

Cabinet – 16 March 2011

Birchills Strategic Regeneration Framework Strategy

Portfolio: Councillor Adrian Andrew, Deputy Leader and Regeneration

Service: Regeneration

Wards: Birchills Leamore & Pleck

Key decision: Yes

Forward plan: Yes

1. Summary of report

- 1.1 This report outlines the key recommendations of the Birchills Strategic Regeneration Framework (SRF) Study and seeks cabinet endorsement of these recommendations. A summary of the themes and strategy is detailed in an Executive Summary of the Birchills Regeneration Framework Study, attached (**Appendix A**) and copies of the full strategy document will be made available for reference in Members' Group rooms and on the Council's Committee Information website (CMIS).
- 1.2 The Birchills SRF study area covers approx 0.9 square miles (2.4 square kilometres). This area covers a significant proportion of Birchills Leamore and Pleck wards, including residential neighbourhoods, Stafford Street local centre and surrounding industrial areas including Green Lane, the Council Depot and Reedswood Retail Park.
- 1.3 Birchills has suffered a steady but severe economic and social decline as a result of structural change in the manufacturing industry. The historic success of Birchills was intrinsically linked with the level of local employment and activity within this sector, and manufacturing employment has declined from a third to a quarter during the last decade. This decline has left behind an area with high levels of social deprivation, skills deficits in the labour force, an imbalanced housing market, areas of low quality housing, poor environment and a lack of a clear local centre. The heavily engineered strategic road network compounds issues of exclusion through segregation and barriers to movement for residents and businesses.
- 1.4 Notwithstanding these weaknesses, the area is very well positioned to benefit from public and private regeneration investment. Its strategic location close to both the M6 and Walsall Town Centre is excellent. There is a substantial portfolio of developable post-industrial land along the historical canal corridor, with investment interest surviving the financial crisis. There is a young and diverse community with good levels of commitment, cohesion and engagement. Recent public sector investment includes the Sure Start centre, PCT facility at the corner

of Pleck Road and refurbished Birchills Primary School. There are several thriving places of worship with strong relations across Christian, Muslim and Sikh faith groups. The Burrowes Street Tenant Management Organisation is a national exemplar. Environmental assets include Reedswood Park, with a number of attractive residential streets and character buildings surrounding the Park. Despite the decline in manufacturing, the area is home to a resilient stock of businesses, from small traders and workshops to multi-national businesses like Homeserve and TK Maxx.

- 1.5 The SRF aims to provide a vision and basis for intervention that will reverse this decline and address the future prosperity of Birchills, building on the strong sense of community in the area. The study recommends that the document is used as a marketing tool, to kick-start private sector led investment, and to attract whatever limited public funds may be available in the future. Given public sector funding constraints, the leading recommendation within the SRF study proposes that receipts from private development and Council land disposals are re-invested in projects within the study area.

2. Recommendations

2.1 Cabinet is recommended;

2.1.1 To endorse the draft Birchills Strategic Regeneration Framework; the broad themes of the strategy and identified projects are included in an Executive Summary, attached as **Appendix A**.

2.1.2 To authorise officers to continue to work with the PRG to develop a detailed delivery plan which will determine priorities and funding mechanisms for the projects included in **Appendix A**.

2.1.3 That the Birchills Strategic Regeneration Framework is used by the Council, its partners and stakeholders to promote investment into the area, create development partnerships, particularly in respect of the site of the former Reedswood Golf Course, and maximise opportunities for securing external funding.

2.1.4 That consideration of the use of any capital receipts secured from future public land disposal for reinvestment in projects identified in the Birchills Strategic Regeneration Framework be subject to the provisions of a clear business case and normal capital strategy requirements, and would be the subject of a further report to Cabinet.

3. Background information

3.1 The Borough-wide SRF ethos is based around economic, social and environmental regeneration with the objective of securing sustainable communities. Geographically, the thrust of the SRF is dominated by the key district and local centres and their surrounding neighbourhoods. Cabinet has previously endorsed studies in Brownhills, Willenhall, Bentley, Moxley, Darlaston and Goscote Lane Corridor, and these have been prepared through extensive engagement with local communities; a process that is managed through a

Project Reference Group (PRG) comprising ward Councillors, local residents and key stakeholders. The delivery of the SRF in these areas is aimed at achieving social, economic and environmental regeneration and maximising the widest community benefit.

