

ACTIONS

Ladywood Regeneration			
Meeting Date and Time:	Tuesday 28 th November 2023 at 5pm	Venue:	Council House

Attendees: Leader, Cllr Francis, Paul Kitson, Greg Tillotson, Planning Director, St George and St Joseph, David Stephenson, Project Director for Ladywood, Laura Kudrna, George Smith, Marcia Wynter

Item	Key points/Actions	Action Holder
1	<ul style="list-style-type: none"> LK Lived in Ladywood last several years. Purchased property, then learned from news to be demolished. GS CEO multi academy trust. 30 years in Birmingham, settled in Ladywood. Live on private estate. Shared presentation. Would like BCC to drop current developer, redraw red line and take a brownfield first approach. Commitment to single move and rehousing in the areas like for like properties at no additional cost to residents. Ashton Croft residents, in order to move to a new home at additional cost would not have the money to do so. Concern re mental health issues, picking up stories from residents. LK Residents are concerned. Would there be opportunity to start again? Masterplan appendix one of report PK Slight victim of way to procure development partner. Process in January is to start from scratch re consultation. Will be a long exercise. GS Lack of response to communication has been shocking. Went through whole summer without response. Sent to generic email and information is contradictory. Group of people put into difficult position. No rationale for demolishing good quality homes. Leaflets mentioned streets for regeneration, private homes not mentioned. Limited resident places available for engagement workshops. 12% for private homeowners (out of 600 private homeowners). No voice in relation to Community Charter. Would like to be involved in resident charter. No timeframe given to refurbishment of towers (628 flats). Concern from residents re poor quality of accommodation – shortfall of £9.6 million (FBC June 2023) Will these people be prioritised? Lack of sufficient affordable homes – 5% not good, should be 35%. 	

	<ul style="list-style-type: none"> • Stigmatisation of current community in regeneration document. • Failure to fulfil the duty to consult prior to the bidding process. Number of academics looking into issues. • 8 principles agreed by Council do not appear. • For me to replace my home will cost another £200k in the city centre. 	
2	<p>Moving forward Actions proposed by Ladywood Unite</p> <ul style="list-style-type: none"> • Central Ladywood residents at the very core of the process. • Redraw the red line area. • Neighbourhood Heights within red line area. Asked if really wanted to live there can make so much money out of regeneration. • Independent consultation specialist is provided to help, assist and support the local community. Council going out to tender. • Want ringfenced budget to be used for legal challenge. • Residents represented equally in all meetings. • Residents provided with the indicative masterplan. • Involved in drafting Community Charter. • Like for like properties at no additional cost. • Clear plan to support housing association residents. • CPO clarity requested. • Setting up Central Ladywood Community Forum. • Not happy with local councillors – feel let down by them. • Roger Harmer responded to questions throughout the summer. • Possible displacement of entire community and obliteration of the essence of Ladywood. 	
3	<p>Comments</p> <ul style="list-style-type: none"> • Leader Important to have proper community engagement – independent support for process. Gave commitment. • Need to find a way of working together. • Want to ensure to find a way forward. • Took over as leader in the summer with Cllr Francis. • PK Thank you for running through presentation. No doubt did not get off to start the way we wanted to and apologised. • Think that narrower set of engagement sessions were better. • Will take on information re officers lying, fluffiness etc. • Started to make some amends but you have given a lot of feedback. • Want to see how to engage with residents. Has worked elsewhere but want to proceed with developer. • PK Need to agree residents charter. Are options open to residents. • GT Is a red line, but as part of consultation process, masterplan is starting again. May be some parts that could be committed. • In favour of tower blocks, redevelopment of existing housing, non brownfield housing. So if happy with keeping your homes are you happy with regen? • LK If you protect people in good quality housing would have less of an issue. 	

	<ul style="list-style-type: none"> • GT 72% of people will be provided with new homes, or refurbished at the cost of the development. • Laura says structural issues will not be picked up. Advised will be provided with a new home and will have to pay additional. • Will be major investment at no cost to the city. • LK What about private homeowners? • GT HA homes will be provided with new homes. • LK If like for like at no additional cost, no issue. • GT Re CPO would be no cap. • GS Why advise there is a cap? • Leader, just need to provide clarity re cap. • PK Need clarity re home owner offer. • Important not to draw conclusion from report re refurb for homes. • Would also ask you not to jump to conclusions. • GS Want to work with you and want to be ethical. Said no to radical groups. • GS Turned down tick tok lawyer. • Leader Need ongoing conversation – take away what has been presented. Can answer some issues eg CPO, home owner offer • Need longer more structured conversation re masterplan. 	Paul Kitson
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------