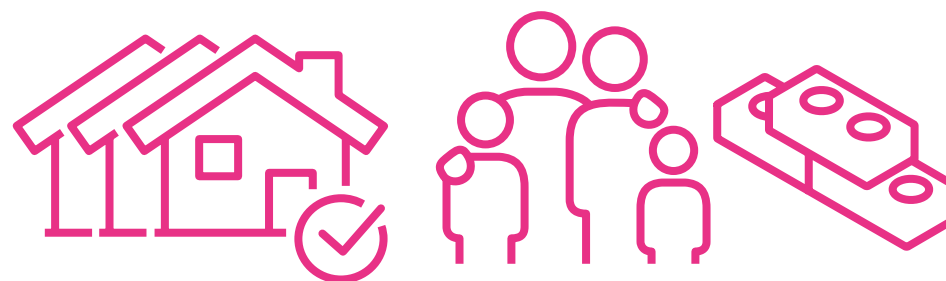




LADYWOOD ESTATE REGENERATION

Frequently Asked Questions (FAQs)



BE BOLD BE BIRMINGHAM

KEY POINTS

1. The Ladywood regeneration project is at the very beginning of a 20-year plan.
2. Currently the only decision that has been made is the delivery partner – Berkeley Homes.
3. The aim of the regeneration project is to invest in the area, to provide new high-quality housing which achieves high standards of sustainable construction whilst increasing the number of affordable homes.
4. To provide a new local centre, community spaces, improved schools and healthcare facilities plus better access to transport and training opportunities.
5. Improved urban green open space with quality landscaping, garden streets, new sports pitches and multi-use games areas.
6. Two new large urban parks in the north and south of the area, each linking residential areas and squares to the city.
7. Any planning documents won't be submitted until 2025.
8. The project will affect residents and businesses in different ways which we hope to discuss and provide solutions for everyone. Our goal is to retain as many existing residents and businesses in the area as possible.
9. Creating opportunities with over 1,000 apprentices to be supported and 10,000 full-time equivalent jobs over the lifetime of the project.



INTRODUCTION

We know you, the community in Ladywood, have a lot of questions about the proposed regeneration of your area.

We have developed this set of FAQs which we hope will answer some of your questions at this early stage. We are still right at the beginning of this process, and there will be some questions which we do not have detailed answers to now. We know it is important that we answer honestly, transparently and as fully as we can at present. This FAQs document will be updated throughout the regeneration project as more information becomes available. There will also be lots of information available online, at events, and through newsletters as soon as more details become available.

We understand the start of our engagement has caused frustration, and we are committed to making sure we do things differently in the future so the community can genuinely feel involved in the process. We want to be clear in the way we engage and communicate with you as we work through this project together, so this FAQs document will give you information about what is happening and how you can get involved in the process. We would welcome any comments you may have about the contents of this FAQs document and its format

Here are some questions which we have already received.

WHY DID WE FIND OUT ABOUT THE LADYWOOD REGENERATION IN A CABINET REPORT?

The Council started to think about Ladywood as a regeneration area back in 2019, when cabinet approved the start of the procurement process to find a delivery partner. The ward Councillors began sharing information with the community at their ward forums and newsletters.

WHAT IS THE FIRST STEP FOR REGENERATING LADYWOOD?

The Council's first step when considering regeneration in Ladywood was to look for a delivery partner to improve the quality of housing. To achieve this, the Council had to go through a formal competitive procurement process and there were legal requirements we needed to follow. This meant we could not share as much with the community as we would have liked to

WHAT ACTUAL DECISIONS HAVE BEEN MADE?

The only decision agreed is that Berkeley Homes will become our delivery partner.

WHAT ARE THE STEPS FOR INVOLVING MEMBERS OF THE COMMUNITY WHO WILL BE AFFECTED?

We want to reassure all residents there are multiple opportunities to help shape the plan and have your voice heard. We want to develop the plans for Ladywood with you.

HOW CAN MY VOICE BE HEARD?

Over the autumn, we want to hold several workshops with the community in Ladywood and we plan to make sure these take in to account people's specific circumstances (for example, whether you are a homeowner, a local business, or a tenant.) The purpose of these workshops is so both the Council and Berkeley Homes can understand what the community wants, how you want to be communicated with, and to explore and be informed of any fears or worries you might have.

One of the outcomes of these workshops is we will develop a Community Charter which will be a written commitment on how we will work with the community throughout the life of the project, including the development and delivering a masterplan.

WILL I HAVE TO MOVE?

Until the masterplan is finalised we cannot be definitive about who will need to move and when. However, we do think it is likely the plans will mean significant redevelopment, and we know this is worrying for you. So, we have provided initial information for residents and businesses in this leaflet. The information is different depending on the tenure of your home (for example if you are a Council tenant, a homeowner, or a tenant of another landlord or provider). We will share more information as it is available about timing and processes.

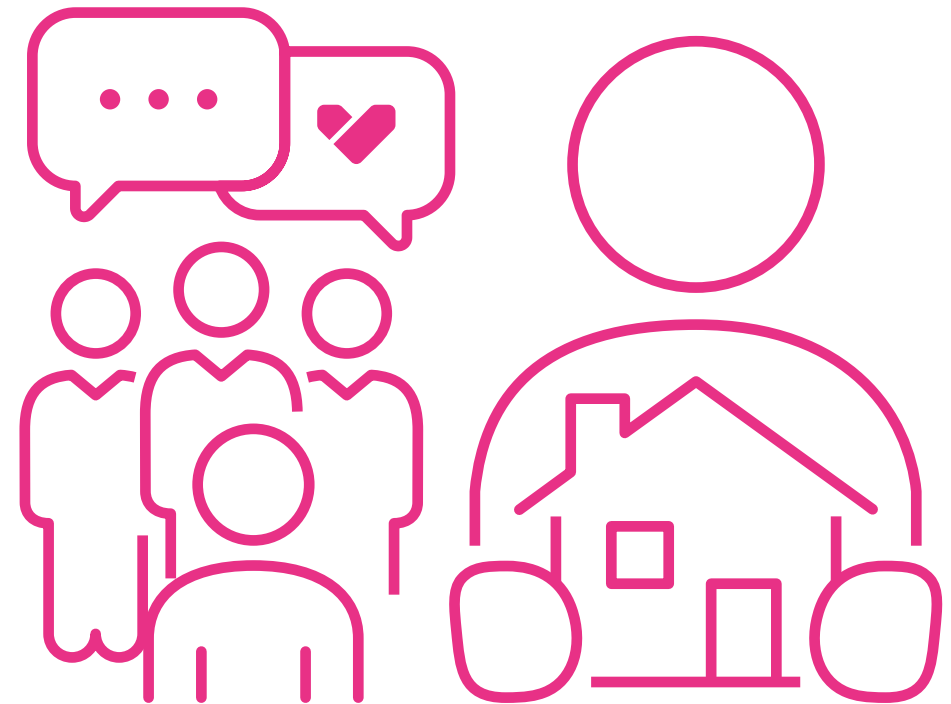
We recognise everyone's situation is different, so we will need to speak to you in more detail to answer any specific questions.

WILL MY HOME, BUSINESS, OR OTHER INTEREST BE ACQUIRED BY THE COUNCIL?

Until the masterplan is finalised, we cannot be certain exactly what land and properties will be acquired, but it is important that when a masterplan is agreed with the community it can be delivered.

The Council will work with you to acquire the necessary land and property by negotiation. If that cannot be achieved, the Council will only use Compulsory Purchase Orders (CPO) as a last resort.

The Council currently has an 'approval in principle' in place and this was approved by Cabinet. This allows us to gather data to help inform the master planning process (this will lead to the planning application and any planning consent that follows). There is no authority to make a CPO in Ladywood at this stage. This would include having planning consent in place and having made all efforts to negotiate by agreement the acquisitions necessary to deliver the planning consent and satisfying all required criteria for the making of a CPO.



AIMS & OBJECTIVES

HOW WOULD LADYWOOD BENEFIT FROM REGENERATION?

We know that Ladywood is a vibrant, interesting, and convenient place to live, with a diverse but tight-knit community. But it has not had the investment it has needed for several years.

Lots of residents and community groups have tried to bridge that gap by investing in their homes and facilities themselves, but we know there are many homes on the estate that do not meet relevant government standards. The environmental sustainability of the area is poor, and the layout including walking routes and green spaces do not provide a good quality environment.

More broadly, the city has a shortage of housing, including affordable housing. It is important that new homes are built in the most sustainable and accessible locations.

We need to make sure you, and the Ladywood community for many years to come, benefit from the best possible living environment.

Several other factors were considered when identifying Ladywood as a regeneration area. These include employment information and financial hardship in the area as some examples. The central location coupled with what we identified means we felt Ladywood could genuinely benefit from investment.

WHAT WILL THE REGENERATION OF LADYWOOD ACHIEVE?

We know that Ladywood is a vibrant, interesting, and convenient place to live, with a diverse but tight-knit community. But it has not had the investment it has needed for several years.