3.2 Birchills' needs and aspirations, articulated by a community-led coalition of partners through the Birchills PRG, has led to its recognition as a potential priority area for regeneration investment. Consultants Shared Intelligence were commissioned by the Council, WRC and EP (now HCA) to conduct a think-piece about the future of Birchills, entitled 'Building a New Birchills Together'. This report established the case for Birchills being a strategic priority for regeneration investment. The report recommended that immediate steps were required to develop detailed proposals to move this regeneration forward, the main recommendation being the scoping and commissioning of a Birchills Regeneration Framework Study. All recommendations of the Building a New Birchills Together Report were endorsed by Cabinet at its meeting on the 19th November 2008. The resolutions were that Cabinet:

1) endorses the recommendations of the Building a New Birchills Together report....which recommends that:

a) the Council and its partners make a commitment to Birchills forming part of the refreshed Strategic Regeneration Framework,

b) the Council and its partners commit to the investigation of potential vehicles for securing public investment in Birchills,

c) a formal Birchills Task and Finish Group is convened consisting of Walsall Council (Regeneration, Neighbourhood Management and Housing), WRC, English Partnerships/HCA, Advantage West Midlands and Birchills Project Reference Group to drive forward the development of a Project Plan for bringing forward proposals. The project plan will include a working protocol, (roles and responsibilities of partners including who leads) delivery options and an exit strategy. The Birchills Task and Finish Group will formally report to the Birchills Project Reference Group,

d) an overall Development Framework to be known as "Birchills First" is scoped and commissioned through the PRG. Plan will include options for developing:

- a programme of comprehensive housing renewal including:
 - which housing stock to retain / improve
 - where demolition of stock is necessary (for comprehensive redevelopment and/or due to property conditions)
 - opportunities for new housing developments;
- improvements to community facilities and public spaces;
- the development of new businesses, including social enterprises;
- and
- a range of community-led projects to address the causes of economic underperformance of the area and to address worklessness and the digital divide.

e) the Project Reference Group, in partnership with key community groups in the area, procure a robust evidence base in conjunction with the local community. This may include:

- a residents survey specific to the Birchills study area (including a socio-economic profile); and
- a comprehensive stock condition assessment to include details about:
 - compliance with Housing Health and Safety Rating (HHSR); and
 - energy efficiency,

f) the development Plan should include proposals on how best to strengthen and support key community organisations in performing a stronger neighbourhood management role,

g) Urgently indicates to all land owners and developers with an interest in sites in and adjacent to Birchills that it is supporting the preparation of a Development Framework for the defined area.

2) supports the addition of Birchills to the Strategic Regeneration Framework Programme, and that a development framework is commissioned, through the Birchills Project Reference Group (PRG), that will provide the opportunity to embrace wider neighbourhood level service delivery.

3.3 Work on the Birchills Strategic Regeneration Framework is intended to further complement the continuing relationship with the Homes and Communities Agency (HCA). Part of this was a Local Investment Plan (LIP) received and endorsed by Cabinet in March 2010, in which Birchills was identified as a priority area.

3.4 The specific regeneration objectives identified for the Birchills Framework Strategy are:

- i) **People** – The SRF aims to integrate significant population growth in ways which maximise benefit to Birchills’ existing and new residents. It contains a strong focus on young people, and aims to attract and retain working families, whilst supporting continued positive work on social cohesion and inclusion.
- ii) **Economy** – The SRF seeks to strengthen the local business environment and build community access to opportunity around Birchills. It recommends support for enterprise start up and survival alongside skills and procurement support via local employers, ‘Think Walsall’ and Walsall College.
- iii) **Housing Market** – The SRF aims to widen housing choice and help reposition the area beyond ‘isolate’ market patterns to achieve a more balanced structure of supply and demand. It supports cross-tenure ‘green deal retro-fit’ investment in energy efficiency and carbon reduction measures.
- iv) **Place** – The SRF project framework aims to enhance the area’s strong locational qualities and address pockets of environmental degradation that undermine investment and civic pride.
- v) **Accessibility** – The SRF takes advantage of Birchills’ excellent strategic position to promote stronger pedestrian and cycle links. It promotes movement patterns

to address the physical fragmentation of the area and better connect communities and amenities.

