

The Downsizer Initiative

Freeing up family homes



Clive Skidmore

Head of Housing Development



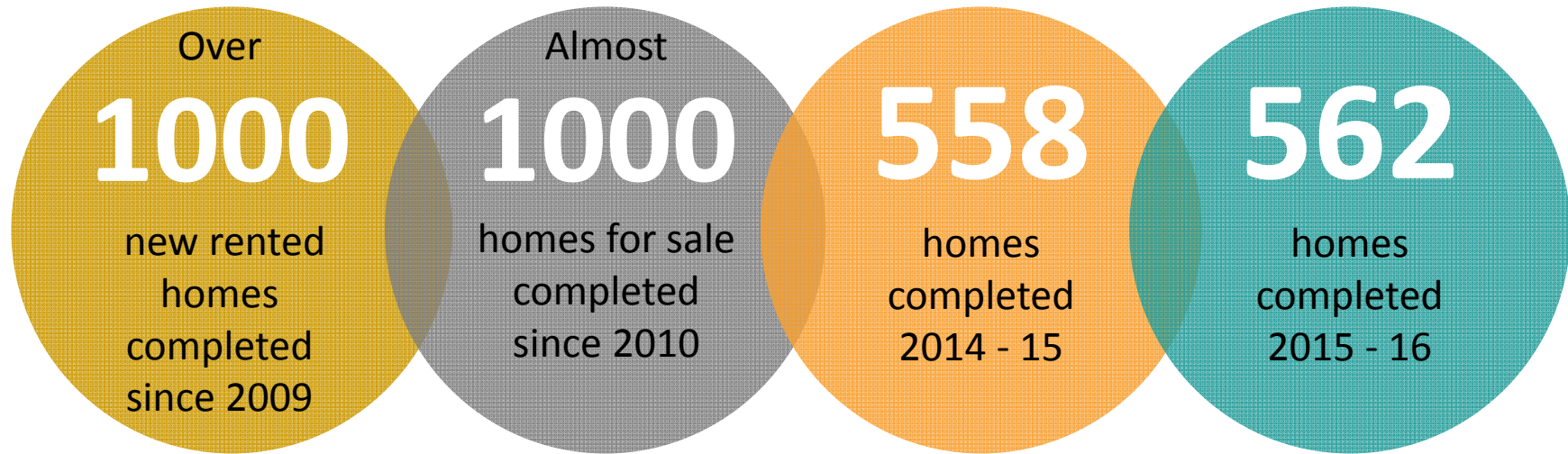
Birmingham
City Council



The Birmingham Position

- 150,000 additional people and 89,000 additional households by 2031
- New homes completions in Birmingham have fallen from 4,000 in 2005-6 to 1809 in 2014-15
- Insufficient delivery by partners
- Government policy falling to increase housing supply
- Housing waiting list at 21,000; 1,500 households in temporary accommodation





Birmingham City Council builds over **25%** of all new homes across the city – for social/affordable rent, sale, and now PRS

The Scale of the Birmingham Housing Shortage

- 89,000 homes required
- An increasing elderly population
- Birmingham has land for just over half that amount
- Best stock has been sold; around 62,600 homes in management, some 45.3% are houses
- New build unable to match pace of clearance and Right to Buy



DIRECT DELIVERY MEANS

**THE COUNCIL ARE IN
CONTROL**

BIRMINGHAM PLAN 2031



Control timing/phasing of developments



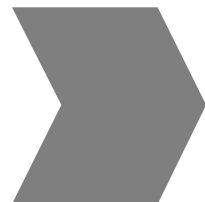
Directly control rents and customer service standards



Council can generate capital receipts



95% customer satisfaction ratings



Construction related activity benefits the city's economy and local businesses

Releasing Valuable Properties

- Around 41% of BCC stock is under-occupied, mainly by elderly tenants (38%)
- Up until now, the housing offer has been poor and/or limited to flats or one bedroom bungalows. Some older stock inappropriately converted
- Our aim is to maintain independent living for as long as possible-reducing public sector investment
- We needed a better quality offer to incentivize older residents to downsize



HAPPI Principles

- Generous internal space standards
- Flexible layouts
- Plenty of natural light
- Balconies, patios, or terraces with enough space for tables and chairs as well as plants
- 'Care ready' so that new and emerging technologies, such as telecare and community equipment



