1. Purpose of report:

1.1 This report sets out proposals for Birmingham to deliver a Commonwealth Games Village (the CGV) along with improved highways and transport infrastructure, to support the delivery of the 2022 Commonwealth Games. The development of the CGV will provide around 1400 new homes and create the opportunity to initiate a comprehensive regeneration of the Perry Barr area, providing an aspirational residential neighbourhood.

1.2 To deliver this the report seeks approval to the Outline Business Case in Appendix 1 and sets out the approach to funding, land acquisitions and procurement.

1.3 An accompanying Private Report contains confidential information on the award of contract for professional services.

2. Decision(s) recommended:

That Cabinet:

2.1 Approves the Outline Business Case (OBC) for the CGV and the wider Perry Barr Regeneration Programme, as set out in Appendix 1, at a total estimated cost of £523.3m.

2.2 Approves the tender strategy to deliver the highways infrastructure improvements using the Council's Highways and Infrastructure Framework Agreement required for the Commonwealth Games including SPRINT routes as outlined in Appendix 3, and delegates the award of contracts to the Leader and the Cabinet Members for Transport and the Environment and Finance and Resources, jointly with the Corporate Director Economy.

2.3 Approves the procurement strategy for the professional services for the acquisition of various properties within Perry Barr using the Crown Commercial Services Estate Professional Services Framework Agreement and delegates the award of the contract to the Corporate Director, Economy in conjunction with the Director of Commissioning and Procurement, the Corporate Director of Finance and Governance (or their delegate) and the City Solicitor (or their delegate).

2.4 Notes the intention to award a contract to the recommended supplier for the provision of
professional services for the ground investigation and remediation for the CGV sites by direct award using the Eastern Shires Purchasing Organisation Consultancy Services Framework Agreement. The confidential information related to the award of the contract is contained in the Private Report.

2.5 Delegates to the Corporate Director, Economy in conjunction with the Director of Commissioning and Procurement, the Corporate Director of Finance and Governance (or their delegate) and the City Solicitor (or their delegate), authority to commence the procurement activity and award of contract to undertake the specialist demolition and remediation works for sites within the plan at Appendix 2a, through appropriate public sector framework agreements or an OJEU process.

2.6 Authorises the Corporate Director, Economy to approve Stopping Up Orders and Traffic Regulation Orders as necessary for the implementation of the recommendations in this report.

2.7 Delegates approval of the Full Business Cases and the authorities necessary to deliver the projects contained within the OBC, subject to the conditions of grant being satisfied and acceptable to BCC and the relevant funding providers confirming the budget allocations, to the Leader and the Cabinet Member for Finance and Resources, jointly with the Corporate Director, Economy and the Chief Finance Officer.

2.8 Authorise the Corporate Director, Economy to submit applications for grant funding from Homes England for the delivery of affordable housing within the CGV and in the event of the affordable housing being disposed of other Registered Social Landlords (RSLs) for the Council to enter into a Deed of adherence with these RSLs to ensure the grant conditions associated with the delivery of this affordable housing are passed on to these organisations.

2.9 Delegates authority to the Corporate Director, Economy, jointly with the Chief Finance Officer, to bid for and to accept future funding relating to CGV and the wider Perry Barr Regeneration Programme as necessary.

2.10 Authorises the Corporate Director, Economy to negotiate the acquisition of all interests in land outlined on the plan at Appendix 2a (which shows the maximum potential extent) in advance of, and alongside, the making of a Compulsory Purchase Order(s) (CPO) and where appropriate, to pay statutory home loss, basic loss and negotiate disturbance compensation to all qualifying owners and tenants.

2.11 Authorises the making of CPO(s) under section 226(1)(a) of the Town & Country Planning Act 1990; sections 239, 240 and 250 of the Highways Act 1980; appropriation under Section 203 of the Housing and Planning Act 2016; and where necessary, the acquisition of new rights under Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to secure the acquisition of the land identified at Appendix 2.

2.12 Authorises the City Solicitor to draft and submit for confirmation an Order in accordance with Section 14 and Section 125 of the Highways Act 1980 (or other such similar Orders as may be required) to support the CPO(s).

2.13 Authorises the City Solicitor to take all necessary steps, including the execution of documents as required, to secure the making, confirmation and implementation of the CPO(s), as well as the publication and service of all necessary notices, including High Court Enforcement Officer Notices.

2.14 Instructs the City Solicitor to confirm the CPO(s), if granted power to do so by the Secretary of State.
2.15 Accepts the £20.075m funding from the West Midlands Combined Authority’s (WMCA) Brownfield Land and Property Development Fund (BLPDF) to contribute to the funding of the regeneration programme as set out within this OBC, of the WMCA grant £1,325,454 will be transferred to Homes England to fund the demolition works which we have jointly procured.

2.16 Note that further to the Cabinet approval of March 2018, the contract for the development of the residential element for the CGV is being tendered as a single contract through an OJEU process. In the event that a single contractor is not selected to undertake the development of the village, to delegate to the Corporate Director, Economy in conjunction with the Director of Commissioning and Procurement, the Corporate Director of Finance and Governance (or their delegate) and the City Solicitor (or their delegate) authority to commence the procurement activity for a one or more contractors through appropriate public sector framework agreements or a OJEU process. The award of the subsequent contracts will be reported to Cabinet in due course.

2.17 Notes that the West Midland Combined Authority’s bid for Housing Infrastructure Funding (HIF), which includes £158.5m of funding for the regeneration of Perry Barr, has been approved by Government to move to Full Business Case as a part of the Government’s HIF appraisal approach.

2.18 Instructs the City Solicitor to negotiate, execute and complete all necessary further documents required to give effect to the recommendations in this report.

**Lead Contact Officer(s):** Ian MacLeod, Assistant Director Planning  
Clive Skidmore, Assistant Director Housing Development

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**E-mail address:** ian.macleod@birmingham.gov.uk  
clive.skidmore@birmingham.gov.uk

**3. Consultation**

**3.1 Internal**

**3.1.1** The Leader and Cabinet Members for Transport & Environment and Homes & Neighbourhoods, support the report being presented to Cabinet for an executive decision. Relevant Ward Councillors have been consulted and responses are attached in Appendix 5.

**3.1.2** Officers from Planning, Highways, Transportation and Connectivity, Housing, Procurement, Birmingham Property Services, Legal Services and Finance have been involved in the preparation of this report.

**3.1.3** The Commonwealth Games Federation have been briefed on this report.
3.2 External

3.2.1 Opportunities for the regeneration at Perry Barr are set out in the Birmingham Development Plan and Aston, Newtown and Lozells Area Action Plan, both of which were subject to extensive consultation.

3.2.2 Significant local stakeholders have been consulted on proposals for the CGV, infrastructure enhancements, and the approach to land acquisitions required to facilitate this. This includes Network Rail, Transport for West Midlands (TfWM), the owners of One Stop Shopping Centre, the Education and Skills Funding Agency, Homes England, Birmingham City University and Holford Drive Community Sports Hub. The West Midlands Combined Authority (WMCA) has been consulted on the proposals for Perry Barr and is supportive. The Commonwealth Games Federation Partnership (CGFP) has been engaged during the Village design process and is pleased with the progress that is being made.

3.2.3 A meeting of the Perry Barr Ward Committee was held on 15th February 2018 to discuss the emerging proposals for the CGV and Stadium. A Residents Consultation Group has been established. Ongoing consultation with this group and all other affected parties will take place as part of the projects set out here, and the interventions necessary to deliver the projects, including that required as part of the CPO process.

3.2.4 As part of the preparation of the planning application for the residential element of the CGV an exhibition was held on 4th June 2017 for local residents, businesses and stakeholders. This exhibition also provided some details of the wider regeneration proposals for the area.