- 3.5 The key themes and strategy, which is summarised in **Appendix A**, have been formed following extensive consultation with partners and the local community. The PRG, made up of ward councillors and key community representatives, has been established for some time and has played an integral part in driving the project and leading the community involvement in the Framework Study's development. It is intended that at their meeting on the week commencing 28th February 2011 that the Birchills Project Reference Group will endorse the findings of the Birchills SRF Study as the most appropriate means to enable continued proactive involvement by Walsall Council and its partners. The realisation of a prosperous and rejuvenated future for Birchills will be achieved through the maximisation of land assets as detailed in **Appendix B**.
- 3.6 Given the current difficult economic climate, the strategy proposes a proactive and creative approach to regenerating Birchills by reinvesting any capital receipts on projects within the study area. It also recommends that the Council continues to adopt a proactive approach to kick-starting those investment schemes which have stalled through the recession. For example, the Council are currently working with the developers of the Caparo site and the Hollyhedge Lane site. The Council could help by looking at developer opportunities to de-risk and also revisit the financial viability of schemes. These two recommendations are closely linked, in effect capital receipts from disposal of Council land and developer contributions from the private sector, alongside funding bids, will fund the improvements to the public realm which are detailed in the framework programme.
- 3.7 The impetus behind the strategy is that of both a visionary document which outlines realistic aspiration for Birchills and the means by which to realise this. The strategy refers to the residential proposals for the former Reedswood Golf Course and builds upon the planning permission for residential development at the Caparo site, Hollyhedge Lane site and the Council Depot site, as well as the residential proposals for Birch Street. In addition to new build housing delivered through the strategy, steps are also being taken to improve existing housing stock in Birchills. A stock condition survey of 10% of the privately owned and rented dwellings, more than 15 years old, was undertaken as part of the SRF by Rider Levett Bucknall (RLB). The stock condition surveys involved:
- A detailed physical internal and external inspection of each property
 - A brief household questionnaire re. household make up and circumstances
 - Assessment of energy efficiency of the basic construction elements of each type of property by age grouping.

The methodology is in line with the national Housing Health and Safety Rating System (HHSRS).

- 3.8 The Stock Condition report concluded that the physical condition of the privately owned and rented stock was in reasonable condition with mostly minor or moderate defects. A small number of dwellings did have severe defects. There was little evidence to support wholesale renewal of particular streets or parts thereof.

The report recommends further investigation into the Category 1 Risks found under the HHSRS (9.5% of properties contained Category 1 Hazards, the most common being excess cold) and also Category 2 Hazards.

- 3.9 For the transformation of Birchills to be achieved, there will need to be an improvement in the economic base, the skills of local people, housing quality and the local environment. Where possible, the Birchills Regeneration Framework Strategy complements other economic regeneration activity in the Birchills area or close-by, for example the Gigaport project and the recently completed Walsall College.
- 3.10 It is anticipated that all development and public-sector procurement activity that arises out of the SRF will involve the Think Walsall Business Support team within Regeneration Services, to try and maximise the social, environmental and economic benefits and co-ordinate existing activity. The Think Walsall Business Support team has successfully supported and secured benefits for Walsall businesses that may otherwise have gone out of the Borough by working closely with developers and main contractors, and by implementing the West Midlands Framework for Sustainable Procurement in tender documentation.

