

## **Appendix 1**

### **1. Consultation Policy and Procedures Concerns:**

The first consultation leaflet for Council-built properties was published June 2019 and the last December 2019. The local councillors refer to these leaflets as consultation. Since then the residents of Central Ladywood have had no correspondence in relation to consultation until a letter from our councillors 19 June 2023.

- In the consultation leaflet June 2019 there was an invitation for residents of the ‘Council-built areas of Central Ladywood’ to join the Steering Group and participate in the consultation. There was not provision for private housing estates to be involved in either the consultation nor the Steering Group. In addition, as stated in this leaflet the three Housing Associations in the area would link up with their residents. In relation to the residents of the Council-built areas the leaflet stated in bold:

***We cannot do this alone. You know your area better than anyone, So, we’ve insisted that regeneration is led by Central Ladywood Residents and their Councillors***

- The consultation leaflet of August 2019 invites Council-built residents to the first meeting in the early Autumn states:

***Thank you for coming forward to influence improvement to Council-built homes, communal areas and the environment in Central Ladywood and to advise on new homes***

- In the October 2019 consultation leaflet it states:

***....the Council has not yet appointed a person to work for and together with us all to ensure proper engagement in developing the plans and to support the Steering Group. We want the consultation to be full and open to the residents of Central Ladywood – so, we should wait for the person to be in place and not rush into things. Once the Steering Group has met, we will set up workshops and organise visits to regenerated neighbourhoods around the country to help us all to work out what we want***

- The October 2019 leaflet sets out the 8 agreed principles that the partners have started working on. Stating you may well see the short-listed applicants around the neighbourhood. The leaflet states:

***We will appoint the partner who puts forward a plan that best reflects the principles and shows the clearest understanding of the Central Ladywood Community [the underlined section is in bold in this leaflet]***

- In December 2019 the consultation leaflet states that Central Ladywood Regeneration community organiser job description has been drafted stating

***we will make sure that the person appointed knows what we expect of him/her. The organiser will probably start on 1-2 days a week, building to full time with a team as consultations, workshops, exhibitions, visits, a CLR newsletter etc come on stream.***

In this newsletter residents get a reminder of the 8 principles. You will note that 7 and 8 are now in bold on this leaflet:

1. To secure high quality, sustainable new homes as part of a well-designed neighbourhood;
2. To provide a safe and attractive network of connected public open spaces and pedestrian routes;
3. To create a new local centre with facilities and amenities to serve the local community;
4. To enable the enhancement of the canal through improved access and greater levels of utility and interface with development;
5. To create improved connections across the Middleway including boulevarding;
6. To create a complementary mix of commercial and other uses to support a vibrant active neighbourhood;
- 7. New, high quality social housing;**

**8. Ensuring that the existing community is retained and involved in the development of the new neighbourhood.**

The leaflet concludes that ***So, please be patient. It'll all be worth it in the end.***

- In December 2019 residents received Central Ladywood Christmas Labour Newsletter. News from Labour in the Ladywood Ward titled Regenerate Central Ladywood.

***.....residents and local councillors will start to plan and decide how we will improve your neighbourhood.....big issues such as upgrading homes, building new homes.....***

In this Christmas Newsletter, there was a reminder of the 8 principles to guide the regeneration and again principles 7 and 8 are in bold. In relation to the 8 principles the newsletter states:

***We must see to it that we stick to these aims and that we get the best for Central Ladywood. It will take time. We want to get it right and to make Central Ladywood the best resident-led regeneration in the country***

This newsletter also encourages all to vote for Labour on the 12 December 2019.

To our knowledge, none of the above consultation procedures took place and there has been no reply to our letter to Councillor Cotton (Appendix 5) asking for evidence that they did. The 8 principles and views of residents should have formed an integral part of the procurement process for a developer. This did not happen. Towards the end of June through local media residents were shocked to find out that the future of Central Ladywood had been decided without any consultation or involvement and that those consultation procedures that had been put in place by the Council had been flouted and the 8 Principles disregarded.

## **Appendix 2**

### **2. Report to Cabinet: Ladywood Estate Regeneration – Full Business Case and Contract Award**

The content of this document bears little resemblance to the information provided by both the Council and the Labour Party to Central Ladywood residents in 2019. In addition, we find out from the Report that the project extends beyond the remit of Council-built properties to include private built estates. The area outlined in phase 1 of the project has extensive recently built private and housing association homes. There are properties less than five years old that are due to be demolished in Phase 1 of the project. Out of 7531 new properties only 638 new council homes will be built and a meagre 427 new affordable homes and 146 housing association built in final phase 4 providing in total 16% new affordable housing.

Following concerns raised by residents about the consultation process and the Report to Cabinet 27 June 2023 Shabana Mahmood MP wrote to John Cotton:

***I will continue to back the regeneration agenda of the council provided it is not a backdoor for mass gentrification of Birmingham Ladywood. I trust that our shared Labour values will ensure that the planned regeneration puts residents first.***

It has been nearly four weeks on since this letter was written. To our knowledge, the Leader of Birmingham City Council has not yet responded.

## **Appendix 3**

### **3. Lack of Procurement Transparency**

The Cabinet Report 27 June 2023 states the 'preferred bidder' was St Joseph Homes Limited. There was only one bidder as the other two bidders pulled out. Taking into consideration the stark contrast between what was initially proposed by Birmingham City Council and the Labour Party as 'the best resident-led regeneration in the country' - involving upgrading properties and building new homes - to the complete obliteration of nearly of all Central Ladywood including new and good quality homes, businesses, and other public buildings, raises the question of who really will benefit from this project? At the beginning of this month, Birmingham City Council stopped all non-essential spending after revealing it still faces a bill of up to £760 million. This was an issue brought on by the Council's inability to manage the public purse and has been an

issue in the past. Birmingham City Council has already sold its family silver (NEC and NIA buildings ) in relation to past claims. All that's left is its family gold, the residents! The financial benefits for St Joseph Homes Ltd for acquiring such prime land totalling 60 hectares would be enormous particularly looking at their portfolio of properties as outlined in the Cabinet Report June 2023 3.2.2. This would result in obliterating an entire community.