



Birchills Strategic Regeneration Framework

Project Reference Group and Delivery Roundtable - Wednesday 12th January 2011



Agenda

5.00 - 6.00 Project Reference Group

6.15 - 6.45 Review of SRF Project Proposals

6.45 - 7.15 Discussion - how can people support progress on delivery?

7.15 - 7.30 Feedback and next steps



Brief overview of...

- 1. The SRF study so far...**
- 2. The findings...**
- 3. The consultations and discussions...**
- 4. The preferred option...**
- 5. The PROJECTS**

1. The SRF study so far...

- Inception April 24th
- PRGs 10th June (Walkaround)
22nd July (Baseline)
29th Sept (Consultation)
18th Nov (Preferred Option)
13th Jan (Delivery)
- Round Tables 22nd July
18th Aug
13th Jan
- Consultations 18th Oct (Youth group)
19th Oct (WATMOS)
21st & 22nd Oct (Public)

2. The findings...

i. People

ii. Economy

iii. Housing Market

iv. Place

v. Accessibility

vi. Stock Condition



2. The findings

i. People

- Population c.8,000 - under repn. 35 - 49 yr olds
- Young - 58% under 34 [45% nat. ave.]
- Diverse - 35% BME - “differences respected”
- Stable core - but high levels of transience
- Barriers to work - health, skills gap, confidence

2. The findings

ii. Economy

- Unemployment - recession has reversed progress**
- Manufacturing - declined from 1/3rd to 1/4 2003-08**
- Resilient - rich range of businesses**
- Key employment sectors - Retail, Distribution, ICT**
- Low Start up and Survival rates**

2. The findings

iii. Housing Market

Polarised - Pargeter Street east/west split

East - High transience. Some streets 25% turnover p.a.

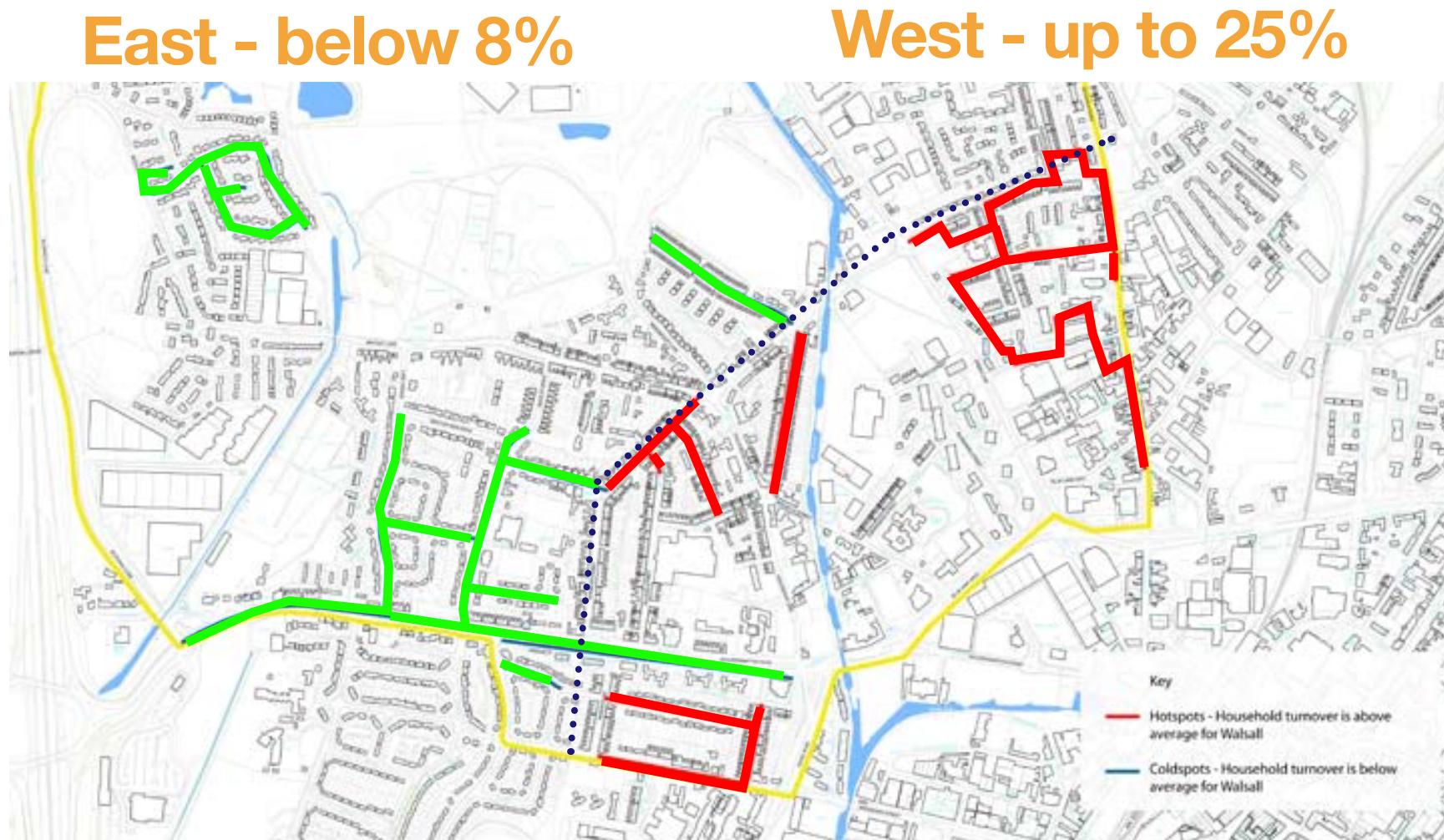
- 'Isolate' housing market
- Overcrowding, families renting small properties

West - Turnover is low [8% or less]. Prices holding up

- Part of broader 'Motorway' housing market

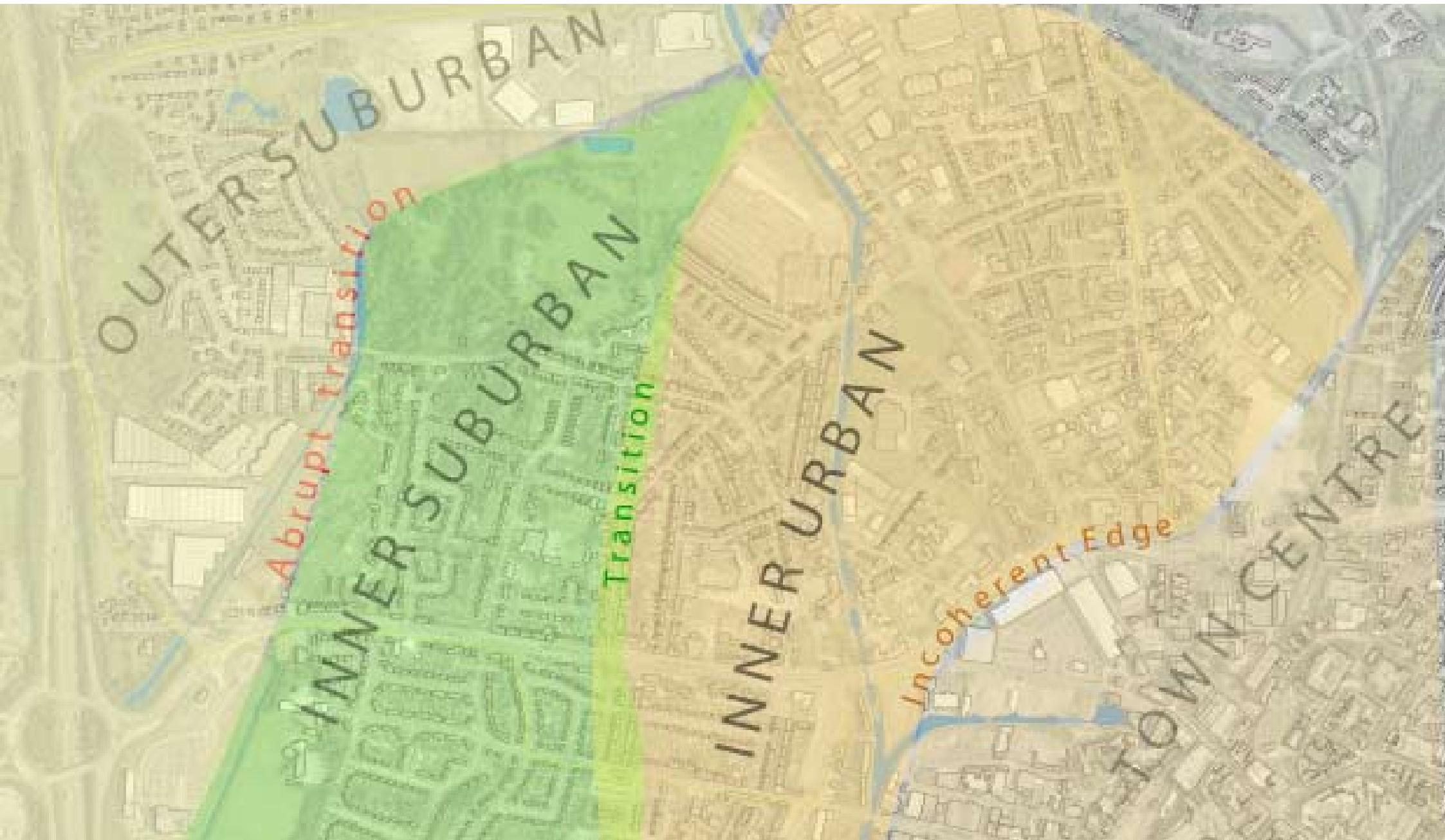
2. The findings

iii. Housing Market Turnover



2. The findings

iv. Place



2. The findings

iv. Place



2. The findings

v. Access



2. The findings -

vi. RLB Stock Condition Survey - 244 non RSL homes

No defects on 86.8% ‘external elements’

Minor on 10.3%

Moderate on 2.5%

Severe on 0.4%

No defects on 96.1% of ‘internal elements’

Minor on 1.55%

Moderate on 1.35%

Severe on 1%

87.3% fall short on insulation standards

2. The findings - Diagnosis

- i. People - Need focus on young people. Need to attract and retain working families. Continue work on cohesion.**
- ii. Economy - Need more enterprise start up and survival. Skills and procurement support via Think Walsall & College**
- iii. Housing Market - Widen choice to help reposition area**
- iv. Place - Canalside/underused sites, environment/image**
- v. Accessibility - Better pedestrian-cycle links; traffic issues on Stafford St and Bentley Lane/Five Ways**

3. The consultations and discussions...

CONSULTATION SUMMARY

75%

are interested in community training schemes.

85%

Support the VISION for BIRCHILLS

38.5%

Preferred the Maximum Development scenario

35.4%

Preferred the Moderate Development scenario

10%

Preferred the Minimum Development scenario

38.5%

Had no preference

What would be your top priorities for investment in the area?

57%

STRONGLY support the vision

14%

Do not support the vision

75

Are interested in energy saving home improvements

01. Recreational Activities

02. Community Safety

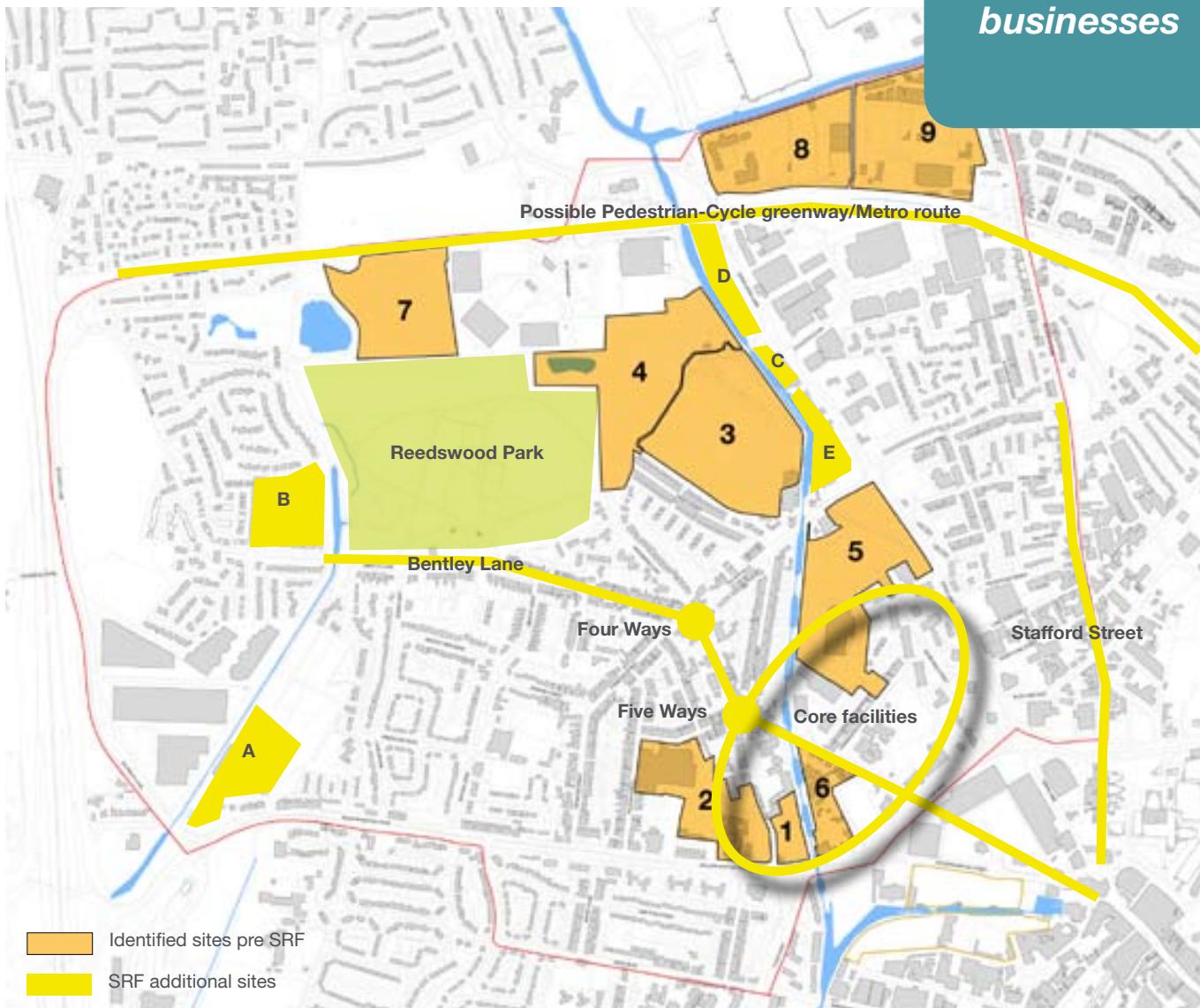
03. Better use of parks



4. The Preferred Option

Vision Aims

- *High quality housing and facilities to revive derelict industrial sites*
- *Investment in existing buildings and spaces to improve environmental quality*
- *Stronger, more skilled local communities and businesses*



4. The Preferred Option

Options	Option 1 Minimal	Option 2 Moderate	Option 3 Maximum
Objectives			
Housing <small>Opportunities to create more family housing and increase owner occupier.</small>	● ○ ○	● ○ ○	● ○ ○
Employment <small>Retain and improve provision of business premises and support.</small>	● ○ ○	● ○ ○	● ○ ○
Community <small>Stimulate resources for social infrastructure.</small>	● ○ ○	● ○ ○	● ○ ○
Environment <small>Protects biodiversity and improves public realm.</small>	● ○ ○	● ○ ○	● ○ ○
Support <small>Incentive policy and stakeholder engagement.</small>	● ○ ○	● ○ ○	● ○ ○
Ease of Delivery <small>Level of intervention & up-front investment.</small>	● ○ ○	● ○ ○	● ○ ○
Total Indicative scores.	09	12	14

The 3 Scenarios presented to the public

SCENARIOS

MINIMAL DEVELOPMENT



In this Scenario, only developments either well advanced through planning or relatively unconstrained by remediation costs and other challenges go ahead during the ten year Framework period.

In practice this would mean the Caparo Site, Council Depot, Hollyhedge Lane and Wolverhampton Road scrap yard sites.

These represent significant change in the area but would not require major intervention to facilitate. They could generate some 'planning gain' and monies from the New Housing Bonus.

Moderate Development



In this Scenario, developments are included which are thought to be viable if active council and community attempts are made to facilitate them.

In the case of the former golf course / power station this will mean flexibility on planning gain, and active work to appoint a developer partner. The Bentley Lane employment area could be allowed to change use subject to planning, to give a more coherent function between neighbourhoods.

These schemes are thought to be financially viable in principle, even in the current restricted lending environment, but would need a flexible approach to planning from the council and community.

MAXIMUM DEVELOPMENT



In this Scenario, developments are added which are thought to be viable if active council and community attempts combine with significant gap funding for a delivery and remediation.

These are the cascade corridor along Green Lane, and redevelopment of the Sydenham open space across Birch Street for housing and improved recreation.

This Scenario would have the most transformational regeneration impact and bring most investment to the area, but is likely to be the most long term and challenging to deliver in full. The most difficult sites will need a stronger property market or substantial gap funding to make viable.

5. The PROJECTS

Main strands to the Framework

Environment: Improvements to existing public realm and buildings

Community: Socio-economic support

Development: New development on previously used sites

5. The PROJECTS

Environment:

PUBLIC REALM

Reedswood Park

Five Ways

Four Ways

Sydenham POS

Birch Street shops

Street greening

Stafford Street

Former Rail Link

EXISTING BUILDINGS

Renovate and Retrofit

Community:

FACILITIES

Core Facilities Cluster

Birch St shops/Five ways

Social Enterprise support

Parks and environment

Youth and play support

SKILLS

Skills support

Green Deal/Retrofit

Development:

HOUSING LED

Caparo site

Council depot

Former golf course

Birch Street

Hollyhedge Lane

Bentley Lane

COMMERCIAL LED

Wolverhampton Road

Reedswood site

Metafin/Green Lane

5. The PROJECTS Environment

Amenities and access
around Reedswood Park

c. £250k+



5. The PROJECTS Environment



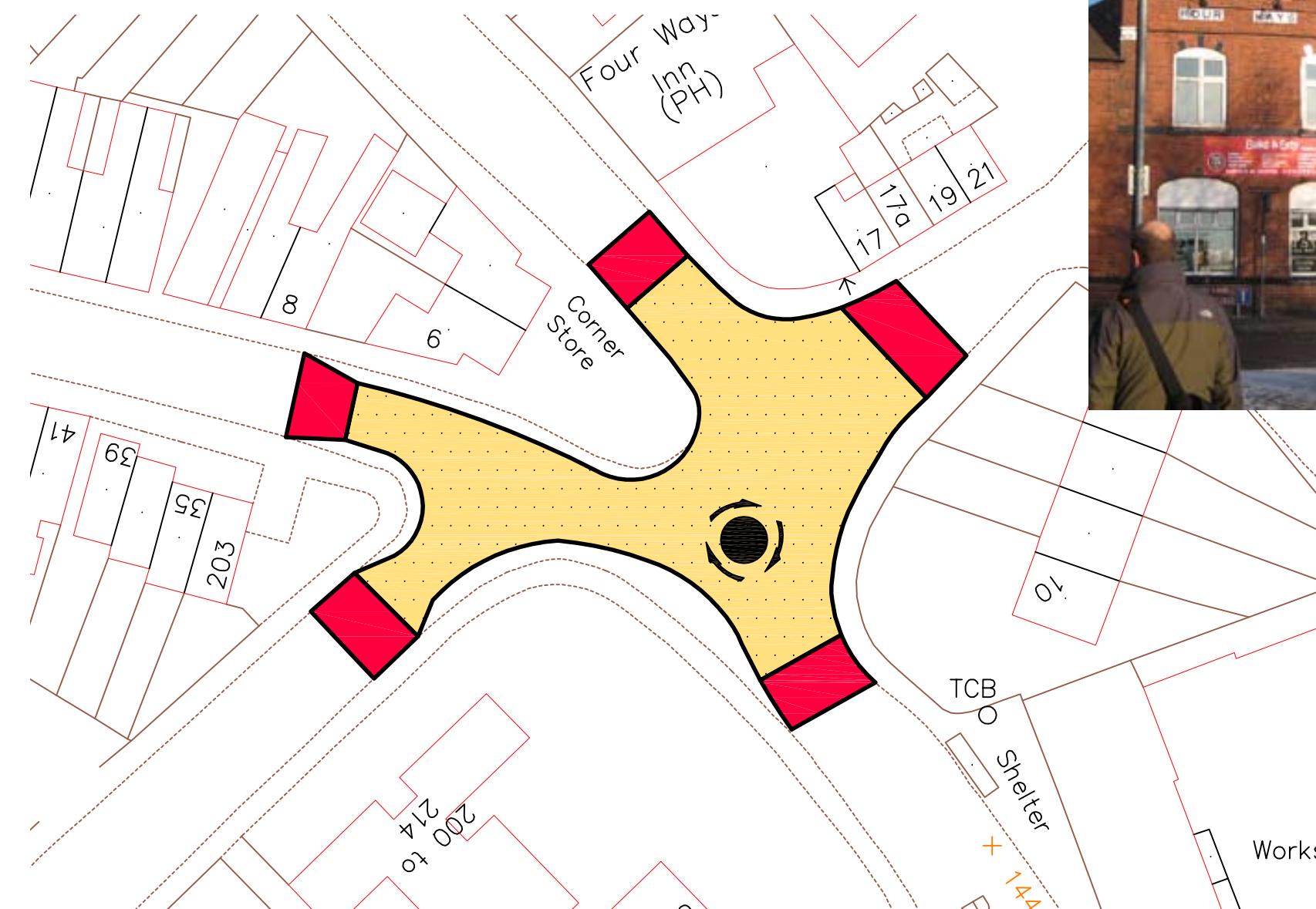
Five Ways - new
Village Square - c. £80k +



5. The PROJECTS Environment

Four Ways - pedestrian priority

c. £70k



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Client	URBED				
Project	BIRCHILLS SRF				
Title	BENTLEY LANE - OLD BIRCHILLS				
urbed					

5. The PROJECTS Environment

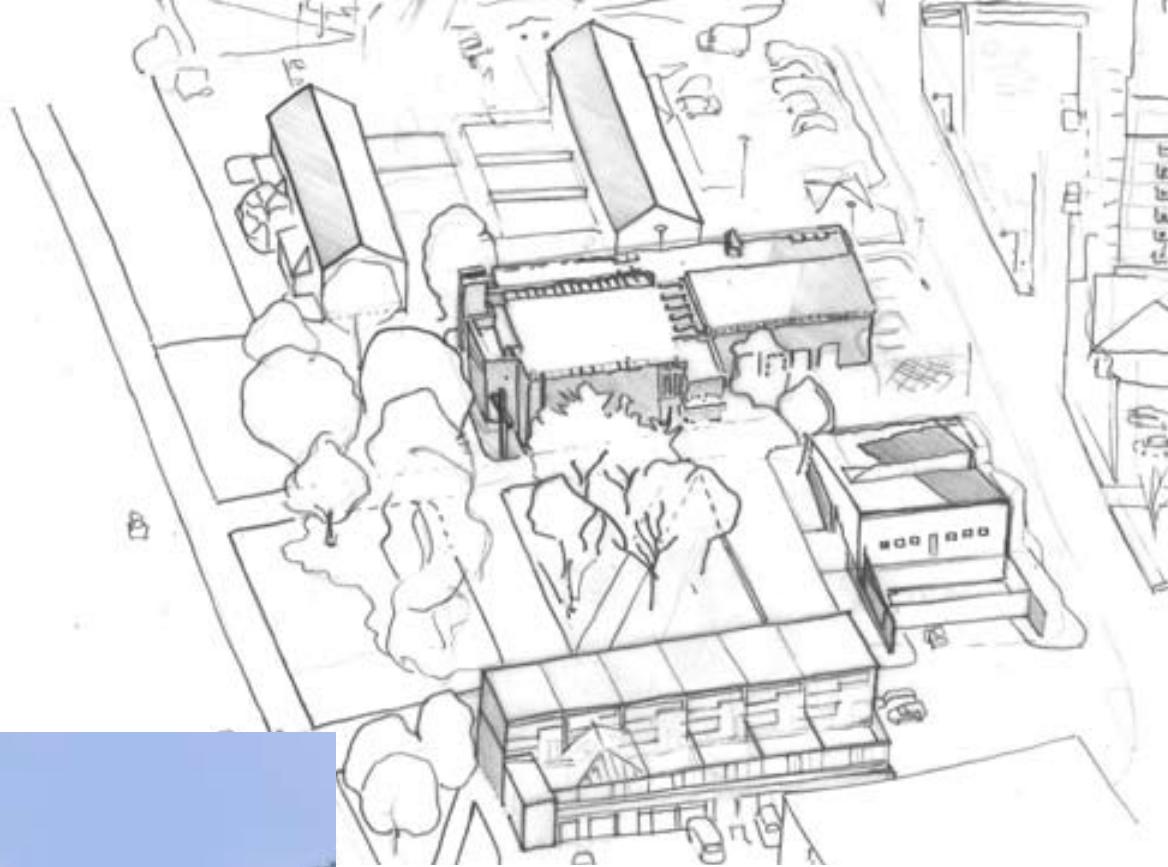
Sydenham POS - interim improvements c. £75k +