ALL PARTY
PARLIAMENTARY
GROUP ON HOUSING
AND CARE FOR
OLDER PEOPLE

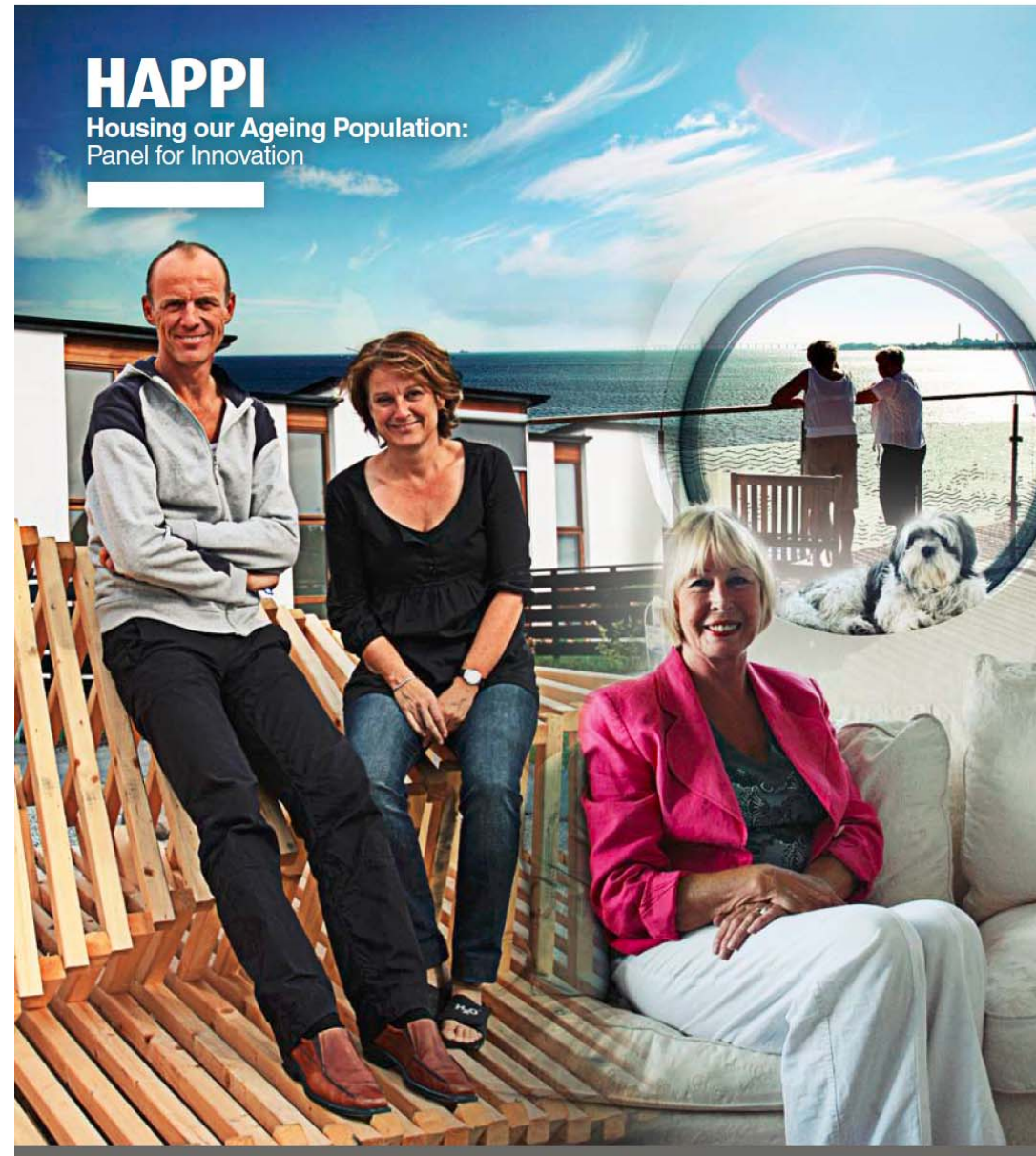
Housing our Ageing Population: Plan for Implementation

Richard Best, APPG Inquiry Chair
Jeremy Porteus, APPG Inquiry Secretary
NOVEMBER 2012



HAPPI Principles

- Multi-purpose space is available for residents to meet
- Guest rooms for visiting friends and families
- Homes are energy-efficient and well insulated, but also well ventilated
- Adequate storage is available outside the home together with provision for cycles and mobility aids



What do older people want?

- 2 bedrooms – either through house hold need or quality of life
- Decent space standards and storage
- Economic to run and easy to maintain
- Flexible to cater for changing needs
- Manageable outside space
- Downsizing does not have to mean down market



The Birmingham Dormer Bungalow

- Based on HAPPI principles
- Dormer style bungalow – Category 1 on ground floor with 2nd bedroom and bathroom upstairs
- Code 4 for sustainable homes
- Bespoke design with good space standards
- Lifetime Homes standard – enables adaptation as needs change
- Flexible to cater for a range of lifestyle challenges both temporary and permanent
- Smaller gardens or balconies provide manageable outside space



Design Principles

- Not necessarily land hungry as planners will allow smaller amenity space or communal facilities
- Suitable for a number of different households
- Double benefit effect – house is released and older tenant more appropriately housed
- Recognised by housing sector as innovative and award winning
- 95% of dormer bungalows are let to downsizers
- Also developed downsizer apartments for aged 55+





Examples



Examples



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www.birmingham.gov.uk/bmht

