

<https://www.housing21.org.uk/our-properties/cohousing/>

Housing 21 Virtual Tour Transcript

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Introducing Harry and Bruce from housing 21.

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Very great thank you so I'm Bruce more on the TV side comparison 21 and manga stars and then pass out to her is going to take you through the site so how's the 20 ones and not for profit charity in the UK, with provider of retirement housing, and what's

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called extra care housing for all the people we've got 22,000 properties throughout throughout England, and those are focused on people have more This means so less well off people and when those 22,000 properties are mainly let for social rents which

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is sub market rents and the issue we had was there are lots of our developments in areas with predominantly white British populations. And even when they were located in moral ethnically diverse areas.

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Many of our residents still tend to come from white British groups. So what we wanted to do was find a way to reach and provide services for more ethnically diverse communities, and particularly in areas of deprivation where there was a greatest need

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for providing better accommodation for older people. And really the purpose that's that's our purpose as an organization to provide quality housing for people who haven't got access to market opportunities to buy properties.

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And I'm personally I'm a strong supporter of the CO housing principles I work for a big landlord organization. I think the community based approach is so important.

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I have a role previously in the helping the outreach group in the London, and get development. What that land for them. So the idea we came up with was developing co housing projects to support communities in really ethnically diverse and very deprived

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areas in inner city to work in partnership with Berman city council who said they want to have 10 of these projects within the city, and they've got some really high areas of high deprivation which normal developers wouldn't go to.

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And so what we've done is, is the first stage is to find a sites bit like Fred Rico's approach is find a site first and then really working with the local community to get interesting cohousing at that site, and they take your role in designing the properties,

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and then we'll take a role in terms of running it and that avoids people like housing 21 is a big provider parachuting in a model that isn't connected with that community and imposing is on people.

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So I'm going to pass over to Harry who's been leading the design and engagement process and take you through some of the images of our first project over care.

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Right, thank thank you Bruce.

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Just share that.

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Hi, I'm Harry window I'm a director at triangle architect were working with Hayes and 21 on these 10 hopefully 10, co housing schemes in in around Birmingham.

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Prison we've just submitted the first cloudy Stephen in the arrow Berman quarter sales as Bruce mentioned is it an area of large beam community mainly Pakistani Bangladeshi and West Indian residents.

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We also looking at another few sites where the mix.

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Changes in terms of the different groups of that are there. One of those challenges co producing cohousing from a design perspective is that there are very few recent documents to access with designing for being communities beam is black Asian mixed ethnic.

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By the way, if you haven't come across that term before.

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As part of understanding we tried to find as much literature as we could.

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These were some of the more prominent documents that are available, and overall and unfortunately, it does seem that there are not many documents out there, or even recent documents, let alone, dealing specifically with older people living.

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I would think we are ready for review but I think there's something we are speaking with a number of organizations where that hopefully will we tackling that I would know that there is an element of generalization that occurs within the documents with

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often repeated trope that they look after their elders, they need like family homes. I won't say that doesn't occur but it is an ever dwindling number of families that it can either take a capable of supporting and accommodating called the members of

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the family, especially as children, way for work or education.

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family, specially as children, way for work or education. Alongside the review of the previous documents we plan to undertake an extensive consultation process. Unfortunately the covert pandemic stop us in our tracks and housing 21 and ourselves have

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to consider the risks we will be putting the older persons we will be meeting.

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As such, a first consultation didn't happen until October 2020 when restrictions were Lyft slightly lifted, almost 11 months after our first meeting with housing 21.

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We cannot emphasize overemphasize the need for the involvement of the local groups and organizations, we work with an organization called legacy West Midlands who have a bedded within the community they already organized classes, activities, and help

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local residents access care and other council based services, where we as architects can go into a project as skilled and experienced that we may be, and let our hubris turn our back on the skills and relationships, relationships, these groups bring with

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them.

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And our first consultation happened with the new begin Community Trust, and then with a group of Bangladeshi ladies, and these were both facilitated by a local organization, Nora is one of the reasons we met at MIT new begin.

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She was very enthusiastic, look forward to see how I look forward to moving in some point, and hopefully we'll be able to do that, the attendance at the new biggest event was mainly West Indian.

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The second event was held in a Indian coffee shop.

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And the main group that was mainly involved a group of Bangladeshi ladies. This was far more challenging because of the language barrier. Again, this is where a local group will help able to assist and we're able to translate our presentations, and more

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importantly, translate the ladies comments back to us.

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Similar comments between the two groups and what they wanted for their scheme, and this informed design development, and these included communal green space vegetable growing community allotment big kitchen and communal space multicultural living isn't

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a problem as we live like that already, was some of the one of the comments and ground floor living is preferred community. Community multifaith room box room for storage scheme needs to be sustainable.

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Man sheds was one thing people wanted space for hobbies and activities, the Bangladeshi ladies noted that they preferred a woman or women only scheme, though they said mix wasn't an issue, we, we dealt bit further into this and that's how they feel about

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about living in a scheme with men. They didn't know. They didn't they did that they didn't know. And one of the ladies enthusiastically responded with, it's not a problem that fight fire died out years ago.

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And unfortunately until recently that was the last time we can meet the residents face to face, due to coven highway was agreed that project and should proceed with the information we had, but also by liaising with legacy and tapping into the knowledge,

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and using them to pass information over back to the residents and get feedback back.

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We also learned the language barrier wasn't a significant issue, and looked at ways we could, in the future, get information over to residents and get information back from them we developed these cards, which we would send out to residents and Austin

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to send back.

