

Birmingham City Council

Report to Cabinet

21 July 2020



Subject: Driving Housing Growth – Building New Homes on the Bromford Estate

Report of: Acting Director - Inclusive Growth

Relevant Cabinet Member: Councillor Ian Ward, Leader of the Council
Councillor Sharon Thompson, Cabinet Member for Homes and Neighbourhoods
Councillor Tristan Chatfield, Cabinet Member for Finance and Resources

Relevant O &S Chair(s): Councillor Penny Holbrook, Housing and Neighbourhoods
Councillor Sir Albert Bore, Resources

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Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Bromford and Hodge Hill		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference: 007280/2020		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Private appendices Exempt Appendix, Appendix D		
If relevant, provide exempt information paragraph number or reason if confidential: Exempt information paragraph 3. Information relating to the financial or business affairs of any particular person (including the council)		

1 Executive Summary

- 1.1 The report seeks to obtain approval for the Final Business Case (FBC) for the construction of 234 homes on cleared housing sites on the Bromford Estate. In

addition, it seeks approval for the award of contract for the construction of 53 homes and associated works at the former Bayley and Stoneycroft tower block sites following the completion of a procurement exercise (“the Scheme”).

- 1.2 The report seeks approval for the strategy and commencement of the procurement activity for the development of housing for the remaining sites on the Bromford Estate.

2 Recommendations

- 2.1 Approves the FBC for the attached to this report at Appendix C Scheme sites at Bayley and Stoneycroft and the remaining sites on the Bromford estate, including approval for the strategy and commencement of the procurement activity for the housing development and associated works on these sites and delegates any changes to the FBC for the Scheme financial expenditure of up to 10% to the Assistant Director, Housing Development.
- 2.2 To approve the award of a contract to Jessup Brothers Ltd, following a further competition exercise using the Homes England Delivery Partner Panel 3 framework agreement, for the construction of 53 homes at former Bayley and Stoneycroft tower block sites on the Bromford estate. Details of which are outlined within the Exempt Appendix D.
- 2.3 Delegates authority for the award of contract for the remaining Scheme sites as approved in the FBC to the Acting Director Inclusive Growth, the Acting Chief Finance Officer (or their delegate), the Assistant Director, Development and Commercial (or their delegate) and the Interim City Solicitor (or their delegate).
- 2.4 Authorises the Acting Director, Inclusive Growth to seek consent from the Secretary of State under Section 174 of Localism Act 2011, to exclude the new council properties developed through these proposals from the Right to Buy pooling requirements, and to ensure that any capital receipts generated from any future sale of homes under the Right to Buy are retained by the Council for reinvestment in future housing delivery.
- 2.5 Authorises the Acting Director, Inclusive Growth to receive the result of any consultations regarding the loss of any Public Open Space notices in accordance with Section 123 (2A) of the Local Government Act 1972
- 2.6 Authorises the Assistant Director Transport and Connectivity, Inclusive Growth to grant technical approval of the Scheme highways proposals and progress the preferred option to detailed design which will be the responsibility of the appointed contractor.
- 2.7 Authorises the Acting Director, Inclusive Growth to submit and process all necessary highway closures and notices required to facilitate the Scheme highlighted in the FBC and to enter into any appropriate agreements for the creation, improvement and alterations to highway access to the sites.

- 2.8 Delegates to the Acting Director, Inclusive Growth the power to amend or vary the development boundaries by 10% for the Scheme.
- 2.9 Delegates authority to the Acting Director, Inclusive Growth to submit further applications to Homes England (HE), West Midlands Combined Authority (WMCA), the Ministry of Housing, Communities and Local Government (MHCLG), or any other funding agency, where opportunities arise for grant funding to support the Scheme future phases of new housing development, and towards the cost of the Scheme flood defence work on the adjacent River Tame being undertaken by the Environment Agency and to negotiate and accept such funding in the event of such applications being successful.
- 2.10 Approves any prudential borrowing, £10.000m required by the City Council to allow for the residential development of the Scheme sites outlined within this report.
- 2.11 Subject to the receipt of grant monies authorises the Acting Director, Inclusive Growth to make a payment of up to £2.70m to the Environment Agency to facilitate the Bromford Estate section of the Flood Defence proposals for the River Tame.
- 2.12 Authorises the Interim City Solicitor (or their delegate) to negotiate, execute and complete all necessary documentation to give effect to the above recommendations.

