

Andy Street Email 280823

Dear Andy Street, West Midlands Mayor

Birmingham City Council Riding Roughshod Over Central Ladywood Residents Rights

The residents of Central Ladywood, Birmingham require you to represent them in relation to Birmingham City Council's shambolic approach to regeneration.

Residents rights have been totally ignored by Birmingham City Council (BCC) as they flout their own consultation procedures in order to railroad a regeneration project that will demolish over 2000 homes. 60 hectares of Central Ladywood including a significant proportion of high-quality housing estates has been handed over to Berkeley Group without any consultation with residents.

Ladywood Unite – a growing group of residents in Central Ladywood currently standing at 275 demand that the project is paused and reviewed. The people of Central Ladywood were promised “the best resident-led regeneration project in the country”. Residents insist that their voice is heard and that they are at the core of all decision-making procedures and processes.

There are three interrelated areas of concern:

1. BCC did not adhere to its own well documented consultation procedures
2. The *Report to Cabinet 27 June 2023 – Full Business Case and Contract Award* does not reflect the initial regeneration concepts as the project now provides only 11% social housing and 5% affordable housing. There was no involvement from residents as set out in the 2019 consultation literature. There is a sense of shock from residents - who have been ill-informed throughout the process - that apart from seven towers that the Council had spent considerable funding replacing cladding, all homes, businesses, places of worship and public builds are to be bulldozed. The developers will be handed over 60 hectares of Ladywood Estate for which about 50% is Council owned and the remainder privately owned. The majority of properties in Phase 1 targeted for demolition are new builds from the 1990s onwards of high quality.
3. Procurement procedures lack transparency and there is a lack of competition due to two bidders pulling out leaving one. In addition, there are unanswered questions in relation to the successful bidder. Furthermore, there appears to be inconsistencies in relation to decision making within the Council.

Residents of Central Ladywood are very concerned that the terms of the developer in the *Report to Cabinet 27 June 2023* are more in keeping with backdoor gentrification than a well thought out regeneration plan.

Ladywood Unite residents have two outcomes:

- **Residents wish for the *Report to Cabinet 27 June 2023* to be recalled and then put out to tender once a full and proper consultation with residents has been conducted. The outcomes from the current report provide little means of opportunity to ensure a resident-driven regeneration project. Residents want to retain their communities and to be actively involved in all decision-making procedures to regenerate the area.**
- **Residents wish that the 8 principles, and in particular principles 7 and 8 that do not feature in the *Report to Cabinet*, are reinstated to become an integral part of the procurement process and therefore the Report.**

At the same time residents demand to be equally represented at all Council planning meetings pertaining to the regeneration project (Figure 1)

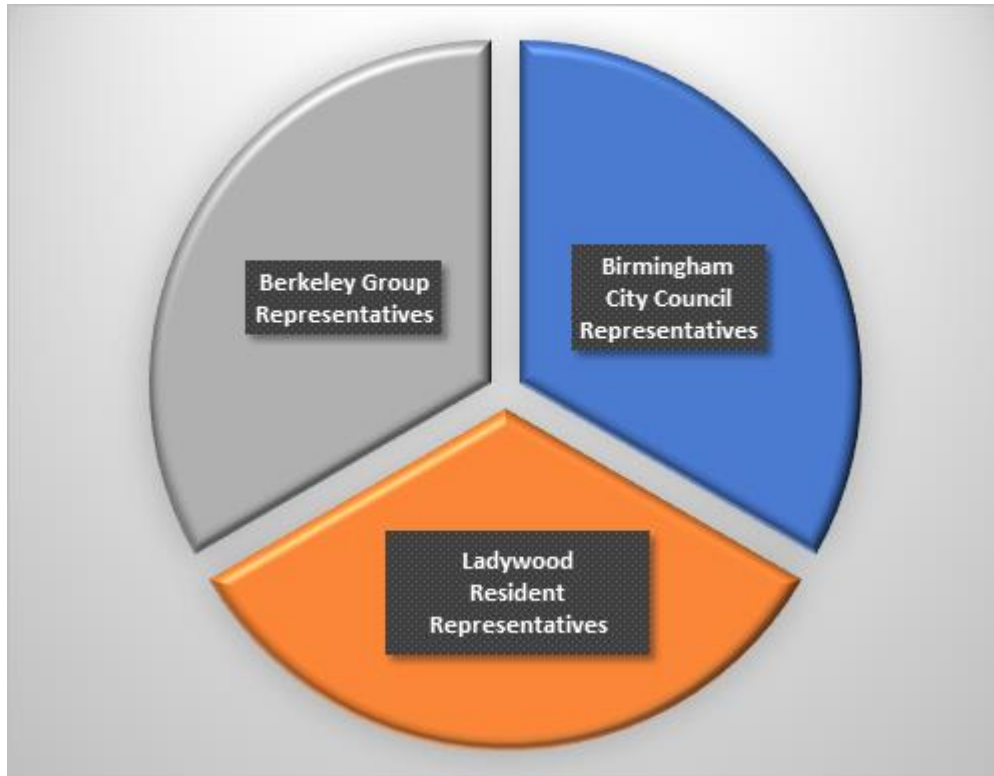


Figure 1

In order to provide greater information, attached is a letter and appendix outlining the concerns raised by the residents of Central Ladywood sent to each member of BCC Cabinet 25 August. For your convenience I attach the Cabinet Report 27 June 2023 and the corresponding video link (agenda item 8) to this meeting:

https://birmingham.public-i.tv/core/portal/webcast_interactive/778000?force_language_code=en_GB .

Also attached is BCC's Full Business Case and Contract Award document which outlines the demands of the developers and bears little resemblance to the regeneration proposals set out in the initial consultation documentation. To conclude, we have asked for intervention from Michael Gove MP (letter attached)

Ladywood is a diverse, tight-knit and a very proud community. It is vital that the voice of residents is heard and not ignored. It is also essential that the people of Central Ladywood drive the regeneration of their neighbourhood working collaboratively with a developer that puts the people of the community first as opposed to profit. The residents of Central Ladywood need you to represent them to ensure, as originally promised, a resident-led regeneration that puts the people of the community at the core of the project.

I look forward to your response.

Yours sincerely

George Smith