

Summary of Consultation Responses

Consultation responses have been summarised and arranged to follow the structure of the draft Housing Strategy. Responses are not placed in any order of priority and have been anonymised.

1. Draft Housing Strategy

Section 1. Introduction and Purpose

1.1 Housing Vision - ensuring access to housing at the point of need is vital. However, by setting a vision that is about access at the point of need may suggest that the approach the Council is taking is reactionary rather than a proactive one that anticipates needs and addresses it in a way that helps all those who require it. (Housing Association)

1.2 "Point of need" may be vague otherwise a really concise and expansive vision. (Local Council)

1.3 The part of the vision that states everyone has 'opportunities to create sustainable homes in thriving communities': the Parish Council would not want this to mean that sustainable homes would only be created in thriving communities. Sustainable homes could be an enabler to help create thriving communities in more disadvantaged areas, as well as being built in thriving communities. (Parish Council)

1.4 Welcome the commitment in the vision. We recognise the challenges in achieving such an aspirational vision but feel the Strategy is light on detail regarding the way in which the vision will be achieved. Solihull lacks sufficient suitable and affordable accommodation for those who are vulnerable and on low incomes and these issues are particularly acute for those aged 25 and under. Affordability issues are likely to worsen in the coming years with the arrival of HS2. It is unclear how the Council intends to address the lack of affordable housing in an increasingly expensive market where its capital spending power is likely to be constrained. (Housing Association)

1.5 Fully support this, particularly the role that stable and long-term good quality social housing can and should have. (Parish Council)

1.6 Strategy needs more thought regarding desirability and cost. The Council needs to be open with Council Tax payers on the implications. (Individual)

Section 2. Solihull's Strategic Context

2.1 Support the Housing Strategy themes but concerned that there is a,
- disconnect with planning and the infrastructure requirements to support more housing in the Borough and particularly in the Rural East of the Borough.

- lack of clarity on the prioritisation of the strategy's themes, identification of resources (people and finance) required to deliver the implementation plan and appropriate SMART output and outcome indicators to measure progress and success. (Parish Council)

2.2 Placing a greater emphasis on supporting young people will help Solihull Council to deliver inclusive growth across the Borough. The provision of a dedicated affordable housing product for young people in work, apprenticeships or further education would make it easier for young people to remain in Solihull and provide the skilled workforce which existing businesses and those moving to the area to take advantage of HS2 will need. The provision of a housing product of this type would benefit from partnership approach with housing providers to link accommodation to apprenticeships and training opportunities. (Housing Association)

2.3 The Housing Strategy could deliver inclusive growth by considering how the housing and construction sector within Solihull could provide additional employment opportunities and apprenticeships for local people. Retrofitting and remediating properties to meet net zero requirements is likely to be an area of significant growth and the Housing Strategy states that there will be likely be 240,000 green jobs created nationally by 2035. The retrofitting and remediation of housing across the private and social sectors within Solihull presents a huge opportunity to create jobs and drive investment. The establishment of a retrofit academy in collaboration with local housing providers, private businesses and further education providers could provide improved employment prospects whilst addressing the supply chain and skills challenges which need to be overcome if net zero is to be delivered. (Charity)

2.4 There are significant opportunities for additional social value to be delivered by contractors appointed to provide the Council with goods, works and services. It would be beneficial if the Council was able to facilitate links and foster relationships between the firms with social value requirements to meet and local charities or community groups. (Charity)

2.5 The Strategy should reference the work around the new Integrated Care System and integrating services to improve outcomes and reduce inequalities, with a focus on supporting the broader social and economic determinants of health. (Individual)

2.6 Statements within the Strategy relating to better liaison with social care are welcomed. This is crucial in terms of support to both Trustees and most importantly the residents. Trustees understand that some residents are vulnerable and work with them to improve their health outcomes by regular visits, assistance with seeking benefits, liaison with GPs (General Practitioner), regular maintenance/refurbishment of properties (Charity)

2.7 Government policy is focussing on home ownership, so trying to influence policy to meet needs which is the vision, could be emphasised. (Local Council)

2.8 Concerns regarding changes to the Borough through population growth and change, development in the Green Belt and a deteriorating Solihull Town Centre. (Individual)

Section 3. Building Thriving Communities and Wellbeing

3.1 This is a thorough document and is to be commended. The expansion of Balsall Common west of the railway needs careful planning. There would need to be an increase in “social infrastructure. It is clear that this area is popular for families, often with elderly relatives needing local support. there are many bungalows already locally which rarely come on the market. There would therefore need (subject to population figures) some additional development for the over 75s. Care is an important factor in this age group. Thriving communities is an excellent plan, but some additional community facilities are always welcome. (Individual)