5. The PROJECTS

Environment

Birch Street Shops
38 new parking spaces
c.£125k

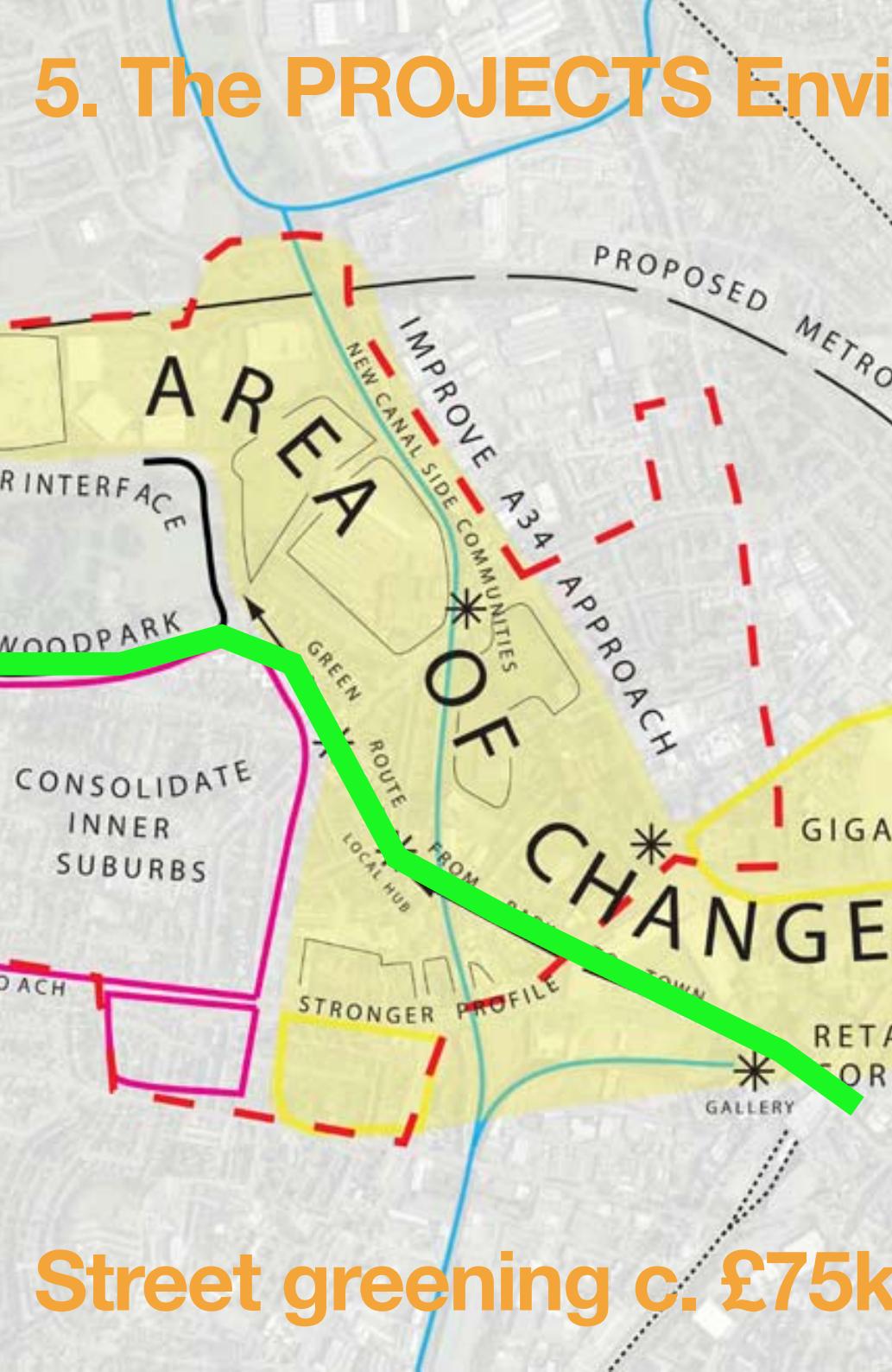


5. The PROJECTS Environment



Birch Street Shops

5. The PROJECTS Environment

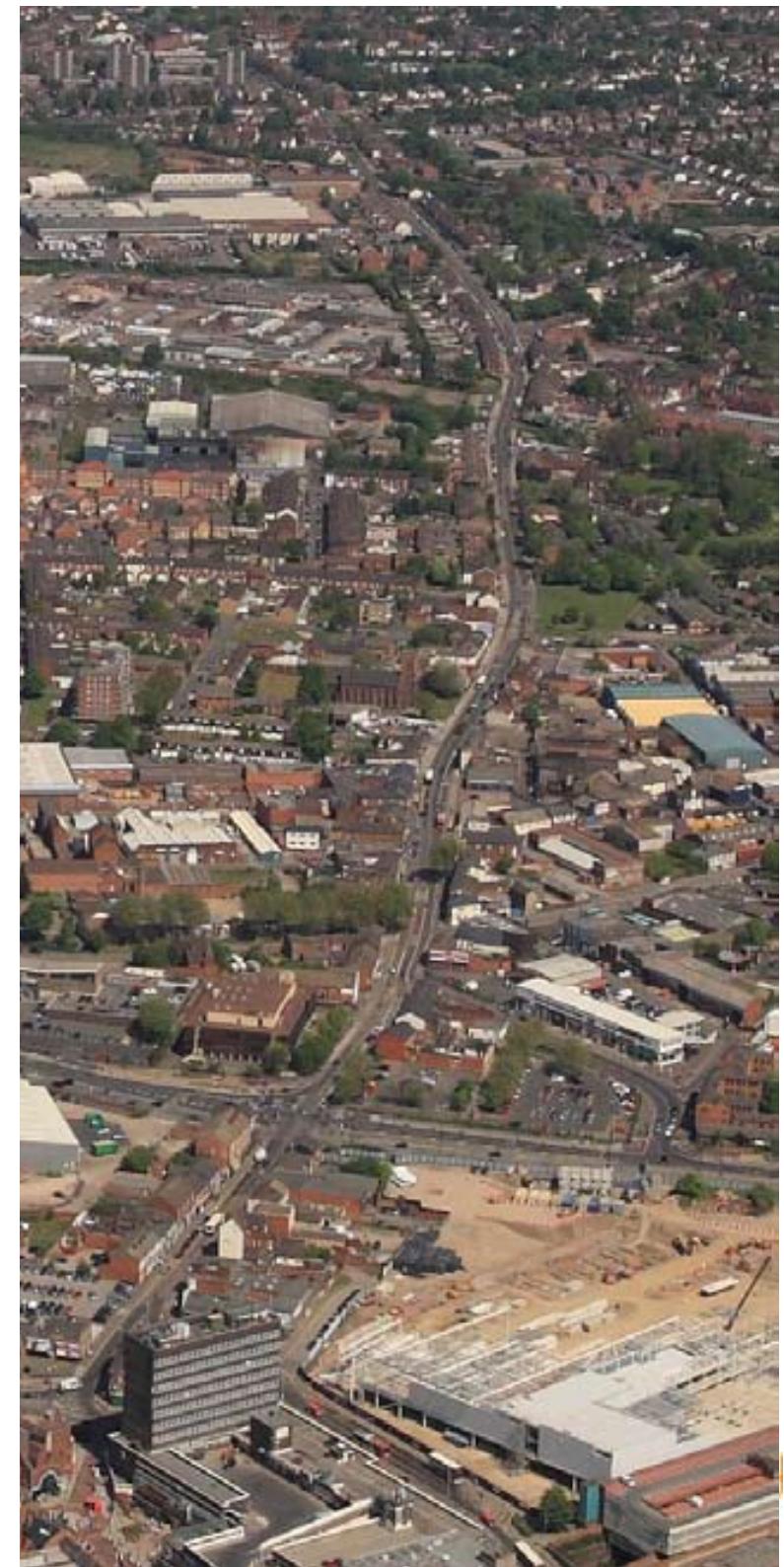


Street greening c. £75k

5. The PROJECTS Environment

Two new crossings over
Stafford Street c. £70k ea.