- The outcomes the project will deliver include:
- Affordable homes
- Refurbished tower blocks
- Open spaces, including play areas and parks
- Community facilities like schools, healthcare facilities, and community space
- Better access to transport, improved walking and cycling routes
- Jobs and training opportunities
- Funding for community projects



NEXT STEPS

SEPT 2023 – JAN 2024

Aim: Develop a Community Charter setting out what is important to you and how we will work with you moving forward.

This will include:

- Understanding how residents want to be involved and communicated with
- Opportunities to hear the community's ideas and solutions
- The Council and Berkeley Homes listening to concerns and worries from residents
- Developing a written document setting out our commitment to work together moving forward

JAN 2024 – SEPT 2024

Aim: Joint working between the community, the Council, and Berkeley Homes, to develop a detailed masterplan that sets out what the regeneration project could look like and deliver.

This could include:

- A shared vision for the Ladywood estate
- The number and type of new homes will be provided
- What kinds of open spaces and community facilities will be available
- The way the project is phased and the boundaries of the areas affected
- Community facilities like schools, healthcare facilities, and community space

- Ways to improve transport links
- Jobs and training opportunities available

Over this period, Berkeley Homes will work very closely with the community to seek their views. There are several ways they can do this but it will also be guided by the Community Charter:

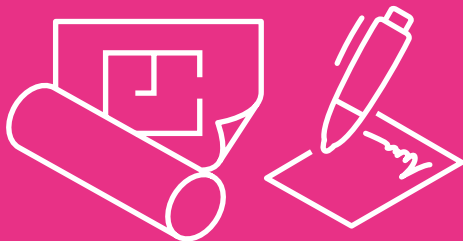
- Engagement with local community spaces - schools, GPs, community centres etc.
- Pop-up events
- Estate walks
- Workshop sessions
- Facilitated round table discussions



JAN 2025 – JAN 2026

Aim: Develop and submit a planning application.

Berkeley Homes will use the masterplan developed with the community to prepare a planning application. It is envisaged this will be a hybrid planning application seeking full consent for the first phase of the scheme, and outline consent for the rest of the area.



JAN 2028 ONWARDS

Aim: Delivery will begin.

Physical work will start on the estate to prepare for the first phase of redevelopment, in line with the agreed masterplan and planning consent.



INFORMATION FOR RESIDENTS

WHAT HAPPENS TO ME IF I AM A COUNCIL TENANT?

If you are a Council tenant in a tower block, please see the next question.

All Council tenants in areas identified for redevelopment will be able to stay on the Ladywood estate if they want to and will get a new build property which will be let at a social rent. The property will be suitable for the size of the household and will consider the individual needs of the people living in their home.

The Council will remain your landlord and the rights and responsibilities within your current tenancy will apply.

Council tenants will retain their right to buy opportunity, in the same way they do now. However, there may be some changes to price as the value of their home is likely to be different.

We are planning to make sure tenants only need to move once. It is intended tenants will move from their current home directly into their new one, should you want to stay in Ladywood.

Council tenants will be compensated financially for the inconvenience of moving if they have lived in their home for 12 months. The amount is set by government and is regularly reviewed, but the current payment given is £8,100.

Council tenants will also be able to claim a disturbance payment for certain expenses that result from moving. This might include removal costs, special adaptations, and disconnections and reconnections, as well as other things. This payment will depend on your own particular circumstances, and we will have conversations with you in good time so you can plan for this.

WHAT HAPPENS IF I LIVE IN A TOWER BLOCK?

The tower blocks are not proposed to be demolished as part of the regeneration project. Tenants and private owners here will not be expected to move. Instead, the blocks will benefit from refurbishment. We are not able to say at this point, exactly what the nature of the refurbishment will be, but residents will be able to contribute to discussions about this as part of the masterplanning of the area. Refurbishment work will be delivered within standard working hours and all efforts will be made to reduce any disruption.

We know some tenants who live in the tower blocks may be living in homes that are not suitable. We also understand that these tenants might be disappointed that they will not be getting a new home through the regeneration. Tenants living in the tower blocks who have a housing need may be eligible to apply for a transfer via Birmingham Choice.

<https://www.birminghamchoice.co.uk/content/About/Register>

All applications to Birmingham Choice will be assessed on an individual basis, but it is important that tenants know the regeneration project does not prevent any applications being made.

I AM A HOMEOWNER. HOW WILL I BE AFFECTED?

