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 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 your property as part of the 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:

- Monday 9th July 2018, 2pm – 7pm Doug Ellis Sports Centre, 150 Wellhead lane, Perry Barr, B42 2SY
- Tuesday 17th July 2018, 9am – 1pm Doug Ellis Sports Centre, 150 Wellhead lane, Perry Barr, 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
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Birmingham City Council
If you are a home owner affected by this scheme the council will offer to voluntarily purchase your property at the current open market value. Your property is valued at the current open market value based on the assumption that the regeneration programme is not going to take place. The council employs professional valuers to carry out the valuation and subsequent negotiations. It is recommended that you employ your own independent surveyor or valuer who is experienced in this field to act on your behalf. The council will pay your reasonable costs of engaging a professional to act for you. Solicitors’ reasonable fees to complete the conveyance of your current home will also be met by the council.

In addition to any negotiated settlement, a home loss payment of 10% of the agreed purchase price is payable at the time of completion to owner-occupiers. The requirement for this payment is for the vendor to demonstrate that the property has been occupied as the only principal home for a minimum of twelve months. Non-resident owners are entitled to a basic loss payment which is calculated at 7.5% of the agreed purchase price.

Homeowners can make a claim for reasonable expenses and losses as a result of their move identified as disturbance compensation payment and benefit from free removals service. In addition, other reasonable costs relating to the transactions of sale and purchase of the new premises can be reimbursed. It is not possible to provide a definitive list of items that may be subject to claim, and your surveyor will be able to advise you in detail based on your individual circumstances. Non-resident owner occupiers can make a claim for disturbance compensation to replace their investment property up to the same value as agreed for their current premises.

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: