

## HOUSING AND HOMES IN BIRMINGHAM: WORKSHOP 2: 29/9/2016

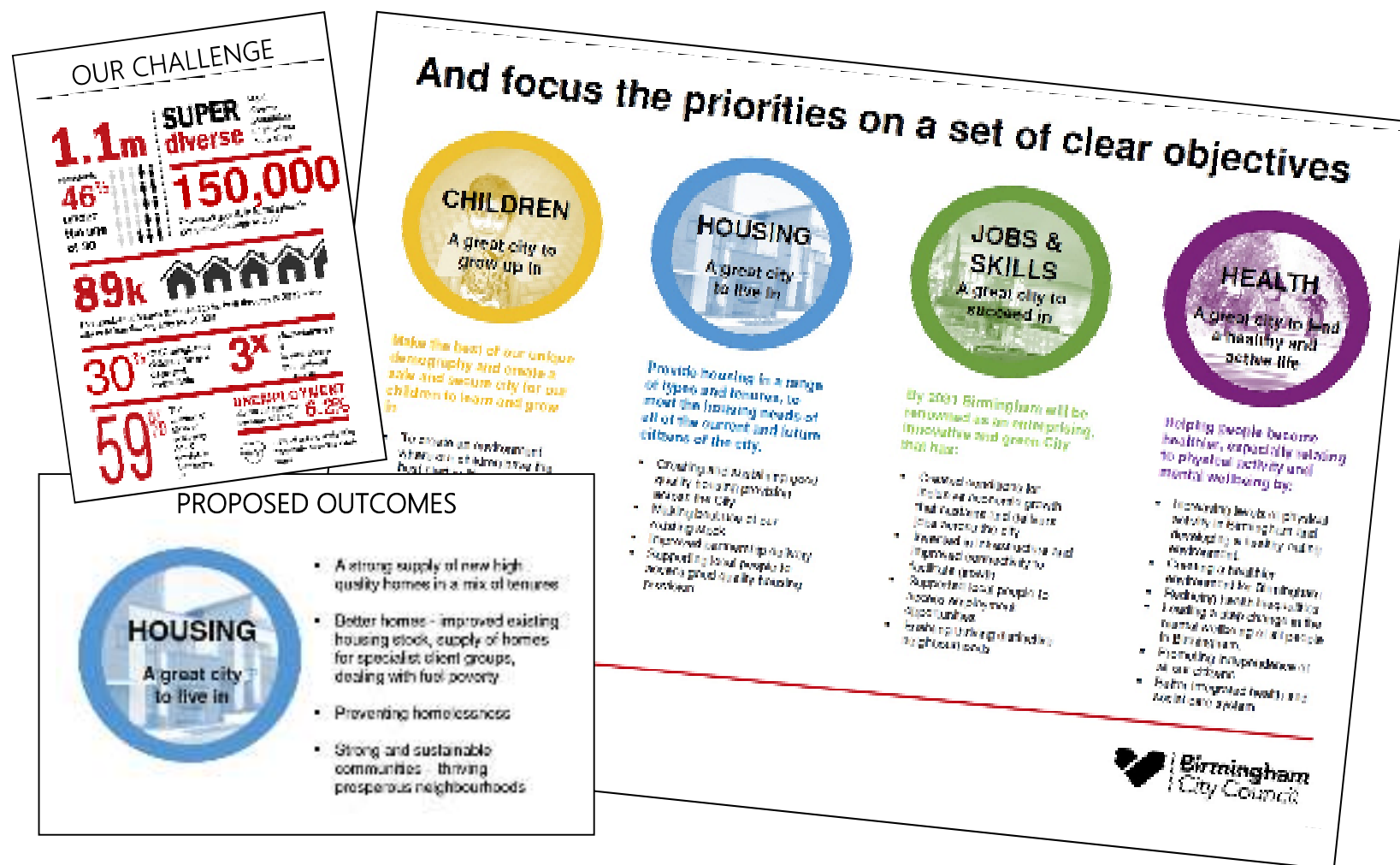
## 1 WHAT MAKES A GREAT NEIGHBOURHOOD



- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>o People</li> <li>o Community cohesion</li> <li>o Community</li> <li>o Community spirit</li> <li>o Neighbourliness</li> <li>o Supportive neighbours</li> <li>o Good neighbours</li> <li>o Nice neighbours</li> <li>o Look out for each other</li> <li>o Having each other's back... but to a point</li> <li>o Involvement</li> <li>o Active residents able to have say in area</li> </ul> | <ul style="list-style-type: none"> <li>o Security</li> <li>o Safe</li> <li>o Feel safe</li> <li>o Safety</li> <li>o Feel it's a safe place</li> <li>o Secure</li> <li>o Local facilities</li> <li>o Transport</li> <li>o Safe walk to local shops</li> <li>o Good infrastructure</li> <li>o Accessible</li> <li>o Things to do</li> <li>o Food</li> <li>o Good housing</li> <li>o Looked after properties</li> <li>o Built environment</li> </ul> | <ul style="list-style-type: none"> <li>o Clean</li> <li>o Green</li> <li>o Peace and quiet</li> <li>o Good environment</li> <li>o Green space</li> <li>o Pride</li> <li>o Inclusive</li> <li>o Sharing</li> <li>o Belonging</li> <li>o Want to be there</li> <li>o Energy</li> <li>o Support people to help themselves</li> <li>o Productive - put in more than you take out</li> <li>o Vibrant</li> </ul> |
|--|---|--|

## 2 OUR VISION FOR HOUSING IN BIRMINGHAM - CHALLENGE, PRIORITIES AND OUTCOMES

Councillor Trickett set the context for the workshop by setting out the key elements of Birmingham's challenge and emerging vision



### 3 DISCUSSIONS AND PROPOSALS

Groups formed around issues that people felt passionate about, in the context of the overall vision for housing and homes in Birmingham – A Great City to Live In, and the questions:

- o What new, innovative or existing ideas can help make Birmingham a great city to live in?
- o How do we really listen and engage with people to help us make Birmingham a great city to live in?

#### STOP BUDGET CUTS AND IDENTIFY NEW FORMS OF FUNDING

New Sources of Funding:

- o Pension funds
- o Community bonds
- o More/ efficient charges for services
- o Recovery of legal costs



#### REDUCE ROUGH SLEEPING

- o Engagement – how do we engage with people who don't want to engage with us?
- o Shelter mentors – using their stories to shape our services
- o Direct conversation – listening to their stories
- o Definition?
- o Why?
- o Rough sleeping/ begging
- o Whole system approach
- o Other city successes
- o Learning from other areas
- o Home first and wrap around
- o Making best use of empty properties – being more imaginative
- o Leeds – Canopy and Latch – work with homeless people to do up empty homes
- o Homeless people could caretake empty properties
- o Alternative giving scheme – getting the message out to people
- o Helping homeless people with pets find accommodation

# HOW DO WE MOVE FROM SUPERFICIALITY TO DELIVERY

## LAND

- o Available but not liberated
- o Quality
- o Quantity
- o Ability to assemble (scale)
- o Small parcels for community-led housing
- o 10% of public land could meet housing need

## AGREED:

Shortage of housing land makes Birmingham an expensive place to build

- Build on other public land
- Out of Birmingham
- Grey
- High densities
- Conversion
- Empty homes
- New models
- Liberate small sites
- Assembly of land

## FINANCE

- o Land costs due to availability
- o Use of surplus?
- o Shared resources
- o Collaborative approaches
- o Joint investment
- o Lack of coherent strategy ??
- o competition – pushes up land prices

## SKILLS

- o Pipeline of skills required
- o Brexit???
- o Apprenticeships
- o Training, BBS, BYP, youth promise
- o Use of data and analysis - share

## WILLINGNESS

- o Who is best placed to assemble and build?
- o Self interest
- o Wider public interest – all – not just Council
- o Perception is that BCC wants to build itself
- o Is size a benefit or barrier?