3.2 The Strategy and associated documents recognise the impact that good housing has on not only health but also the wider community. Issues such as anti-social behaviour, crime and littering can have a detrimental effect on both mental and physical health. Welcome further detail on how the authority plans to engage with multi-agency stakeholders to tackle these issues in a collaborative way. (Housing Association)

3.3 There should be a rural assessment of the Strategy (Parish Council)

3.4 The possibility of a mega hospital at the Arden Cross site should be considered. (Individual)

3.5 If significant housing development occurs without new commercial development, residents will need to travel to get to work, colleges and even social activities (concerts, theatre, cinema) etc so there will be no opportunity to reduce car travel. (Parish Council)

3.6 Needs to be greater investment in rail service provision to take the load off the road network, which is already at saturation point. (Individual)

3.7 The Strategy needs to consider the impact on local GPs; hospitals and schools. Getting a GP appointment is very difficult, and our schools are already oversubscribed. (Individual)

3.8 Strategy does not recognise the shortage of GPs, midwives, district nurses and dentists - the first line of health support. (Parish Council)

3.9 Education and health hubs in more areas. Getting more better paid jobs to the area. Transport is also a big issue and problem, need more public transport (Individual)

3.10 Need more health hubs, public transport, to get workers to the business parks and easier accessible adult education. More residents' panels, or resident groups that work alongside the Council. The Council showing the public it has acted on suggestions from the public. (Individual)

3.11 Need to increase fast bus routes from North Solihull and Solihull Town centre to Arden cross (Individual)

3.12 Is there sufficient IT infrastructure and electrical capacity to support greater home working - an issue not covered in the strategy? Currently there are areas in the parish where individuals need to go outside to get a mobile signal. How is this infrastructure problem being addressed? (Parish Council)

3.13 There is a need to refer to the installation of digital 5G Superfast broadband. (Solihull Council officer)

3.14 The Housing Strategy must interact effectively to promote good environmental outcomes for example crime, schools, medical support, roads, parking. (Individual)

3.15 The intention to establish a Social Housing Management Forum to share practice and support regulatory compliance is supported. (Housing Association)

3.16 There does not seem to be any acknowledgement of the need to consider "made" Neighbourhood Development Plans, which include housing and infrastructure requirements. (Parish Council)

3.17 Almshouse charities are stakeholders and are within communities that should be consulted in respect to the kind of affordable housing they wish to see delivered in their area. Almshouses are integrated into communities and help them thrive. (Charity)

3.18 Service improvement in health and social care - key role of Healthwatch to make sure that patients, the public, service users, and carers are at the heart this. (Health organisation)

Section 4. Making Best Use of Existing Housing

4.1 The new government (Department for Levelling Up, Housing and Communities) are looking to bring in new housing policies, particularly in the private rented sector, how will this be incorporated in the Strategy? (Parish Council)

4.2 The Housing Strategy outlines the Council's intention to engage with central government on the proposals for reforming the supported exempt accommodation sector. We support and welcome the attempts to reform the sector and we would urge the Council to ensure that any additional regulatory requirements implemented consider the small margins on which the commissioned and ethical non-commissioned supported housing sector operates. (Housing Association)

4.3 How will the findings from the Levelling Up Housing and Communities Committee investigation and report on exempted accommodation be integrated? To improve will require standards and officers/financial resources to monitor and enforce. (Parish Council)

4.4 The Strategy highlights plans to potentially implement a selective licencing policy subject to consultation. We would urge the Council to consider the cost and additional regulatory burden that a licencing scheme would impose on providers of commissioned supported housing when designing a scheme. (Housing Association)

4.5 In the rented sector, complaints from neighbours as well as tenants should be included. (Parish Council)

4.6 Disagree with government proposal to abolish 'no fault evictions'(Housing Strategy, paragraph 4.8). (Individual)

4.7 How will incentive payments (Housing Strategy, paragraph 4.11) be funded? (Individual)

4.8 Where will funding for minor works grants and adaptations to private homeowners (Housing Strategy, paragraph 4.19) come from? (Individual)

4.9 Enforced disposal of private property by enforced sale or compulsory purchase orders (Housing Strategy paragraph 4.22) - what is the estimated cost of taking this type of action through the courts? Who will provide the funding? (Individual)