3 Background

- 3.1 On the 18 October 2016, the report “Driving Housing Growth – Building New homes on the Bromford Estate” report was approved by Cabinet. The report approved a Project Definition Document (PDD) and Options Appraisal for the construction of 225 new homes on the Bromford estate and release development funding to progress the Scheme to an FBC. The proposals within this report are for the Scheme initial phase of development of 53 homes on the former Bayley and Stoneycroft Tower block sites and the award of contract award for these sites, together with an FBC for all the Scheme remaining sites on the Bromford Estate that have been cleared in preparation for development.
- 3.2 The Bromford estate contains a number of cleared housing sites which have remained undeveloped because of the risk of flooding from the nearby River Tame. The City Council has been working with the Environment Agency for a number of years on proposals which will see flood defence work undertaken to the River Tame which will remove the risk of flooding from the estate and allow the cleared sites to come forward for development. The Environment Agency have secured funding of £19.15m for the flood defence work, however this is subject to a contribution of £2.7 million from the City Council that has been secured from Homes England’s Public Asset Accelerator Fund.
- 3.3 As a result of the clearance and demolition of a number of tower blocks on the Bromford estate and making use of other small sites held within the Housing

Revenue Account (HRA), there is sufficient land available on the estate to enable the Scheme development of up to 234 new homes. In the previous Cabinet approval, it was suggested that 168 of the homes would be for the Council and 57 would be outright sale homes. After further market intelligence it is now considered that outright sale homes on the Bromford estate would not be commercially viable.

- 3.4 Planning applications for the development of 53 homes for Bromford was approved on 18 June 2020, application number 2018/067825/PA and application number 2019/05286/PA.
- 3.5 Due to the number and size of the future development sites on the Bromford estate it is intended that the Scheme sites are placed into 2 or 3 separate phases and procured on this basis. This will provide greater certainty in terms of delivery, reduced procurement costs and provide economies of scale across both large and small sites. A breakdown of the housing mix is as follows:
- 66 x 2 bed apartments – 65m² each unit
 - 56 x 2 bed houses – 80m² each unit
 - 66 x 3b houses – 94m² each unit
 - 23 x 4 bed houses - 132m² each unit
 - 8 x 4 bed houses with garages - 147m² each unit
 - 5 x 5 bed houses - 150m² – each unit
 - 10 x 2 bed bungalows - 72m² each unit
 - Total of 234 homes for Social rent
- 3.6 There are high levels of overcrowding and strong demand for new homes in east Birmingham, and the development of new homes in the city is accordingly a high priority. Cabinet has already approved proposals for major regeneration and development schemes at the Meadway and Yardley Brook and the Scheme proposals for the Bromford estate are part of an overall strategy for housing growth for east Birmingham.
- 3.7 The funding provided for the Scheme development of the flood defence works will also facilitate the construction of a new cycle route extension through Bromford, improvements to play facilities, an overhaul of the Council's tree stock on the estate to provide greater variety and sustainability, and enhance the biodiversity of the fauna and flora within the area. All of the aforementioned will be additional benefits provided as part of the flood defence proposals and produced by the Environment Agency in consultation with Council officers, HS2 representatives, Ward Councillors, residents and the local MP.
- 3.8 The Scheme housing development and flood defence proposals are complimented by proposals to develop the existing open space adjacent to the Ex-Comet Park and the construction two new small playgrounds on the former site of Warstone Tower and off Berrendale. Road. The funding forms part of the FBC.

4 Options considered and Recommended Proposal

- 4.1 The land could be sold on the open market for housing development, however given the low house values within the area and the cost of development, this option is not viable and has therefore been discounted.
- 4.2 The land could be sold to Housing Association(s) for housing development, however given the high cost of development on the estate and low land and property values this option would not be feasible for any Housing Association. This option has therefore been discounted.
- 4.3 To develop both Scheme phases of the estate through Birmingham Municipal Housing Trust (BMHT) and with resources for the Scheme housing development being made available through the HRA business plan. This is the recommended proposal.

