

BIRMINGHAM CITY COUNCIL

**SELLY OAK DISTRICT
COMMITTEE
THURSDAY, 7 SEPTEMBER
2017**

**MINUTES OF A MEETING OF THE SELLY OAK DISTRICT COMMITTEE HELD
ON THURSDAY, 7 SEPTEMBER, 2017 AT 1030 HOURS, IN COMMITTEE ROOMS
3 & 4, COUNCIL HOUSE, BIRMINGHAM**

PRESENT: - Councillor Karen McCarthy in the Chair

Councillors Alex Buchanan, Phil Davis Barry Henley, Timothy Huxtable, Brigid Jones, Changese Khan, Mike Leddy, Mary Locke and Rob Sealey.

ALSO PRESENT: -

Mike Davis – Hodge Hill District Lead
Bali Paddock – Principal Housing Development Officer
Melvin Powell – Place Manager
Clive Skidmore – Head of Housing Development
Errol Wilson - Committee Manager

NOTICE OF RECORDING/WEBCAST

437 The District Committee were advised that the meeting would be webcast for live or subsequent broadcast via the Council's Internet site and members of the press/public may record and take photographs except where there were confidential or exempt items.

The business of the meeting and all discussions in relation to individual reports was available for public inspection via the web-stream

APOLOGIES

438 Apologies for non-attendance were submitted on behalf of Councillors Susan Barnett, Eva Phillips. Apologies for lateness were submitted on behalf of Councillors Barry Henley and Phil Davis. An apology was also submitted on behalf of Karen Cheney for her inability to attend the meeting.

MINUTES

Minute No. 435 – page 269, first line – **CocoMAD** should be **CoCoMAD**. In the second paragraph, third line – **Monyhall** should be **Monyhull**

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RESOLVED:-

That, subject to the amendments, the Minutes of the meeting held on 29 June, 2017 having been previously circulated, were confirmed and signed by the Chairman.

The Chairman agreed to rearrange the order of the agenda to consider agenda item 7 ahead of the remaining items.

**BIRMINGHAM COUNCIL HOUSING INVESTMENT PROGRAMME
ENVIRONMENTAL WORKS BUDGET UPDATE**

The following report of the Strategic Director Place was submitted:-

(See document no. 1)

Melvin Powell attended the meeting and presented the report. He drew the attention of the Committee to the proposals for the Wards and advised that these require approval of the Committee.

Councillor Huxtable made reference to page 121 of the report and advised that the second project listed should be 67 Overbury Road and 85 and 87 Ingoldsby Road. He enquired where they were in terms of Blocks 18 – 24 Longfellow Road. He added that this was discussed at an Ingoldsby Housing Liaison Board meeting and that there was consultation with residents. Mr. Powell advised that the consultation had taken place and they were in the process of getting the quotes for the work to be carried out. He added that funds were set aside for this to be done.

The Chairman enquired whether all of this year's money was now committed. Mr. Powell advised that the final figure was £128,580.33, and there was £22k in the contingency fund for Longfellow Road project. Any monies that were left over from the projects would be carried over to the next year and added to the budget. Mr. Powell undertook to circulate the aerial budget to Members.

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RESOLVED:-

That the projects for the Brandwood, Bournville, Billesley and Selly Oak Ward, as set out in the report be approved.

PROCESS FOR MASTERPLANNING – DRUIDS HEATH

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Clive Skidmore, Head of Housing Development and Bali Paddock, Principal Housing Development Officer attended the meeting and gave a PowerPoint presentation on the item.

(See document no. 2)

In response to questions and comments from Members, the officers made the following statements:-

1. Regarding the LPS Blocks for Selly Oak, they would need to check what the distribution was across the City. It was known that some were in Erdington and a few in the north of the city.
2. In terms of Grenfell Tower issue and the serious implication arising from that. They had looked at the tower blocks within the City's portfolio that had been refurbished over the last few years and none of them had been refurbished using the same system of cladding that was used at Grenfell Tower.
3. The Leader had given a commitment that measures would be taken to ensure that this did not happen with tower blocks within the City. The LPS Blocks were smaller tower blocks than Grenfell Tower as Grenfell was over 100 units whereas the LPS Blocks were only about 50 units and a different type of property.
4. With regard to the Master planning, it was not thought that they would be proposing that they build more tower blocks in Druids Heath. It was anticipated that what the Master planning would be proposing would be to build more low rise housing – 2/3 bedroomed housing. There probably would be some flats, but there would also be some bungalows which would be two bedroomed rather than one bedroomed ones.
5. The requirement from the Housing waiting list was towards small properties that people could downsize into or larger family homes.
6. Through their service, they had carried out a number of residents consultations regarding the regeneration scheme over the years. They had undertaken schemes in places like Kings Norton, Lyndhurst, Meadway and they had a lot of expertise in terms of being able to reach residents through consultations, either through questionnaires using social media, independent consultants to ensure objectivity.
7. They had used a number of different tools to allow people to understand plans. On the Meadway they had developed a computer generated graphics which was a fly-through of what the new estate would look like and they had a high response rate in particular to that scheme from residents who were supportive of the proposals.
8. From their point of view, the last thing they wanted was a low response when they go out to consultation, as they would have no mandate or validity in terms of what they were moving forward with. It was important for them to demonstrate that as they would be going back to Cabinet at some point with preparing and recommending an option.
9. As part of that report, they would be able to say that they had carried out consultation and they had received a strong response from local residents that had supported this option.
10. In terms of the details this (this was the initial consultation) this was not the actual consultation on the redevelopment option. They had a 16% response rate which