3.2.5 The freeholders and leaseholders of properties which could be directly affected by acquisitions have been contacted and invited to an information session. Engagement with these parties will continue as the Council seeks to secure acquisitions by voluntary negotiation.

4. Compliance Issues

4.1 Are the recommended decisions consistent with the Council’s policies, plans and strategies?

4.1.1 The proposals set out in this report will support the delivery of the Council Plan and Budget 2018+. They will support the delivery of the ambition set out in the adopted Birmingham Development Plan (BDP), as well as the Aston Newtown Lozells Area Action Plan (AAP), Birmingham Connected, and the City’s role as Host City for the 2022 Commonwealth Games.

4.1.2 Children – new homes will be developed which will provide a safe, warm, sustainable and connected home in which our children can thrive;

4.1.3 Housing - the Council is committed to the development of enough high quality new homes to meet the needs of a growing city, and the proposals within this report seek to accelerate housing growth in the city;

4.1.4 Jobs and Skills – development activity will help to create jobs and support supply chain industries, supporting the local economy;

4.1.5 Health – the links between health and housing are well recognized. New high quality homes will enhance the health benefits to residents.

Compliance with the BBC4SR is a mandatory requirement that will form part of the conditions of contracts let to support delivery of the proposals set out in this report. Tenderers will be required to submit an action plan with their tender that will be evaluated in accordance with the evaluation criteria as stated in Appendix 3 and the action plans of the successful tenderers will be implemented and monitored during the contract period.

4.2 Financial Implications (How will decisions be carried out within existing finances and Resources?)

4.2.1 The financial implications of the CGV and supporting infrastructure are included in the Outline Business Case at Appendix 1. This identifies total indicative costs of £523.3m, including £3.9m of revenue costs, to be funded from a combination of grants, contributions and sale proceeds from disposal of land and buildings. Some elements will need to be funded from prudential borrowing in the first instance (estimated at £279.5m), with interest on this borrowing to be capitalised. It is anticipated that all borrowing and capitalised interest can be repaid through capital receipts generated by the scheme.

4.2.2 An indicative budget of £55.6m has been allowed to carry out the acquisitions of private interests and site preparation necessary to deliver these projects. This will be delivered as a part of the overall proposals as set out in the Outline Business Case which includes funding from West Midland Combined Authority’s (WMCA) Brownfield Land and Development Fund (BLPDF) and Government Housing Infrastructure Fund (HIF).

4.2.3 In respect of the WMCA BLPDF, the gross £20.075m requires the Council to pay £0.1m to Finance Birmingham in monitoring fees, so the maximum sum that the Council can utilise is £19.975m. Funding is constrained to the acquisition of third party interests in order to move forward the regeneration of Perry Barr.

4.2.4 The WMCA grant is paid against claims made retrospectively by the Council for specific land assembly and site preparation works, with grant claims required to be supported by red book valuations. As project costs in the grant application were based on early estimates, the funding conditions permit variations on what the grant can pay for at its discretion. The Council will be required to share any receipts from the subsequent sale of the CGV following completion of the Games with the WMCA and Homes England once its Borrowing costs have been repaid. The current financial model underpinning the OBC suggests that it is unlikely that any such share of receipts will be material.

4.2.5 £1,325,454 of the WMCA grant will be transferred to Homes England to fund the demolition works we have jointly procured.

4.2.6 It should be noted that delivery of the CGV is predicated on the allocation of HIF funding from Government. In the event that the HIF grant is not forthcoming, the contract for the development of the residential element of the CGV will not be awarded, and alternative arrangements will be put in place to accommodate athletes during the Commonwealth Games 2022.
4.3 Legal Implications

4.3.1 Section 1 of the Localism Act 2011 contains the City Council’s general power of competence.

4.3.2 The power to voluntarily acquire, dispose, manage assets in land and property is contained in Sections 120 and 123 of the Local Government Act 1972. Under Section 111 of the Local Government Act 1972 the City Council may incur expenditure in relation to anything which is incidental to the discharge of its functions.

4.3.3 The Highways Act 1980 sets out the relevant powers for changes to existing highways and the adoption of new roads. The Road Traffic Regulation Act 1984 contains the powers to make appropriate Traffic Regulation Orders and Section 247 of the Town and Country Planning Act 1990 to stop up highway.

4.3.4 The relevant legal powers for the making of a Planning CPO are contained in Section 226(1) (a) Town and Country Planning Act 1990, and for the making of a Highways CPO are contained in Sections 239, 240 and 250 of the Highways Act 1980. Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 is relevant in respect of acquiring new rights. Appendix 3 provides further justification for the use of compulsory purchase powers.

4.3.5 In considering whether to make a Compulsory Purchase Order, the rights of property owners under the Human Rights Act 1998 have been taken into account. Appendix 2c provides further information in this regard. It is considered that compulsory acquisition would not constitute an unlawful interference with any of these rights.

4.4 Public Sector Equality Duty

4.4.1 An Equalities Analysis Initial Assessment has been carried out and is attached as Appendix 4. This found that there was no requirement for a full assessment but this will be reviewed at FBC stage.

5. Relevant background/chronology of key events:

5.1 Birmingham was confirmed as Host City for the Commonwealth Games in December 2017 and as such is required to provide a CGV to accommodate around 6500 athletes and team officials during the Games.

5.2 The CGV Village, including the residential accommodation and sites for the temporary overlay (including office, medical, storage, dining hall, transport mall and ceremonial space), has to be handed over to the Organising Committee in January 2022 to allow sufficient preparation time for the Games.

5.3 An options appraisal for the location of the CGV was carried out during the bid process, with the former Birmingham City University campus and adjacent land at Perry Barr being identified as the most appropriate and deliverable location. Post Games the athletes accommodation will be converted to general needs housing, some of which will be retained by the Council, and some will be sold on for other tenures including affordable housing, private rent and owner occupation. An element of affordable housing will be included in the scheme; this will be determined as part of the planning application.

5.5 To ensure the success of the residential development, there is a need to enhance the infrastructure of the area making it a more attractive and efficient place to live and work. Proposals, to be implemented as a part of the development, are being developed for
highways redesign to improve pedestrian and cycle linkages, and improved transport connectivity, including a new bus interchange, redevelopment of the railway station, and the implementation of Sprint bus rapid transit. Details are presented in the Outline Business Case, Appendix 1. These will create a more connected Perry Barr, with strengthened public transport infrastructure, which will also help facilitate Games-time movement, with a large number of staff, athletes, and visitors passing through the area and onto other venues at Alexander Stadium, Villa Park and within the City Centre.

5.7 The City Council has limited ownership within the required land in Perry Barr, and acquisition of third party interests is therefore necessary to facilitate the delivery of the proposals. Detail of the extent of acquisitions required is provided in Appendix 2.

5.8 Cabinet has already (on 15 August 2017) agreed the principle of using CPO powers to facilitate the delivery of the CGV, and delegated to the Corporate Director, Economy, in consultation with the Leader, authority to voluntarily acquire land interests required to enable the delivery of the CGV.

5.9 The Council is already seeking to secure acquisition by voluntary negotiation where possible, but recognising the timescales involved may need to resort to CPO where necessary. As and when an Order is made efforts will continue to secure acquisition on a voluntary basis.

5.10 A CPO should only be made where there is a compelling case in the public interest, and that the scheme will bring about social, economic and environmental benefits. As well as the justification provided at Appendix 3, the City Council will prepare a Statement of Reasons which will provide the detailed justification in order to make the CPO(s). Options are currently being considered as to the most appropriate process to use to make the CPO(s), including powers under the Town and Country Planning Act 1990 and the Highways Act 1980.

5.11 Given the timetable to deliver the CGV and supporting infrastructure, it is necessary to start the CPO(s) process immediately, whilst also continuing voluntary negotiations on the sites. The timetable is expected to be:
- June 2018 – CPO drafted, made and submitted
- Winter 2018 – Public Local Inquiry
- Spring 2019 – Order Confirmed
- Autumn 2019 – Land vested with City Council

5.12 As set out in section 4.2 of this report and in the Outline Business Case, the funding package for the acquisitions includes WMCA and the Government’s HIF Programme.

5.13 The WMCA approved £20.075m for acquisitions, demolition and remediation in Perry Barr from their BLPDF on 9th March 2018. The conditions of the grant are summarised in paragraphs 4.2.3 and 4.2.4 above.

5.14 It was also announced in the Spring Statement that the WMCA’s Growth Areas HIF bid would be progressed to Full Business Case (FBC). This includes £158.5m for Perry Barr, some of which will be utilised for acquisitions. The FBC will be progressed over the summer with an announcement anticipated in autumn 2018.
5.15 A Procurement Strategy to support the delivery of the regeneration programme has been developed. This identifies the requirements for various services to be procured including: - professional services and contractors for the delivery of the highways infrastructure projects and professional advice for the acquisition of premises and land in Perry Barr. The details of the tender strategy and the procurement process to be followed are provided in Appendix 3.

6. Evaluation of alternative option(s):

6.1 Options to consider how Birmingham would manage the needs of the athletes and officials during the Games were considered as a part of the bid for the Games and this provided two main options: -

6.2 The preferred option of housing athletes and officials at a dedicated purpose built CGV. This has been well received by the CGF and formed a part of Birmingham’s initial bid to the CGF for hosting the games. Alternative locations for the CGV were considered as part of the bid process, with Perry Barr identified as the preferred site. This would deliver an improved environment within the Perry Barr centre, generate further development opportunities and deliver future growth. It is anticipated that up to 1600 new homes can also be delivered across the wider area over the next 15 years. The development of the CGV is, however, as noted in 2.16 subject to the £158.5m HIF funding being made available by Government.

6.3 If the HIF funding was not made available, the development of the CGV would be scaled back significantly limiting the legacy opportunity. Existing, alternative accommodation would most likely be sought for athletes and officials at locations across the city.

7. Reasons for Decision(s):

7.1 Provision of the CGV and supporting infrastructure will not only ensure the success of the Commonwealth Games, but also provide a catalyst for the timely regeneration of the Perry Barr Centre.

Signatures

Councillor Ian Ward  Leader  ..............................................  ........................

Cllr Brett O’Reilly, Cabinet Member for Finance & Resources  ..............................................  ........................

Cllr Waseem Zaffar, Cabinet Member for Transport and Environment  ..............................................  ........................

Waheed Nazir  Corporate Director, Economy  ..............................................  ........................
List of Background Documents used to compile this Report:

Birmingham Development Plan
Aston, Newtown & Lozells Area Action Plan
Report to Cabinet 15th August 2017 – Commonwealth Games 2022
Report to Cabinet [date] – Housing Infrastructure Fund
Report to Cabinet 8th December 2017 – Commonwealth Games 2022
Report to Cabinet 27th March 2018 – Tender Strategy for the Development of the Residential Element for the CGV

List of Appendices accompanying this Report (if any):

Appendix 1  Outline Business Case
Appendix 2a  Plan of maximum extent of acquisition
Appendix 2b  Justifications for Compulsory Purchase Order
Appendix 3  Procurement Strategy
Appendix 4  Equality Analysis
Appendix 5  Consultation responses
# Outline Business Case (OBC)

## 1. General Information

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<tr>
<th>Directorate</th>
<th>Economy</th>
<th>Portfolio Committee</th>
<th>Cllr Ian Ward</th>
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<thead>
<tr>
<th>Project Title</th>
<th>Commonwealth Games Village</th>
<th>Project Code</th>
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### Background

Birmingham’s bid to host the Games was based on the development of a dedicated Athletes Village complex that will accommodate around 6,500 athletes and officials during the Games. Post Games, it is proposed the dwellings constructed for this purpose will subsequently be retrofitted to provide residential units suitable for sale on the open market, or rent either as affordable housing or to the private rented sector.

