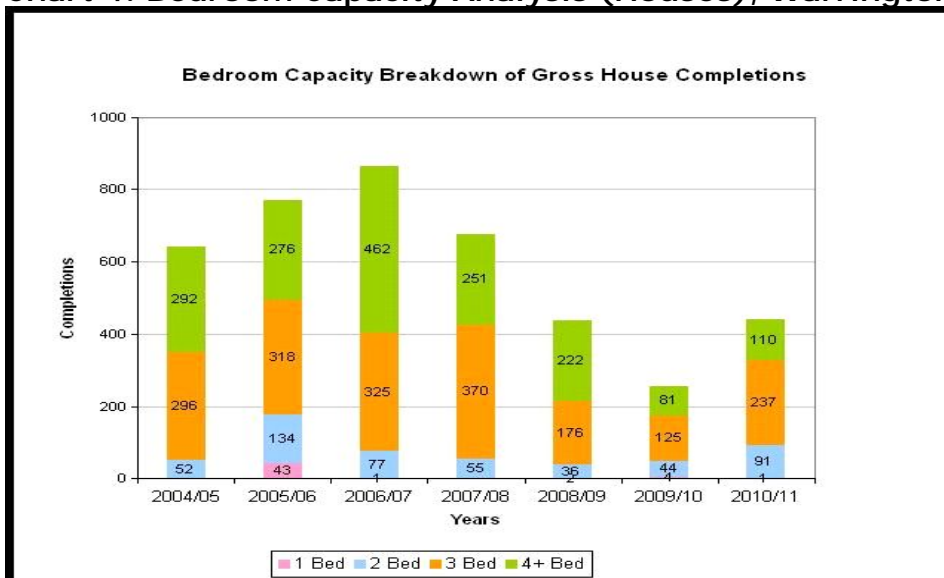
(Source: Census, 2001)

Localised monitoring since 2004 has identified that 42% of new homes delivered (gross) since 2004 have been flats/apartments (see Chart 3). Findings from dwelling type monitoring are reported annually in the Council’s SHLAA (Warrington Borough Council, 2010b). Driven, post 2001, by the introduction of national policies to increase the density of new developments and the buy-to-let market over the preceding years, the number of flats available within the Borough has increased significantly within the last seven years. However, fewer flats are likely to be constructed in the future as the market re-adjusts to deliver products more in keeping with genuine demand and against which mortgages can be easily raised. Localised monitoring has also revealed that a healthy mixture of dwellings, in terms of size, continue to be delivered, as illustrated in Charts 4 and 5.

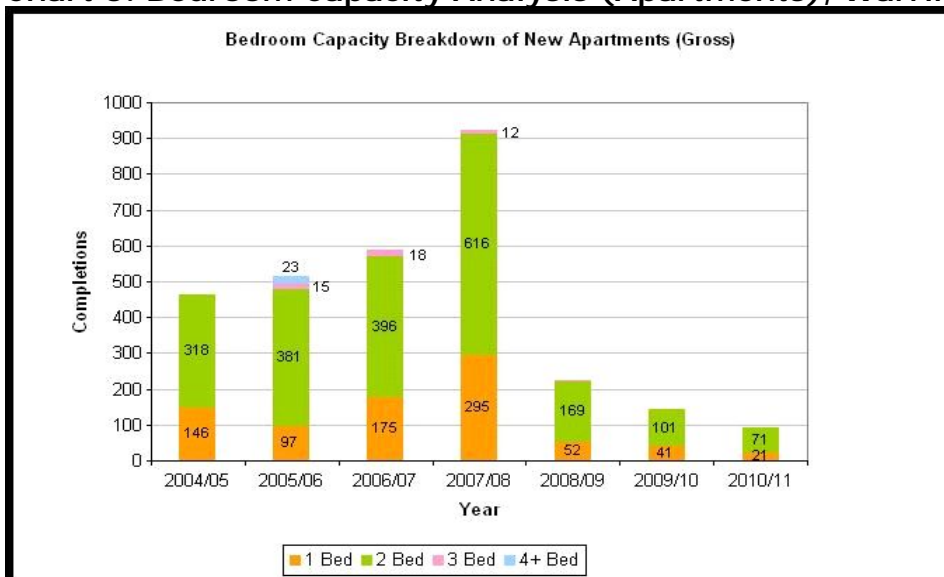
**Chart 3: Dwelling Type Analysis, Warrington, 2004/05-2010/11**



