

Ladywood Unite Questions

No.	Question	Response
1	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).	At this stage, we will not be able to commit to keeping or demolishing any homes within the red line area. Only two decisions have been made in relation to the regeneration programme within Ladywood, and that is the decision to appoint St Joseph, and agreement of the proposed regeneration zone. We also have some indicative phasing from St Joseph as part of the bidding process. Agreement around which homes are demolished, and which may remain, will only be decided once a masterplan has been developed alongside the community. Discussions with the community in relation to this process began in January 2024. This isn't something that will be decided without community input and clarity will be sought around how all residents will be able to have their say when they begin their own intensive engagement process.
2	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.	As highlighted above, St Joseph provided some indicative phasing as part of the bid process. The estate has been split in to four phases across the regeneration zone, in order to ensure any changes to the area are delivered in both a manageable and realistic way. We have not yet decided exactly what will be demolished in each phase and what will remain and therefore cannot comment on how many new homes will be available, what price they might be or whether these will replace their current homes.
3	Will new homes be built for them prior to demolition of phase 1 and if so, where will this location be?	As part of the bidding process, St Joseph has proposed a 'build first' approach which means that they intend to build new homes, prior to any potential demolition. This approach continues to be a key commitment, but the final result will depend on any agreed masterplan. As no masterplan currently exists and planning approval for phase 1 isn't anticipated until 2026, we do not know the specific location of where St Joseph will begin to build.
4	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	The regeneration programme promises to provide £2.2bn investment into the area; including new schools, improved green space, better connectivity, and facilities. The programme also seeks to provide new jobs and apprenticeships throughout the life of the programme, supporting the local economy. Any new residential homes being delivered through the regeneration programme will be designed with energy efficiency in mind and will use modern construction methods. Whilst we

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	and high-quality housing that has never been council owned.	absolutely appreciate some of the homes on the estate are of a high quality and are well looked after, the regeneration programme will benefit the entire community and not just Council tenants.
5	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?	<p>There is no cap on the value of individual properties in the regeneration area. What Council officers have highlighted during door knocking visits and workshop sessions, is that we understand property values may be affected by any proposed regeneration. We have also highlighted that there is potential for the value of people's current property to be less than any similarly sized new property built as a result of the regeneration programme and the difference in value is what warrants concern from some residents who may want to remain on the estate but are not sure how they will be able to afford to. We are working with St Joseph to explore financial models in this area but cannot yet be sure how this will look or how many households will be affected. We will look to make proposals as part of the Residents Offer in due course.</p> <p>There is also no cap on the compensation payable. The compensation will be paid in accordance with the relevant legislation based on either the market value at the time of the negotiations, or at the date of vesting if the property is acquired subject to a compulsory purchase order. Residents may choose to appoint a suitably qualified surveyor to advise on the value of your home and negotiate on your behalf. The reasonable costs of appointing a surveyor to act on your behalf will be paid as part of your compensation. Subject to qualification you are also entitled to a home loss payment of 10% of the agreed market value.</p> <p>As well as the market value for their home they are also entitled to compensation for any other losses or expenses that are directly and reasonably caused by the acquisition. These may include:</p> <ul style="list-style-type: none"> • Professional costs, such as legal, valuation and accounting fees. • Disturbance loss, which is the cost of relocating or adapting to the new property such as moving expenses, loss on items that would not fit, reconnection of appliances etc. • Costs of stamp duty, mortgage refinance fees, removal and other costs associated with buying a replacement property.
6	Will the developers consider relocating us to their other properties?	Both St Joseph and the Council have committed to working with the community to ensure people who want to remain on the Ladywood estate are able to do so. We are exploring financial models to consider how this might happen and will ensure there are detailed discussions around what this could look like during engagement with the community.

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		<p>Before we get to this point, we will need to work on a masterplan which will provide some clarity around how many homes will be demolished and how many homeowners are likely to be affected by this. We will also work with the community during this time to identify how many households would like to remain on the estate and how many would choose to leave the area. Following this, we will need to consider the type of homes affected, the value of these and the location, at which point we will have a clearer view of what might be required.</p>
7	<p>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?</p>	<p>The Council have accepted that communication between 2019 and the release of the Cabinet report in June 2023 hasn't been of the standard expected and apologies have been made. In 2019, the regeneration programme was discussed at ward forums, and it is clear that letters/leaflets were sent to some but not all local residents. Based on our communications with residents over recent weeks and months, we can confirm that the feedback around correspondence issued back in 2019 has been inconsistent. We cannot be sure how this happened given the length of time that has passed but we can assure you that there has been no deliberate intent to leave anybody out of communications.</p>
8	<p>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.</p>	<p>We will of course, liaise with local Councillors to see if copies of the flyers/letters are available from the 2019 period. Given the length of time passed, it is reasonable to suggest that these may not be available but we are happy to update you either way on this.</p>