

Our Ref: BPS/PJ

19th November 2013

Christine Abbott
University Secretary and Director of Operations
Vice-Chancellor's Office
Birmingham City University
City North Campus
Perry Barr
Birmingham B42 2SU

Dear Christine

**The Birmingham City Council (Paradise Circus City Centre) CPO 2013
In Respect of the Conservatoire, Paradise Forum, Paradise Place, Birmingham
Birmingham City University**

This is an open letter which will be referred to in evidence by the City Council and made available to the Public Local Inquiry as a supporting document.

1. Need for the CPO

In order to deliver the scheme, it is essential to consolidate the ownership across the site. It is necessary to make a Compulsory Purchase Order to gain vacant possession of all the land, property and interests to enable the site to be developed in a comprehensive manner. The Council cannot deliver the scheme without the certainty that is provided by the Compulsory Purchase Order and without the means to secure possession of the land within the Order. Therefore your interest will remain within the CPO.

2. Programme

The City Council believes that the scheme will be carried out broadly in accordance with the planning consent dated February 2013. The Conservatoire will be affected by the scheme and the building will be demolished.

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As with any development of this size and complexity, the specific details of the scheme and the programming of the work are likely to undergo further refinement before completion of the project. You will be required to give up possession of the Conservatoire at the point where it is required in the programme for the scheme.

3. Replacement Accommodation for the Conservatoire

BCC will make Louisa Ryland House immediately available as an alternative site for the relocation of the Conservatoire.

BCC will continue to provide support to BCU in relation to other alternative sites including Millennium Point, and insofar as they are able, as a land owner, will exercise influence, insofar as it is able, on developers of those sites.

4. Compensation

Subject to the confirmation of the Compulsory Purchase Order, BCC will agree to compensate BCU for the acquisition of their interest in accordance with the Statutory Code.

BCC will provide an advance of compensation monies to enable BCU to secure a planning consent for their preferred relocation site.

In the event that the compensation cannot be agreed between the parties this matter will be referred to the Upper Tribunal (Lands Chamber) for a resolution.

5. Timescale for Relocation

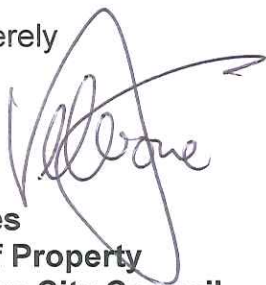
BCC's current proposal will require BCU to vacate the Conservatoire by January 2015 in order to allow the Scheme to proceed. However, BCC is prepared to put in place temporary mitigation measures by adopting a temporary highway solution which will delay the full impact of an early relocation and will extend the relocation date out to 30th June 2017. This will be conditional upon:-

- BCC having the ability to take possession of the Adrian Boult Hall (ABH) from 30th June 2016 if it is needed to enable the construction of buildings at Paradise Circus, subject to the provision of reasonable temporary replacement facilities for the Conservatoire performances currently planned for the ABH.
- BCU using their Reasonable Endeavours to co-operate with the Council and Paradise Circus Limited Partnership to enable demolitions, surveys and other works within the Site if necessary to permit the Paradise Circus infrastructure works to commence in advance of June 2017.

BCC will use Reasonable Endeavours to assist BCU with any temporary relocation necessary to enable BCU to mitigate their claim.

I trust the above assurances will enable you to withdraw your objection to the CPO and look forward to confirmation from you that a letter of withdrawal has been submitted to the inspector.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Jones', with a large, sweeping flourish extending to the right.

Peter Jones
Director of Property
Birmingham City Council