If you live in a home you own (including having a mortgage), you are an owner occupier. You may also be a private landlord who rents out a home that you own to tenants. To enable the redevelopment of the area, the Council will seek to buy your home through negotiation.

We recognise that your home and your community are important to you and we are committed to ensuring that as many people as possible who want to remain in the area are able to do so. We understand your concerns about the process and affordability of this and are actively exploring a range of financial models to enable this to happen. We will share more information about this at the earliest opportunity.

We also understand some people would like to sell their home quickly. We will be able to make early acquisitions and will be able to share more information about this at sessions for homeowners during the autumn.

The process for negotiating acquisition will start with an independent valuer carrying out a professional valuation of your home, at the Council's expense. The valuer will then send you a written offer including details of compensation to which you could be entitled. This will include a home loss payment (for owner occupiers) and a disturbance payment which could cover things such as removal costs, special adaptations, disconnections and connections, and reasonable legal and surveyors' fees.

You do not have to accept the valuation outcome and can obtain your own using an independent chartered surveyor. We will pay all reasonable costs associated with your appointment of a surveyor.

The Council will always aim to reach an agreement with you through negotiation wherever possible. If we are unable to reach an agreement, as a last resort we will seek to acquire properties through Compulsory Purchase. As explained at the beginning of this leaflet, there is no authority to make a CPO at this point. If these powers are sought, they will be on a phased basis.

Government guidance on compulsory purchase and compensation can be found via this link:

<https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers>

INFORMATION FOR BUSINESSES

Businesses in Ladywood are, and will continue to be, important in providing services and employment for people in the area and more widely. However, to deliver regeneration we envisage there will be significant change in the area, and to enable this the Council will seek to negotiate with you to acquire and relocate your business.

We know you will be concerned about the impact on your premises and operation, and about any potential costs associated with relocation.

We are committed to making sure there is a range of commercial space within the masterplan, including low cost and flexible options. It is important you are engaged in the masterplanning work to make sure that the future of Ladywood reflects the needs of businesses as well as residents. We will work with you to make sure, wherever possible, businesses who want to remain in the area have the opportunity to do so.

To start negotiations with you, an independent valuation of your business will be undertaken at the Council's expense. This will reflect things such as the type of property you occupy, its condition, and the nature of your interest (freehold, leasehold, or other tenancy). You may also be entitled to compensation, including things like disturbance payment to compensate for losses associated with relocation, or compensation for total extinguishment of the business if the business is unable to be re-located. Some businesses may also be entitled to additional loss payments.

You do not have to accept the valuation or compensation assessment and can obtain your own using an independent chartered surveyor. We will pay all reasonable costs associated with your appointment of a surveyor.

The Council will aim to reach an agreement with you through negotiation wherever possible. If we are unable to reach an agreement, as a last resort we will seek to acquire properties through Compulsory Purchase. As explained at the beginning of this leaflet, there is no authority to make a CPO at this point. If these powers are sought, they will be on a phased basis.

We recognise that you could be affected in a number of different ways, and every business is different. We will need to have individual conversations with you to understand your specific circumstances. Engagement sessions held during the autumn will include opportunities for businesses to speak with us directly.

If you want to find more information, the Government guidance on compulsory purchase and compensation for businesses can be found via this link:

Compulsory purchase and compensation: guide 2 - compensation to business owners and occupiers - GOV.UK (www.gov.uk)



INFORMATION FOR AND ABOUT LOCAL SERVICES

HOW WILL THE INCREASING DEMAND FOR SERVICES BE MET?

As part of the regeneration, local services in the area will be improved. This will include schools, healthcare facilities, community centres and recreational space. School places will increase in line with the anticipated population increase. We will work closely with organisations such as the NHS to make sure their provision will meet the needs of the Ladywood of the future.

Ideas for new buildings, and opportunities for better provision, will be discussed with you through engagement activities in the coming months and years.

WILL CHILDREN HAVE TO MOVE SCHOOLS?

New schools will be developed within the area and pupils will continue to attend their current school until new schools are opened. Children and families will not be expected to travel outside the area for school unless they already do so.

I USE LOCAL SERVICES. WILL THESE CONTINUE TO OPERATE DURING THE REGENERATION?

Recreation and community spaces are important to the success of the regeneration. Continued opportunities for communities to thrive will be supported, and existing services will be able to operate. This might include options such as temporary spaces, if required, so services can continue.

We understand that places of worship are also incredibly important in the community and will be working with the faith community to make sure there are continued places for residents to worship.

New and high quality facilities for a whole range of community uses and services will be proposed as part of the masterplan.