Better links to College

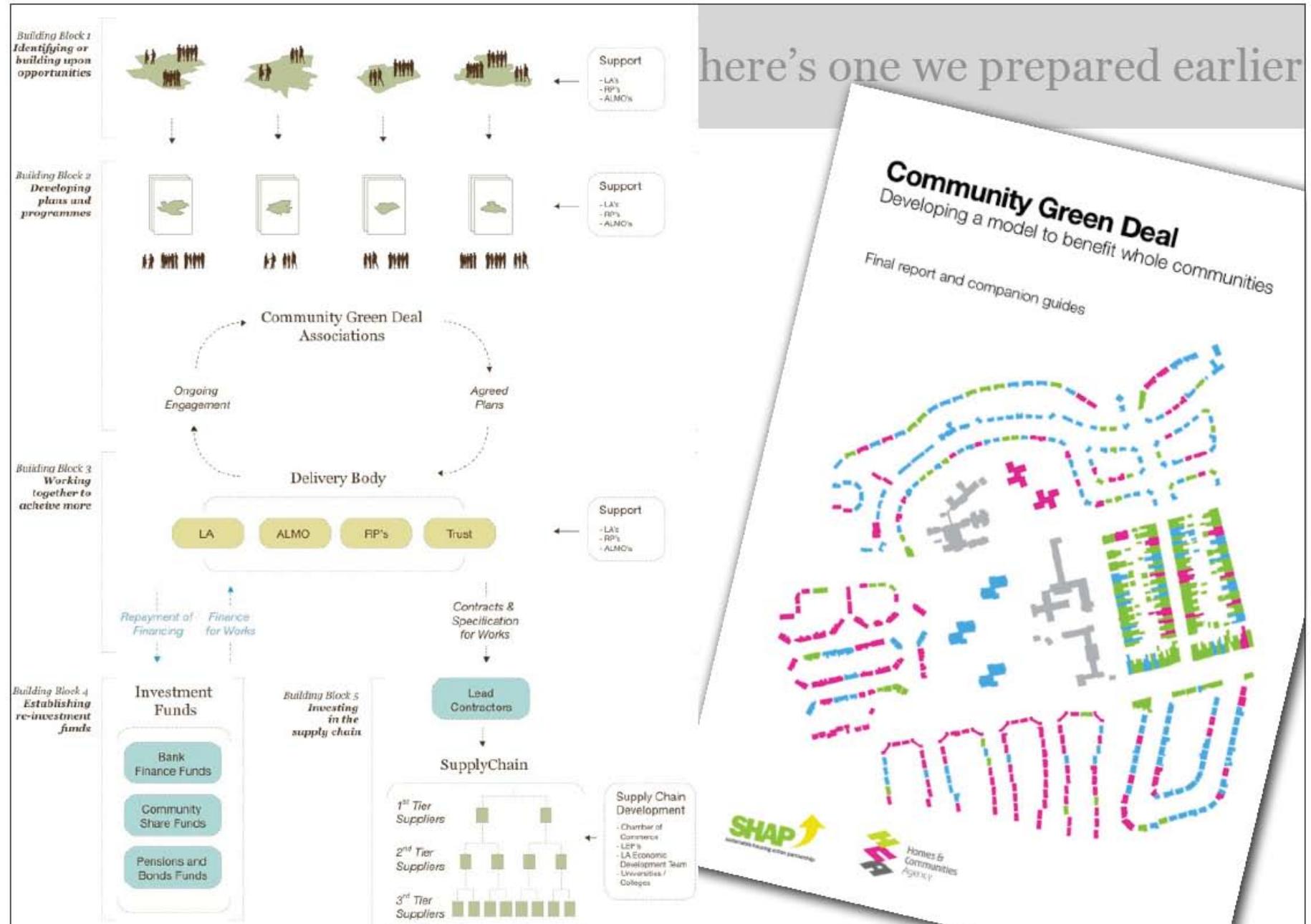


5. The PROJECTS Environment

Rail line pedestrian-cycle link/future metro
c.£250k+



5. The PROJECTS Environment - Housing Eco-Retrofit



*Building Block 1
Identifying or
building upon
opportunities*



Support
- LAs
- RP's
- ALMO's

*Building Block 2
Developing
plans and
programmes*



Support
- LAs
- RP's
- ALMO's



Community Green Deal
Associations

Ongoing
Engagement

Agreed
Plans

*Building Block 3
Working
together to
achieve more*

Delivery Body

LA

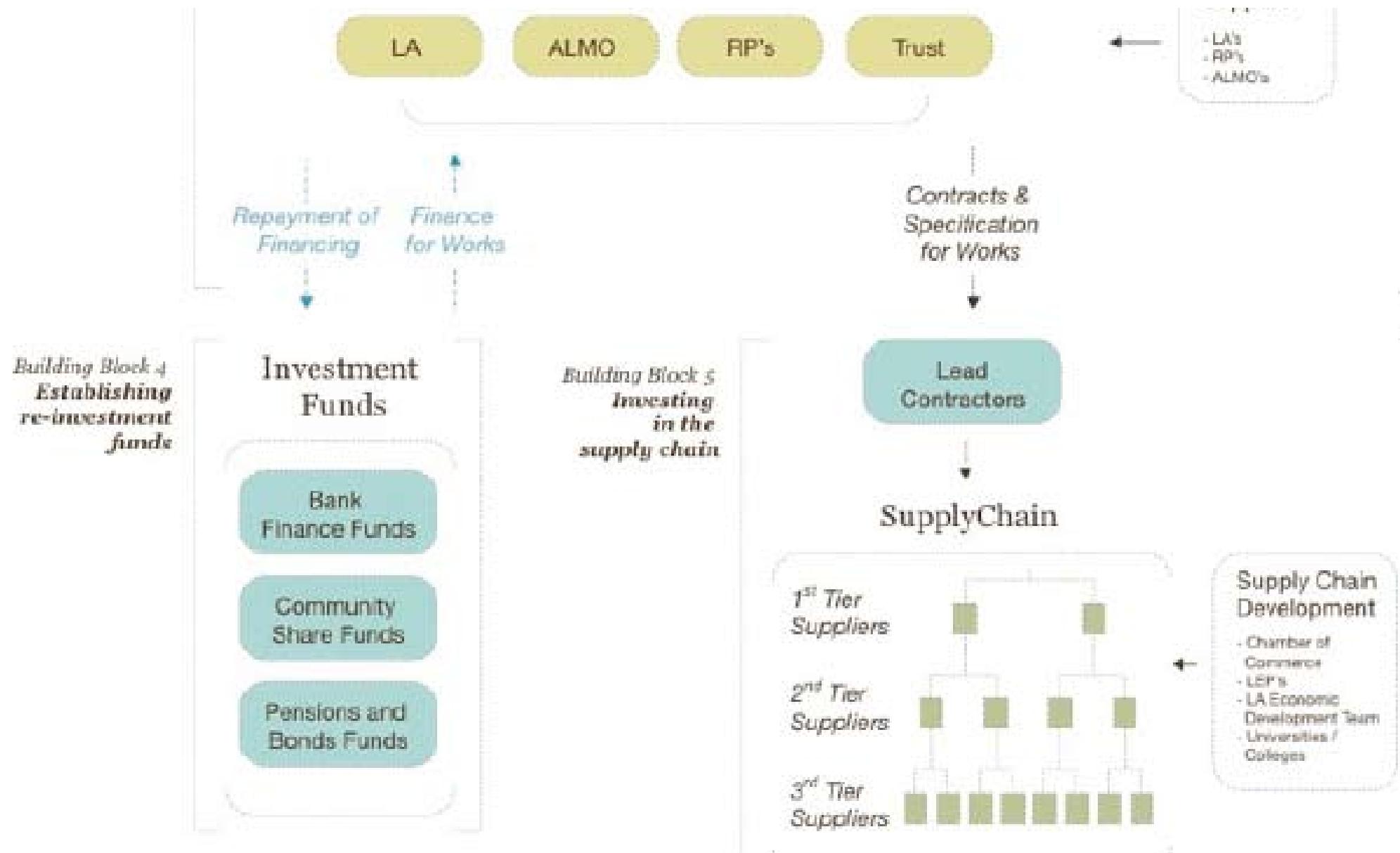
