

Walsall Council – Moat Street / Villiers Street Draft Business Charter

Background

Walsall Council has prepared a Framework Plan for Willenhall to guide future housing development and place making. The Framework Plan identifies four specific Areas of Opportunity based on their current use as well as their ability to deliver the 10 year vision for Willenhall through comprehensive re-development. The Phase 1 Area of Opportunity that will be the initial focus of activity is Moat Street / Villiers Street where land assembly will be pursued to enable future development. It is acknowledged that the Phase 1 area contains existing businesses and therefore this Draft Business Charter has been prepared setting out the Council's commitment to support businesses that are likely to be impacted by any development proposals within Moat Street / Villiers Street. It is anticipated that this Draft Business Charter will be further developed through ongoing dialogue with businesses.

This Draft Business Charter is provided to all businesses located within the Phase 1 Area of Opportunity and is also available on the Council's website (www.walsall.gov.uk).

Our Commitment to local Business

Walsall Council is committed to supporting businesses throughout each phase of the Willenhall Framework Plan. We will ensure regular dialogue with all businesses within the Phase 1 and ensure a dedicated Council officer is on hand to engage with and support businesses whenever required.

Supporting Relocation

Relocation for businesses is likely to be necessary to enable delivery of Phase 1 as properties will need to be acquired to enable development. Walsall Council's Business Growth Team will ensure 1-1 support for all businesses who require it. We will begin by assisting with a search for new premises in the borough using our internal systems and utilising our strong relationships with local agents and developers.

Relevant information will be provided to businesses at the earliest opportunity and the Council will seek to set out a clear programme for development so there is an understanding of when any relocation will be necessary.

Wider Business Support

Walsall Council's Employment Growth Team work with businesses of all shapes, sizes and sectors in the borough to help them grow. The team have in-depth local knowledge and strong relationships with a range of important stakeholders.

Walsall Council delivers the AIM for Gold business grant programme, with the potential to apply for a grant fund with up to 50% intervention rate for capital equipment and machinery. Walsall Council can also assist in your recruitment of new staff, upskilling current staff and much more.

Who to Contact

For more information on how Walsall Council's Business Growth Team can help to support your business, send an email to business@walsall.gov.uk, or visit <https://go.walsall.gov.uk/walsallcom/Walsall-Business/Meet-The-Team>

Compensation for affected businesses

The Council will follow the rules and best practise set out in the Compensation Code, which is the collection of legislation, case law and best practise governing compensation under compulsory purchase. The Council will offer compensation to affected businesses and owners in line with the Compensation Code. This will typically include:

- Market value of the property interest
- Reinvestment or disturbance compensation which for occupiers is likely to cover things such as removal expenses and adaptations to replacement premises
- Statutory loss payments where applicable
- Reasonable professional fees. The Council encourage you to appoint a specialist surveyor to act on your behalf and assist you in this process and will reimburse your reasonable fees in this regard.

Further Reading

The Council works with a range of strategic partners to ensure that businesses find the support they need as quickly and efficiently as possible. Listed below are some of the relevant membership and business representative organisations as well as links to information on compulsory purchase.

Black Country Growth Hub - <https://www.bcgrowthhub.com/>

Black Country Chamber of Commerce - <https://www.blackcountrychamber.co.uk/>

Federation of Small Businesses - <https://www.fsb.org.uk/>

The Road Haulage Association - <https://www.rha.uk.net/>

Best of Walsall - <https://www.thebestof.co.uk/local/walsall/>

Government Business Support - <https://www.gov.uk/coronavirus/business-support>

Compulsory purchase:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1026178/CPO_guidance_-_with_2019_update.pdf

<https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>