

Ladywood Unite Questions

Questions requiring a formal response

Slide	No.	Question	Response
2	1	<p>The significant financial distress BCC finds itself indicates that the council does not have and will not have in the foreseeable future the capacity nor financial resilience to support the residents of Central Ladywood.</p> <p>Would the Council consider to 'Reset, Reshape and Restart' and in doing so go back to the beginning and working collaboratively with residents to produce a co-produced masterplan?</p> <p>This successfully happened in the 1990s in Central Ladywood.</p>	<p>We understand that the Council's financial position has caused worry for residents across Birmingham and appreciate that this has reduced confidence. We are committed to working with the Ladywood community to reset, reshape and restart our relationship which will form the basis of the Residents and Community Charter. We have received invaluable feedback from the community which includes the type of support the community want to see and we thank you and your members for your contributions to this. We understand how important this is and will be holding further workshops to make sure we get this right. We are still at the very early stages of the regeneration project, with no agreed Masterplan in place. St Josephs will work closely with the community to build upon their vision and develop this into a masterplan. The community must be consulted on the masterplan and the City will continue to work closely with St Joseph's and the Community to deliver on this commitment.</p> <p>The Council and St Joseph remain resolute in our commitment to working closely with the community to develop proposals for the regeneration in accordance with the 8 principles. As part of the commitment, we are keen to hear from the community on how they would like this engagement to work with both the Council and St Joseph moving forward. This will also assist with the preparation of the future Community Charter which BCC and St Joseph will be working to.</p>
2	2	<p>Many private properties are freehold and some are leasehold.</p> <p>Can the council guarantee that residents in private properties who are required to move do so in a single move in like-for-like properties at no cost to them, and without having the humiliation of engaging in the trap of shared ownership models with the developer?</p>	<p>Once formally appointed, St Joseph will work with the community to develop a masterplan which reflects the needs of the area and only at this stage will there be enough detail to consider what financial models might be appropriate for affected households. From a Council perspective, our approach is to ensure that households who want to remain on the estate have an opportunity for doing so and this includes exploring models like shared equity or zero rent shared ownership. Whilst it may not be for everyone, we are exploring these models because they enable people to</p>

OFFICIAL

			remain in an area, when in other circumstances they may have been priced out.
7	3	<p>There is a lack of sound rationale for demolishing good quality homes. The majority of phase 1 properties were built from the 1990s onwards.</p> <p>The only reason given so far for demolishing good quality properties was made by Cllr Bore who stated that doing this would support Berkeley Group to achieve a 20% minimum profit margin and that it is optimistic that residents would have any say in relation to what their new homes would look like should they be forced to move. Is this true?</p> <p>Is putting the needs of the developer at the forefront morally ethical and in keeping with the values of a Labour Council?</p> <p>What is the Council going to do to ensure that good quality homes are not demolished?</p>	<p>The Council are not promoting Ladywood as a regeneration area to enable St Josephs to make a profit, that would indeed be unethical and not something the Council would advocate. The Ladywood estate is being considered as a whole to enable effective use of the land and to meet our aspirations to provide more new homes. Birmingham does not have enough homes to meet the growing population and a more effective use of the whole estate allows us to incorporate a greater number of homes for a greater number of households. The local residents will benefit from the access to new, energy-efficient homes, provision of better community amenities and the creation of more green spaces, all of which align with the route to zero agenda. The long-term benefits of providing residents with new energy-efficient homes are cost-effective to maintain are significant.</p> <p>There is no decision yet around which homes get demolished and which will remain. This will be decided as part of the development of the masterplan, in close collaboration with the local community, through the planning process. The community and all stakeholders will have the opportunity to input and provide feedback into the masterplan.</p>
7	4	<p>A full conditions survey is required for properties particularly in phase 1. Why has this not happened?</p> <p>Can BCC guarantee that as part of the process they will agree to arrange a full conditions survey of the current properties in Central Ladywood and openly share the outcomes with residents?</p>	<p>At this stage, we only have an indicative phasing plan, this won't be formally agreed until a masterplan is developed with the Ladywood community.</p> <p>We are keen to understand from Ladywood Unite, why it is believed a full stock condition survey is needed for all properties in Phase 1. There may be some circumstances when stock condition information is useful, particularly in properties the Council own or manage but we wouldn't expect to see this in other tenure groups.</p>
7	5	<p>Considering that BCC's target for the city is to achieve net zero 2030 please detail from an environmental stance BCC's justification for the demolition of good quality homes considering the embodied carbon; the impact of the demolition and getting rid of the rubble and the CO2 emissions from the construction of a new property?</p>	<p>When considering the environmental sustainability and carbon usage of a home, the council balances the decision to either refurbish an existing home or rebuild a new sustainable home. The volume of council homes that don't meet legal standards in Ladywood is high. Poor energy efficiency is one of the reasons why these homes do not meet legal standards.</p>

		Most new properties in Central Ladywood are environmentally friendly and economic to run.	<p>This is because of the age and archetype of these buildings. By focusing on regenerating the area with new, sustainable homes, we not only improve the environmental sustainability of the community but also enhance the quality of life for its residents. This includes the provision of better community amenities and the creation of more green spaces, all of which align with the route to zero agenda.</p> <p>The long-term benefits of providing residents with access to new, energy-efficient homes that are cost-effective to maintain are significant. These benefits, coupled with the broader improvements to the community's sustainability, far outweighs the temporary environmental impact of construction, particularly when viewed from a route to net zero perspective. We know that this relates predominately to Council homes, but as the estate is made up of 70% Council stock, we have had to consider what the right thing to do is for the majority, appreciating that others will be affected too.</p>
8	6	Why has resident engagement workshops stopped? More were promised that have not materialised. Why is this the case?	<p>The organisation of engagement workshops has not stopped. There have been several opportunities for people to engage since the ward forum back in July 2023. This has included a series of small workshops, drop-in sessions, door knocking and a survey. The workshops undertaken won't be the only ones of its kind but were designed as an engagement tool for small groups to feedback on their experiences so far, and what they might like to see in the Community Charter.</p> <p>It is important that residents have multiple opportunities to engage, given that not everyone wants to engage in the same way. For example, we have now begun a series of drop-in surgeries, which is a different approach but again provides the community with a different way to get involved.</p>

Commented [TC1]: Can we be more emphatic?

		<p>Why were there only enough places on these workshops to cater for 6% of the population of Central Ladywood?</p> <p>The survey is extremely poor as it is mainly tick box and does not seek to gain an in-depth perspective from residents of the situation. What is BCC doing to rectify this?</p>	<p>The purpose of the survey was to incorporate more community voice into the development of the Resident Charter. During the workshops many members of the community and Ladywood Unite requested that we share the views and ideas that surfaced in the workshops with the wider community. The information accompanying the survey detailed this feedback. We appreciate that you may not agree with all of the opinions shared, however, we are committed to hearing from all sections of the community. The survey itself set out to do two things a) Ask the people of Ladywood to what extent they agree or disagree with the priorities shared by their neighbours and b) Provide an opportunity to share further views and feedback with us. Further conversations and consultation about the wider regeneration project need to happen with St Josephs and this needs to be delivered collaboratively. Once St Joseph have formally signed the Development Agreement, a number of engagement events will be advertised during the initial consultation phase.</p>
9	7	<p>What is BCC's rationale for preserving tower blocks build in the 1960s particularly when there are so many complaints about the poor living conditions in these properties?</p> <p>Many residents want these tower blocks demolished and for them to be put in homes that meet the minimum EPC standard C. These towers have a single staircase which does not meet current standards for newly built high-rise residential blocks.</p> <p>What are the long-term benefits and gains for keeping these tower blocks and can the safety of residents be guaranteed?</p>	<p>We intend to retain the tower blocks because of the significant investment made to the external structure of the buildings. Within their bid, St Joseph has proposed that they would provide financial support to enable the Council to refurbish the tower blocks, to improve both energy efficiency and to ensure homes meet legal Decent Homes Standards. The blocks will also benefit from investment through the Council's capital programme, in which Cabinet approved £1.4bn over the 8 next years to enable Council stock across the city to achieve Decent Homes Standards. The considerable investment planned for these blocks, some of which is not being provided by the Council, means that it makes them feasible, and less of an impact on the environment to retain.</p>
9	8	<p>Given the number of concerns about the substandard living conditions in the seven tower blocks what is the timeframe for refurbishing them? Residents want immediate action.</p>	<p>The phasing plan and the subsequent refurbishment of the tower blocks will be agreed as part of the consultation and planning process. Until this has been prepared, we are unable to commit on specific timeframes at this point.</p> <p>As highlighted, the proposed investment from St Joseph isn't the only investment going into these blocks and won't stop work being done as part of the capital programme to bring these homes up to standard. As part of</p>

