



Borough of Telford and Wrekin

Health & Wellbeing Board

Thursday 26 June 2025

Draft Housing Strategy 2025 - 2030

Cabinet Member:	Cllr Richard Overton – Deputy Leader and Cabinet Member: Housing, Highways & Enforcement
Lead Director:	Katherine Kynaston – Director: Housing, Commercial & Customer Services
Service Area:	Housing, Commercial & Customer Services
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Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Health & Wellbeing Board – 26 June 2025

1. Recommendations:

The Health & Wellbeing Board is requested to:

- 1.1 Support and provide feedback on the Council's draft Housing Strategy 2025 – 2030, included as Appendix 1.

2. Purpose of Report

- 2.1 To report on progress of the housing and homelessness priority in the Health and Wellbeing Strategy 2023 – 2027.
- 2.2 To present the draft housing strategy 2025-2030, and request feedback prior to cabinet approval for public consultation in July 2025.

3. Background

- 3.1 Housing runs at the heart of everything we do. A decent place to live, sets the foundation from which health, education and work can flourish. Housing is the building block of thriving communities and neighbourhoods.
- 3.2 Working with a range of partners much has been achieved since 2020:

Delivering 312 long term empty properties back into use	Delivering 800 new homes for private rent and affordable rent through Nuplace to over 1,500 residents with a 95% tenant satisfaction rate	Refurbishing 56 properties through Telford & Wrekin Homes providing accommodation for some of our most vulnerable	Preventing or relieving the homelessness of over 4,000 people including 239 who were rough sleeping	Providing advice and support to over 7,000 fuel poor residents and grant funding 400 households to improve energy efficiency of their homes. Estimated CO2 savings 596 tonnes	Supporting 2000 residents living in private rented properties to improve their housing conditions
Improving the quality of 766 private rented properties through our building safer stronger communities programme	Delivering over 1,200 new and affordable homes each year	Supporting the delivery of over 600 homes for older people	Providing over 2,000 grants per annum to make adaptations to enable residents to live, independently at home	Attracting annual housing investment of over £5m from Homes England	Conducting 30+ prosecutions and civil penalties for breaches of housing legislation

4. Summary of Main Proposals

- 4.1 Our new Housing Strategy 2025-2030 continues to be concerned with all types of housing, tenure and housing needs. It sets out the Council's long-term vision for housing and the actions that it will take to address the housing needs of the borough, seeking to ensure that every resident has access to safe, affordable, and quality housing. The strategy outlines the Council's commitment to improving the availability and standard of housing, while also focusing on sustainability, community empowerment and regeneration.

5. Local Context

- 5.1 Since the adoption of the Council's last strategy, and in line with national trends, the Council has seen changes in the borough's population:

13.5% population increase between 2013 and 2023 to 192,000

Between 2013 and 2023 the borough's population aged 65 and above grew by 28.5%

21.2% (16,197) privately rented (Census 2021), increase of 6.2% from 2011 & greater than England (20.5%)

18.0% (13,784) in social rented accommodation in 2021, smaller proportion than 2011 (19.7%) greater than England (17.1%).

12,900 or 16.3% households living in fuel poverty (2022) - higher than England rate of 13.1%

15.6% residents (29,400) live in areas ranked 10% most deprived in England. 24.3% in 20% most deprived.

2021 Census, 1 in 5 of the borough's population (age standardised) reported a disability, greater than the proportion for England (17.7%)

5.2 We have also seen some new challenges affecting the Borough's residents, including the cost-of-living crisis and energy price hikes. These are disproportionately affecting the Borough's lowest earning households.

6. Housing Strategy 2025 – 2030

6.1 The proposed objectives are:

- To make the BEST use of our existing homes
- To support safe, clean, green, healthy, connected communities
- To provide homes to support and empower the Borough's most vulnerable people

7. Health and Wellbeing – Housing and Homelessness

7.1 Housing and homelessness are important to residents' health and wellbeing on a range of levels, where we live and our housing conditions are a key "wider determinant of health" and accommodation for the most vulnerable residents, those with disabilities or who are care leavers and homelessness are closely related to health inequalities.

7.2 The proposed strategy will deliver the priorities of the health and wellbeing strategy in the following ways:

- Ensure all private rented properties we inspect are safe and free from hazards, with a particular emphasis on damp and mould, excess cold and overcrowding. Ensuring compliance with national energy efficiency standards.
- Working closely with partners providing welfare and homelessness services Citizens Advice Bureau and Marches Energy Agency to help residents struggling with the cost-of-living crisis, putting them at risk of homelessness.
- Continue to implement our Affordable Warmth Strategy launching a new Warm Homes: Local Grant alongside existing Warm and Well Telford, On and Off gas

property support and loan funding for low income households residing in the most energy inefficient properties in the borough.

- Working with Registered Social landlords to maximise the number of vulnerable and homeless individuals and families successfully rehoused through nominations - maximising access for the most vulnerable.
- Work with partners and the police to focus on safe, clean, well-maintained neighbourhoods continuing to drive the Council's safer, stronger
- Continue to prevent and relieve homelessness and support the most vulnerable clients to become tenant ready
- Ensure the Council's Supported Accommodation offers good quality support and accommodation and work with partners to continually monitor and review effectiveness.
- Ensure that there is a place of safety available through emergency accommodation for all people experiencing domestic abuse, in accordance with its status as a White Ribbon Town.
- Co-ordinate access into the Council's Specialist & Supported accommodation to ensure access for those most in need.
- Work with partners to influence the future supply of adapted affordable and social housing that can meet the needs of the Borough's ageing population and those with physical disabilities including those adults and children living with families and requiring larger properties.

8. Alternative Options

- 8.1 Whilst it is not a statutory requirement in itself for the Council to have a Housing Strategy, Cabinet could decide not to proceed. To do so would however mean that the Council would adversely affect all the excellent work being done in the Borough to help meet the needs of its residents.

9. Key Risks

- 9.1 In carrying out the consultation, there is a risk that consultation will not reach enough people and, therefore, feedback is not representative of all residents living in the borough. To mitigate this risk, across Telford and Wrekin, Voluntary Organisations such as Age UK, Marches Energy Agency and housing charities such as Maninplace will be supporting the delivery of the consultation to ensure widespread awareness of the opportunity to comment on the draft strategy and engage with the consultation exercise.

10. Key Council Priorities

- 10.1 This strategy will build on existing initiatives and links closely to the themes of Telford & Wrekin Council's plan to protect, care and invest to create a better borough with the priorities:

- All neighbourhoods are a great place to live
- A community-focussed, innovative Council providing efficient, effective and quality services
- Everyone benefits from a thriving economy
- Our natural environment is protected, and the Council has a leading role in addressing the climate emergency
- Every child, young person and adult lives well in their community

10.2 The strategy also links closely with the priorities identified in the Health and Wellbeing Board vision – happier, healthier fulfilled lives.

11. Financial Implications

11.1 The approved Capital Programme includes funding which will support the objectives identified in the report.

12. Legal and HR Implications

12.1 There is no legal requirement for the Council to have a Housing Strategy, the previous duty being removed by the Deregulation Act 2015.

However, preparation of such a strategy is deemed good practice serving as a useful policy document setting out the Council's aims, objectives and intended outcomes in respect of all housing matters.

There are no other legal implications arising from this report.

The proposals contained in this report can be delivered using existing resources

13. Ward Implications

13.1 All wards will be impacted upon by these proposals.

14. Health, Social and Economic Implications

14.1 It is intended that this programme of work will contribute to improve health and wellbeing outcomes within the borough.

15. Equality and Diversity Implications

15.1 This strategy is about how the Council can work to deliver housing for all. In setting out its proposals the Council has paid due regard to the Public Sector Equality Duty, ensuring that equality considerations have been embedded throughout the process. The Council has actively considered how its decisions and actions will affect people with different protected characteristics, and has sought to eliminate discrimination, advance equality of opportunity, and foster good relations within the communities it serves, particularly in relation to access to safe, affordable, and suitable housing in line with our statutory responsibilities under s149 Equality Act 2010.

16. Climate Change and Environmental Implications

- 16.1 This strategy delivers on a number of actions under the Telford and Wrekin Council Corporate Climate Change Action Plan, such as Affordable Warmth, including work with the Telford Energy Advice line and direct delivery of retrofit programmes to the most carbon inefficient properties in the borough. Biodiversity & Carbon Sequestration, such as work with the review of the local plan to consider opportunities to enhance tree and woodland protection and Planning Policy by using the review of the Local Plan to develop robust policy that supports and promotes a move to carbon neutrality. This includes consideration of how development will need to adapt to the impacts of climate change and promotes opportunities to maximise carbon sequestration in the future.

17. Background Papers

- 1 Housing Strategy 2020 – 2025

18. Appendices

- A Draft Housing Strategy 2025 - 2030

19. Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	03/06/2025	03/06/2025	DR
Legal	03/06/2025	13/06/2025	SH