5 Consultation

- 5.1 The Scheme proposals have been developed over several years in consultation with local members, the local MP, Environment Agency and representatives from the HS2 Consultation Team. The Scheme proposals are widely supported, please see attached Appendix B – Consultation Responses.

6 Risk Management

- 6.1 The Scheme main risks identified are the need to secure funding to bridge the Environment Agency's funding gap and ensure that the flood defences are constructed to the Scheme programme; the delays in securing planning approval; and the uncertainty caused by the current Covid-19 pandemic. The actions taken to manage and mitigate these risks and others are detailed in the attached Appendix A – Risk Register.

7 Compliance Issues:

7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

- 7.1.1 The Scheme is in accordance with the objectives of the housing revenue account (HRA) Business Plan 2020+.
- 7.1.2 The Scheme on the proposed sites support the delivery of the core objectives of the Birmingham Development Plan (BDP) which was adopted by the Council on 10 January 2017 to increase housing growth.
- 7.1.3 The Scheme proposed new homes will work in line with the Council's emerging, "A Waste Strategy for Birmingham" policy document by developing plans that aim to reduce the amount of waste that is created, reusing and recycling what we can, and recovering energy from any remaining waste where possible.

7.1.4 The Scheme will make a direct contribution and is consistent with the Council's Plan 2018 – 2022 (as updated in 2019) priorities and outcomes as outlined below:

- Birmingham is an aspirational city to grow up in; new homes will be developed which will provide a safe, warm, sustainable and connected neighbourhood in which our children can thrive.
- Birmingham is a great city to live in; the Council is committed to the development of enough high-quality new homes to meet the needs of a growing city, and the proposals within this report to accelerate housing growth in the City by providing new homes for rent on the proposed sites. New homes will help ease pressure on the housing waiting list that currently has around 13,000 people registered as in housing need.
- Birmingham is an entrepreneurial city to learn, work and invest in; activity within the construction sector will create jobs and apprenticeships in the city, and activity within the supply chain industries, supporting the local economy through the Birmingham Business Charter for Social Responsibility. This will be achieved through the procurement of the build contracts
- Birmingham is a fulfilling city to age in; the links between health and housing are well recognised. New thermally efficient, economical to run new homes which are designed to high standards of quality and internal space standards will be more affordable for residents and offer a higher quality of life leading to better health outcomes.
- Birmingham is a great, clean and green city to live in; the scheme will use a range of measures to improve the environment and tackle air pollution by using cleaner technologies such as Fabric First.

7.1.5 Birmingham Business Charter for Social Responsibility (BBC4SR)

Phase 1 – Bayley and Stoneycroft

Jessup Brothers Ltd is an accredited signatory to the BBC4SR and has produced an action plan with commitments proportionate to the value of this contract. The commitments will be managed and monitored during the contract period.

Phase 2 – Remaining Sites

Compliance with the BBC4SR is a mandatory requirement that will form part of the conditions of this contract. The successful tenderer will submit an action plan which will be implemented and monitored during the contract period. In addition, in recognition of the Council's policy to support sheltered workshops and its commitment to promote such firms who employ People with Disabilities, the tender included a requirement for contractors to seek a competitive quotation from Shelforce, it will ensure they have the opportunity to price for these opportunities.

Additional value is achieved as the build programme provides a donation of £500 for every property built to support the bursary scheme to assist young professionals within the construction industry.

Flood Defence Works

Compliance with the BBC4SR is a mandatory requirement that will form part of the grant for the flood defence works to the Environment Agency. The Environment Agency's contractor will be required to submit an action plan which will be implemented and monitored during the contract period.

7.2 Legal Implications

- 7.2.1 As the Housing Authority, the relevant legal powers relating to the discharge of the Council's statutory function to provide its housing need are contained in section 9 of the Housing Act 1985.
- 7.2.2 Section 1 of the Localism Act 2011 contains the Council's general power of competence; Section 111 of the Local Government Act contains the Council's subsidiary financial powers in relation to the discharge of its functions; The City Council carries out transportation, highways and infrastructure work under the relevant primary legislation including the Town and Country Planning Act 1990, Highways Act 1980, Road Traffic Regulation Act 1984, Traffic Management Act 2004, Transport Act 2000, and other related regulations, instructions, directives, and general guidance, and the Highways Act 1980 contains the highway closures and diversions.
- 7.2.3 BMHT will enter into a memorandum of understanding with the Local Highway Authority to facilitate the improvement of existing areas of highway maintainable at public expense, that will be affected by the development proposals.

