Dear Sir / Madam

HIGHWAY WORKS – SOUTH OF BIRCHFIELD ISLAND

As you will know, the Council has applied for a compulsory purchase order (CPO) to give it the power to acquire land and property for works to deliver a range of projects which will promote the regeneration of Perry Barr and facilitate the delivery of the Commonwealth Games.

This letter provides further information about the proposed work to Birchfield Road, which affects your property. It gives you more information about what to expect and how the Council is working to reduce the impact of the works on local businesses.

In this section of the scheme, south of Birchfield Island, the works will be partly on the highway and partly on private land on the pavement of Birchfield Road. No buildings are being acquired in this section and you will not have to move out of your premises. The works comprise road works to extend the existing bus lane and to add a segregated cycleway. The bus lane will be within the existing carriageway. The cycleway lane will be partly within the existing carriageway and partly on the existing pavement. Your land will be used to provide additional publicly owned and maintained footway.

Other similar schemes

The Council has undertaken a number of similar schemes to install cycle lanes on existing highways at locations such as A34 Walsall Road (from Heathfield Road to the City Centre) and A38 Bristol Road, which have been successfully delivered in consultation with adjoining businesses. We have attached photographs from these works on the attached sheet to give an idea of the type of work undertaken.

Maintaining access

We have maintained access to local businesses during similar works elsewhere and will do the same at Birchfield Road. We expect businesses to be able to remain open for business throughout the works period. Although there are likely to be temporary changes to access arrangements as the works progress, accesses will remain open throughout the works during business hours. Where the works might require short-term unavoidable interruptions to access, we will carry out such works outside of normal trading hours.

Stakeholder engagement

To ensure that local businesses are kept informed and engaged, we will require our contractor to produce a stakeholder engagement plan for the works, which will be similar to those used previously on other schemes. The stakeholder plan will set out details of how the contractor and the Council will keep adjoining businesses informed throughout the works and provide contact points specific to the works so that you can contact the
correct person at the contractor or the Council. These contacts will be available to respond promptly to any issues that arise during the works and work to resolve them with those affected.

**Permanent and temporary land**

Some of the land will be permanently acquired and some will only be required temporarily. The contractor will use both types of land to carry out the works and to maintain access while working in the existing pavement. However, the temporary land will be returned after the works are complete and will not form part of the cycle lane or new public footway.

**Timing of works**

The timing of the works will need to be co-ordinated with the other works in Perry Barr ahead of the Commonwealth Games and there may also have to be some preparatory works prior to the main works. We expect to receive our contractors’ programme in early 2020, which will give us more detail, but at this stage, we anticipate the works taking place sometime between February 2020 and December 2021.

The work will be undertaken in stages, which will enable access to be maintained throughout. Construction activity for the cycleway within each stage is likely to last up to three months. The contractors’ stakeholder management plan will ensure that adjoining businesses are kept informed of start dates and durations nearer the time of the work when those details become available.

**Working methods and traffic restrictions**

The Council will impose obligations on the contractor on how the works can be carried out. This will include measures such as dust and noise suppression to reduce impact. The Council will also provide temporary signage stating that adjoining businesses remain open for business during the works.

Any traffic restrictions required to carry out the works at Birchfield Road and Birchfield Island will take account of potential disruption to businesses in the area and will be in accordance with the contractors’ stakeholder management plan. Advance notice of restrictions will be provided to adjoining businesses.

**Find out more**

Further information about the wider scheme including the works on Birchfield Road will be available during forthcoming consultation in June this year. In the meantime if you have any queries please contact the Council’s property agent, Carter Jonas using the details below:

**Katryna Ley**
Email: katryna.ley@carterjonas.co.uk  tel: 0121 306 0401

**Jamie Simpson**
Email: jamie.simpson@carterjonas.co.uk  tel: 01217 946248

Yours sincerely,

Paul Astbury FRICS
Partner