			the consultation process, residents who live in the tower blocks will be able to feedback on the work they think is most important and this will inform part of the investment plan for the blocks. Again, reactive repairs will continue for residents living in all Council properties; this is considered normal business.
9	9	There are planning loopholes that mean even if Berkeley Group promise to fix problems in the tower blocks, later on, they can claim it is not financially viable to do so. How is this risk being addressed by the council? Full Business Case (Appendix 2) in reference to the refurbishment of tower blocks: 'This sum would potentially not cover any structural elements which may still be a latent risk in the towers.' Who will be responsible for funding and rectifying hidden structural issues pertaining to the tower blocks?	The Council have a responsibility to ensure that Council homes are safe and compliant with legal standards. This is managed as part of our ongoing capital investment programme. St Joseph will be providing funding to BCC to enable improvement works across the tower blocks and will be led by the residents on where the investment will be delivered. The work undertaken as part of the external refurbishment of the tower blocks that has already been completed would also have considered the structural integrity of the building.
10	10	<p>What is the rationale for only building 5% additional new affordable homes in phase 4 and to only replace social homes like for like particularly considering the information and data you have on the need for affordable and social housing in the city? BCCs Homelessness Prevention Strategy states 'this data is the tip of the iceberg':</p> <ul style="list-style-type: none"> • 23,054 households currently on the housing register in need of a home • 4991 Households currently in temporary accommodation • 24% of all households in Birmingham rely on affordable housing products • Homelessness is predicted to increase by 37% between now and 2041 <p>https://england.shelter.org.uk/media/press_release/investing_in_social_housing_could_add_over_50bn_to_the_economy</p>	<p>It is true that the City faces a significant crisis around a lack of affordable housing, and we will be exploring, alongside St Joseph how to bolster the number of affordable homes.</p> <p>In later stages of the development, we will seek to increase the affordable housing provision by working collaboratively with Registered Providers, and if appropriate, seeking government funding to increase and accelerate delivery. It is not anticipated that we reach this stage for some years and therefore won't know exactly how many affordable homes we can secure through these additional mechanisms until later down the line. This is why we have only referenced the affordable homes we can definitively say will be re-provided.</p>
11	11	Why does BCC appear to willingly indulge in conspiracy theories in relation to demeaning the residents of Central Ladywood? Is this for financial gains for the council and the developer? The Cabinet Report June 2023 refers to 'an outdated network of cul-de-sacs, dead ends and alleyways' and the 'Ladywood Estate is primarily 1960s residential housing development'. There was major redevelopment in the phase 1 area in the 1990s with high levels of involvement from the local community. There are 41 wards out of 69 that are	<p>We do not recognise this characterisation of the language used by the Council and would never seek to offend anyone living in Ladywood. It is recognised that the Ladywood estate as a whole was primarily built in the 1960s, although we know a smaller cross section of properties are modern.</p> <p>The estate is circa 30% privately owned, with the rest of the estate predominately social housing and Council owned and managed. We know</p>