4.10 It would be beneficial to be more specific about the housing mix that Solihull requires in both the private and social sectors. For example, setting out the types of properties which Solihull Community Housing struggles to let on the Council's behalf would enable other housing providers to assess whether they would be able to make better use of the stock to support other parts of the housing market. (Housing Association)

4.11 Parish councils can provide local knowledge and identify local need. Local allocations policies would be welcome (Parish Council)

4.12 The Strategy highlights under-occupation but is largely silent on overcrowding. Overcrowding combined with a lack of affordable accommodation for young adults can result in young people being forced to leave home before they are ready to be independent. This can have significant negative impacts on mental health and, in the most extreme scenarios, it can result in substance abuse and reduced life chances. It would be helpful for Solihull to set out its approach for reducing overcrowding by providing or facilitating the provision of larger affordable family homes to ensure families can continue to live together. It would also be helpful for the Council to set out how it intends to support the increased provision of affordable accommodation suitable for young people to facilitate managed transitions to independence. (Housing Association)

4.13 Has the level of second home ownership in the Borough, particularly rural area been investigated to see if it is affecting housing supply and its effect on house prices/rents and implications for local young people trying to stay in the area they grew up in and stay close to family and friends? (Parish Council)

Section 5. Tackling Climate Change

5.1 Use of the words "climate emergency" is scaremongering. (Individual)

5.2 Net-zero carbon ambitions will require significant levels of investment. Below inflation rent increases, the lack of availability of labour and the increasing cost of materials will make this very difficult. The Strategy will need to consider and reflect the possible impacts of the rent cap on the levels of investment needed to reach net zero by 2041 and what possible support could be given to enable providers of social housing to achieve this in both existing and new homes. (Housing Association)

5.3 What is meant by net zero carbon homes? How will “allowable solutions” be managed? Will there be conditions on new residential developments e.g. to require them to only be allowed to use green energy and vehicles? (Parish Council)

5.4 There is no requirement for new applications for extensions/new housing to meet net zero carbon or any standards other than in building regulations. There needs to be cross Council linking. (Parish Council)

5.5 Retrofitting ambitions in the context of listed buildings are unrealistic. Whilst exemptions exist, the Council should provide evidence of improvements that are not acceptable to listed buildings concerning EPC recommendations. (Charity)

5.6 Paragraph 5.9 of the Housing Strategy - clarification that the Minimum Energy Performance of Buildings (No. 2) Bill is proposing that all new tenancies from 31.12.2025 must be at least EPC ‘C’ and that all existing tenancies must be at least EPC C from 31 December 2028 ‘where practical, cost-effective and affordable’. (Individual)

5.7 All new housing must be adapted easily, have solar panels and be built to the best standard not the minimum. (Parish Council)

Section 6. Meeting the Housing Needs of Older People

6.1 There are many older people who need bungalows or flats with a garden (and a lift). Some may prefer living with other older folk and some view this option with horror. What happens is older people move out of Solihull away from friends and family. Private owners want to downsize and this could release family homes. (Parish Council)

6.2 Age UK have a key role in helping to keep people well informed of what is available and what their housing options. (Charity)

6.3 Older Black and Minority Ethnic (BAME) adults will have a preference to stay with family but then need to consider if the property itself would be suitable and the risk of overcrowding. Over-crowding more acutely affects BAME communities. (Housing Association)

6.4 Positive community benefits in releasing larger homes as personal needs change through aging to meet family needs. (Community organisation)

6.5 Very careful consideration needs to be given to the suitable appropriate design, location and affordability of housing for older people. Greater weight should be placed on equality and inclusion so that housing developments for older people are affordable, appropriate and in the right locations. (Community organisation)

6.6 Large new housing development sites should include a requirement to include bungalows for older residents as not all elderly want to live in senior accommodation flats/housing complexes. (Parish Council)

6.7 The Strategy does not mention sheltered accommodation and how the Council intend to use this going forward. This is a valuable resource in providing

accommodation for older people, especially those on low incomes. (Housing Association)

6.8 Almshouse Association commissioned research demonstrates the financial benefits provided by Almshouses nationally. There are important benefits in terms of GP callouts, hospital admissions, and residential care admissions. Almshouses are traditionally situated within close-knit communities with residents being close to friends and families. (Charity)

6.9 There are several Almshouse charities in the Borough. Given that the Strategy refers to the growing number of older people likely to require homes in the future this category of affordable housing should be included encouraged to grow thus giving an additional option for those requiring high quality, affordable accommodation managed by caring charities that sit within local communities. (Charity)

Section 7. Helping People with Additional Support Needs

7.1 Domestic Abuse has huge public health implications and is very important:

- Women fleeing domestic abuse are likely to struggle to find private rented accommodation
- Consideration needs to be given to women moving on from refuge in a timely manner
- The Strategy should outline a clear position on the subject of domestic abuse with plans outlining how Solihull will be working in line with the Domestic Abuse Act (2021) to secure safe and affordable options of housing, for women and children in need
- Challenges to add: a) The challenge for women and children re-settling in their own tenancies following their access to temporary accommodation; b) The inadequate amount of refuge spaces (delivered by specialist providers) for women and children fleeing domestic abuse in Solihull. (Charity)

7.2 The challenge of sustaining a tenancy to avoid the loss of the home; Council should consider providing grant assistance to help with furniture, rent arrears (Housing Association)

7.3 Rural homelessness. No mention has been made to this as an issue for Solihull and it needs to be included and investigated. (Charity)

7.4 A commendable approach on reducing homelessness but where do the costs come from? Will services be cut or will it fall to Council Tax payers to make up the shortfall? (Individual)

7.5 Concern over funding of support to migrants and if this will take priority over the other groups such as armed forces and young homeless people. (Individual)

7.6 Those under 25 face significant housing challenges in Solihull and young people are often required to leave the area due to a lack of suitable and affordable housing provision. The Strategy could provide additional detail on the Council's proposals to support those young people on low incomes and those with support needs. (Housing Association)

7.7 The 'young person's pathway' has helped to address some of the issues around the provision of suitable accommodation for vulnerable young people. However, it is becoming increasingly difficult to secure appropriate move-on accommodation within Solihull. Placing young people who have pets is a particular problem and causes significant delays to the move on process. (Housing Association)

7.8 Council could support vulnerable people (age/disability/poverty etc) in privately owned accommodation by extending the Council's repairs team to help with housing maintenance (especially electrical and plumbing). This could prevent critical health and safety issues as well as greatly improving the mental wellbeing of people who often struggle to have the confidence to organise, ability to afford or feel safe using commercial firms. This will help retain quality/safe housing stock in the borough as well as allowing people to stay in their own homes and not seek more supported accommodation. (Charity).

Section 8. Meeting Local Housing Needs Through New Development

8.1 The Strategy says that countryside and the green belt make up 67% of the land and 16 green belt sites have already been identified for housing. What actual percentage of green belt land is involved? Will the number of sites increase over coming years, or is it definitive? (Individual)

8.2 Greater emphasis on location of new homes to ensure good access to employment, shops, services, schools and reliable public transport corridors. (Individual)

8.3 The constant erosion of green land that should be farmed to allow this country to provide more of its own food requirements. (Individual)

8.4 Higher rise developments (just as acceptable in Europe) should be considered as a solution to the housing accommodation crisis. (Individual)

8.5 New housing developments need to have proper highway ditch maintenance to avoid flooding the road network. (Parish Council)

8.6 Building larger private homes will result in higher property values, greater levels of inequality and drive an even greater need for affordable housing. This is likely to be exacerbated by the opening of the HS2 station within the borough which is likely to further increase house and land prices and put pressure on affordable housing supplies. (Housing Association)

8.7 Welcome the ambition of the Council to increase the numbers of affordable homes in the Borough but need to explain how housing associations will be supported - understand that the Council would prefer to work with its ALMO but working with a wider range of providers will speed up delivery of vital affordable homes in the area. (Housing Association)

8.8 Almshouses have been omitted as a category of provider. The Charity Commission and the government now recognise Almshouses in their own right and Almshouse charities in the region should also be consulted alongside housing

associations. Almshouse charities provide low-cost accommodation to people in need. (Charity)

8.9 The Strategy does not consider the important role of Almshouses. The Council should promote and actively encourage new Almshouse provision. The Council should recognise Almshouses as social housing providers for planning purposes within Local Plan provisions. Almshouse charities have a wealth of experience with regard to the running of Almshouses and housing provision. The Council should liaise with the Regulator of Social Housing and negotiate fast-tracking of applications for Registered Provider status. (Charity)

8.10 Charities that have experience of managing Almshouses should be included in new partnerships for housing development. (Parish Council).