4. Resource considerations

4.1 Financial:

- 4.1.1 Financial resources to undertake projects within the framework programme will clearly be required. Developer contributions (through S106 agreements), the possibility of reinvestment of any capital receipts secured from disposal of council-owned land alongside a proactive approach to securing external grants and be used to help the comprehensive delivery of the Framework Study. The completion of the study will help the Council to position itself with external partners, particularly the Homes and Communities Agency (HCA), in achieving the HCA's "Total Place" agenda and delivering the Local Investment Plan. Given the current difficult economic climate, the Council will need to consider ever more innovative methods to secure funding and create the conditions for private sector investment to facilitate delivery of the projects identified within the report. A recommendation of the report is for the reinvestment of any capital receipts secured from the disposal of council-owned assets to be spent within the Birchills study area.
- 4.1.2 The sale of Council-owned sites to any development partner will require Cabinet approval. Cabinet will therefore be provided with an opportunity to determine the development model option that provides best consideration as necessary, at a future meeting.
- 4.1.3 The Council has an adopted Housing Renewal Assistance Strategy which supports the provision of area based improvement programmes where specific external funds (i.e. from outside the Council) can be secured. This includes the Community Energy Saving Programme (CESP) which has the potential to assist with a Pilot 'retro-fit' project within Birchills and other parts of the borough in 2011/12. This follows on from the first CESP projects to be approved and completed in the UK being within Walsall's Blakenall (Goscote Corridor SRF) in

2010/11. These Pilot retro-fit projects will position the Council well for any future initiatives coming from the Energy Bill and future Green Deal.

4.1.4 The Council has previously benefited from significant allocations of Regional Housing Programme (RHP) funding to support improvement of private sector housing stock. Whilst this programme ends in March 2011 the Council will continue to bid for all available funds to maximise the investment in private housing improvements

4.2 **Legal:**

4.2.1 Land assembly may be required to enable development of a number of the strategic sites within the study area. The Council will facilitate negotiations with private land owners and work in partnership to resolve issues around the assembly of privately owned land to facilitate development. Furthermore, the disposal of key assets would need to be disposed of at best consideration under Section 123 of the Local Government Act 1972 unless able to be disposed of at less than best consideration under the provisions of the General Consent 2003 or with Secretary of State consent.

4.3 **Staffing:**

4.3.1 It is imperative that the delivery of the strategy continues to build upon, and further develop, internal working relationships and external partnership working. It is intended that Development and Delivery will continue to lead on the strategy, seeking professional advice and input from the numerous partner organisations on the strategy and its delivery.

4.3.2 Housing Standards and Improvement will continue to lead on development of CESP and eco-retro-fit housing initiatives.

4.3.3 Land assembly, marketing, preparation of development briefs and other such activities will require the considered input of a number of specialist officers to enable effective realisation of the strategy's aspirations.

5. **Citizen impact**

5.1 The regeneration benefits for Birchills citizens brought by the successful delivery of the Framework Study will include:

- a quality safe environment;
- a mixed sustainable neighbourhood;
- a thriving working community.

5.2 The above improvements will create a significantly enhanced area. The delivery of this vision in partnership with the local community and other agencies such as the North Walsall Area Partnership will lead to greater local pride and citizen involvement. For example, the Birchills area has an active Neighbourhood Board and a nationally recognised Tenant Management Organisation in Burrowes Street that have been heavily involved in the development of the SRF and will continue to be engaged and involved as the delivery stage progresses.

- 5.3 The strategy recognises the particular diversity of the local community in Birchills and has made proactive measures to ensure involvement in the development of the strategy from all groups. The delivery of the strategy hopes to further foster these relationships.

6. Community safety

- 6.1 Current vacant sites and under-used green spaces are being subjected to vandalism and related anti-social activity, including littering and fly tipping. The Framework Study recognises the need to redevelop a number of vacant sites, so that a new positive use can be found.
- 6.2 New buildings and residential layouts will offer the opportunity to incorporate “Secured by Design” standards to ensure that crime is designed out of new developments, as detailed in the adopted Design Guide.
- 6.3 The strategy will encourage greater activity within the public realm and on open spaces to discourage anti-social behaviour. The wider strategy will also look at the spectrum of public realm within the area, reducing crime and the fear of crime as derived from areas of poor surveillance and low activity.