7.3 Financial Implications

- 7.3.1 The overall estimated capital cost of the Scheme as set out within the FBC at Appendix C is £42.65m, which is estimated to be incurred up to 2028/29. This represents a net additional cost of £10.00m on what was included in the HRA Business Plan 2020+ which is largely due to all the properties now being constructed as rental units, an increase of 34 rental units. In addition, the cost estimate is higher due to site and planning conditions. The additional £10.00m will be met from prudential borrowing.
- 7.3.2 The remaining £32.65m will be funded from Housing Revenue Account (HRA) revenue contributions, Right to Buy (RtB) one for one receipts, RtB general receipts and Affordable Housing Section 106 contributions.
- 7.3.3 The original PDD set out in 18 October 2016, the report "Driving Housing Growth – Building New homes on the Bromford Estate" report, outlined a

total cost of £25.310m for the scheme. The scheme has increased through a number of iterations within the HRA Business Planning process, to the latest HRA Business plan approval in February 2020, £32.642m. The change in finance is largely due to an increase in the number of properties for rent as well as an increase in costs driven by site and planning conditions.

- 7.3.4 The Flood defence works are accounted for separately, £2.700m assumes grant funding from Homes England to be received by the Council and paid to the Environment Agency.
- 7.3.5 The future running costs of the properties and areas of public realm retained within the Scheme in the full business case will be met from ongoing rental income derived from the new build properties.
- 7.3.6 The financial viability of the Scheme proposals is based on the social housing rent policy that following the 1% reduction in 2019-20, rents will then revert to Consumer Price Index (CPI) + 1 % in 2020-21 for the next 5 years.
- 7.3.7 The new Council rented homes will be subject to the Right to Buy cost floor regulations, which mean that for the first 15 years following the completion of the new homes, any tenant purchasing their Council property through the Right to Buy will be obliged to pay the Council the full construction cost of the property, irrespective of any discount to which they may be entitled under the Right to Buy legislation.
- 7.3.8 Where new highway is required to enable sites to be redeveloped to support the housing construction described in this report then such development costs and ongoing maintenance will be met by the HRA. Appropriate permission to construct highway will also be required.

7.4 Procurement Implications (if required)

7.4.1 Phasing of the Sites

The purpose of the Scheme phasing of the sites into two procurement exercises is the location of the sites in relation to the risk of flooding, to provide greater certainty of delivery, achieve economies of scale and reduce procurement costs.

7.4.2 Phase 1 - Bayley and Stoneycroft

The procurement strategy for the Bayley and Stoneycroft sites was outlined within the Outline Business Case approved in the Cabinet Report, Driving Housing Growth – Building New Homes on the Bromford Estate dated 18 October 2016. This approved the procurement approach for use of the Homes England Developer Partner Panel 3 (DPP 3) framework

agreement – Midlands Lot. The tender evaluation criteria used was 40% price, 20% social value, and 40% quality.

An Expression of Interest was issued on 24 May 2019 via the DPP3 portal to the framework suppliers with the return date of 7 June 2019. Four suppliers responded expressing an interest in tendering for the opportunity. In accordance with the framework protocol, there was no requirement to carry out the sifting brief stage as there were less than five expressions of interest and Invitation to Tender documentation was issued to the four tenderers on 5 July 2019 with a return date of 11 October 2019. The details of the evaluations of the four tenderers are contained within Exempt Appendix D.

7.4.3 Phase 2 – Remaining Sites

The procurement strategy for the Scheme remaining sites on Bromford Estate is to carry out a further competition exercise in accordance with the protocol of the Homes England DPP3 framework agreement (or its successor) using the same evaluation criteria as Phase 1. The contract award and FBC approval for these sites will be delegated to the Acting Director, Inclusive Growth, the Assistant Director, Development and Commercial (or their delegate), the Interim Chief Finance Officer (or their delegate) and the Interim City Solicitor (or their delegate).

7.4.4 Flood Defence Works

There is a requirement for Scheme flood defence works as detailed in paragraph 3.6. There are no procurement implications for these works as the funding will be granted to the Environment Agency under a Conditions of Grant Aid.