8.11 Need to deal with the high demand for ground rent and service charges in the private sector (new builds/existing builds and flats. (Individual)

8.12 Need to consider young adults or adults who are living on their own. A solo buyer who is earning an above-average salary in the UK cannot buy/afford to live here. (Individual)

8.13 How does the Strategy link into the Homes England programmes and targets? (Parish Council)

8.14 Will social and affordable rented homes in rural areas be included in designated protected areas? (Parish Council)

8.15 Will there be rural exception sites which will be exempt from the right to shared ownership and will staircasing in shared ownership homes be limited to a maximum of 80% to keep affordable home ownership options available in rural areas? (Parish Council)

8.16 What safeguards will there be against the loss of social rented housing from Right to Buy? (Parish Council)

8.17 Council housing must be built as at least 60% of the new Arden Cross development. This will help those on universal credit to get a job in London due to HS2 and earn a higher wage than the equivalent job in Birmingham, helping them to buy their own house faster. This will allow social mobility at a much faster rate. Of the remaining developments 20% should be affordable housing with flats especially being built near the station to allow first time buyers to get on the housing ladder and bring more of London's wealth up to the midlands. (Individual)

8.18 Developers should consider any impacts to existing railway stations, engage with Network Rail to determine areas where development is focused around transportation hubs and prior to submission of a development ensure that the proposal and layout do not impact the safe operation of the railway. (Statutory Body)

8.19 The Council should do more to provide sufficient self-build and custom housebuilding capacity. The provision of self-build and custom housebuilding might be afforded a higher priority on land in the Council's ownership. (Planning Consultancy)

8.20 We have concerns that present policies can result in over-provision of affordable housing in unsuitable and poorly serviced locations. While Solihull has a generally good public transport system there are still proposed developments that are largely dependent on private transport. (Community organisation)

8.21 The Council should consider how it sells land and if criteria could be created where those seeking to build affordable housing for sale and rent are given preferable access to bid on sites. (Housing Association)

8.22 Strategy says that Council owned sites will be used for house building - will this include green space such as parkland or school playing fields? (Individual)

8.23 The proposal to acquire private properties on the open market, to rent out at social rents - how is the Council affording to do this and in what sort of numbers? How will any neighbour complaints be dealt with? (Individual)

8.24 Need more affordable housing with more social housing and council housing for those in time of need (Individual)

2. Implementation Plan

1. A wide-ranging Plan. Although the Strategy is for 10 years, additional actions will come forward in response to changes in government policy over the period. Welcome exchange of information and good practice in the areas identified. (Local Council)

2. Strategy is too vague, unrealistic and gives no indication of costs, Council Tax implications, whether partners have committed to this and what actual commitment has been given by the government. (Individual)

3. The Plan clearly sets out the high-level work streams which Solihull Council will take forward in the period to 2025 to deliver its Housing Strategy. It would be useful if each action had high level timescales for delivery attached to it and additional detail regarding the method of delivery would also be helpful. Many of the actions could take the full plan period to implement and so it would be useful to propose some short-term practical actions to address some of the issues with housing in Solihull or to explain the constraints which prevent the Council from acting more swiftly. (Housing Association)

4. The Plan would benefit from a specific workstream to support under 18s who require housing support as their requirements and support needs differ to those over 18 and require joint working between housing and children's services. (Housing Association)

5. Need to add review compliance with the National Institute of Clinical Excellence's (NICE) Guideline 'NG6' on Excess Winter Deaths and illness and the health risks associated with cold homes (Solihull Council officer)

6. The Implementation Plan lacks clear baselines and SMART KPIs with which to measure the success of the Strategy. There are no financial or personnel resources

attached to the Implementation Plan, so it is difficult to know whether or not it is feasible. (Parish Council)

7. Retrofit. Completing assessments and asset management plans do not in themselves deliver change. The numbers of homes where there is retrofit work is an output and a reduction in energy use is the outcome. (Parish Council)

8. It would also be useful to link the Strategy to other aspects of the Council's work to address issues which impact housing need and can affect access to housing such as youth crime, youth unemployment and mental health. (Housing Association)

3. Fair Treatment Assessment

1. Disabled people and people with physical disabilities. Zebra crossings should be installed across trunk roads of the development to help pedestrians to safely navigate developments and all pavements should be wide enough for wheelchairs and prams to comfortably navigate. (Individual)

2. Consider the needs of people who are neuro diverse - and may find accessing a mortgage/shared ownership difficult and may have concerns about their ability to maintain a home. (Individual)

3. A broader range of housing is required irrespective of diversity issues. (Individual)

4. Need to be mindful of all the great young talent that there is. Many want to settle and work in Solihull but sadly for several reasons are finding it more and more difficult to live in the area. Unpaid carers, family members need to be nearer to a family member to give care and support. Young working single people that are on a low wage but not able to afford private rent. Need to make Solihull a vibrant multi aged town where young and old can mix and socialise together. (Individual)

5. Specific reference needs to be paid to Transgender people. This community are still hugely stigmatized, vulnerable and bullied within the mainstream society, leading to high percentage levels of suicide and serious physical assaults. Need to provide specialist short/medium term accommodation to provide a safe home (possibly with emotional support) while people go through their period of transition. (Charity).

