



HOUSING AND HOMES IN BIRMINGHAM

To promote independence, life skills and informed choices in accordance with the individual care plan and to enhance inclusion in the community. • Ensuring:

- o Respect for Service Users right to choose and refuse assistance**
- o Support for the Service User in making informed choices**
- o The Service Users develop the ability to reach their full potential**
- o Service Users are supported to maintain personal hygiene and appearance**
- o Service Users are treated with respect at all times**
- o A safe environment for chosen activities**
- o Support is given to Service Users to manage their domestic and personal resources**
- o Provision of specialised care to clients with specific needs according to your own skills and qualifications**
- o There is a minimisation of risk to yourself and the Service User during emergency situations**
- o Accidents or injuries are always reported, whether it be to yourself or the Service User. In accordance with Warrencare policy and procedure**

• To promote travel training, money management and independent life skills as required by the care plan. • To provide personal care where required which may involve assistance with; Continence requirements; Health and Medication requirements; Manual Handling; Eating and preparing meals; Handling personal possessions; finances and documents; entering the home, room, bathroom and toilet; shopping. • To facilitate ensuring personal care provision is in a safe and appropriate environment, where directed through the care plan. • To promote effective communication and relationships with Service Users and work colleagues and to be aware of communication differences and adopt an approach that minimises the effect of such differences. • To manage behaviours adhering to strategies and procedures set out for individuals within legislation • To maintain records (e.g. care plans) where necessary, ensuring these are wholly accurate, up-to-date and completed in a timely manner. • To complete SPR Forms for every support session attended and incident forms as and when required.

• To ensure confidentiality is maintained at all times, in keeping with the Data Protection Act (DPA) 1998 – ensuring that a Service Users personal details are not disclosed to any unauthorised person and all records are maintained within the DPA 1998 requirements. • To demonstrate understanding and awareness of WarrenCare’s Equal Opportunities Policy and be able to put this into practice in a working environment. • To contribute towards the protection of individuals from abuse, adhering to the Protection of Vulnerable Adults legislation • To attend any meetings in order to contribute to the effectiveness of support delivery. • To undertake any training required in order to perform the role more effectively, acknowledging any deficits in knowledge or practice, identifying training needs and formulating training plans with the direction of personnel

1 WHAT MAKES A HOME

- Neighbours
- Community
- Neighbourhood
- Good neighbours
- Good local facilities
- Not necessarily about what it looks like, but what's around it
- Safe environment
- Secure environment
- Condition and environment
- Community setting
- Infrastructure – schools
- Infrastructure – transport
- Something that delivers sense of community
- Identity
- Personalised
- Reflect culture
- Suits those that live in it – children, elderly, extended family...
- Different things to different people
- Opportunity
- Pride
- Ownership
- Stay as long as you want
- Keeping your stuff
- Freedom
- A foundation
- You can manage it
- It's mine
- Security of tenure
- My space
- Sense of belonging
- Where you want to live
- Refuge
- Peace and quiet
- Shelter
- Warmth
- Comfort
- Calm
- Security
- Stability
- Safe
- Where the heart is
- Family
- People
- Friends
- Emotional connection
- Welcoming
- Laughter
- Play
- Recreation
- Beer
- Wine
- Cheese
- Kitchen
- Space
- Facilities
- Bills
- Washing up
- Maintenance
- Responsibility
- Liability
- Asset
- Affordable – upkeep
- Not detrimental to health
- Quality

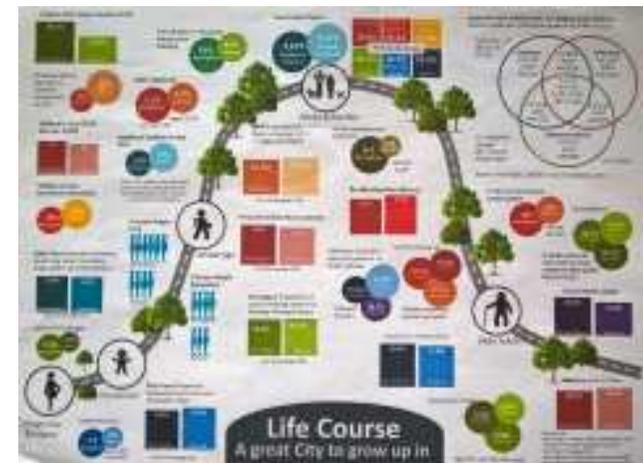
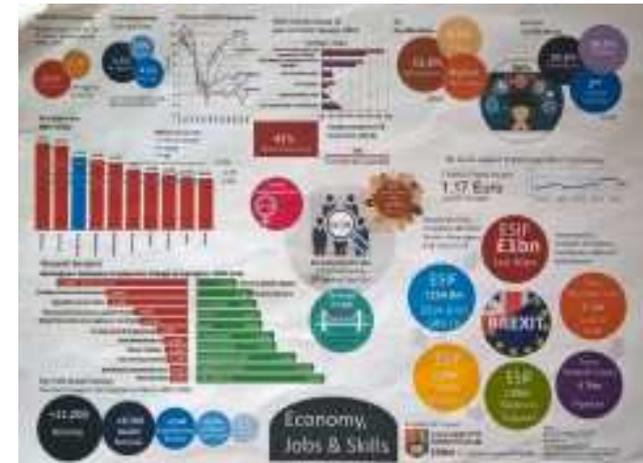
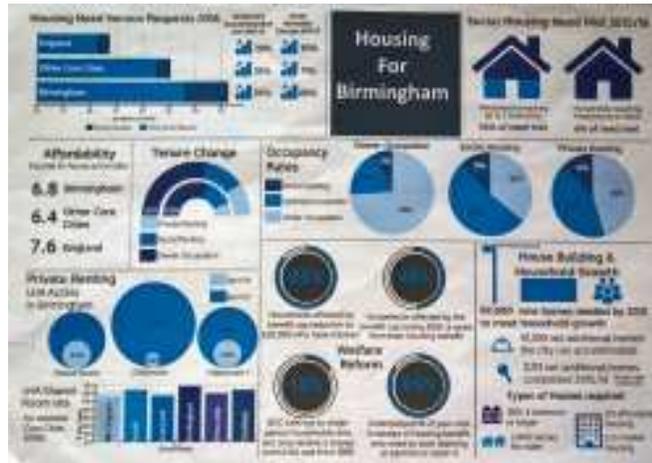