		more deprived than the ward of Ladywood. What does BCC expect to gain from such prejudiced and bigoted views?	<p>that the quality in terms of the number of homes that meet legal Decent Homes Standards is not where we want it to be, and it would take significant expense to bring this up to standard. We also know, as a city, the population continues to grow, and we need to capitalise on opportunities to build new homes to try and accommodate this.</p> <p>We want to make sure the homes that people live in are safe, secure and meet legal standards. Regeneration on the Ladywood estate gives us an opportunity to do that. We know this will be difficult for those who own newer homes that don't feel this is their experience, but for the majority households, we believe the regeneration will significantly improve their living conditions and quality of life.</p> <p>The data we have used is specifically for the estate not the wider Ladywood ward which has a larger mix of housing types compared to the regeneration area.</p>
12/13	12	<p>Why does the 8 principles not appear in the Cabinet Report June 2023. Surely these Council agreed principles are fundamental to the project? What is the reason for this? One of the 8 principles present in bold italics states New, high quality social housing.</p> <p>Is this statement a true reflection of the spirit of the project considering that only 8.4% will be new social housing? Currently 64% of the area is social housing.</p>	<p>The purpose of the Cabinet report was to seek approval to procure St Joseph as a delivery partner, rather than to set out all of the detail around the regeneration project, as this was focused on delivering a procurement arrangement. Therefore, information regarding the broader approach to the regeneration was not included.</p> <p>The 8 key principles were a core part of the selection of a delivery partner during the procurement process. These 8 principles were fundamental elements setting out the descriptive document at the start of the process in 2019 and key sections of the evaluation process in the selection of St Joseph and awarding the contract based on their responses in delivering these principles in the regeneration of the Ladywood estate.</p> <p>In terms of the value of affordable housing, please see response to question 10.</p>
14	13	Central Ladywood Community Forum wishes to work collaboratively with BCC in taking a brownfield-first approach, an approach supported by Andy Street. This would result in reviewing the red line. Is there any reason that BCC would	We would be interested in working with any community group as part of the consultation on any proposals that might like to put forward. This will be done in conjunction with St Joseph, pending their formal appointment, and

		not wish to collaborate with the Forum in looking at this as a possible alternative way forward?	we welcome any groups to come forward who are interested in discussing the Ladywood estate.
15	14	<p>Where is our independent consultant as promised by Cllr Cotton in a letter July 2023? During December 2019 Cllrs Bore and Harley wrote: 'A role description for our CLR community organiser has been drafted. 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.'</p> <p>What is BCC doing to ensure that residents have an independent consultant? Why is the Delivery Plan Capacity Build Transformation Budget not being used to independently support residents? What is BCC doing to rectify this?</p>	<p>We recognise the quote from Cllrs Bore and Hartley. However, this was made back in 2019 prior to St Joseph being announced as a delivery partner. Prior to this, there may have been some discussion around the Council appointing their own CLR community organiser.</p> <p>Within, the proposals St Joseph put forward, they committed to appoint a Community Engagement specialist and this is still a commitment that that St Joseph intend to honour.</p> <p>From a Council perspective, we will remain closely aligned to the regeneration project to make sure that the community are engaged with in line with our corporate engagement principles. Independent advice and guidance to the community will remain a priority across the life of the project.</p>
16	15	We understand that there is a team of 8 existing staff supporting the Ladywood Regeneration Project. Are the salaries of these staff paid through General Fund or the Delivery Plan Budget or another project related grant? As you can appreciate the use of public funds is of particular interest considering the financial crisis the BCC finds itself in.	<p>We recognise that Birmingham's financial situation has caused an additional layer of concern to Ladywood Unite. St Joseph will be the delivery partner, following formal appointment, for the project and will be responsible for investing in the estate which means they bear the majority of the financial burden.</p> <p>There are several staff from a Council perspective who are supporting the Ladywood regeneration project, in line with the responsibilities of their day job and they sit in several different Directorates, made up of different funding sources. Following the s.114 intervention, Commissioners from Government have been appointed to help the Council to make financial decisions and we hope Ladywood Unite will be reassured by the additional layer governance and focus on Council finances.</p>
16	16	Will BCC fully sign up to the principles outlined in 'Powered by the People' which is a recent BCC publication?	The Council are absolutely committed to the 'Powered by the People' approach and will be working to ensure, that once formally appoint, St Joseph adopts a similar approach. This is supported by the work the Council is currently undertaking in developing the Resident & Community Charter.