6. It should not be assumed that all people are digitally aware and included. (Parish Council)

7. The Fair Treatment Assessment should consider young people with refugee status and those with restricted eligibility or no recourse to public funds. (Housing Association)

8. Elderly people are one of the most vulnerable groups in this country. (Charity)

4. Health Equalities Assessment

1. Welcome the commitment from taking health inequalities into consideration. Many members of the public are affected by various health inequalities or struggles with housing.

The Assessment covers many health inequalities, but it is important to remember the importance of intersectionality of health inequalities. Many individuals may be affected by multiple health inequalities at the same time, and this would have a different impact on their health outcomes. If this is considered in the assessment it will make sure that the most vulnerable are given attention that is needed and the vision is met. There needs to be clear guidance about how intersectionality may impact the assessment otherwise only those who are 'fit in one box/intersectionality' may be adequately considered – increasing the likelihood of inequality/inconsistencies across Solihull. (Health organisation)

2. Fully supports this, particularly the role that stable and long-term good quality social housing can and should have. The Council need to take a lead in the provision of good quality social housing supported by strategic direction and resource allocation from central government. (Parish Council)

3. The Assessment should consider the inclusion of Almshouse accommodation. This has the advantage of being run by charities and providing long term care and support for residents in perpetuity. Research has shown that people living in Almshouses tend to live longer, healthier lives when supported by their fellow residents, staff and trustees in a close-knit community setting. (Charity)

4. The Assessment highlights that housing affordability disproportionately affects those on low incomes, people in the private rented sector, young people aged 16-34 and older people. The Strategy places a large degree of emphasis on the needs of older people but provides limited detail on the proposals to help young people. There are workstreams to support young people detailed in the action plan but the Council's commitment to addressing the housing needs of those under 25 should be more explicitly stated in the body of the strategy. (Housing Association)

5. The Assessment would benefit from a fuller analysis of the data held on young people and the benefits that early intervention and provision of suitable affordable housing could bring. Areas which we believe would benefit from further exploration and analysis are:

- Provision of suitable accommodation for those aged 16-17. Those under 18 may require a guarantor in order to take up a tenancy and so spend longer in temporary accommodation.
- Provision of sufficient supported accommodation to help the large numbers of young people with mental health issues and anxiety
- The incidence of suicide/self-harm attempts and increased mental health issues associated with unstable housing for those aged 25 and below
- The lack of accommodation for young people with disabilities and wheelchair users.

- The provision of accommodation for young people fleeing domestic violence. (Charity)

6. The Assessment highlights the issues stemming from overcrowded homes and highlights the negative impact that an overcrowded home can have on a child. Ensuring sufficient provision of affordable and suitable housing for young people is available will reduce overcrowding by enabling young adults to move out of the family home in a managed and supported way. (Housing Association)

7. More needs to be done for disabled people i.e. paving in gardens. (Individual)

8. Need to ensure there are enough GPs, dentists, hospitals and schools in the area. Ensure park land is accessible with play equipment for children of all ages. (Individual)

9. Need easier access to medical help. More help for unpaid carers as they are usually in a poverty trap. Consider 'one door' portal to access the different agencies that are involved with your health and wellbeing, i.e. one call centre to get in touch with either social workers, occupational health and any other services that are health related. (Individual)

10. Consider the needs of people who are neuro diverse - and may find accessing a mortgage/shared ownership difficult and may have concerns about their ability to maintain a home. (Individual)

11. With an aging population in Knowle and Dorridge Health services need improving, particularly with mental health for the young. (Individual)

12. People who have suicidal tendencies should not be housed in high rise flats. (Individual)

13. Young children in blocks of flats - the windows need looking at as they open wide even though they have locks on they can still be opened. (Individual)

14. There could be more data on housing people with additional support needs and implications for housing e.g. adapted housing, supported housing. (Local Council)