

BORDESLEY & HIGHGATE WARD MEETING NOTES

WARD: Bordesley & Highgate	DATE: 25 th October 2023
VENUE: Stanhope Hall, Ketley Croft B12 0XG	START/FINISH TIMES: 6pm – 7.50pm
COUNCILLOR Yvonne Mosquito	NOs OF ATTENDEES: 28
OFFICERS IN ATTENDANCE: Sadie Thomson-Ashworth, Lendlease (Smithfield Project) Colin Murphy, Lendlease (Smithfield Project) Pat Whyte, Community Development & Support Officer Kay Thomas, Community Governance Manager	

MATTERS DISCUSSED AT THE MEETING INCLUDING LOCAL CONCERNS:

1. Welcome & Notice of Recording

Councillor Mosquito welcomed all to the meeting and advised that members of the press/public could record and take photographs except where there were exempt or confidential items.

2. Smithfield Development Consultation

Colin Murphy & Sadie Thomson-Ashworth presented changes to the Smithfield Development following comments/objections to the initial consultation. The presentation showed the development, historic site and the vision for the area including park, retail and leisure/social facilities. The major changes were the siting of Manor Square and moving the new markets to a better location ie near to where they were currently situated. A link would be created from Southside to Digbeth and there was potential for a tram to improve connectivity. The festival site would also be moved.

In response to details regarding the park and tree planting, fruit trees were suggested so that local residents could benefit from the fruit. It was confirmed that trees had to be native to the city, but some fruit trees could be considered. Other suggestions such as a dining space to bring people together, water with spray for children etc in the park were part of the consultation. Residents expressed concern about possible disruption to residents of South Acre and were advised that Lendlease was a Considerate Contractor and had developed other schemes without upsetting the local community as they worked at a slower pace than other developers and there would be local consultation along the way. There was no intention to disrupt buses.

The presentation was a snapshot of the changes but more information would be available at events/drop-ins.

Residents living in the new Barratt accommodation (B3) said, that like other city centre developments, a high proportion of the properties had been bought by landlords creating transient communities and without appropriate infrastructure being included in the development, there was no contribution to establishing communities. Sadie said that in other developments, those issues had been taken into account and she encouraged residents to look at Lendlease developments across the country.

The design of the parks and open spaces was important and should be created to design out opportunity for anti-social behaviour, so to be well lit, open and accessible to all. Residents also felt strongly that there should be an element of social housing as there were local people in need of affordable, secure homes. 10% was not adequate and there was concern that the cost of new properties would force exiting residents from the area. There was also a need for community policing to deal with the drug issues, violent crime and ASB affecting the area. In response to comments regarding the police, Councillor Mosquito suggested residents write to the Police & Crime Commissioner and M.P. Sadie explained that at the Lendlease development, Elephant Park, the estate had suffered high crime levels but this had been designed out in the new development and a safe, open environment created. This was the aim for Smithfield.

Residents asked further questions regarding the effect of the Clean Air Zone, whether community facilities were factored into the development and around connectivity to the city centre/other local areas. Sadie asked residents to email any further questions and she would respond. It was noted that not all residents had internet/email access and therefore Sadie undertook to arrange a drop-in event at Stanhope Hall to answer further questions and also to attend a future ward meeting. She added her role was to work with the community and hear its opinions so she would contact Stanhope Hall and arrange to attend a community lunch.

3. Future Parks

Apologies submitted on behalf of Debbie Needle

4. Ward Plan

Meeting advised the Ward Plan had been drafted and would be reviewed at future meetings.

5. Councillor/Residents Updates/AOB

- a) Studley Tower** – resident complaints regarding condition of the building, rubbish, mice/rat infestations, lack of cleaning of communal areas and request for regular pest control visits to deal with rodent infestations. Rent was paid but no services, cleaning, painting, general maintenance received. Councillor Mosquito said it was not acceptable for city council tenants to live in those conditions and referred to environmental standards for

businesses. She undertook to refer the complaint to housing.

b) Stanhope Hall – residents expressed extreme concern regarding the future of Stanhope Hall, in the light of the council's financial situation. Councillor Mosquito assured the meeting that as far as she was aware there were no plans to close Stanhope Hall. However, to ensure that the vital service that Stanhope Hall delivered to the local community remained, local people needed to take responsibility for the Hall by coming together to form a strategy for its continued existence. As the only community centre in the area the services provided through Stanhope Hall were vital for the community. Residents asked that the council look at providing staff to cover Stanhope Hall so that it could be open 5 days a week rather than the current 3 days. Councillor Mosquito said she could not comment on staffing and went on to explain the current financial situation facing the city council following the issue of the S114 Notice. Residents talked about the services available at Stanhope Hall and how important they were for the local community, particularly as there were no BCC services available for children, elderly etc in the area and therefore welcomed an opportunity to pursue a community asset transfer or creation of a charity.

The meeting was advised that in the first instance a group of residents needed to come forward to research the use of the hall, what was needed, staffing and finances and to support the current community worker in conversations with the city council about future plans for Stanhope Hall.

After some further discussion it was agreed –

That the current community worker and her line manager co-ordinate a meeting with those interested in setting up a Board of Trustees/Friends of Stanhope Hall with a view to looking into the management of Stanhope Hall.

Councillor Mosquito asked that her thanks and gratitude to Monica Lee for all of her hard work, support and dedication to the local area, be placed on record.

c) Councillor Updates

Councillor Mosquito briefly outlined the work that local businesses were undertaking to support the vulnerable in the community and also to the work of the Chinese community in the ward to help and support others, that went largely unseen.

In response to concerns raised earlier in the meeting regarding mitigations for people living within the CAZ, the meeting was advised to write to the Cabinet Member for Transport.

d) AOB

Shisha Lounges – local resident raised issues associated with the Arabian Nights Shisha Lounge including vehicle noise, racing, ASB. Other residents felt

that the issues were not the responsibility of the shisha lounge as it had no control over matters away from the premises. Councillor Mosquito said she had visited all of the shisha lounges and found them to be well run and were involved in helping the community through involvement with litter picks, distribution of food parcels etc. The Arabian Nights venue had been previously closed due to complaints but had re-opened 2 years ago and had been operating without incident. Councillor Mosquito undertook to visit the premises and to speak to the resident concerned at the conclusion of the meeting.

ACTIONS/ RECOMMENDATIONS MADE	WHO	BY WHEN
1. Drop-in event re Smithfield development at Stanhope Hall 2. Stanhope Hall – potential Board of Trustees/Friends of Group	1. Lendlease 2. Stanhope Hall Community Worker, Monica Lee & Line Manager to arrange a mtg with interested local residents	1. asap 2. asap