**Chart 4: Bedroom Capacity Analysis (Houses), Warrington, 2004/05-2010/11**



**Chart 5: Bedroom Capacity Analysis (Apartments), Warrington, 2004/05-2010/11**

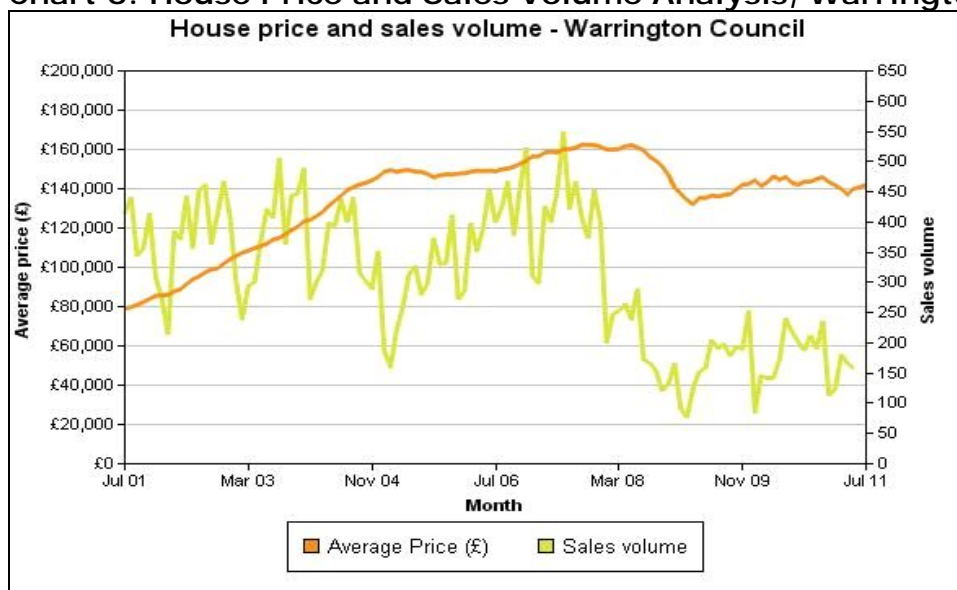




Unfortunately no regional or national comparison is available for the data contained in Charts 4 and 5. This information is monitored at the Council's discretion, with no statutory obligation to do so and therefore very few local planning authorities collate it.

**2.4) Average House Prices and Sales Volumes:** House price data for Warrington, taken from Land Registry data (Land Registry House Price Index), closely mirrors the experience found nationally, in that house prices grew strongly between 2002 and 2007, with particularly strong growth between 2002 and 2004. Owing to the national housing market downturn, brought about by the realisation of the scale of bad debt that banks had, prices have since fallen, with the lowest prices being recorded in Warrington in early 2009. Prices since this point have remained relatively static with the average house price in Warrington at July 2011 standing at £141,988, somewhat lower than the national average of £163,049 (Land Registry).

**Chart 6: House Price and Sales Volume Analysis, Warrington, 2001-2011**



A similar analysis for sales volume again reveals that local trends closely mirror those experienced nationally with the lowest number of sales being recorded in the last decade occurring in early 2009. Chart 6 shows the significant variation in sales volume/levels over previous years, although there is a clear trend of significantly reduced sales volume over the past three years. This trend partly reflects that the increased difficulty in securing finance for housing has implications for the overall buoyancy of the market, in that the absence of new entrants to the market reduces activity further up the housing ladder.

**2.5) Affordability of Housing:** Chart 7 shows the ratio of lower quartile house prices to lower quartile earnings for Warrington. The data has been taken from the Live Tables section of the Department for Communities and Local Government website. Lower quartile house prices and lower quartile earnings have been used for the chart because lower quartile data is widely accepted as providing a good indication of affordability issues.



**Chart 7: Affordability Analysis, 2000-2010**



(Source: CLG Live Tables)

In simple terms, the ratio shows the required multiple of a household's income needed to purchase an entry level property. Whilst it can be seen that income ratios have eased since 2006, they still remain higher than historical figures. With the average price still between 5 and 6 times the income, the data suggests that many households are likely to have difficulty in accessing the owner-occupied market.

By way of comparison, data from the Council of Mortgage Lenders shows that in December 2007 the average income multiple for first time buyers (nationwide) was 3.38 and that by March 2009 this had reduced to 3.00. For all mortgages, the respective figures for December 2007 and March 2009 were 3.04 and 2.69.

Whilst the two data sets are different and not comparable, the latter still demonstrates that the ratio in Warrington, as it is in most places, is far in excess of what the evidence suggests that mortgage lenders will approve.

