

From: **David Stevenson** <[David.Stevenson@birmingham.gov.uk](mailto:David.Stevenson@birmingham.gov.uk)>

Date: Fri, 5 Jan 2024, 17:30

Subject: RE: \*\*\*Voted priority questions from community group across Ashton Croft, Bellcroft The Courtyards, Graston Close and Shyltons Croft

To: Laura K

Dear Laura,

Please find below my responses to the various questions arising from the community feedback received from residents of Ashton Croft, Bellcroft, The Courtyards, Graston Close and Shyltons Croft.

I apologise on behalf of Birmingham City Council that it has taken longer than we would have liked to respond.

I hope you find this e mail helpful and I am happy to meet with you to discuss any queries.

> **Questions**

>

> Will you commit now to keeping the new and high-quality housing in Ashton Croft, Bellcroft The Courtyards, Graston Close, and Shyltons Croft, re-assuring all residents and tenants in these properties that they can stay in their homes? If not, why not? (Please note it is not sufficient to say it will become clear through extensive consultation because we have consulted amongst ourselves and the clear consensus is that we want to keep our housing).

We are consulting with all residents and stakeholders in Ladywood Regeneration Project area to enable the preparation of a masterplan and the residents of Ashton Croft, Bellcroft, The Courtyards, Graston Close and Shyltons Croft will have plenty of opportunity to have their say and have their voices heard via this process. My colleague Helen Shervington has written to you separately confirming the Council's proposals for the next round of resident and community consultation and we will be publishing full details in the next edition of the Ladywood Regeneration Project digital newsletter.

> I understand phase 1 will be demolished first. For any residents who live in the phase 1 area and wish to stay in one of the new residences. Will new homes be built for them prior to demolition of phase 1 and if so, where will this location be?

Our intention is to design the regeneration project and programme phasing in full and detailed consultation with all residents and stakeholders in Ladywood. Our aim is to enable all residents to move only once wherever this is possible, thereby avoiding multiple moves and the disruption that this would cause for residents and their families. A key principal of the project is to provide as much housing choice to both existing and new residents as is possible.

> It has been promised the regeneration will benefit local residents. How will the regeneration benefit residents in private properties such as Bellcroft The Courtyards and Ashton Croft, which are privately owned and high-quality housing that has never been council owned?

The benefits to local residents will be established through the mastelanning process but the following high level outcomes are anticipated;

-7,500 new homes which are sustainable, built to a high standard and cheaper to run than current homes in Ladywood.

-two new purpose built schools

-two new parks

-improvements to the canal network and infrastructure

-the opportunity for residents and stakeholders to contribute their ideas, thoughts and aspirations to the development of a brand new 21<sup>st</sup> century neighbourhood which retains the very best of what Ladywood has to offer today but looks to the future in terms of the most modern levels of housing design, amenity and sustainability.

-the ability to attract additional funding to transform Ladywood into a 21<sup>st</sup> century city centre neighbourhood and place where residents want to live, thrive, work, spend their leisure time, raise a family (where applicable) and grow old.

> As indicated by a member of Birmingham City Council, is it true that a cap has been put on the value of individual properties in the regeneration area?

Details of any proposed Compulsory Purchase Order Scheme will be provided when the masterplan is submitted and no decisions have been taken by the Council on value caps at this stage. Residents and stakeholders comments received via the masterplan consultation process will be considered carefully when developing the CPO.

> Will the developers consider relocating us to their other properties?

The full details of any housing options for residents of all tenures will be worked up as part of the Masterplan resident and stakeholder consultation process, following feedback received via workshops, surveys and direct interaction.

> Why does nobody in our neighbourhood recall getting the leaflet that was supposedly sent out in 2019? Did the Councillors purposely leave it vague or leave out quality and new housing so you could sell us to the developers?

We will ask the Ladywood Ward Members to respond to you on this point.

Will you provide proof of the flyer or letter about these plans supposedly sent to Ashton Croft and Bellcroft The Courtyards in 2019? Nobody remembers getting this flyer or letter.

We will obtain a copy of this flyer or letter and consider republishing this via the Ladywood digital newsletter to ensure that it is received by all residents.

> Our residents are experiencing extreme stress and anxiety because they have been issued with the risk of a compulsory purchase order on their private homes, and they have nobody who responds to their questions. This is causing safeguarding and mental health problems. What is being done to support their wellbeing right now?

I am sorry to hear that residents are feeling stressed and anxious at the prospect of the Ladywood regeneration project, especially as the project has the potential to be a very positive change for the residents of Ladywood and their families and stakeholders. I want to personally reassure all on behalf of the Council that we are actively consulting with all residents affected by the proposals, we are listening and will act proactively on the feedback and all comments received. Any resident that is feeling stressed or anxious should email their query to the Ladywood Project team and we will ensure that it is responded to promptly or otherwise attend a workshop or complete the residents and community consultation survey. My Project Team are

here to assist and will be reaching out to every single resident in Ladywood and stakeholder over the coming days.

> We have some residents who do not believe they are at risk of a compulsory purchase order. Can you please confirm, out loud, that Bellcroft The Courtyards, Ashton Croft, Graston Close and Shyltons Croft are at risk of a compulsory purchase order?

The extent of the Ladywood Regeneration Project will be finalised as part of the masterplan consultation, which is currently being undertaken with residents and stakeholders and will progress throughout the spring and summer of 2024.

Regards

David

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**Laura K**

Fri, 5 Jan, 23:06 (8  
days ago)

Hi David,

Thanks for this, it would be great to meet to discuss. When would suit?

The first question isn't directly answered- it is a yes or no about whether there is a commitment to us that we can stay in our homes. If the answer is no then please tell us that there is no commitment and we may be forced to move. Given how long we waited for these questions to be answered, I request a direct and honest reply, which I feel we deserve given how disrespectfully we have been treated.

For example, "No, we do not commit to keeping your housing, it could be knocked down and you may be forced to move. We will decide if we will keep your housing or not after we go through the process of consulting... the consultation will dictate if your home is demolished..."

We often get cut and paste template responses that do not directly answer our questions and this particular reply seems to be no exception.

I nevertheless appreciate that you took the time to answer these questions and respond to us which nobody else has done. I will share it with those who took the time to vote and let you know about any other comments. Thank you

Kind regards,  
Laura