

Housing 21 Cohousing Strategy 2025

Introduction

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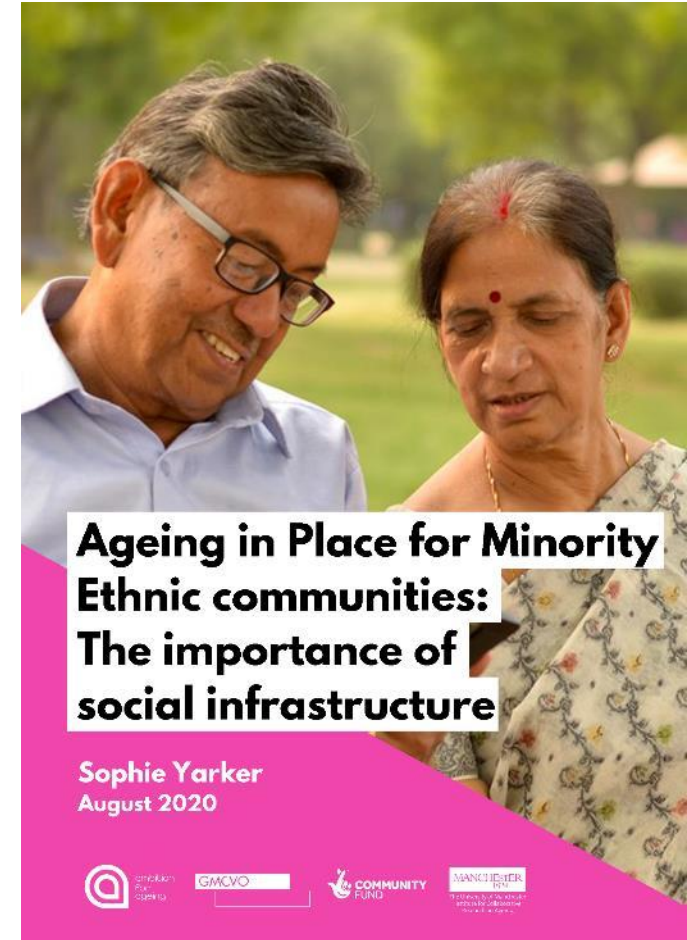
Member of the UK Cohousing Network

Resource – ***“How to create inclusive, affordable, collaborative neighbourhoods for older people”***



Planning for ageing ethnic minorities

- We noted the growing number of older people in BAME communities. We believe the old assumption that people from BAME groups look after their parents & grandparents at home is an oversimplification...it can no longer be expected that extended families will take on the responsibility ‘ - Quote from Lord Best as part of APPG Report ‘Are we Ready’*
- BAME older people concentrated in urban areas in major cities (Race Equality Foundation report Feb 2019)
- Planning ahead, one solution is ‘ageing in place ‘through coproduction and community led design**