7. Environmental impact

- 7.1 The Framework Study for Birchills provides a clear statement of the expectation for high quality design for any new buildings and the public realm, whilst making the most of the natural assets of the area.
- 7.2 A key principle of the Framework Study is to create an environmentally sustainable, low carbon community. The Council has a successful track record at developing and delivering community based energy efficiency (and carbon reduction) initiatives such as CESP.

8. Performance and risk management issues

- 8.1 **Risk:** The principle risks are:

8.1.1 Risk 1 - Lack of market interest in development sites (Risk Level High)

The Framework Study is both a broad identification for delivery as well as being an important document for marketing the development opportunities in Birchills. It is anticipated that the document will be used to improve investor / developer confidence in the area and attract that investment and development.

8.1.2 Risk 2 – Failure to attract sufficient resources to fund priorities. (Risk Level High)

The regeneration framework provides the basis for a coherent resourcing strategy for Birchills and articulates the Council’s ambitions in regenerating this area. The framework provides the Council and its partners with a robust “bidding tool” when approaching investors and external partners for support.

8.1.3 Risk 3 - The community is not continually engaged and not kept informed of progress and thus they become despondent or frustrated, and there is a resistance to the changes. (Risk Level Low)

8.1.4 The Birchills community has been fully engaged in the framework study from the outset and has informed the proposals. This will continue through the implementation phase, by building upon existing relationships and forging new ones as the implementation moves forward. The Birchills PRG will remain a key tool in community consultation and dissemination.

8.2 Performance management:

8.2.1 The delivery of SRF projects is a priority within the 2010/11 Regeneration Service Plan.

8.2.2 The redevelopment of previously developed areas will make a contribution to future brown-field housing completions, and the national indicator NI154 'net additional homes provided'.

8.2.3 The management of projects will take place through the project register in accordance with Walsall Council's project management processes.

9. Equality implications

9.1 The delivery of the Framework Study will bring benefits to the whole Birchills community. The redevelopment of sites, the enhancements to the local environment and the building of new housing will present opportunities to engage with many sectors of the community, and ensure issues of equality and accessibility are taken into account and enhanced. An Equality Impact Assessment has been carried out for this project.

10. Consultation

10.1 A Birchills PRG was formed with representation from the local community, key stakeholders, and ward members through the former St Matthews Birchills Leamore Local Neighbourhood Partnership, and it now works closely with the North Walsall Area Partnership. The role of the PRG is as an overall project steering group, who have helped appoint a consultancy team and assisted officers in developing and consulting upon the proposals within the Framework Study, making key decisions throughout the project's development and guiding the direction of the strategy. Birchills also has a very active Neighbourhood Board with local residents as members, and its members have been involved in the PRG process.

10.2 As the Framework Study takes on a delivery agenda, the role of the PRG will be important in continuing to represent local interests.

10.3 Stakeholder and Public Consultation events were held in June, July, August, October 2010 and January 2011. These have successfully sought local opinion on proposals, including the draft Framework Study. Local residents have, and will continue to have, the opportunity to become involved in the regeneration of the

Study Area by influencing decision making within the projects outlined in the framework programme.

- 10.4 Should Cabinet approve the Study it is intended that publicity will be undertaken to inform the local community of the recommendations.

Background papers

1. Building a New Birchills Together - Cabinet Report, 19th November 2008

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15th February 2011



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15th February 2011

BIRCHILLS REGENERATION FRAMEWORK: EXECUTIVE SUMMARY REPORT



FEBRUARY 2011



Walsall Council



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V1 23/02/2011

For all matters regarding this project please contact the Strategic Regeneration Framework Team at Walsall Council

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BIRCHILLS REGENERATION FRAMEWORK: **EXECUTIVE SUMMARY REPORT**

BIRCHILLS:

This Strategic Regeneration Framework sets out a vision and strategy for the regeneration of the Birchills neighbourhood in Walsall. Birchills has been identified as a priority on the borough-wide regeneration framework, as an area with a particular concentration of housing, economic and environmental problems.