ALMO

RP's

Trust

Support
- LAs
- RP's
- ALMO's

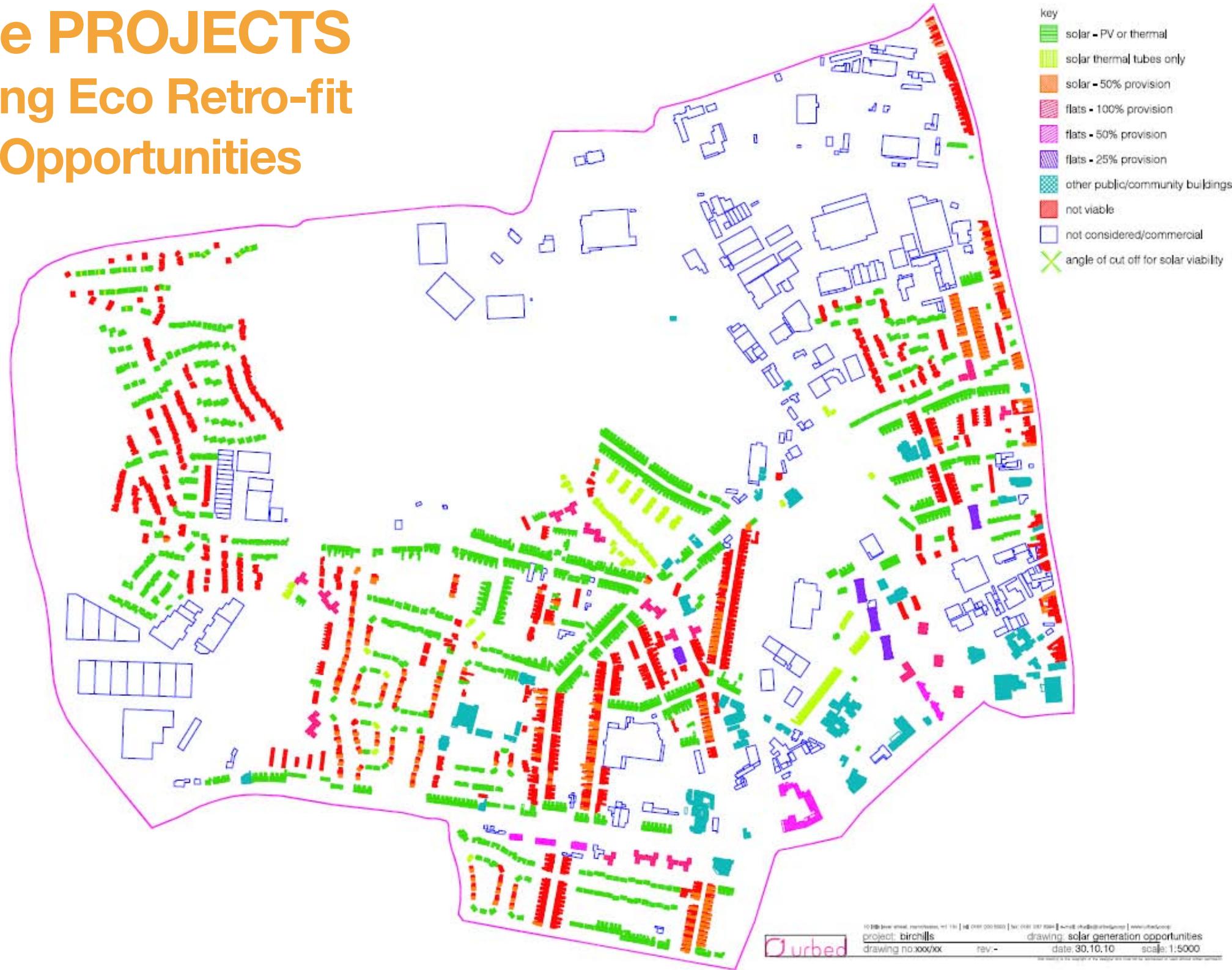
5. The PROJECTS Housing Eco Retro-fit



5. The PROJECTS

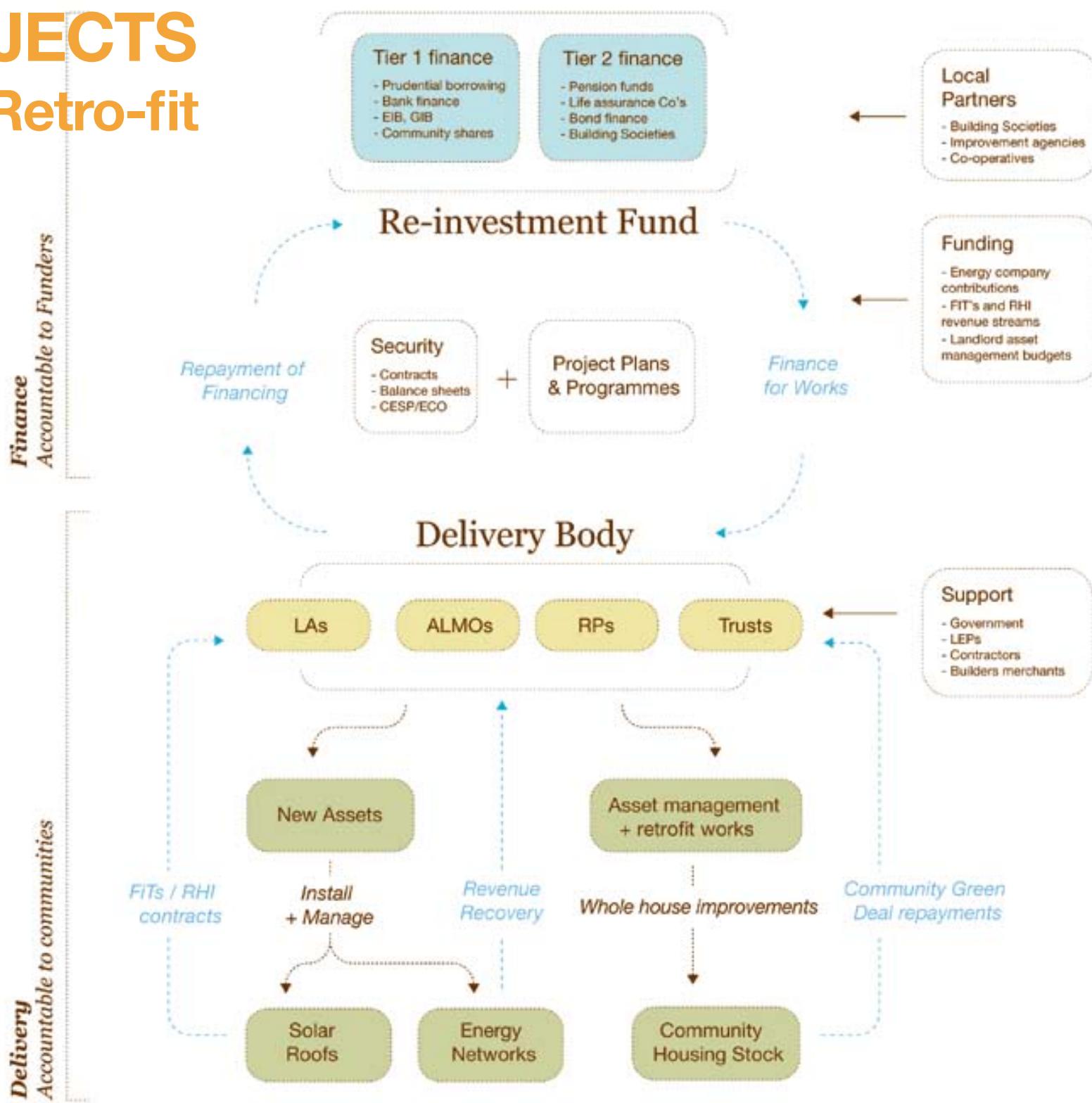
Housing Eco Retro-fit

Solar Opportunities



5. The PROJECTS

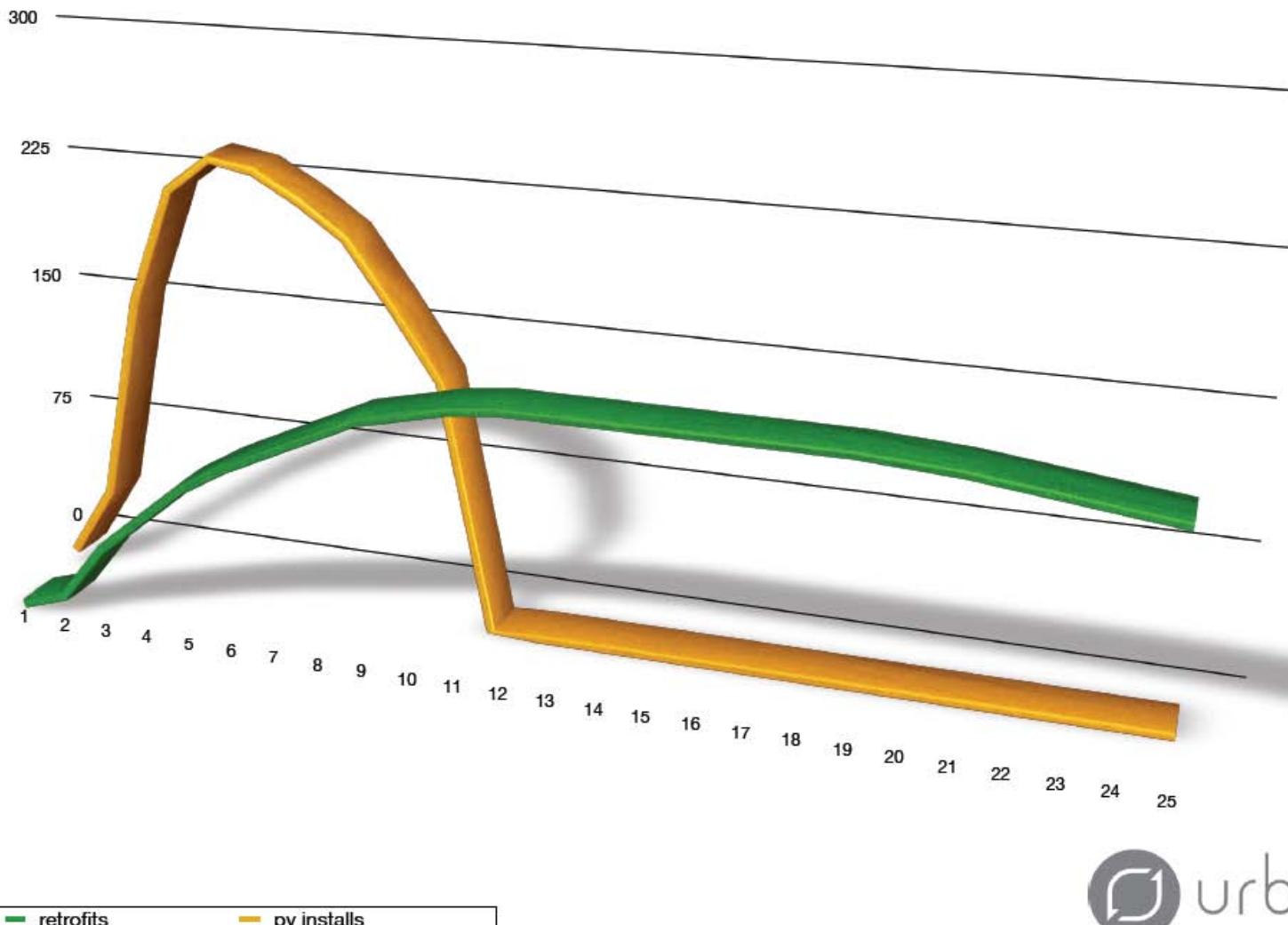
Housing Eco Retro-fit Financing



5. The PROJECTS

Housing Eco Retro-fit

how it works



5. The PROJECTS

Community/Socio-Economic

Socio-Economic

Link to physical projects
- Mentoring, training,
employers schcmes through
THINK WALSALL, WATMOS,
Places of Worship

