

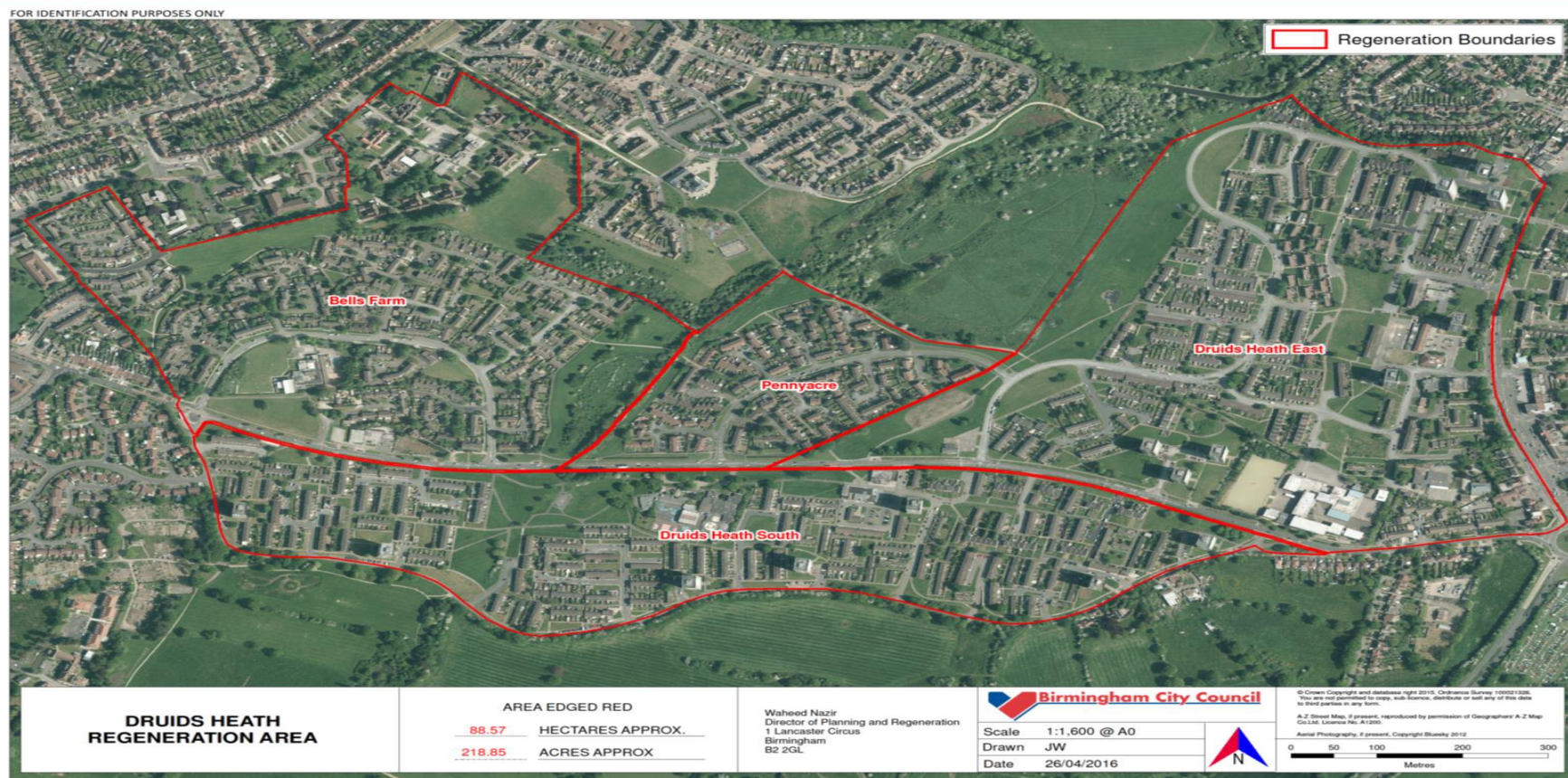
DRUIDS HEATH REGENERATION PROPOSALS - PROGRESS TO DATE

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- Druids Heath is identified in the Birmingham Development Plan as requiring extensive regeneration.



ESTATE PROFILE

- Druids Heath is in the top 10% most deprived areas in England
- 65% properties are BCC and 35% owner occupied
- 15 High Rise Blocks (29% of all homes)
- Unemployment is 13% which exceeds Birmingham average of 8%
- Residents on Druids Heath with no qualifications total 44% compared to the Birmingham average of 28%
- Developed in the 1960s with design principles of the time.



ISSUES WITH THE HOUSING STOCK

- A high concentration of Large Panel System Blocks (LPS) high rise blocks (15 out of 49 across the City are in Druids Heath) which are non traditional form of construction and expensive to refurbish
- Many Council homes are financially unviable
- Many homes are not energy efficient
- Limited housing offer
- Poor design and layout of the various residential neighbourhoods
- Poor quality of the public realm generally and public open space and play facilities



REDEVELOPMENT CHALLENGES

- Meeting residents aspirations
- Financial constraints and funding availability
- Planning constraints e.g. Flood zones, ground condition and topography of the area
- Rehousing residents affected by the redevelopment
- Managing a potentially major demolition programme
- Maximising the number of new homes and creating a mix of types and tenures
- Ensuring the timely delivery of new homes



STRENGTHS OF THE AREA

- Location – next to green belt, good links to city centre, next to aspirational housing areas
- Connectivity – good bus services and access to motorways
- Well established communities
- Natural Capital – Village Green, pleasant environment with mature trees and hedgerows



OBJECTIVES OF THE REDEVELOPMENT

- To make Druids Heath a destination of choice and not of last resort
- To improve overall sustainability of the new development, from housing to natural resources
- To provide high quality new properties for rent and sale
- To address fuel poverty which is particularly relevant in the un-improved LPS tower blocks
- To improve urban design issues, such as the way properties face, the layout of the street
- To provide employment opportunities in construction
- To provide improved quality public open spaces



PROGRESS TO DATE

- Cabinet Approval 17th May 2016 to progress the redevelopment;
- Limited funding support from Homes and Communities Agency to pay for master planning and development of redevelopment options;
- Support from CLG Estates Regeneration Team who lead on major redevelopment schemes for Government;
- Cabinet approval to demolish 300 high rise and 370 low rise properties (addresses to be identified as part of the master planning);
- Rehousing commenced at Heath House;
- Master planning consultants appointed to develop options for the redevelopment.



WORK IN PROGRESS

- Working up options for the redevelopment of the estate ranging from limited change to major change
- Master planning informs development of options and considers, current and future housing need, community and infrastructure, financial viability of existing stock, existing development opportunities, distribution of open space, ensuring good urban design and technical considerations such as ground condition and topography
- Working with Bioregional Development Group, who are making recommendations for sustainability within the overall redevelopment
- Working with Birmingham City Council Improvement Hub for potential social support for local people e.g. supporting people to improve their employment prospects



RESIDENT CONSULTATION

- Consultation within the area in progress with 2572 questionnaires issued
- Working with individual groups including Druids Heath liaison board, Maypole Youth Centre, Druids Heath Neighbourhood Management board
- Visits held to exemplar schemes regeneration schemes elsewhere in the UK
- Consultation with all residents and stakeholders on the redevelopment options will be held in the autumn of this year



NEXT STEPS

- Finalise draft options with master planners
- Consultation with the local community on the options for the area in the autumn of this year
- Make a recommendation to Cabinet in 2018 for a preferred option
- Continue working with Improvement Hub on potential funding for social support