## EMPTY HOMES

- o Community Infrastructure Levy difficulties
- o 5000 private sector
- o Registered providers?
- o Birmingham City Council?
- o Quantify
- o Investment
- o Use? – change of
- o CPO powers
- o Capacity of team
- o Empty Homes Tsar
- o Investment?



GET BACK INTO THE COMMUNITY / CREATING EFFECTIVE COMMUNITY LEADERS / 'THIRD WAY' – COMMUNITY DEVELOPMENT/ ENGAGEMENT  
INSPIRE AND ENABLE COMMUNITY LED HOUSING / CLEAN STREETS EVERYWHERE

- Identify issues
- Explore funding to improve neighbourhoods
- Use of innovation fund
- Do things differently to show impact
- Have pride in the area and take ownership
- Street Champions
- Creating clean and cared for streets encourages people to take care of their own gardens and properties
- Look wider for good practice



ACTION

- Washwood Heath Partnership – suggests a way forward. Community based meeting already planned for 6/10/16 – involving:
  - Resident groups, police, fire, place manager, HLB, schools, faith leaders, community groups, housing associations, councillors, local traders...

ENGAGING WITH YOUNG PEOPLE / HOUSING FOR YOUNG PEOPLE

- Volunteering – give young people rewards (points/ food/ rent)
- Utilise the same ideas for prospective council tenants/ benefit recipients
- Reduce cost of living for students – less need for part-time work, more time for volunteering
- Young people need to be asked specific questions rather than invited to participate
- Apprenticeships – young council tenants
- Community – bringing people together at local festivals





INNOVATION – HS2 - ATTRACT YOUNG PEOPLE TO STAY IN OUR CITY

INNOVATION – TRAM NETWORK – JOBS AND GROWTH

HOW DO WE BECOME A CITY WITH THE LARGEST NUMBER OF NEW COMMUNITY START-UPS

Explore how we:

- Create larger number of community housing start ups
- Housing innovation lab
- Explore European models of self-build community led development
- Increase density
- Modular housing
- City's land portfolio – a new approach

LOCAL INVESTMENT IN REGENERATING COMMUNITIES TO CREATE EMPLOYMENT OPPORTUNITIES

- Create partnership with developers, Has and social investors for longer term investment in City/ priority areas
- Create local jobs/ training to deliver development
- Inward investment model for services to businesses
- Community investment funding
- Invest to reduce housing costs – e.g. heating/ energy
- Create flexible building spaces

ACTIONS:

- Source investors
- Build agreement on what investment should produce
- Approach LEs
- Dialogue with WMCA
- Pilot approach in selected localities



SOME FURTHER ISSUES/ QUESTIONS RAISED BUT NOT ADDRESSED AT THIS WORKSHOP

- How do we create a vision for Birmingham that learns from other great cities
- Zero carbon housing
- Good citizenship – pride in the city: taking ownership of the city, not just your own home
- Recognition that not everyone is 'nuclear' – most people aren't
- Build a system that anyone can understand – and in plain English
- Can we give these questions about listening to schools – pupils, teachers, parents
- Citizen investment bond
- How can the City Council open up and form genuine delivery partnerships
- Utilise unused council building in a park for a community hub to tackle health and wellbeing issues
- How I get a family of 9 living in a one bedroom house somewhere that the kids can grow, learn and live in a way that respects others... which doesn't have damp, be broken and which can be paid for by universal credit
- Is failure an option?
- Inclusivity of refugees and migrants

#### 4 NEXT STEPS

- Talk to people – all out! – find out what people in communities think and feel, and what other ideas they have
- Reference group to work up vision and strategy. Offers of participation to Jacqui
- Challenge our norms (if you do what you've always done, you get what you've always had)
- Barriers – remove them (be a ladder, not a snake)
- Self interest – set aside?
- This is just a start – we will create and encourage ongoing dialogue (including digital) – and all participants to date will be included
- Extend involvement (a problem shared is a problem halved)
- We are a young city – we must find ways to involve young people in this process