7.5 Human Resources Implications (if required)

7.5.1 None

7.6 Public Sector Equality Duty

7.6.1 There are currently around 13,000 people on the Council's waiting list for affordable housing and this includes 3,000 people who are currently homeless and in temporary accommodation. Many of these people live in overcrowded conditions across the housing sector. Evidence from allocating properties previously developed under the Birmingham Municipal Housing Trust (BMHT) banner has revealed the extent of this problem, many families being allocated from accommodation that was too small for their needs.

7.6.2 The BMHT delivery plan for 2015-20 included an Equality Impact Analysis and was agreed by Cabinet in December 2014 which operates City-wide. It includes areas where different cultural requirements will need to be

reflected in the design of the homes provided. Feedback from previous schemes delivered has been utilised and these will be used in developing the Scheme as outlined within this report. It is considered that a further Equality Impact Analysis is not required for the recommendations in this report as they do not disclose any adverse impact on the protected groups not covered in this report.

8 Appendices

- 8.1 Appendix A -Risk Register
- 8.2 Appendix B – Consultation Responses
- 8.3 Appendix C – Full Business Case
- 8.4 Exempt Appendix D

9 Background Documents

- 9.1 Cabinet Report: Driving Housing Growth – Building New Homes on the Bromford Estate 18 October 2016.
- 9.2 Cabinet Report: Birmingham Municipal Housing Trust Delivery Plan for the Development of Housing for the period 2019 – 2029.

Appendix A, Risk Register

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
1.	Difficulty in attracting bidders for the development opportunity.	The Homes England Developer Partner Panel 3 framework (DPP3) is a specialist route to market for housing projects with suitable suppliers for these projects. DPP3 has been previously used and has proved to be successful	Medium	High	Tolerable	Market engagement will be undertaken with the framework suppliers to inform them of the opportunity.
2.	Tenders come back over pre-tender estimate	The Employers Agent to provide a timely pre-tender estimate that reflects current market conditions prior to issuing tender documentation.	Medium	High	Tolerable	If tenders are over the pre-tender estimate, the specification will be reviewed to identify possible savings. If further funding is required this will be at the expense of other projects. If the funding is not available and no saving can be identified, the project will be reviewed and subject to further FBC approval.

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
3.	Costs increase during construction period.	Ensure robust contract management process are in place. Review and challenge all proposed cost increases.	Medium	Significant	Tolerable	Costs continually reviewed in conjunction with project team.
4.	Planning/Highways Approval Delayed	Development and Planning Teams work more closely together on scheme design and objectives	High	High	Tolerable	Review on a monthly basis and escalate earlier if necessary
5.	Delays due to site conditions	Site surveys are carried out at an early stage. Work closely with partner organisations to avoid delays. Flood resistant housing design developed to deal with residual flood risk.	Medium	Significant	Tolerable	Contingency built into all contracts where difficult ground conditions have been identified

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
6.	Corona Virus and Brexit Delays, cost increases, impacts of availability of human resources and materials	Continual monitoring of the latest situation. Review contract terms and conditions to ensure relevance. Seek to transfer risk of cost increases to third parties. i.e. contractor	High	High	Unavoidable	Regularly review the situation
7.	Risk of not obtaining grant funding for the flood defence works	In the event that grant funding is not obtained for the flood defence work the flood defence work will not be completed and only those sites outside the area at risk of flooding will be developed.	Medium	High	Tolerable	Steps will be taken to identify new sources of funding to enable the project to proceed.
8.	Risk of Environment Agencies Flood Defence Work not completing on programme	The sites have been phased so that areas directly affected by the flood defence proposals are planned for development in the later stages of the overall programme.	Medium	Significant	Tolerable	Progress of the build programme regularly monitored

Measures of likelihood/ Impact:

Description	Likelihood Description	Impact Description
High	Almost certain, is expected to occur in most circumstances. Greater than 80% chance.	Critical impact on the achievement of objectives and overall performance. Critical opportunity to innovate/improve performance missed/wasted. Huge impact on costs and/or reputation. Very difficult to recover from and possibly requiring a long term recovery period.
Significant	Likely, will probably occur in most circumstances. 50% - 80% chance.	Major impact on costs and objectives. Substantial opportunity to innovate/improve performance missed/wasted. Serious impact on output and/or quality and reputation. Medium to long term effect and expensive to recover from.
Medium	Possible, might occur at some time. 20% - 50% chance.	Waste of time and resources. Good opportunity to innovate/improve performance missed/wasted. Moderate impact on operational efficiency, output and quality. Medium term effect which may be expensive to recover from.
Low	Unlikely, but could occur at some time. Less than 20% chance.	Minor loss, delay, inconvenience or interruption. Opportunity to innovate/make minor improvements to performance missed/wasted. Short to medium term effect.