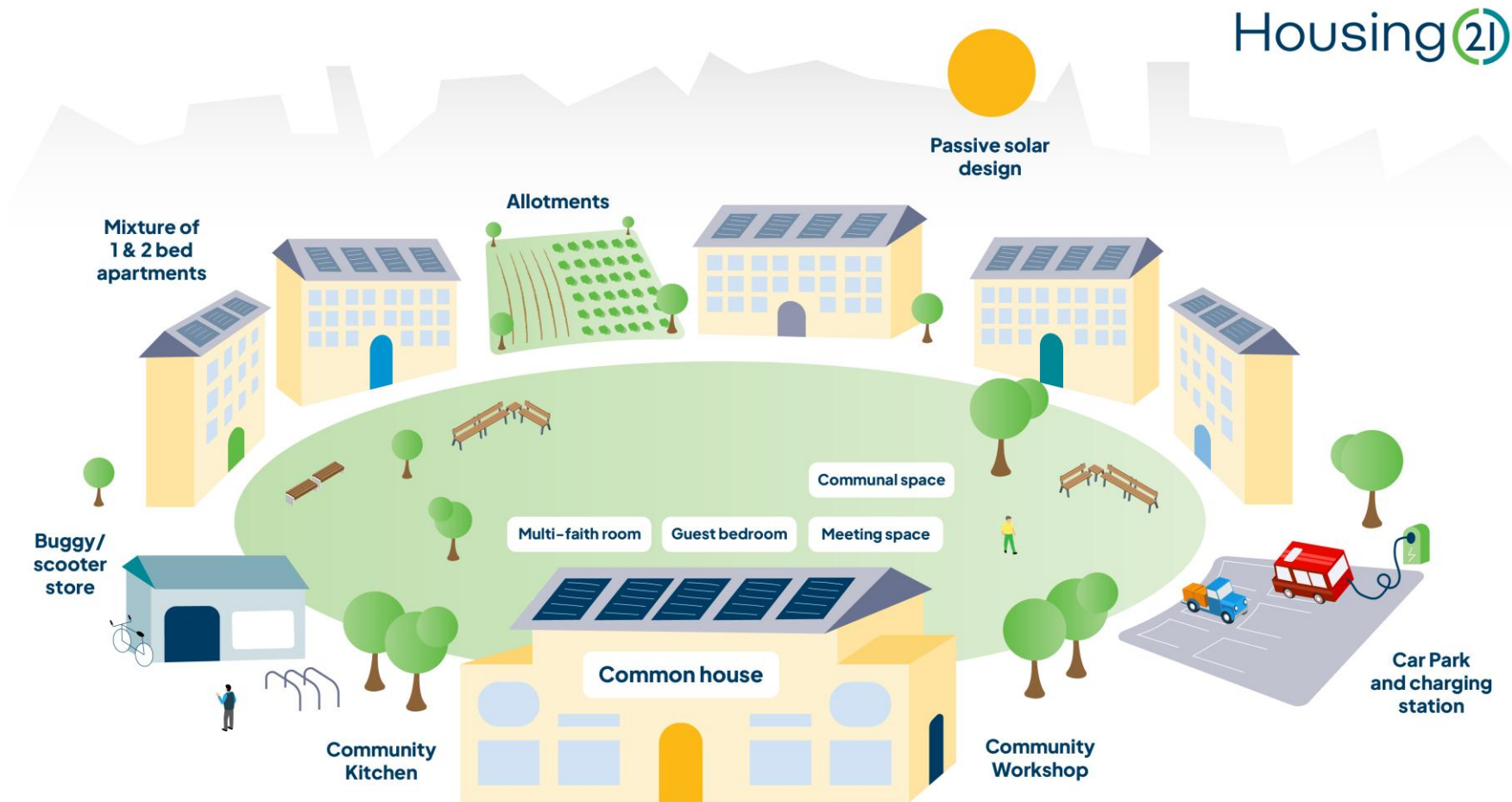
Cohousing overview

Housing 21 uses the term cohousing to describe an evolving housing offer for older people. Building a community that where neighbours age in place with dignity and support each other.

The program aims to address the needs of ethnically diverse communities, with a focus to provide housing for older people in areas of deprivation.

- The key elements of H21 cohousing are :-
 - ❖ It starts with an ‘intentional’ community’
 - ❖ Co-developed, co-designed, community led by residents
 - ❖ Connected to the wider community
 - ❖ Designed to facilitate community interactions

Designed to facilitate community interactions – community kitchen , common house/meeting space, car sharing, community garden



Rupali Court, Lozells, Birmingham



Coproduction on design

- Layout of kitchens & windows
- Balconies
- Car parking
- Facilities – buggy store, multi faith room, ablution room, community garden, community kitchen
- Naming of the site – Rupali Court
- Interior design of common spaces
- Individual kitchen & bathrooms and front doors
- Inclusive Signage



Mohammed's future hopes for cohousing

Housing21

Mohammed is a prospective resident of Rupali Court and member of the resident committee.

"It is nice to be a member of the resident committee for Rupali Court. We have representation for multi-national people as we are all from different ethnic backgrounds. I am grateful to be part of this group.

"I actually I felt comfortable to join the group and I'm willing to get involved in many of the things which I feel that every resident should get involved with. Rupali Court will not be just a retirement home. These 25 people, we are a family. We should look after each other because we are all, more or less, we are all old people. So, this will be a fantastic opportunity for everybody to become a family.

"I'm very excited to move into my new home with my new family and work together, live together and enjoy happily ever after."



Cohousing: what our future residents say

“It is nice to be a member of the resident committee for Rupali Court. We have representation for multi-national people as we are all from different ethnic backgrounds. I am grateful to be part of this group, and I look forward to moving into Rupali Court with my wife next year.” **Mohammed**

“I have enjoyed being involved in the development of Rupali Court. I have lived in Lozells for many years now and it is so refreshing to see Housing 21 and Legacy West Midlands working together to create a place for older people in the community to call home.” **Sajjidur**

“It gives us a chance to partake and feel as though we had a say in how the place is managed and run. I look forward to the day when we can all move in.” **Chris**

“I was happy to have the choice and that my opinion was requested for the worktops and tiles. I was not expecting to have so many options to choose from, I was very pleased to be included.” **Bariful**

“I have grandchildren who will visit regularly and having the darker surfaces helps with any spills and stains as they are easier to clean. I felt very happy to be asked and given the opportunity to choose from the options.” **Rashida**

“There is a need for a cohousing community and thanks to Housing 21, it’s finally happening.” **Anwara**

Lessons learnt

- Traditional nomination processes often exclude those most in need.
- Internal gatekeeping with housing structures and lack of representation must be addressed to ensure inclusivity.
- Cultural needs can be met through thoughtful design (e.g., ritual bathing facilities)
- Finding suitable sites can be a challenge – de risking brownfield land
- Cohousing takes time to develop, but housing needs are immediate. Housing21.org.uk



Thank you