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was the starting point. 60% of people stated that they wanted new housing whilst others were saying that they did not.

11. A lot of this was mixed responses that they have had, but at they go along for the future, they will be having consultations in venues that people already knew within the area at various times in the future. If the budget allows they will have more fly through, but they would do their best to get to as much people as possible. A further survey would be undertaken if required.
12. Consultation was always tricky, but the success of the scheme relies on that. When they did the major consultation at Kings Norton, they were securing response rates of over 50% in terms of people's response and well over 70% in terms of them supporting what was proposed as a preferred option and these were the benchmarks that they should be aiming at. The initial consultation to some extent was *warming* people up by asking fairly general questions
13. The number of properties they were anticipating demolishing was 670, but this was to be confirmed. They were clear that a significant amount of these were High Rise Blocks - the rest, it was difficult to say at this stage. There were a number of arci-types of particular property types on the estate which either there was no supply of or which did not function well.
14. There were too many tower blocks on the estate and too high a concentration of that property type. Another property type of which there was an oversupply of, but worked well in many areas of Druids Heath were the Flats over garages was the arci-types they would focus on.
15. A lot of the decision would be based on financial viability as some of the properties would create financial income for the Housing Revenue Account (HRA) whilst others were loss making example, the Tower Blocks were loss making so there would be an issue in what could be afforded in the redevelopment.
16. In terms of the schools issue, Baverstock School was something they had factored into the redevelopment and it was proposed to bring a report to Cabinet in October/November which would seek approval for the appropriation of Baverstock into the HRA and the demolition of the school and that could become an early start site for the housing development.
17. Regarding the schools issues, this was a difficult one how to manage the school role issues when the redevelopment was being done. They had spoken with colleagues in Education, but there was a continual tension that in order to create a mass of land, that could be developed to make it work financially. To do that, they had to move a certain number of people and inevitably, they were having an impact on the schools.

Councillor Leddy stated that he hand colleagues would like to express their thanks to Clive Skidmore, Bali Paddock and colleagues for the work done concerning the work they have been putting into Druids Heath and along with this those that Ms Paddock had been working with in drafting the Masterplan.

Following the Grenfell Tower fire, the Housing Officers and colleagues from West Midlands Fire Service was out in the tower blocks delivering letters assuring all the

residents that every property in every tower blocks on Druids heath were safe. It was known from their own experience over the years with the number of fires some having started accidentally whilst others were started on purpose, that if residents adhered to the instructions that they were given, they would be safe.

The Chairman thanked Clive Skidmore and Bali Paddock Mark for attending the meeting and presenting the information.

CABINET COMMITTEE LOCAL LEADERSHIP ALLEYWAYS REPORT

Councillor Mike Leddy introduced the item and drew the attention of the Committee to the information contained in the report.

(See document no. 3)

Councillor Leddy advised that the idea was for Councillors to look at all the niggling issues they came across in their Wards whether they were inner-city or out in the suburbs which was derelict lands, rear access drives, walkways, pathways etc. which causes problems.

During the discussion the following points were made:-

- a. Members commented that they welcomed the report and that Councillor Leddy and the group had identified the key issues and had put forward some interesting policy ideas for Members and officers to consider what could be done.
- b. A question was how they were taking this forward in a practical way and what was happening on the ground in terms of these ideas to implement them.
- c. A further question was whether these ideas were being incorporated in the Druids Heath Masterplan and whether the Housing team had taken on this Task and Finish Group conclusion as part of the consultation that they had undertaken and that they had proposed to do in the future.
- d. Councillor Leddy advised that they were attempting to implement a lot of what was in the report in the Masterplan. They had spoken with some of the consultants concerning the Druids Heath Masterplan and that he had suggested to Councillors across the City that if they had the rear access drives which were originally the bin men alleys, the Council could let the residents take over these alleyways.
- e. In terms of moving forward a meeting was scheduled at 10:30am next Friday with the Assistant Director and his team to pick up on the report and move it to the next stage.
- f. It was an ongoing piece of work and the intention was to identify all the issues based on the different types of area that they represent and the different problems that residents brought to them.

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RESOLVED:-

That the report be noted.

UPDATE FROM CABINET COMMITTEE LOCAL LEADERSHIP

443 Mike Davis introduced the item and drew the Committee's attention to the information contained in the document. He advised that the Ward Tracker was introduced 12 – 18 months ago and was a means of trying to capture some of the issues that was being discussed with members of the public at Ward Forums, capturing them on a database that could be shared. The intention was that Members could have the opportunity to see not just the issues in their own Wards, but in the district and across the city, and to see where similar issues had arisen in other parts of the city and to team up and learn from other approaches that had been taken from Wards elsewhere where the same issues had presented themselves.

In terms of the Local Innovation Fund (LIF) the information was presented within the pack for the Committee and Members were being reminded of the criteria. All Wards had held meetings or would be planning to make decisions concerning the spend of LIF. The timetable had been tightened to encourage Members to make the commitment before the end of this calendar year. It did not have to be spent before March 2018, but the commitment had to be made in this calendar year. The encouragement was that Members needed to work with their local residents within their communities/neighbourhoods, determine what the priorities were, come up with some innovative project or programme, get this approved by the end of December 2017, which includes going to the Cabinet Committee Local Leadership (CCLL) for approval.

Members then made the following points:-

1. Bournville Ward had been through processing a number of LIF proposals and was now awaiting sign off so that they could be submitted to CCLL.
2. Selly Oak had one major project approved and they were finalising another two which was agreed in principle.
3. Brandwood and Billesley had a joint project proposal and were still working on the remaining projects.
4. Billesley had signed off a second project which would be submitted to CCLL. The proposition was that there was a group which if, approved would support consultation on social audit around the fact that it did not punch sufficiently above its weight by attracting funding from the lottery and other sources despite the levels of deprivation. It might lead subject to consultation, a trust being set up in Billesley into a Community Development Trust.
5. Brandwood had submitted one project proposal, but there were others that were submitted, but were not sustainable. The applicants were informed that the proposed projects were not sustainable and they wanted them to come back. It was hoped that other applications would be coming through as well.

Mr Davis advised that Ken Brown, District Community Support and Development Officer, Place was the lead officer to support Members in finalising the paperwork. He added that the next CCLL meeting would be held on the 21 September 2017 and that he would ask Mr Brown to contact Members to see whether it was possible to finalise their paperwork for the next CCLL meeting.

Councillor Huxtable commented that given that all three Bournville Ward Councillors should be at Full City Council on Tuesday 12 September 2017, if the paperwork

could be brought to the Council House for them to sign off those they had agreed in principle, they could get them into the process.

Councillor Jones requested some numerical scales on the graphs for future meetings as the ones in the report were unreadable.

DISTRICT WORK PROGRAMME

- 444 The Chairman stated that at the Corporate Resources Scrutiny Committee meeting on the 6 September 2017, the Assistant Leaders advised that proposals would be coming forward in November 2017 to abolish District Committee and District Chairs, but they were vague on when that might come into force. She added that this was the reason she was vague earlier on in relation to whether there would be a Selly Oak District Committee meeting in November and whether they would take items for that. The Chairman suggested that they await clarification of the situation and then send a note out for items if there will be a meeting in November.

Councillor Huxtable referred to the work programme and raised the issue of retrofitting of sprinklers. He enquired whether there were any detailed proposals of the retrofitting of sprinklers the City Council stated that they would find the money for. The Chairman advised that she did not have that information, but would asked that this be circulated to Members.

FEEDBACK FROM SELLY OAK WARDS: BILLESLEY, BOURNVILLE, BRANDWOOD AND SELLY OAK

- 445 Members gave the following updates:-
- Injunction in Parks in Selly Oak and Bournville – The Chairman stated that three of the District's parks were badly affected by the illegal encampments throughout last year and the beginning of this summer. The injunction took longer to obtain from the courts than was expected, but it was approved in July and was tested twice since it had been agreed. The injunction was agreed for two years for Selly Oak Park, Selly Park Recreation Ground, Hazelwell Park and Perry Park was added into it.
 - Members from elsewhere had enquired why only a small number of parks, but it was a pilot to see whether the courts look favourable on it. If they put every park in the city on the injunction and then lost, they would not have had anywhere to go next. They were successful, thanks to the residents who provided detailed evidence of the anti-social behaviour that followed these incursions.
 - On the first occasion, the Police responded quickly and the group of travellers left within 4 hours. It took a little longer on the Saturday, but the fact that they had the injunction was eventually recognised and even though it took 7 hours, it was better than the 7 days it had previously taken the bailiffs to go on site. It was understood that colleagues from across the city was queuing up to provide their evidence to get the other parks added to the injunction.

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- Councillor Sealey stated that it was still frustrating to learn that it still took 4 and 7 hours with the injunction in place. When the Police use their powers they could move the travellers on within an hour. They needed to look at the effectiveness of the injunction and how they could best use it.
- Councillor Buchanan commented that the avenue taken in Selly Oak was working even though it had taken 4 and 7 hours it was quicker than the 2 days it had previously taken. In his opinion the legal method was the correct method as they were looking to add in Springfield and Swanshurst Parks onto the injunction as it would cost a fortune to defend them from illegal incursions. It was noted that Swanshurst Park would be added to the injunction.
- The Chairman advised that a meeting was had with Steve McCabe, MP with representatives of the travelling community about how they could move to a more positive relationship in cases where people needed to be in Birmingham for hospital admissions etc. as was the work to find appropriate sites that could be used.
- Councillor Davis commented that given the legal powers that were fully in place, it was the way to tackle the issue, but some of the parks might be susceptible to a fairly modest cost to creating more effective barriers. This was difficult with parks like Swanshurst as it was currently open and would take a lot of money. Daisy Farm Park could put in more effective barriers at various points, but people might then remove the barriers which would then be criminal damage.
- Councillor Leddy stated that in relation to criminal damage, throughout large parts of Druids Heath they had put in barriers, stumps etc., but over the course of the summer all of these had been pulled out to gain access to the green open spaces by members of whichever community. The reluctance was that some residents who had witnessed these acts of criminality did not wish to come forward and speak with people in authority. As a result of this, they ended up with issues that they cannot resolve.
- Brandwood Ward – Councillor Leddy advised that they were continuing with Druids Heath Masterplan, not just housing, but the building of the whole community. They had submitted their highways work list for the current Municipal Year and were in consultation on a regular basis with their local Police who had moved out of their Warstock home and were now based in Moseley.
- Bournville Ward – Councillor Sealey advised that they had their full complement of summer festivals this year. He paid tribute to all of the volunteers who had worked tirelessly to put them on – Bournville Village Council, Stirchley Neighbourhood Forum for the late summer bash and Friends of Cotteridge Park for CoCoMAD which had excellent attendance. Councillor Locke advised that the stalls that they had managed to raise £1000.00 for the B30 Food Bank. She expressed thanks to all concerned with the organising and raising of the fund.
- Billesley Ward – Councillor Buchanan advised that they would be having their usual Happy Valley Event on Saturday 9 September which was always

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well attended. An Open Day at Billesley Fire Station where they tend to get Councillors from all areas. He invited everyone to attend the event.

- The Chairman advised that they understood that the collection of refuse in their individual Wards was on a two week rota currently and that it was hoped that they would have good news from the negotiations soon.
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OTHER URGENT BUSINESS

- 446 a) National Express West Midlands South Birmingham Bus Network Consultation

Councillor Huxtable stated that if they had another meeting of the District it would be nice to hear from National Express West Midlands in terms of what ideas they had after their consultation on the south Birmingham Bus Network.

- b) Refuse Collection

Councillor Rob Sealey advised that he was a member of the West Midlands Fire Authority and that this was the reason he was unable to attend the first meeting. In terms of the refuse collection, with the new two weekly plan that was in place, Bournville Ward were now towards the end of the second of those two weekly collections and in Bournville Ward neither of those two weekly collections had the entire Ward been collected. Probably about 75% had been collected during each of the two weekly collections. He stated that he would like to know whether this was indicative of what other Wards were seeing within the District.

The Chairman advised that there were hotspots in Selly Oak which tends to be areas with difficult access or those who still had black bags collection.

Councillor Locke advised that she had attended the briefing on Monday concerning refuse collection and the contingency plan. She stated that if people could, it would be advisable that they attend the briefing. She advised that she was still getting emails concerning missed collections, but that they were recommended to use the Council's enquiry line concerning the missed collections.

Councillor Sealey stated that when an enquiry was issued regarding collection, they were told that they were due a collection that week, but at the end of that week when it was again reported that the collection was missed, the standard response was that they were scheduled for collection the next week. This was clearly not working and there was a need to feedback this information to Waste Management Service.

AUTHORITY TO CHAIRMAN AND OFFICERS

- 447 **RESOLVED: -**

Chairman to move:-

"That in an urgent situation between meetings, the Chairman jointly with the relevant Chief Officer has authority to act on behalf of the Committee."

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The meeting ended at 1150 hours.

CHAIRMAN