Dear X

You are receiving this letter because your property may be affected by proposals for the regeneration of Perry Barr, including the Commonwealth Games Athletes’ Village. Please read this carefully as it explains the background, the approach the Council is taking, and how you can find out more information.

Perry Barr regeneration

Birmingham has been named Host City of the 2022 Commonwealth Games. As Host City, we are required to provide Commonwealth Games Village, or Athletes’ Village, to accommodate about 6,500 athletes and officials during the Games.

Birmingham intends to deliver the Village at Perry Barr, utilising the former BCU Campus and surrounding land. The proposals include about 1,300 new residential units which will help meet local housing need after the Games, as well as a range of temporary Games-time facilities such as dining, medical facilities, office and transport provision. The sites used temporarily for the Games will provide for additional new residential development after the Games.

The Village will act as a catalyst for wider regeneration in Perry Barr, where the Council envisages the creation of a residential neighbourhood which offers a high quality living environment for all ages that is vibrant, well connected, sustainable, and encourages health and well-being. This will include new and improved public transport, enhancements to the environment, new commercial development to enhance the local centre, and further housing growth.
Approach to acquisitions

To deliver a successful Athletes’ Village for Games-time and a sustainable legacy for Perry Barr with associated transport and other improvements, it is necessary for the Council to acquire a number of properties in the area.

We are obviously keen to progress the delivery of the Village and the wider regeneration opportunities through voluntary acquisition of the necessary land, and will work with affected landowners to achieve this where possible.

However, the timescales for delivery of the Athletes’ Village and other work ahead of 2022 mean that alongside negotiation the City Council intends to make a Compulsory Purchase Order (CPO). Cabinet committed in August 2017 to utilise its CPO powers to facilitate delivery if necessary, and the detail of the sites which may be included in the CPO will be agreed by Cabinet in June 2018. It is anticipated that the Order will be made shortly after that.

To assist with a timely and effective negotiation and CPO process the City Council has appointed TerraQuest to carry out land referencing in the area. As such you may have already received, or will shortly receive, a ‘land interest questionnaire’ from TerraQuest, under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976, to which you are required to respond. TerraQuest may also visit you property as part of this process.

A surveying company will be appointed to negotiate on behalf of the Council.

Further information

Some additional information about acquisition and compensation is attached.

There are a number of ways in which you can find out further information about the proposals and the implications for you.

Two drop-in information sessions will be held as follows:

- Tuesday 10th July 2018, 11am - 4pm  Doug Ellis Sports Centre, 150 Wellhead Lane, B42 2SY
- Wednesday 18th July 2018, 2pm – 7pm  Doug Ellis Sports Centre, 150 Wellhead Lane, B42 2SY

You can also contact the project team:

- Rebecca Farr  0121 464 9857  rebecca.farr@birmingham.gov.uk
- Allyson Marke Wilson  0121 303 3470  allyson.marke.wilson@birmingham.gov.uk

Ian MacLeod
Assistant Director, Planning
Economy Directorate
Birmingham City Council
An owner of property affected by a CPO is entitled to compensation to recover their losses. The principal rule is that the property owner should not be placed in a worse financial position than they would be in if the CPO had not been declared. The full value of the property acquired must be paid by the acquiring authority ignoring the effects of the scheme.

A CPO can have an impact on a business which finds it must relocate. The business should not lose out financially as the result of a CPO. A business is entitled to make a disturbance claim to the local authority to recover all costs associated with having to relocate. Depending on the nature of the business, the disturbance claim can often be a significant part of the claim and be a very complex negotiation. If it can be shown that the business has suffered because of the relocation, then this can form part of the claim. The actual level of compensation will vary from claim to claim and is dependent upon the claimant’s specific circumstances. However, a claimant has a duty to mitigate his/her loss.

Business owner occupiers who meet the qualifications can claim a Basic Loss Payment. This payment is calculated at 7.5% of the value of an interest up to a maximum sum of £75,000. In addition, an “occupier”, whether they be an owner occupier or a business tenant (subject to qualification criteria) may also be entitled to an Occupier Loss Payment. The authority will also pay reasonable legal and surveyors’ fees. Depending on the type of property and other criteria, additional compensation may be payable.

It is important that claimants obtain the right professional advice from practitioners experienced in compulsory purchase and compensation. The Royal Institution of Chartered Surveyors operates a customer helpline that can put people in touch with suitably experienced firms in their area and offer up to 30 minutes free consultancy. Their contact details are:

Royal Institution of Chartered Surveyors

12 Great George Street (Parliament Square)

London SW1P 3AD

United Kingdom

Tel: 0870 333 1600

contactrics@rics.org

Alternatively we can supply a list of agents that have dealt with compensation claims with the City Council. The Council will pay all reasonable fees in negotiating with the Council.

Further advice of what to do if your business is affected by a CPO is available through: