Department for Work and Pensions
Caxton House
Tothill Street
London
SW1H 9NA

FAO DWP Litigation Division

Dear Sirs

BIRMINGHAM CITY COUNCIL (PERRY BARR: COMMONWEALTH GAMES ATHLETES VILLAGE AND LEGACY) COMPULSORY PURCHASE ORDER 2018
YOUR INTERESTS: MERIDIAN HOUSE, JOB CENTRE PLUS, 115 ASTON LANE, BIRMINGHAM B20 3BW

Birmingham City Council, Homes England and the West Midlands Combined Authority are working together on the above matter to develop the Athletes Village, transport infrastructure and a successful legacy for the Birmingham 2022 Commonwealth Games.

The Order is being made to enable the delivery of a scheme comprising the Commonwealth Games Athletes’ Village, the upgrade of transport infrastructure, improvement of public realm plus new residential and commercial development, to create a high quality local centre though comprehensive design and place-making. These works are necessary to support both the staging of the Birmingham 2022 Commonwealth Games and, importantly, the creation of a successful legacy – after the Games the Village will provide a mix of apartments and family housing, with the infrastructure improvements, public realm enhancements and other residential and commercial development supporting the continued regeneration and growth of the Perry Barr area.

The Games and post-games regeneration will deliver significant improvements to the social, economic and environmental well-being of the residents of the area and West Midlands region.

Enquiries have revealed that you have an interest in Meridian House, 115 Aston Lane, Birmingham, B20 3BW, together with rights of access and car parking.
Rebecca Farr of the Council's Planning Department has been in consultation with Richard Grass, DWP Eastates, in relation to the relocation of the Job Centre, who has highlighted the operational needs of the Job Centre. A number of possible sites have been identified in the local area and a sites options appraisal is being prepared. These discussions have been positive and are on-going.

The Council will be making the Compulsory Purchase Order in late 2018. If this is confirmed by the Minister for Housing, Communities and Local Government, the Order will enable the Council to develop the site in a comprehensive manner. The Compulsory Purchase Order, however cannot include crown interests.

The compulsory purchase order will specifically exclude the Crown's interests from the plot which comprises Meridian House and the plots which comprise the car parking spaces. However, in order to carry out the scheme, the Council must compulsorily acquire the superior interests in Meridian House. Such non-crown interests in crown land can be included in the Compulsory Purchase Order, provided you have given your consent under section 262 (2A) of the Town and Country Planning Act 1990.

We are therefore seeking your consent to include all other, non-crown, interests in Meridian House and the land over which you have rights of access/car parking in the Compulsory Purchase Order.

As this scheme is, as you can imagine, of significant importance to the City and the West Midlands region, and is being processed as top priority. I should be most grateful, therefore, if you would, at your very earliest convenience, confirm that I may proceed to include the non-crown interests in Meridian House in the compulsory purchase order.

A speedy response would be welcomed.

If you require any further information regarding legal matters, please do not hesitate to contact me using the details in the header of this letter.
For information about the scheme please contact Rebecca Farr on 0121 464 9857 rebecca.farr@birmingham.gov.uk

I look forward to hearing from you.

Legal & Governance Department

Legal & Governance Department