A team led by URBED have been working for the last 9 months to understand the issues affecting the area, to talk to local people, to set a path for its future regeneration and to identify what needs to be done to achieve this. The report has been written at a time of severe cuts in public expenditure and the team has been very aware that the strategy cannot rely on large scale public sector grant. At the same time the Coalition Government has published its Localism Bill setting out its aspiration to devolve power to local communities. This report therefore sets out a vision for community-led regeneration that we believe to be a model for the Localism agenda.

Baseline Evidence

Birchills is a neighbourhood of Walsall and includes a complete cross section of the types of neighbourhoods in the town. To the east is the Burrowes Street Estate, built as council housing and now managed by its tenants. In the heart of the area along Hollyhedge Lane and Bentley Lane the area is characterised by Victorian terraced housing and a community of Pakistani origin. To the west are more suburban housing areas, including new aspirational estates attracted by the junction of the M6. At the heart of the neighbourhood is Walsall's first and still one of its finest public parks.

The area to the east was characterised by industry until recently. The area was dominated by the power station that closed in 1982 and over the years other industrial sites have closed and been cleared. This industrial restructuring creates both problems and opportunities for the area. It has left a community with high levels of worklessness and skills that are increasingly out of step with the modern Walsall economy. It has also impacted on the older housing stock that has suffered from inadequate maintenance and a transient element to the population. On the other hand it creates a series of potential development sites along the historic canal that could transform the image of the area and create opportunities for substantial new housing.

Despite its problems the baseline work done by the URBED team does not suggest that this is a neighbourhood in steep decline. It is sustained by a strong, diverse community with a history of community action and cooperation. As the stock condition survey undertaken as part of the study shows, the housing stock is also not in serious decline. There are problems, particularly with energy efficiency, but only one of the properties surveyed had major defects.



Strategic Regeneration Framework

This is one of five SRFs prepared in Walsall and is intended to guide investment and planning decisions in the future



Regeneration Strategy

The regeneration strategy set out in the report seeks to address these issues. It describes a series of projects that will, when taken together, aid the regeneration of the area. However the report recognises that it is also important to understand how these projects will be funded to avoid raising expectations. At the heart of the strategy is therefore an acceptance of the need for substantial housebuilding on former industrial sites. This new housing will contribute to the strategy by increasing the range of housing in the area, bringing in new people and allowing the existing community to trade up without having to move away and improving the environment. The housing also has the potential to generate the funding to pay for the

other projects in the strategy. Thus it can do through capital receipts for land in public ownership, Section 106 contributions from developers and in the future from the proposed New Homes Bonus that is intended to tie funding to the level of new housebuilding. These funding sources will provide limited finance, but it is sufficient in our view to fund the strategy set out in the report.

The other part of the strategy is that the regeneration of the area, and the reinvestment of these funds should be locally controlled. We proposed building on the existing community structures, such as the nationally recognised Burrowes Street TMO to create a community-controlled regeneration project. This would be democratically controlled and would be responsible for implementing the strategy.



Vision

Birchills will be a community controlled, sustainable urban neighbourhood where people aspire to live, with a mixed and confident population; able to access employment, to feel safe and to be able to draw upon a range of high-quality local services.

A quality safe environment

A programme of works to improve the streets, public spaces and parks of the thereby changing Birchill's image

Themes & Projects

The Vision is developed into three themes; a quality safe environment, a mixed sustainable neighbourhood and a thriving working community. Under each of these we develop a series of projects that complements each theme.

Environmental works will not transform the area on their own, but they were the most popular projects in the consultations and have an important role to play in making the area feel safer and more attractive. This will have knock on effects in terms of community confidence and the attraction of the area to new businesses and residents. The proposed projects are:

- **Village squares:** Environmental improvements and shop front works to two junctions to turn them into village squares at the heart of the Birchills community.
- **Reedswood Park:** Improvements to the park, including parking for the sports pitches and a new pavillion.
- **Open space improvements:** Including the Sydenham green area and a fund for smaller projects across the area.
- **High Streets:** Improvements to parking, pedestrian areas and shop fronts on Green Lane and Stafford Street.
- **Links:** Improved links for pedestrian and cyclists along the former railway, Bentley Lane and the canals.