At the same time as price to income ratios in Warrington remain high, it should also be noted that mortgage deposit requirements have increased, although this is a national trend. Data from CLG suggests that the average deposit paid by first-time-buyers (nationwide) in 2006 was 16%, but by 2010 this had risen to 28%. The price to income ratio, coupled with difficult mortgage lending conditions, are likely to mean that affordability issues have not eased significantly as a result of falling or stabilising house prices. Collectively, the aforementioned factors have combined to limit the number of first time buyers within Warrington, and nationally, over the preceding years. The Council's 2007 SHMA identified that almost 50% of first-time buyers within Warrington over the period 2005 to 2007 were 30 years or older, with the average age at just over 32 years. Whilst no new data is available, it is likely that the average age within the Borough has increased in tandem with the national trend, which various media sources suggest was at 38 in the spring of 2011<sup>1</sup>.

**2.6) Pressure on Existing Affordable Stock:** The number of households on the housing register (Choose a Home) has increased from 1,835 in 2002 to 13,043 in August 2011. This substantial increase demonstrates the significant pressure now placed on Registered Providers of Social and Affordable Housing, with the waiting list increase coinciding with increases in the price to income ratio of housing. As lending difficulties look likely to continue, and the Government progress housing allowance and wider reforms, it is likely that the number of people on the housing register will continue to rise.

Based on the numbers of those on the waiting list, it is evident that affordable housing supply can not keep pace with demand. Recent consultation with estate agents (March, 2011) has also suggested the same is currently true of the private rented sector, which, whilst people are unable to afford to purchase or secure social housing, is being increasingly relied upon as an important transitional tenure. One letting agent commented (Hearn and Gardner, 2011, Appendix A1) that demand is currently outstripping supply by a ratio of around 5:1.

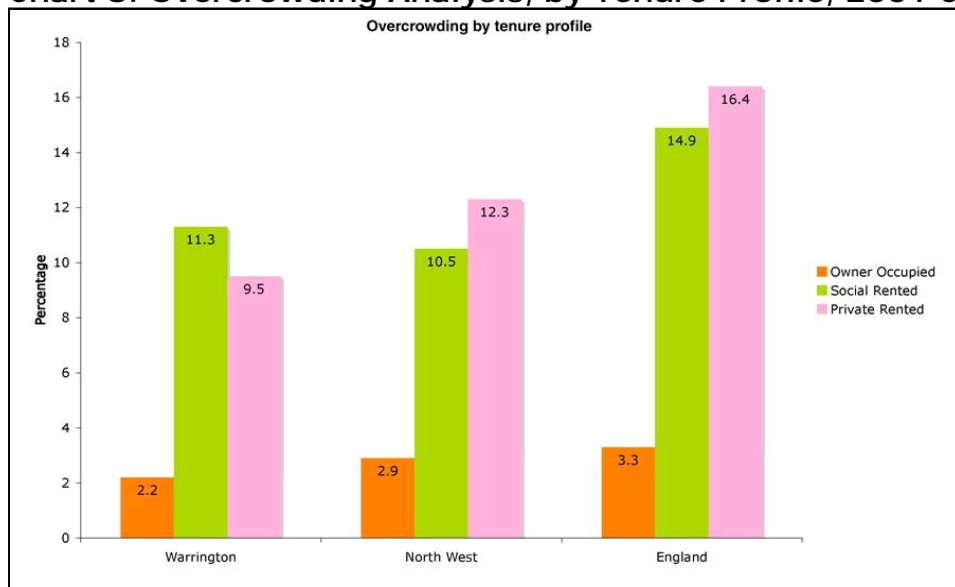
Evidence provided within the Mid Mersey SHMA (2011) identifies that the private rented sector has a high annual turnover of 34%, compared with 12% for social renting and 3% for owner-occupation. The same study also identifies that a substantial proportion of those in the private rented sector aspire to move to either owner-occupation or the social rented sector, particularly for a greater degree of tenancy security.

**2.7) Overcrowding** is based on a calculation of how many rooms are needed for a particular household, taking into account their size and composition (e.g. how many children, the sexes of members and their ages). Any household shown as lacking one or more rooms compared to the calculation requirements is defined as overcrowded.

According to data from the 2001 Census, the proportion of overcrowded households in Warrington is 4.3%. This compares favourably with the regional average of 5.4% and the national average of 7%, suggesting overcrowding is not a significant issue within the Borough. ([ONS will be releasing census 2011 data during 2013 and will be available here.](#))

Chart 8 (based on 2001 census data) shows overcrowding by tenure and identifies that overcrowding is relatively rare in the owner-occupied sector, affecting around 2% of such households. In contrast, it is estimated that around 11% of households in the social rented sector and 9.5% in the private rented sector are overcrowded. However, all of these figures are noticeably below the equivalent national averages.

**Chart 8: Overcrowding Analysis, by Tenure Profile, 2001 Census**

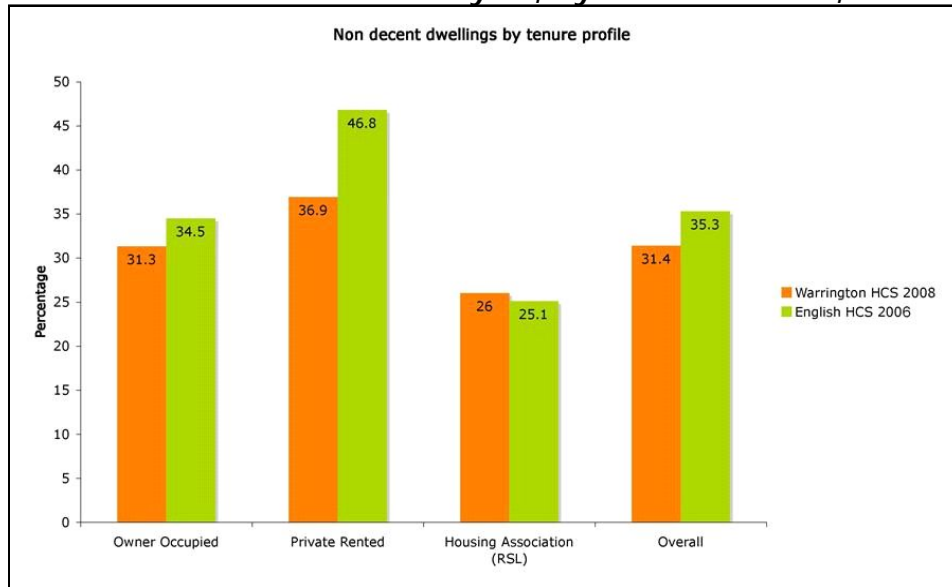


(Source: 2001 Census)

**2.8) Housing Quality:** The Council undertook a Housing Condition Survey in 2008, as a means of obtaining a detailed picture of housing conditions in the private sector. Information from this survey has been analysed, and subsequently compared to the position for England, to identify specific issues. Comprehensive analysis, information on the issues identified, and definitions of the standards used are available from the Council's Private Sector House Condition Survey 2008 Final Report (Warrington Borough Council, 2008).

The Council's Private Sector House Condition Survey concluded that there are 24,000 non-decent homes within the Borough. Comparison against the English Housing Condition Survey of 2006 identifies that, despite this significant number, Warrington has a lower percentage of non-decent homes than the national average. From a tenure profile perspective, both the number of non-decent homes in the owner-occupied and private rented sectors are below the national averages but the non-decency rate in housing association stock (which includes social rented properties) is slightly higher (see Chart 9).

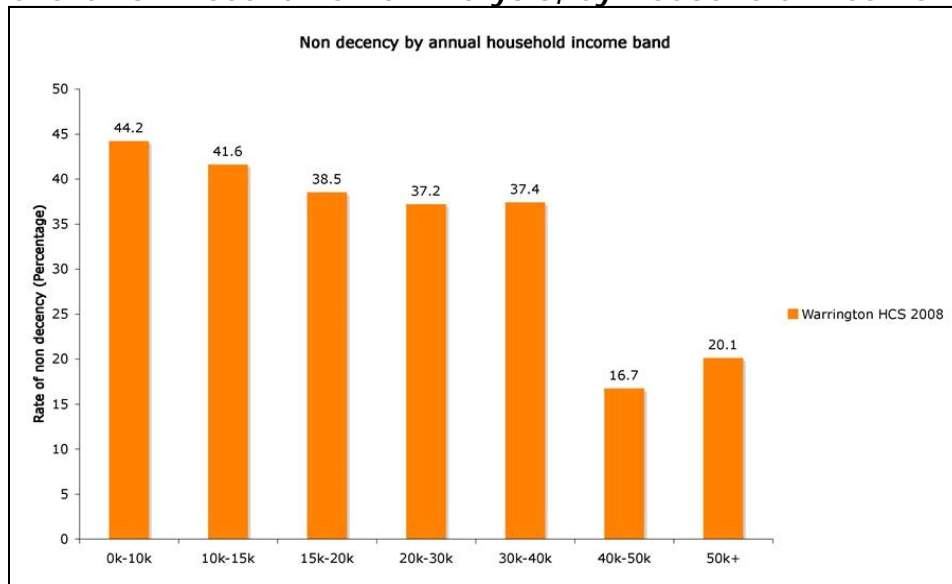
**Chart 9: 'Decent Home' Analysis, by Tenure Profile, 2006 and 2008**



(Sources: Warrington Housing Condition Survey, 2008; English Housing Condition Survey, 2006)

When non-decency is compared against household income, as in Chart 10, it is evident that there is a clear correlation between the two elements and that those on the lowest incomes are more likely to be in non-decent housing.

**Chart 10: 'Decent Home' Analysis, by Household Income Band, 2008**



(Source: Warrington Housing Condition Survey, 2008)

**Footnotes**

<sup>1</sup> Research published by 'Moneysupermarket.com' but widely reported in several leading UK tabloids. See URL: <http://www.telegraph.co.uk/finance/personalfinance/8524492/Age-of-first-time-buyers-to-reach-38.html> [accessed May 2012].

### 3) Current Services in Relation to Need

The Housing Act 2004 requires councils to undertake specific duties with regards to meeting the housing needs of their communities and regulating housing stock. Warrington Borough Council's strategic housing service is primarily concerned with ensuring that all of Warrington's residents have access to decent quality and affordable housing. This involves comprehensive assessment of the local housing situation, the co-ordination of services to meet identified needs and demands, and monitoring and enforcement activities.

**3.1) Housingplus** is Warrington's one stop shop for housing and is based at The Gateway in Warrington. It is a partnership funded by the Council and local Registered Providers<sup>1</sup> to provide free, confidential and independent information, assistance and support with accessing a wide range of housing related services to those in housing need or those with housing problems.

Advice and assistance is offered to those who:

- are looking for a place to live
- have a place to live but need or want to move
- require specialist accommodation designed and managed for people with particular care and support needs
- need advice on entitlement to or claiming housing benefit
- are or are in danger of becoming homeless

Registered Providers provide a full range of housing and wider support services to their tenants. Whilst these services vary from one provider to the other, collectively, all Registered Providers share a common aim of making affordable housing available for families and single people, sheltered housing for the elderly and specialist housing for those with particular care or support needs. Bringing the services of these providers together in one place makes it easier for the residents of the Borough to engage with and benefit from these. Work remains ongoing to broaden the scope of *Housingplus* to include more Registered Providers active within the Borough.

**3.2) Warrington Home Information and Improvement Agency:** Warrington's communities also benefit from a Home Information and Improvement Agency (WHiA) which is currently hosted by Warrington Housing Association. WHiA is a non-profit advisory service for older, disabled or vulnerable people and families on low incomes who own their own homes or live in private rented accommodation and wish to repair, improve or adapt their homes.

Alongside the WHiA, the Council are also striving for everyone, both in social and private sector housing, to have the opportunity of a decent home. To help achieve this aim, the Council have implemented a Housing Renewals Policy, which supports new ways to fund repairs and improvements to the homes of low income and vulnerable homeowners/tenants, especially older people.

**3.3) Additional Services:** Other Council initiatives with a housing focus include:

- **Helping owners of poor quality housing:** The Housing Renewals Policy focuses on protecting the health, safety and welfare of vulnerable people, and strategically affecting area renewal. Consequently, the Council targets assistance towards the vulnerable, including those who are in receipt of means tested benefits, the elderly (of retirement age or above), the disabled, lone parent families with dependent children, low income families, and the chronically infirm.
- **Promoting a healthy private rented sector:** Helping good and well-intentioned landlords to raise the standards of their rented accommodation, encouraging self-regulation by accreditation schemes and limited licensing. Assisting tenants with problems with housing conditions by applying the principles of good enforcement practice and pro-active inspection programmes for Houses in Multiple Occupation (HMOs).

- **Provision of support and advice to those in housing need:** Working corporately with colleagues in social services in order to assist people with disabilities by providing adaptations supported by Disabled Facilities Grant aid. The Council also help the vulnerable by providing Safe and Secure Assistance to complete urgent and vital repairs and minor adaptations to protect against serious hazards, using a government derived housing health and safety rating system.
- **Home energy conservation:** The Council are working with everyone within the Borough to raise awareness of energy efficiency, to reduce energy consumption and CO2 emissions, and to alleviate fuel poverty, by implementing the council's Affordable Warmth Strategy ([fuel poverty data, charts and maps available here](#)).
- **Reducing disadvantage and preventing discrimination:** Through ongoing equality and diversity reviews, in addition to commissioning specialist strategies, including the Black and Minority Ethnic and Older People's housing strategy.

Information and advice on all of the above services can be obtained from Housingplus. Contact details can be found in the Key Contacts section at the end of this chapter.

With pressures for access to affordable homes increasing, the Council play a lead role in driving and co-ordinating efforts to identify new development opportunities and funding streams. Residents of the Borough consequentially benefit from these efforts when they result in the delivery of new affordable homes within the Borough.

#### Footnotes

<sup>1</sup> The partner organisations are currently Warrington Borough Council, Warrington Housing Association, Golden Gates Housing Trust, Your Housing Group, Muir Housing Group, Plus Dane Housing, Helena Housing.

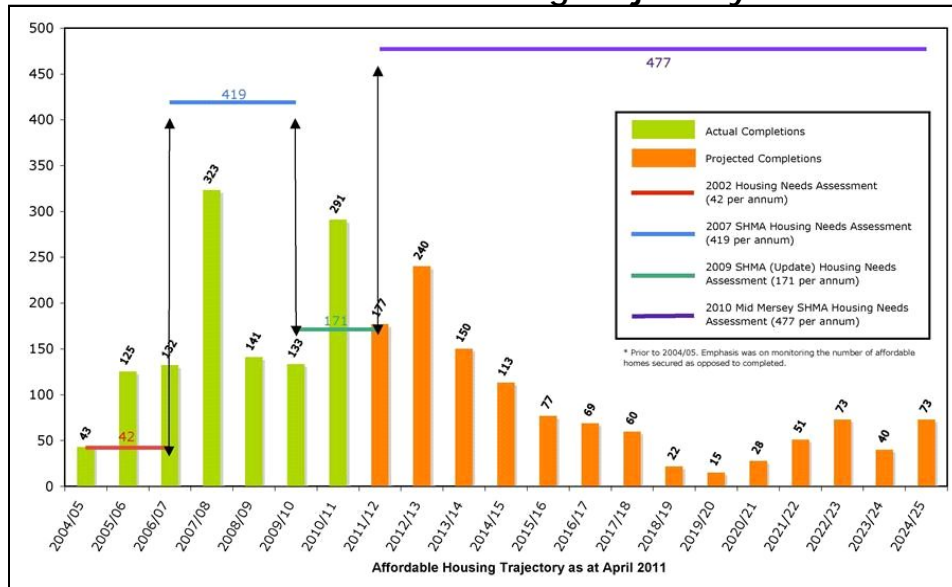
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## 4) Projected Service Use and Outcomes in 3-5 Years and 5-10 Years

**4.1) Affordable Housing Need and the Supply of New Affordable Homes:** The level of affordable housing need within the Borough is comprehensively detailed within the Council's Strategic Housing Market Assessments (SHMA). The Borough's first SHMA was conducted in 2007 and later updated in 2009. More recently (2011), a sub-regional SHMA was conducted at the 'Mid-Mersey' housing market area which comprises of the local authorities of Halton, St. Helens and Warrington. This latter assessment provides a sub-regional overview, but also included further updating of data sets specific to Warrington.

Each of the assessments provides a snapshot of affordable housing need at a given point in time, following a prescribed approach by the national Government. As can be seen in Chart 11, affordable need can fluctuate significantly between points, with a multitude of external factors, such as house prices, mortgage availability, and household incomes, in effect. In Warrington, the Council and its partners need to aim to deliver between 171 and 477 new affordable homes per annum in future years, as need will fluctuate between these two levels.

**Chart 11: WBC Affordable Housing Trajectory**



(Sources: Housing Needs Assessment, 2002; 2007; 2009; 2010)

As can be seen from the projected completions in the trajectory set out in Chart 11, this target will be challenging, perhaps even more so, given changes to the funding regime for affordable homes introduced by the new Coalition Government. The chart makes clear that predicted affordable home completions (orange bars) are short of need (purple line).

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## 5) Evidence of What Works

The delivery of new open market and affordable homes constitute development and, as such, their location, style, type, tenure, and design is largely influenced by the statutory Development Plan (2006). The Development Plan is the document against which all planning applications should be assessed. Alongside policies within the Development Plan, advocating design standards, such as Building for Life and Lifetime Homes, has helped to ensure that new homes and their immediate environments encourage and enable a greater degree of independence, healthy living, and mental wellbeing, (Barton and Tsourou, 2000). Addressing these issues in existing stock is more challenging, however, and subject to collaborative efforts with Registered Providers of Social Housing, as well as private landlords.

In preparing the Development Plan, the Council is required to undertake a Strategic Environmental Assessment and a Health Impact Assessment. These processes aim to ensure that any plan or policy that affects housing is subject to assessment and emerge as sustainable as possible.

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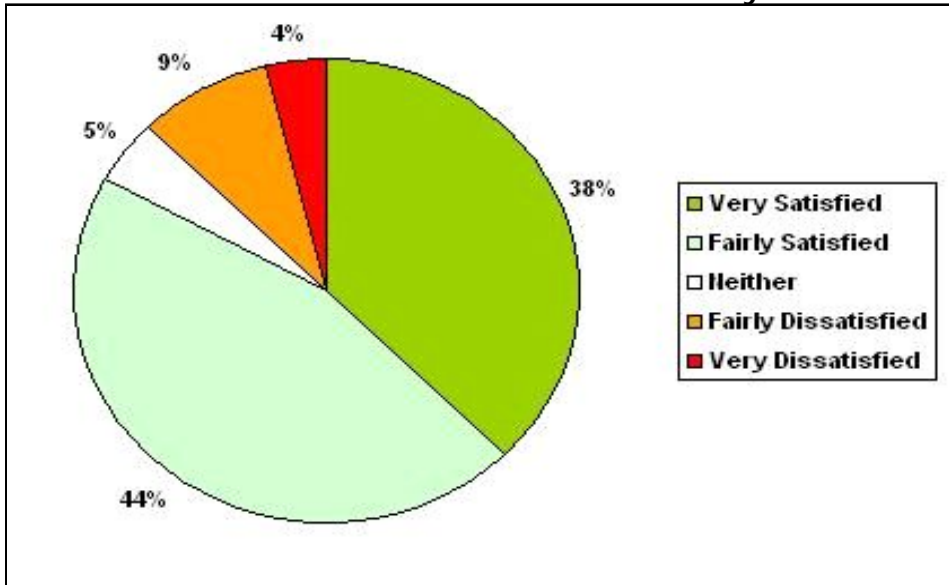


## 6) (Target) Population/Service User Views

Golden Gates Housing Trust (GGHT) is the largest Registered Provider of social housing in the Borough, managing circa 8,700 homes. GGHT have conducted several user satisfaction surveys to date, which offer a valuable insight into residents' satisfaction with their homes on several fronts. The last comprehensive survey from which data can be reliably drawn was in 2008. Key findings of relevance from this are set out in the charts below.

Chart 12 shows that 82% of tenants were satisfied with the overall quality of their home. This equals the results of the 2006 STATUS Survey, which also produced a satisfaction rate of 82%, although the 2006 rate was derived from a larger sample of 4,500 respondents.

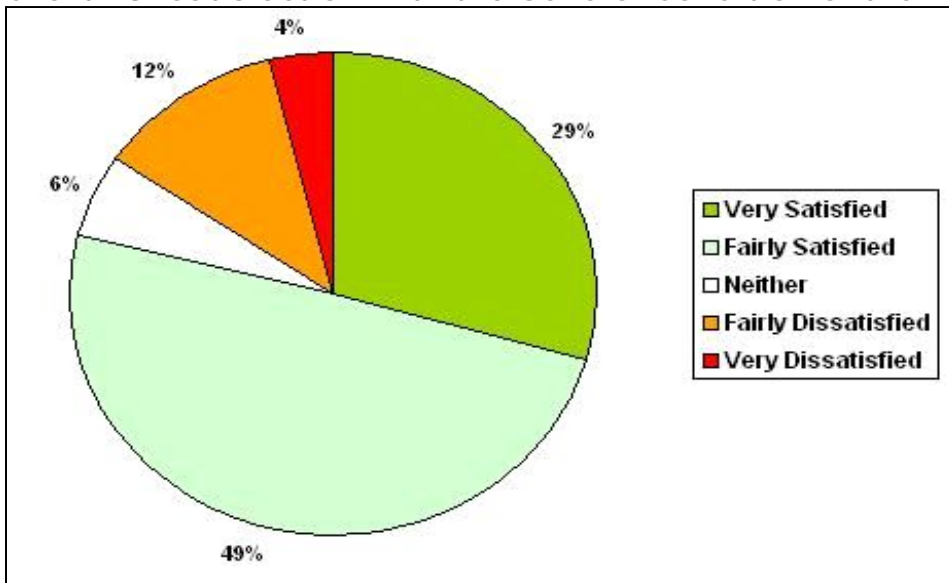
**Chart 12: Satisfaction with the Overall Quality of Home**



(Source: GGHT 2008 STATUS Survey Results - 1,062 respondents)

Chart 13 shows that 78% of tenants were satisfied with the general condition of their home. This is slightly higher than the results of the 2006 STATUS Survey, which produced a satisfaction rate of 76%, although the 2006 rate was again derived from a larger sample of 4,501 respondents.

**Chart 13: Satisfaction with the General Condition of the Property**

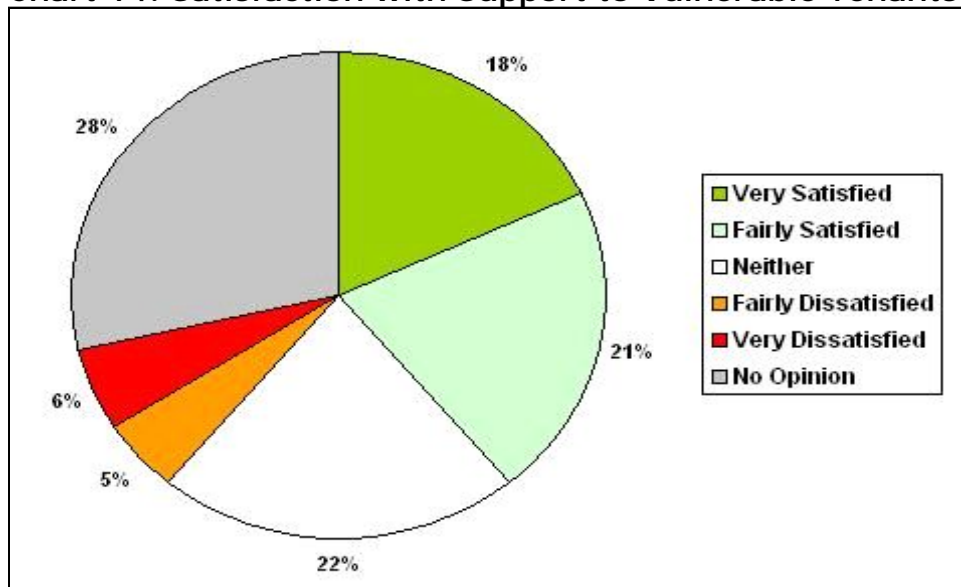


(Source: GGHT 2008 STATUS Survey Results - 976 respondents)



Chart 14 shows that 39% of tenants were satisfied with the support provided to vulnerable tenants. A large percentage of respondents expressed no opinion on this measure, potentially because they had not required it. Unfortunately, no comparable data is available from the 2006 STATUS survey.

**Chart 14: Satisfaction with Support to Vulnerable Tenants**



*(Source: GGHT 2008 STATUS Survey Results - 859 respondents)*

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## 7) Unmet Needs and Service Gaps

The data has shown:

- There is not enough social housing in the Borough to meet the current needs of the population. Given the affordability issues, the future gap between supply and demand is likely to increase.
- There is not enough Gypsy and Traveller provision within the Borough to meet the accommodation needs of these communities. This issue has been proven nationally to exacerbate already significant health inequalities between these communities and the settled population.

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## 8) Recommendations for Commissioning

Whilst specific interventions could be considered to address health issues, ensuring appropriate strategic policies and programmes that address the underlying housing issues will have more significant, long lasting and multi-beneficial impacts. In this regard, the Council's Development Plan (2006) and Housing Strategy, along with any associated programmes, present the greatest opportunities to positively influence housing outcomes.

The Council's emerging Local Development Framework Core Strategy (Warrington Borough Council, 2012) includes policies to seek to achieve the following objectives:

- Ensure enough land is continually identified in order to build new and new affordable homes on (Objectives H4 and H5).
- Provide a mix of housing, in terms of type, size and tenure, to deliver a better balance to the housing market across the Borough by matching supply to identified needs, and securing planning obligations on qualifying housing developments, where viable, to boost the supply of affordable homes (Objective H7).
- Increase housing choices in areas of deprivation through the delivery of a variety of type and tenure of new homes, ensuring that the location, size and type of affordable housing provides at least an equivalent standard of accommodation to housing available on the open market (Objective I5).
- Establish the level of need for sites to accommodate the Gypsy, Traveller and Travelling Showpeople communities that need to reside temporarily or permanently within the Borough, and set criteria for the identification of sites to meet need (Objective H9).
- Ensure the delivery of high quality housing that is well designed and built to a high standard (Objective H10).
- Promote the "Building for Life" design standard in residential developments (Objective HP3).

The Council's Housing Strategy (2008) sets out five priority actions from which a number of direct actions follow. These priorities include:

1. To provide decent, sustainable and affordable homes in places where people want to live.
2. To help people live at home, improve their independence, health and quality of life.
3. To promote the case for housing investment to sustain a balanced housing market in Warrington.
4. To work with communities and partners to improve the social and economic wellbeing of people living in Warrington.
5. To ensure equality of access to housing services.

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## 9) Recommendations for Needs Assessment Work

It is evident that certain housing factors can have an impact on health and this is well-documented. We do not, however, currently identify direct links or behaviour change as a result of the wider housing context at the local level. Therefore, it is difficult to fully inform policy formulation or the appropriate allocation of resources and evaluate their impacts in relation to health improvements.

Future JSNAs may therefore want to look more closely at the underlying policies and programmes that contribute to the wider housing context as well as any Health Impact Assessments that have been undertaken, along with the contextual indicators given here.

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