



# LADYWOOD ESTATE REGENERATION

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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.

### 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 concerns you might have.

One of the outputs from these workshops is we will develop a Community Charter which is 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.

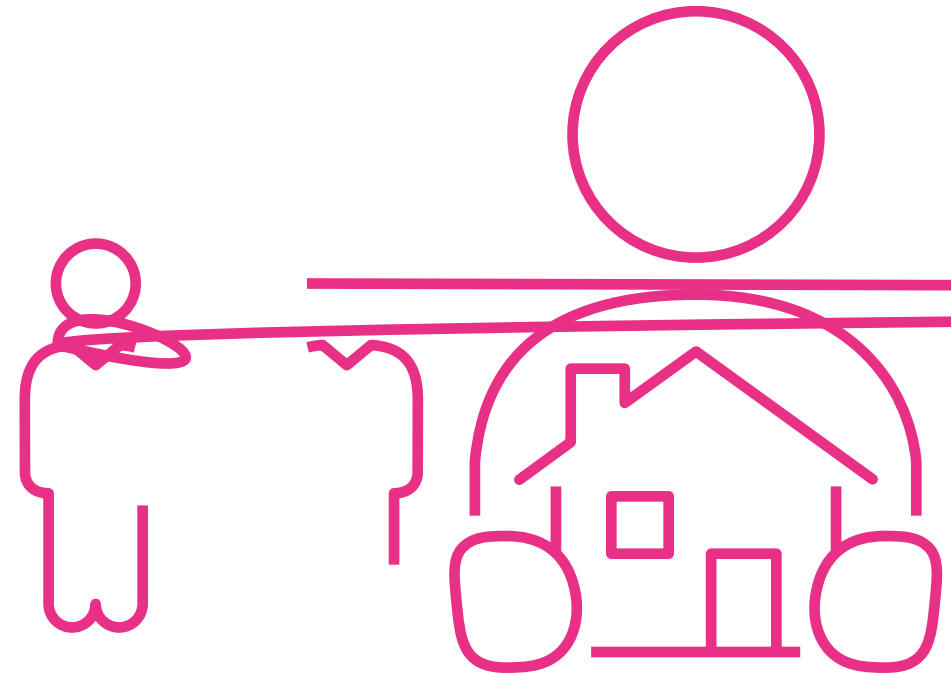
We recognise everyone's situation is different, so we will need to speak to you in more detail to answer any specific questions.

### 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 time. This would include having planning consent. We have made all efforts to negotiate by agreement and will continue to do so. We will only use a CPO if we are unable to secure all required criteria for the making of a CPO.



# AIMS & OBJECTIVES

## 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 2025 – JAN 2026

**Aim:** Develop and submit a planning application.

### 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



# INFORMATION FOR RESIDENTS

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.

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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](https://www.gov.uk))

# INFORMATION FOR AND ABOUT LOCAL SERVICES