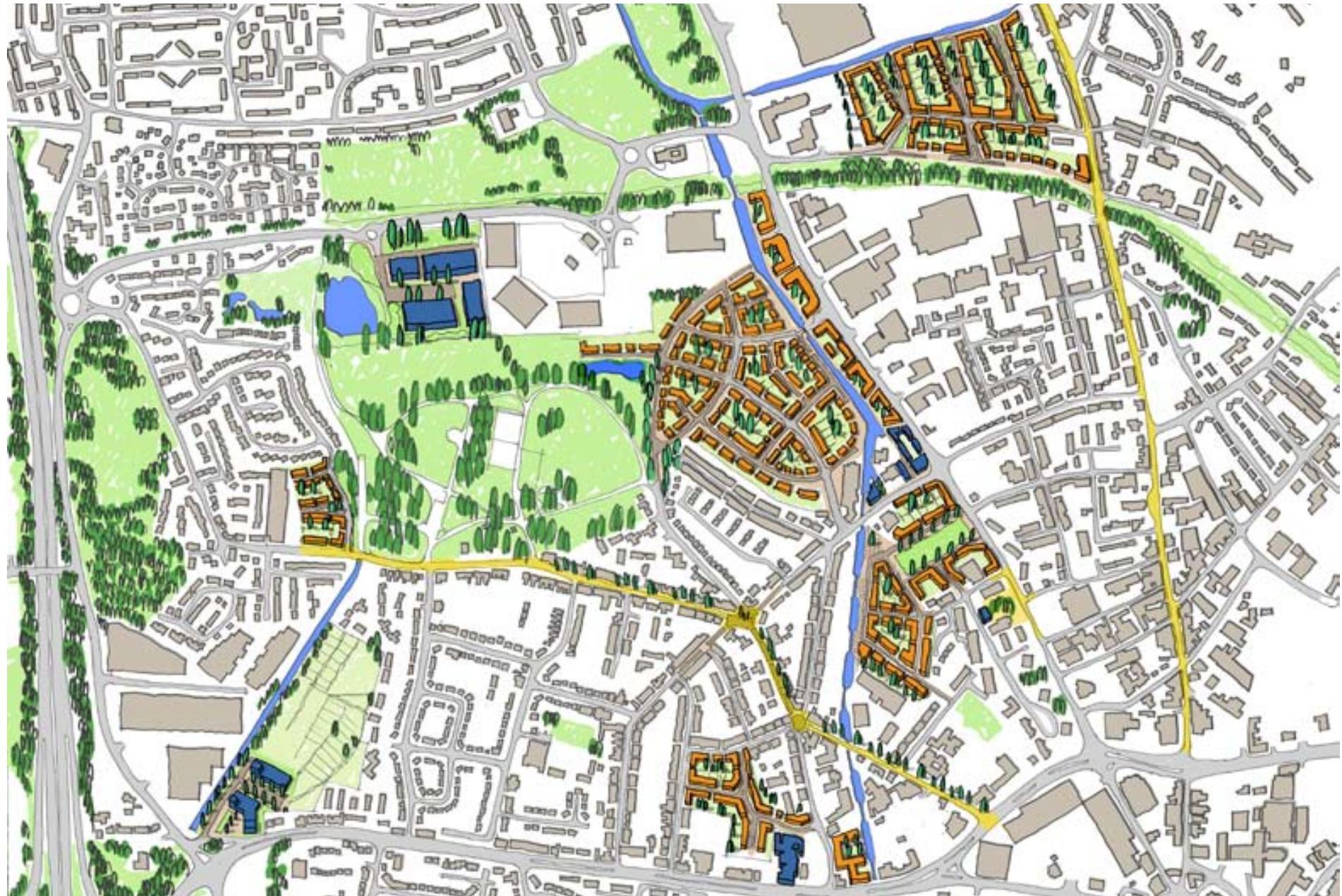
Community: FACILITIES

Core Facilities Cluster
Birch St shops/Five ways
Social Enterprise support
Parks and environment
Youth and play support

SKILLS

Skills support
Green Deal/Retrofit

5. PROJECTS - Development



5. PROJECTS - Development

Cable Street & Depot Sites

5.14 ha

160 homes



Cable Street & Depot Sites



Caparo

6.67ha

310 homes

Should
integrate
with former
golf course
and Green
Lane A34



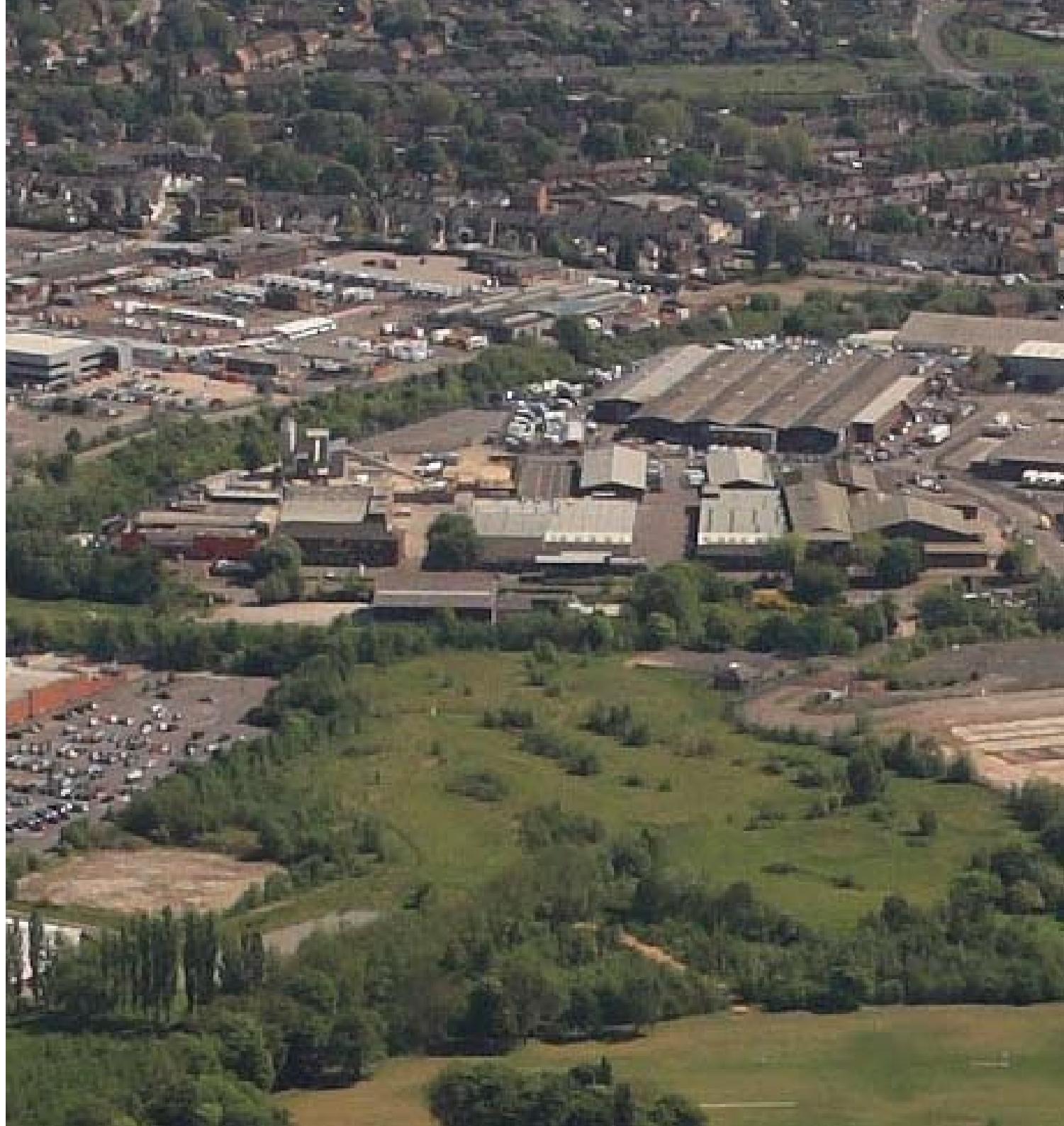
Former Golf Course

5.26 ha

180 homes

Should
integrate
with Caparo and
Reedswood Park

c. £1.2m S106



Former Golf Course, Caparo [and Green Lane]



Hollyhedge Lane 1 & 2

**1 - 1.02ha
122 homes
(Permission)**

**2 - 2.08ha
c.80 homes?**

**Desire to
retain and re-
use historic
school**



Hollyhedge Lane 1 & 2



Birch Street

5.08ha c. 199 homes

Remediation costs likely to outweigh receipts and S106



'Meanwhile' interim improvements to public open space

Birch Street



Bentley Lane

1.25ha



Bentley Lane

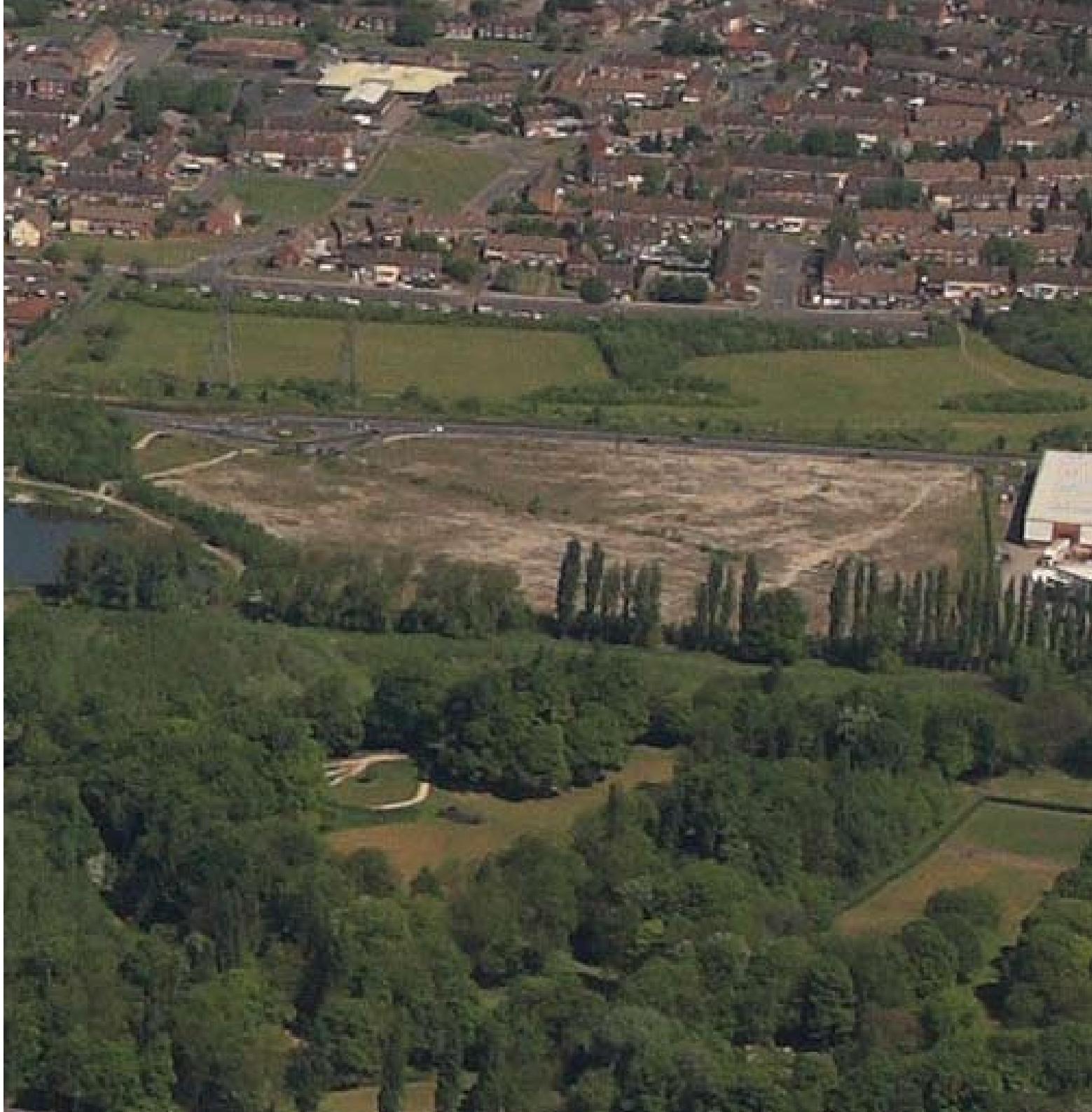
1.25ha c. 60 homes



Reedswood ‘Best’ Employment Site

4.34 ha

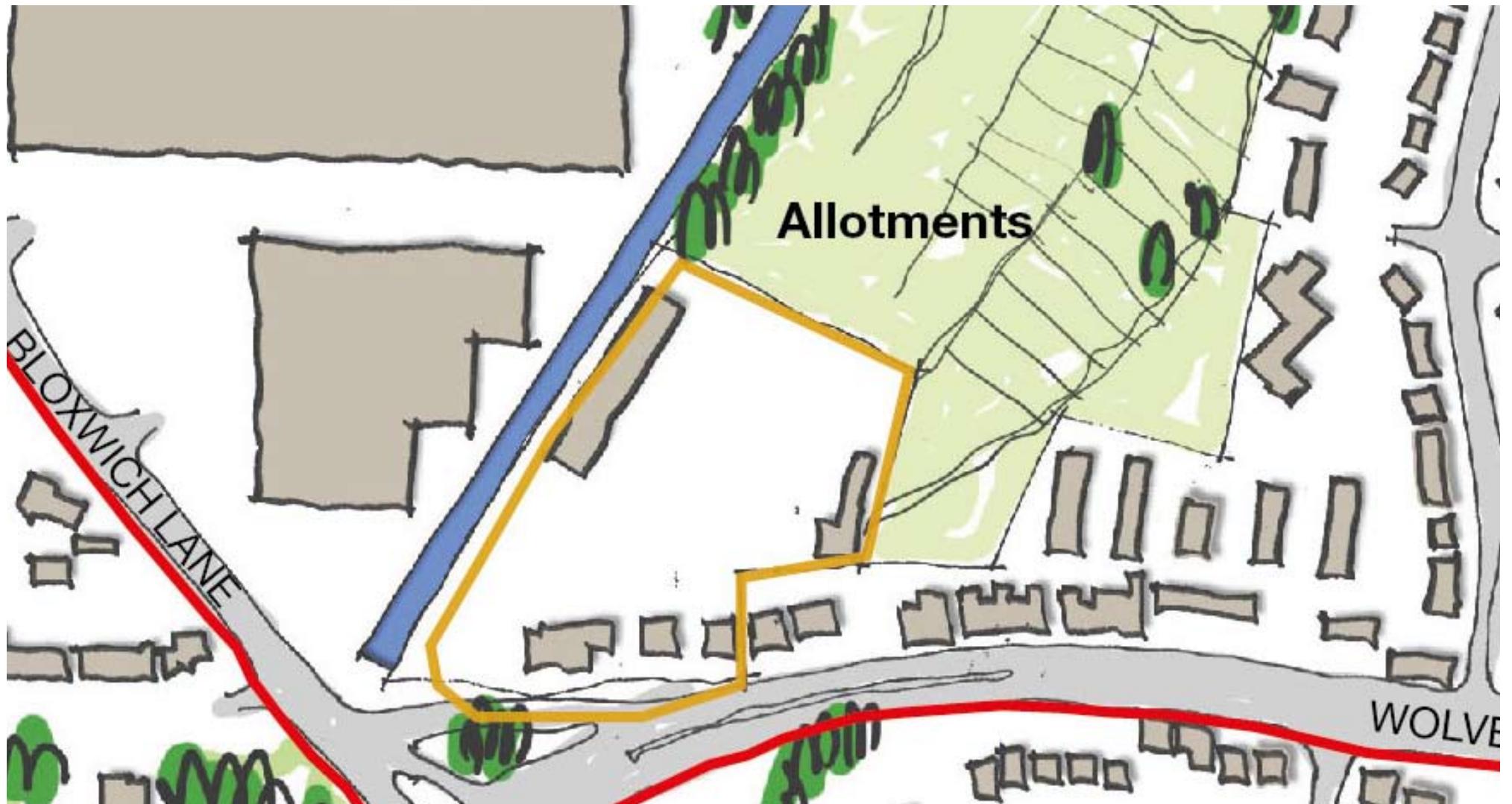
Protect for
employment
use



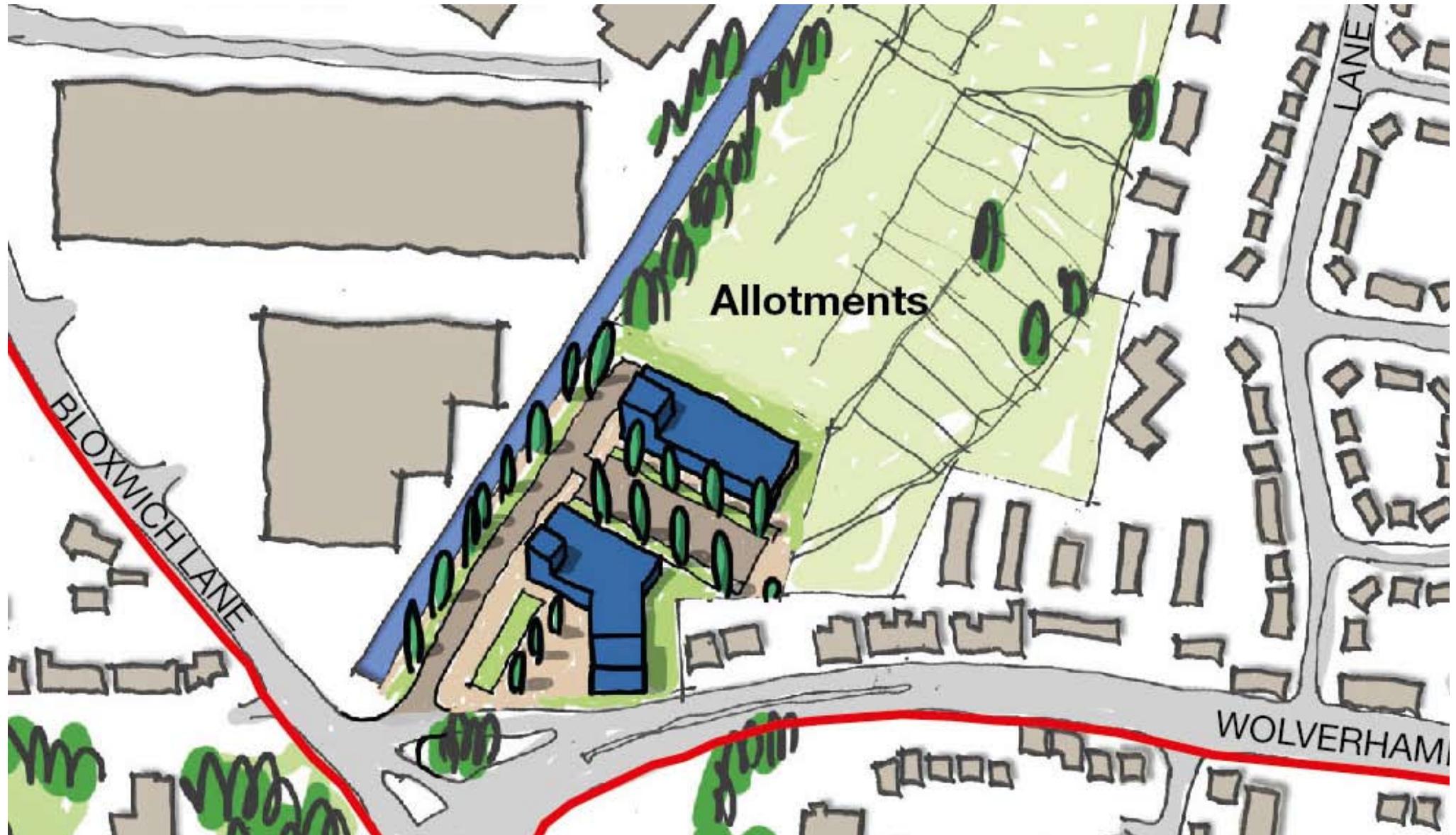
Reedswood 'Best' Employment Site



Wolverhampton Road - 1.5 ha Commercial



Wolverhampton Road - 1.5 ha Commercial



Discussion

- What actions can people take to support delivery?
- What bodies can come together to lead a community based delivery vehicle e.g. Development Trust?
- How can the new ‘Localism’ agenda help - e.g. through Neighbourhood Plans?
- Who will champion the SRF to private and public funders?

Environment:

PUBLIC REALM

Reedswood Park

Five Ways

Four Ways

Sydenham POS

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