16	17	<p>We know there is an indicative masterplan as we were told this by the developer and it is a requirement for the initial bid.</p> <p>The masterplan is referred to in in the 2023 July Cabinet Report confirming Berkeley Group - but the response to our FOI requests claim it does not exist. Is the council report wrong, or is there something more sinister afoot? The developers, July 2023 said that the masterplan was too shocking to show residents. Please explain why BCC has taken the stance not to share the masterplan?</p>	<p>The masterplan will be a document that needs to be developed jointly between St Joseph and the community, with the Council acting as an enabler. This document cannot be agreed or formalised without full involvement through consultation with the community.</p> <p>The Cabinet report referenced does refer to a 'masterplan', which on reflection was not the right language to use. St Joseph put forward their illustrative vision for how they would like to deliver the 8 key principles in the community and for the estate as part of the regeneration programme. These principles were set out at the start of the procurement process and were fundamental in the evaluation and selection of a delivery partner. This helped the Council to differentiate any potential bids to ensure the right partner was selected. However, this mistakenly references as an 'indicative masterplan' which was incorrect, and we apologise for the confusion.</p> <p>The red line plan which has been shared with the community is also only indicative at this stage. Neither of these documents forms an agreed masterplan. This work will begin once St Joseph are in formally in contract.</p>
17	18	<p>Central Ladywood Community Forum has specifically asked to work on the draft of the Residents Charter in collaboration with BCC. So far, we have not received a response? We are requesting again to collaboratively work on this document with BCC?</p>	<p>We welcome the support of Ladywood Unite or any other Community Forum on the Community Charter. We want to ensure everyone has the opportunity to have a say; this is why we have been undertaking workshops, drop-in sessions, publicising the survey and undertaking door knocking.</p> <p>The point of this work is to make sure everyone, including Ladywood Unite have the opportunity to have their say on what should be incorporated within the Charter and more community engagement will be undertaken to test this once it has been drafted. We understand that members of Ladywood Unite have contributed to the survey and have attended workshops, as well as providing feedback to individual staff on what they would like to see moving forwards. This has been an incredibly beneficial contribution and we hope Ladywood Unite will continue to be part of this process moving forward.</p>
17	19	<p>Why is there so little information in relation to private homeowners who, according to Shabana Mahmood MP, will be offered like for like properties?</p>	<p>A definitive answer around what the offer for homeowners is has not been provided yet because there is no agreed masterplan. Until St Joseph and the community work together to develop a masterplan, we won't know how</p>

		<p>Detailed information is required. Why is there such a lack of clarity and transparency in relation to homeowners?</p>	<p>many homeowners are affected and therefore, what the financial model might need to look like to support them.</p> <p>We recognise this causes concern and frustration for many residents and we don't underestimate how this must feel for the people affected. Once a formal masterplan has been agreed, St Joseph and the Council will work together to understand how many homeowners are affected and what support they may need.</p> <p>We are committed to enabling residents to remain on the estate should they wish to, and this has always been one of our key principles. We are committed to working with homeowners throughout this process to ensure they can make the right decisions for their household moving forwards.</p>
18	20	<p>Housing association residents live in good quality homes in phase 1 built 26 years ago. According to the Cabinet Report June 2023 housing association residents will be housed in Phase 4.</p> <p>What is to happen to housing association residents whilst waiting for their new properties?</p> <p>Many people living in these properties are vulnerable and wish to stay in their present homes.</p>	<p>We do not know at this time which properties will be affected and won't know this until we have an agreed masterplan in place. St Joseph and the Council will work together to deliver a build first model, this means anyone who is affected would only have to move once, from their existing home to their new home. This includes residents of all tenure types.</p>
21	21	<p>What is BCC doing to mitigate the risk of history repeating itself in relation to the book/film The Forgotten People? There are several case studies where residents in similar regeneration projects have detrimentally suffered as a result of gentrifying the area that they (once) lived in causing some to be made homeless. What has BCC learnt from other regeneration projects to ensure that every resident will benefit from the regeneration of Central Ladywood?</p>	<p>The Ladywood regeneration is a substantial project and there are multiple aspects to consider to ensure it is of genuine benefit to the community, while ensuring residents are appropriately supported.</p> <p>We understand the concerns of the community regarding what Ladywood will look like and feel like in the future and will make sure the existing community get to benefit from the regeneration. We are committed to exploring best practice models across the country and will take learning from regeneration projects, both what went well and what went wrong. All of this information will inform the work we do in Ladywood, both now and in the future.</p>

21	22	In the spirit of Powered by the People strong resident representation is requested and required in all meetings and decision-making processes pertaining to the Ladywood Regeneration Scheme. How will BCC successfully facilitate this?	<p>We support and endorse an approach where members of the community are effectively represented in decision making. The scheme has cabinet approval to appoint St Joseph to act as our strategic partner to deliver the regeneration project.</p> <p>The next decision to be made will be the content of the Community Charter, which we are seeking feedback on across the whole community. We will ensure that feedback from the community, across a variety of formats, helps to inform all decisions made on the Ladywood regeneration project. This is a key commitment by both the Council and St Joseph.</p>
----	----	--	--