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Any that they felt respected what they wanted from this scheme. We use comments that we received from the original consultations, to develop these cards, and we had them transit translated into Bangladeshi, and obviously those could then be translated

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into any other language depending on which group that we're working with.

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One of the other things we highlighted to housing 21 and kind of well written, they were very much in agreement was and and that's true and my own personal experience.

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Was that a lot of these people did a lot of the residents future residents had never been to an extra care scheme or supported living scheme.

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And again, dude coven we weren't able to carry the site visit out until much later in the program project.

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But we did. And they were, they were surprised by what they saw they were very, They were surprised by the quality The, the perception was dated, in terms of what was available, can't emphasize how important this is a site visit, taking people to spaces

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that they might not be able to I hope to be able to take them tomorrow at some point the next group possibly that would be lovely.

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And also to raise their expectations of how they can live as Bruce pointed out these people are live, and are high on the deprivation in the indices, which means.

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Unfortunately, their expectations are curtailed by the lifestyles that they have access to and we need to raise that, and that's what we want. That's what we take them to see other schemes.

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The other part we have to look at, was a parliament layouts. Now, as, as Bruce pointed out, housing 21 provider of housing, we needed to get some adaptability into an apartment layout that met

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standards such as National Space standards housing 21 space standards and building with an early stage we looked at the opportunity the apartment layouts could provide to another residents to adapt the layer to the preference.

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We had to be mindful that the adaptation had to be deliverable without contradicting the former requirements of space standards and so on. Essentially proposed apartments that residents could choose you have choose to have an open plan kitchens, or enclosing

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closed kitchens. Another aspect was the plans with further developed to allow the residents to have a jack and jill bathroom or go for a standard one access bathroom, residents would also have a choice in terms of the finishes and fittings, that would

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be introduced. Within the letter the layouts of kitchens.

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Even the doors internal doors and tying this all this all goes towards allowing the residents to develop a sense of real ownership across the two common as we have, we've tried to design them to dementia design standards.

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So, so they are clear lines of sight two bedrooms and kitchens, generous internal spaces so they're designed to actually be adaptable to wheelchair users or were you know the people can stay there.

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You know, for as long as physically possible, which is a whole part of being in a community, and we wanted to also have a variety of deal aspect apartments were possible and access to green spaces or a balcony at least.

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We also wanted to offer the residents, an opportunity to affect how the external elevations would

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be, and that included, allowing the residents to have a choice of having a balcony, that they could walk out one, two, or a Juliet balcony that they could they could open the doors to, and that would be replaced the breeze select.

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We also designed the bedroom windows to allow for a window box. If they chose to have one where they could do some planting and obviously we change the window design so that they can clean the windows themselves so we split the window into three.

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So that allows for that.

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Another.

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Another design feature was to allow them.

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The choice of the front door that they could have the layout that we've got like I say, has per mix of dual aspect, so death taxes apartments, and then corridor access apartments in close quarters acts as a bonus.

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So, the residents could choose the color the pattern, and therefore that also helps with, again, providing that sense of ownership. And also, it also taps into this some Alice Coleman stoop principle of, which I'm sure you will come across.

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The, the veil of the scheme is very much influenced by the levels on the site.

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As we have attempted to design a scheme which provides green space both resident groups wanted, including two spaces, one which was mainly accessible by the, The residents, which was within this courtyard space, and then a second one which was off the

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common house which is over here, which was, again, accessible from the major nozzles road but secure.

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The, the scheme was designed to 25 units, which is about as dense as we want to make it the scheme is split over two stories and three stories with Burchfield road to the north, east of the site at this is a very busy road and so we have the internal

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corridor access apartments, along this edge with OpenStack access onto the quiet to chain walk roadside. And so we're using the three story building as a buffer to sound as well.

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The common house is located so that it's accessible from the mainland cells road which is where the bus stops are located.

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It's also by a local community shop.

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The shop. That's nearby.

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It's got a large kitchen space for the residents use the common house. As with all has space for all residents to be there. We have a lift. So that means that residents in wheelchairs or not so mobile have access to all the apartments.

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And that was a key feature that we wanted to have.

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Just go into the visuals.

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Residents actually also want to green roofs green roof so we've got green and Bruce throughout the building.

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We also, you can see from the visuals, we got a mix of enclosed and open deck access to allow interaction, as I said before, and also to split it away from looking like a gated community the old the arrangement also lead to

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the some future interaction from the balconies, to the green space within the courtyard.

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We hope the residents would open up the space within the central courtyard to school visits, because they want, and also maybe for local group activities such a yoga classes.

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We also have a colonnade to the north of the site. so we offer some

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reprise from the sun, in the hot summer months.

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I just wanted to kind of, I think, for one thing we wanted to find out was that it's all about consultation, we want to, we wanted to highlight that the scheme was developed to a close relationship with the residents that are going to move in, we don't

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anticipate all of them moving in. We've got a core group that we are hoping to evolve as the scheme progresses present. We are in for planning, we hope to have pending approval in the middle of next month.

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And then we'll be going out to a contract tend to get tenders in for a contractor to build the scheme and.

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And we're actually spending a lot more time developing more detailed proposals than we normally do for a design and build scheme, so that we get got control over the quality of the final product.

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And then we've also going to liaise with the contractor, and they have been informed that they will be informed that they need to continue to liaison with the residents as a scheme for progresses.

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That's it.