



Working in partnership
& responding to need in Birmingham



Midland Heart and Birmingham

Birmingham has for a hundred years been the centre of our organisation. It is where the majority of our homes are, the location of our head office and the community where most of our colleagues live. It is also where our oldest homes, which require the most repairs and IHMT home visits, are located.

It has the most disadvantaged communities in our operating area, most of our safeguarding and mental health referrals originate in Birmingham and it has the highest proportion of anti-social behaviour of any areas where we have homes.

To address these issues it is vital that we have strong partnerships that allow us to provide our tenants with the support they require. It is also important that other housing providers are maintaining safe, high-quality homes that help to build balanced and sustainable communities in Birmingham.

However, over several decades the quality of housing in Birmingham has significantly deteriorated. The city has seen a significant increase in the number of Homes in Multiple Occupancy (HMOs) now totally over 12,000, there is an estimated 45,000 households living in overcrowded conditions and over 23,400 of the Council's own homes do not meet the Decent Homes standard.

This was compounded in October 2023, when Birmingham City Council issued a Section 114 notice, and in February 2024 confirmed it will raise council tax by 21% over the next two years while cutting £600m of its current activities.

Working in partnership: responding to need

In the lead up to and following the section 114 notice, we have had wide-ranging discussions with senior leaders of the council, including the Leader and Housing Cabinet Member, on how we can support the city during this crisis and help to meet the need of the city's residents and tenants. We also engaged the West Midlands Combined Authority and new Mayor Richard Parker to explore ways they could also support this work.



These conversations have led to us:



Repurposing homes in the city
to better meet local need



Increasing our development in
Birmingham to build the new
homes the city needs



Supporting the council to
redeploy their resources



Supporting the Council to repurpose homes

Redevelopment of non-commissioned supported properties - Hanwood House

- A decommissioned supported living scheme that is being converted to c50 general needs apartments with Homes England funding.
- All homes will be available for social rent.

Re-purposing of non-commissioned supported properties - Foyer

- The Foyer, an 80-unit city centre scheme, is currently being used for commissioned support (new contract due in December 2024).
- Due to budget restraints, the amount of commissioned support in the new contract was reduced so we have worked with other providers to seek an alternative use for the Foyer.
- We are currently working with St Basils to create a large live/work scheme that will give qualifying working people a reduced rent within the city centre.
- We have worked with St Basils to source funds to enable them to purchase the Foyer by meeting Homes England and helping with bid submission. We are hopeful of confirmation in Autumn 2024.

Re-purposing of properties for temporary family accommodation – Aston Brook Green

- In the first three months of 2024 over 1,900 homeless presentations in Birmingham.
- Our current student accommodation at Aston Brook Green, managed by Aston Student Guild, has been sold to the council to be repurposed as emergency accommodation to lessen the numbers of families living in Bed and Breakfasts across the city.



Building the new homes the city needs

We have fundamentally changed where we build new homes to focus on Birmingham and are building houses to help with the overcrowding the city is suffering from.

472 new homes in the pipeline in Birmingham



425
houses (90%)



47
flats (10%)

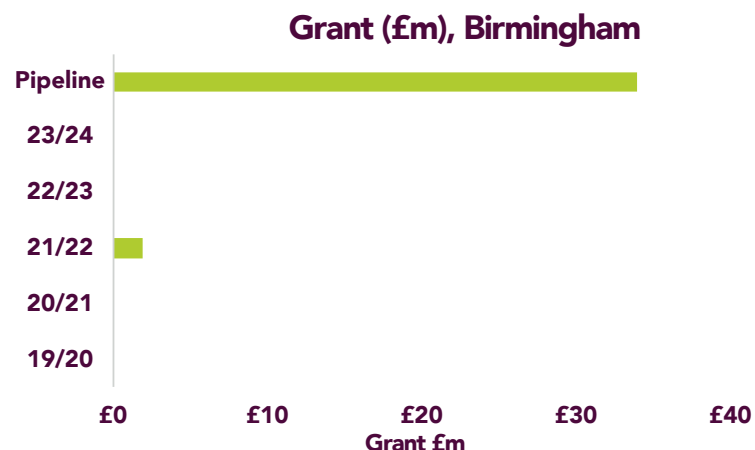
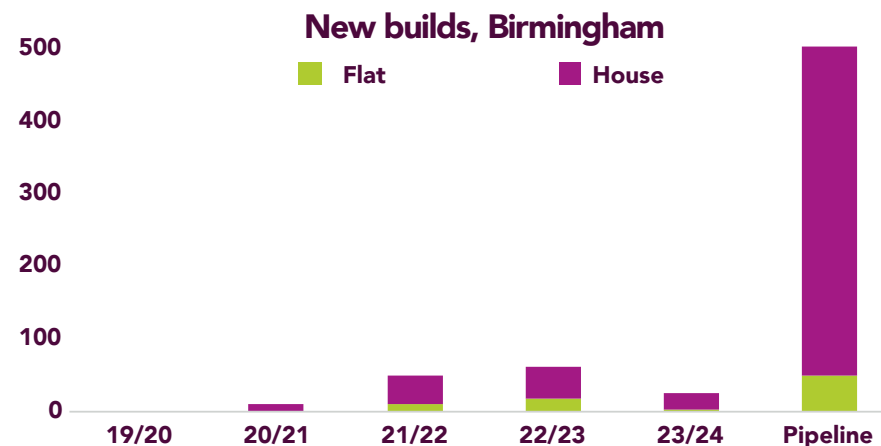
Vast majority for affordable and social rent

280
Affordable Rent
(59.3%)

103
Social Rent
(21.8%)

89
Shared Ownership
(18.9%)

Secured **£32m** in grant funding
first grant secured for Birmingham in three years



Supporting Council to redeploy their resources

One of the Council's flagship developments in Yardley Brook was put in jeopardy by the cuts they were required to make following the Section 114 notice.

The 13.3 hectare, brownfield redevelopment site has planning permission for 298 homes.

To help the Council redeploy their resources and reduce the impact on their frontline services, many of which are used by our tenants, we have worked with the Council to deliver this entire development as affordable housing to Midland Heart pending Cabinet approval.



www.midlandheart.org.uk

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