Appendix B – Consultation Responses

Site	Ward	Stakeholder	Response
Bromford & Hodge Hill Ward – Various sites as described in report	Bromford & Hodge Hill	Cllr Majid Mahmood Cllr Diane Donaldson	<p>Received via e-mail on 21 May 2020:</p> <p>I am writing to support the cabinet report for the Bromford tender acceptance and full business case. I am pleased that a number of years the flood risk defence works have commenced and will provide us with an opportunity to build new homes in the Bromford. I am supportive of all the new homes being social housing with no private sale which was the original proposal. I would like it mentioned that the new homes should have priority for existing residents in the Bromford who have “outgrown” their properties or their properties are need of extensive works making it difficult for them to live in. we have lots of long term city council tenants in the area who have outgrown their current properties but are not been rehoused.</p> <p>In this current financial climate, it is imperative that we accept all the funding that is made available such as that from Homes England and contribute towards the flood defence works. I chaired the Flood and Risk Management Board way back in 2012 where the initial proposals were outlined so I’m very supportive of the flood risk defence scheme.</p> <p>Both myself and Diane would like to be fully involved in the plans for the 2 new play areas as we’ve done in the past with play areas, and within the equipment we need to ensure there is provision for special children and adults alike such as an outdoor gym. I’m pleased that the cycle path is going to run adjacent to the food risk defence wall and would insist that there is adequate lighting along the route so that we can maximise the safety of cyclists and pedestrians. In addition, the trees planted should be such that there is minimal maintenance,</p>

			<p>minimal leaf dropping, and longevity without overarching neighbours' space.</p> <p>I'm supportive of the requirement that a quotation has to be submitted to Shelforce and this must be adhered to with substantive work carried out to ensure we can support Shelforce in being able to deliver aspects of the scheme. The payment for apprentices again I would ask that it is ring fenced for local young people within the b34, and b36 (Birmingham) postcodes only so that the young people within the ward can benefit from the scheme. There is also an ask that Jessops looks towards local builders to sub- contract aspects of their work so that local builders are able to benefit from the scheme.</p> <p>We will need a breakdown of the type of properties which i.e. 2,3,4,5,6 bedroom properties, and I would be supportive of the larger type properties which are reserved for local families who have outgrown their properties. It's good that the area around Trigo Croft is no longer going ahead as there is opposition from some of the local residents for that proposal.</p> <p>I would also ask that the works are started at 930am to safeguard the safety of children going to and from school, and the peace/tranquillity of our elderly neighbours who are the majority around some of the schemes.</p> <p>Please ensure that my comments are mentioned within the report.</p> <p>I would like to take this opportunity to thank Ron and his team for their work and dedication in delivering the scheme.</p>
As above	As above	Bromford Regeneration Partnership	Intermittent meetings since 2017 with resident reps, Ward members, Council officers, HS2 Reps, occasional reps from MP's office.
As above	As above	High Speed 2 / Environment Agency	Since 2016, regular joint public meetings to update residents on the housing and flood defence proposals. Ward members have attended and supported the last 2 public consultation/update sessions. Last

			session held on 18th Sept 2019. No objections to proposals to development of the Dreghorn Road site or Comet Park site. Also, residents supportive of development of ex-Warstone Tower site as a children's play area.
As above	As above	Housing Liaison Board	Last attended an HLB meeting in 20th Nov 2019. HLB support the proposals.
As above	As above	Ward Forum	Regular attendance at Ward Forum meetings to provides updates.
As above	As above	The Bromford Heritage Trial Focus Group	Regular meetings with Environment Agency, Residents Reps, Ward members, Council Officers.