A mixed sustainable neighbourhood

Improving the choice of housing locally and the energy efficiency of the existing stock

As we have described, new housing has the potential to generate the resources needed for the other projects. It is however also valuable in its own right by diversifying housing supply and the local community. It is important that it is integrated with the existing community and linked to improvements to the existing stock. There is potential for around 1,100 new homes in the area. The proposed projects are:

- **Green New Deal:** A national pilot scheme to invest in the energy efficiency of existing housing stock.
- **Caparo Site:** A private scheme of around 300 homes that already has outline planning consent.
- **Norfolk Street:** The development of the council depot for canalside housing (264 homes).
- **Former Golf Course:** Development of parkside housing of around 180 homes.
- **Other housing sites:** Policy would allow housing on sites on Birch Street, Hollyhedge Lane, Thomas Street, Bentley Lane and the Tannery Pub Site

A thriving working community

A programme of works to support and diversify the local business base and the capacity of local people to access employment

While economic support for people and business is important, there is already a good range of services in Walsall (see CLES baseline report) and it will be difficult to protect these services, let alone expand them in Birchills. The plan is therefore to link programmes to the other initiatives in the area, particularly the Green New Deal to create employment and enterprise opportunities.

- **Youth provision:** A locally controlled budget to make provision for local youth
- **Employment and enterprise support:** A programme to target training and business support on the opportunities of the Green New Deal.
- **New Employment sites:** The protection of sites for employment including the Reedswood Employment Site and the Wolverhampton Road scrap yard.
- **Business relocation:** Assistance with the relocation of Metafin to allow expansion and avoid conflict with new housing
- **Business support:** A package of support for businesses on Stafford Street and Birchills Village

For all matters regarding this project please contact the Strategic Regeneration Framework Team at Walsall Council

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Appendix B

Assets

Ref.	Site	Area (hectares)	Homes	Timescale	Lead Body	Status
H1	Caparo Site - 6.67ha, c.310 homes	6.67	c.310	Short – Medium	Private Developer	Outline approval, S106 ongoing
H2	Norfolk Street Depot Site - 5.14ha, c. 264 homes	5.14	c.264	Short – Medium	Private Developer	Permission Granted
H3	Former Golf Course - 5.26 ha, c. 180 homes	5.26	c.180	Medium	WMBC	Design & Access work
H4	Birch Street - 5.08ha, c.199 homes, 1.8ha POS	5.08	c.199	Long	WMBC/ Firms Ltd	Design & Access work
H4 – Reduced	Birch Street Reduced - Non LCZ, c.30 homes	(c.75)	(c.30)	Medium	Firms Ltd	SRF proposal
H5	Hollyhedge Lane 1 - 1.02ha, c.122 homes	1.02	c.122	Medium	Ravi Sinha	Permission , on hold
H6	Hollyhedge Lane 2 - 2.08ha c.80 homes	2.08	c.80	Medium - Long	Ravi Sinha	Subject to site assembly, planning
H7	Thomas Street 103 homes	0.59	c.103	Medium – Long	Private Developer	Outline Permission, on hold, 08/0326/OL
H8	Bentley Lane c. 1.25ha c.50 homes @40dph	1.25	c.50	Medium – Long	Private Developer	SRF proposal
H9	Tannery Pub Site 12 homes	c.0.3	c.12	Medium	Private Developer	Permission, on hold, 09/1552/FL
H10	Existing Housing -				WMBC/ Accord/	

Ref.	Site	Area (hectares)	Homes	Timescale	Lead Body	Status
	Targeted Fabric Improvement				PRS	
H11	Existing Housing - Eco Retrofit				WMBC/ TMO/ Accord	
	TOTAL WITH H4	c.27.07ha	c.1320			
	TOTAL WITH REDUCED H4	c.22.34ha	c.1154			

Additional Population: approx. 3 x 1154:

c.3462

Please note that these are only *possible* sources of funding.

Short to Medium Term Schemes	Homes	574
	People	c.1722
Medium Term Schemes	Homes	c.344
	People	c.1032
Medium to Long Term schemes	Homes	c.233
	People	c.699
Long Term Schemes	Homes	c.169
	People	c.507