2 REFLECTIONS ON BIRMINGHAM INFOGRAPHICS

(HOUSING, ECONOMY, DEMOGRAPHICS, LIFE COURSE)

OUR QUESTIONS

- What do you class as affordable?
- How do we release land for building?
- Why is the private rented sector increasing?
- How do we provide housing for younger people?
- How do we free up under occupied homes?
- Where is the under occupation?
- What is being done about vacant commercial stock?
- Are all methods of construction being considered?
- Can we manage demand differently?
- Can we meet demand differently?
- What about the quality of homes?
- How do we turn back time?



3 PRIORITY AREAS

A STRONG AND SUSTAINABLE COMMUNITIES

HEADLINE OUTCOMES	HEADLINE ACTIONS
<ul style="list-style-type: none"> o Successful places for communities 	<ul style="list-style-type: none"> o Identify appropriate leadership and coordination – not one size fits all
<ul style="list-style-type: none"> o Greater engagement and social capital 	<ul style="list-style-type: none"> o Stimulating local action, activity and agency
<ul style="list-style-type: none"> o Engaged, strong and sustainable communities 	<ul style="list-style-type: none"> o Agencies come together around commitment to clean and safe environment
OTHER OUTCOMES	OTHER ACTIONS
<ul style="list-style-type: none"> o Core expectations but different environments o Social and physical infrastructure o Cohesiveness o Giving back, friendly, connected 	<ul style="list-style-type: none"> o Place making not house building o Who ensures the success of neighbourhoods? o Community outreach events o Student volunteering o Place managers not planners

MISCELLANEOUS OTHER

How can communities influence their neighbourhoods?
Encouraging new voices in communities

Volunteering brings community together
Good relations with neighbours
Community outreach events
Social activity
Student volunteering in community

Ownership and control of social/ rented housing by tenants

What does a safe and secure home look like in different communities

Location that works for me at my time of life
Life journey of housing need
Alternative offer for young people – lower rents
Deconversion of HMOs to family homes

Connectivity and access

Review lettings policy
Intervention needed in mono tenure estates
Tackle poor tenants and quality of life
Pool resources to pay and manage
Who is best placed to manage estates/ communal space?
(Council) place managers
Who leads in ensuring the success of neighbourhoods – some need this
Design of built environment affects community – mixed neighbourhood and properties
New policies on pay to stay act against stable communities

Homes are homes – tenure blind?
Shared outcomes in communities irrespective of tenure

Communities need social infrastructure, transport, schools etc
Targeted resources to school to improve
Where the box is located – safe and secure – location most important

Pet friendly parks
Garden villages approach

Can the clock be turned back in, eg Selly Oak?
Core expectation but different in its application

Negative perceptions of some communities

INSPIRATIONS

Homebaked CLT Liverpool – Community ownership and early stage engagement
Alexandra Road Housing Estate, Camden
Castle Vale LHA
Retirement villages
Witton Lodge

B BETTER HOMES

HEADLINE OUTCOMES	HEADLINE ACTIONS
<ul style="list-style-type: none"> ○ Higher standard of existing stock as well as new build – increased pride in properties and improved tenant maintenance 	<ul style="list-style-type: none"> ○ Increased and consistent regulation across the housing sector
<ul style="list-style-type: none"> ○ Matching homes to needs 	<ul style="list-style-type: none"> ○ More research into demographics in terms of needs and aspirations for housing
<ul style="list-style-type: none"> ○ Better community in locations and infrastructure to improve perceptions and areas and therefore improve homes 	<ul style="list-style-type: none"> ○ Students volunteering in the community to not only benefit locals, but also improve employability of those students ○ More volunteering opportunities for students within the community ○ Infrastructure before building community and housing
OTHER OUTCOMES	OTHER ACTIONS
<ul style="list-style-type: none"> ○ Improved quality of private rented property – esp students ○ Better use of/ more stock ○ Better community/ location is key to a better home – but also needs to be affordable ○ Good design 	<ul style="list-style-type: none"> ○ Consistent Birmingham minimum standards ○ Licensing scheme for better regulation ○ Recycling underused stock for alternative client groups ○ Ease restrictions on size of house ○ Focus on environment ○ Fair subsidy for all renters ○ Incentives for people to invest in their homes ○ Community caretakers – not single tenure – also help elderly owner occupiers and service for private landlords

MISCELLANEOUS OTHER

Encouraging academic institutions to help fund better regulation

Improved and regulated housing

Consider minimum standards

Improved regulation of estate agents

Minimum quality and re-let standards – all sectors

Enable more custom and self-build

What do we mean – quality/ affordable etc...

Better regardless of sector

Enhancing management key

Neighbourhood caretaking schemes

More than just physical

Links to 'strong and sustainable communities'

Invest in good design

Linking design to how people choose to live

Future proofing new properties

Recycling under used stock – eg Cat 2 for alternative client groups

INSPIRATIONS

- o Manchester landlord accreditation regulation scheme

C DRIVING HOUSING GROWTH

HEADLINE OUTCOMES	HEADLINE ACTIONS
<ul style="list-style-type: none"> ○ Land supply 	<ul style="list-style-type: none"> ○ Unlocking ○ Remediation ○ Landbanking – CPO ○ Challenging what can't be built on
<ul style="list-style-type: none"> ○ Best use of available assets 	<ul style="list-style-type: none"> ○ Acceleration ○ Force the market ○ Densification/ regeneration
<ul style="list-style-type: none"> ○ Ensuring skills, labour, materials, access to long term finance 	<ul style="list-style-type: none"> ○ System build ○ Longer term programmes ○ Procurement
OTHER OUTCOMES	OTHER ACTIONS
<ul style="list-style-type: none"> ○ Land reform ○ Market intervention 	<ul style="list-style-type: none"> ○ Use existing CPO powers fully ○ Land remediation and pump priming ○ Use the WMCA to free up land ○ Encourage smaller builders ○ Promote supported lodgings – target under occupied properties ○ Building upwards

MISCELLANEOUS OTHER

Coop approach
 Encourage smaller developers
 Community land trusts
 Community led housing
 Self and custom build

Sites with planning permission must be developed
 More land needs to be released
 Speed up delivery by removing empty properties
 Land reform
 CPO (land and houses)

Encourage smaller builders to acquire land – social enterprise
RSLs acquiring land as a consortium

Financial levers to release land?

Market intervention

Pump prime development

Internal investment

Providing benefits for renovation for more density in current areas

Housing delivery is based on shareholder returns

Trade off quality and quantity – energy efficiency? affordability?

Skills and labour shortages

Allow housing associations and developers to build in Birmingham

Genuine growth

Better build

Planners too prescriptive

Overlay all housing stock in the city

75% of people don't want housebuilder products

Freeing up more land from developers

Land supply coordination – all asset holders

Land supply register

Empty homes and commercial

Build in back gardens

Green belt

Density

Better use of existing

Land remediation

Other local authorities (outside Birmingham)

Combined authority

Duty to cooperate (other LA areas)

INSPIRATIONS

- o Custom/ self-build – Holland
- o Berlin model (LA options all land)
- o Coventry – subsidy

D HOUSING CHOICE

HEADLINE OUTCOMES	HEADLINE ACTIONS
<ul style="list-style-type: none"> ○ A range of flexible pathways that encompass the housing options to stable housing 	<ul style="list-style-type: none"> ○ Develop pathways, explore models, supported lodgings
<ul style="list-style-type: none"> ○ Housing accepted and seen as a home 	<ul style="list-style-type: none"> ○ Address the tension and opportunity between housing as both a right and a privilege
<ul style="list-style-type: none"> ○ Mobility across tenures 	
OTHER OUTCOMES	OTHER ACTIONS
<ul style="list-style-type: none"> ○ More flexible pathways to appropriate housing – especially for under 30s and older residents 	<ul style="list-style-type: none"> ○ Review LHA rate ○ Custom build ○ More choice for elderly in owner occupation ○ Explore the emerging models of community owned housing to bring a new option and opportunities

MISCELLANEOUS OTHER

Options for community led community owned housing – tenure neutral

New forms of ownership

More pathways to different housing

Diversity of provision in each community

Increase awareness of choices

Managed expectations

Choice or need – is there a dichotomy?

Can everyone have housing choice?

Rights and responsibilities

Break away from the silos of private rent/ social/ home ownership
Use partnership: LA and private rented sector to provide homes

Choice is location, not just property

Limited range of products for younger and older people

Get an appropriate LHA rate for Birmingham to meet need
Uniform rate for housing subsidy for rent on all sectors
Better institutional investment for PRS

Using properties smarter