The Games require the West Midlands Combined Authority (WMCA) to accelerate part of its £8bn 2026 Delivery Plan for Transport. This include potential upgrades of local railway stations, improved bus interchange, bringing forward a new bus rapid transit service (SPRINT) and road re-alignment of the highway to improve pedestrian and cycling routes encouraging more active and green travel. These works will provide significantly improved transport connectivity for Perry Barr and Games-time movement.

The delivery of these projects requires the acquisition of land. The details of the land acquisitions are provided in Appendix 2a.

### Financial Implications

#### Capital

The Council has developed a package to fund the delivery of the Village and associated infrastructure that is expected to be in the region of £523.3m. This consists of:-

<p>| £20.0m | Secured from the West Midlands Combined Authority contribution |
| £158.5m | HIF funding – subject to confirmation. |</p>
<table>
<thead>
<tr>
<th>£303.2m</th>
<th>Disposal Proceeds</th>
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<tr>
<td>£30.0m</td>
<td>HS2 Connectivity Package</td>
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<tr>
<td>£11.6m</td>
<td>Other Grants and Contributions</td>
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<tr>
<td>£523.3m</td>
<td>Total</td>
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Revenue

The highway infrastructure improvements will create assets that will form part of the highway upon completion of the project; as such they will need to be maintained as a part of the overall highway maintenance regime and within existing resource allocations. This will be confirmed at the FBC stage.

For the Village, the new homes that are built may incur void council tax charges and security costs while they are being retrofitted and prior to being brought into use.

There are a number of internal resources working across a range of disciplines including Planning, Highways, Finance, Housing Development, Procurement and Legal Services, to support the delivery of the Perry Barr regeneration. The revenue implications for the duration of the programme will be absorbed as business as usual.

Procurement

To support the delivery of the regeneration programme there is a requirement for services and works contracts to be procured. These include:

- Procurement Strategy for the Highway Infrastructure Improvements in preparation for the Commonwealth Games and its Legacy;
- Procurement Strategy for the Professional Services for the Acquisition of Various Properties within Perry Barr
- Procurement Strategy for the Professional Services for the Ground Investigation and Remediation for the CWGV Sites

The details of the overall delivery strategy and the proposed procurement processes to be followed are provided in Appendix 3.

The City Council has entered into a number of contracts. These include:

- With Arcadis to provide professional services for the design and build of the Athletes village;
- Acquisitions/disposal advice.
• Professional services contract with Aecom to develop the highway infrastructure proposals.

Partner organisations have also entered into a number of contracts that support the delivery of this programme. These includes:

• Bus interchange improvements, using the Black Country Framework Contract for Minor Works 2016 - 2019;
• Rail station upgrade works;
• Rapid Bus Transit ‘Sprint’ Infrastructure and Vehicle acquisition by TfWM.

**Land Acquisitions**

Appendix 2a identifies the maximum extent of the acquisitions needed to deliver the projects set out in this OBC and meet the City’s aspirations for a successful Village and the regeneration of Perry Barr District Centre.

The acquisitions will:

• Enable delivery of the games time village including site for temporary overlay which in legacy will provide for housing growth;

• Provide for the delivery of highways improvement and public transport enhancements including the station and bus interchange;

• Deliver wider regeneration including enhancement of the local centre, and additional housing growth.
| **Link to Corporate and Service Outcomes** | The Council’s Vision and Priorities focus on Birmingham being a city of growth where every child, citizen and place matters. The priorities are for Children, Housing, Jobs and Skills and Health. Regeneration of the Perry Barr District Centre maximises the opportunities to align delivery of the City’s vision with the vision held by both Government and the Commonwealth Games Federation for the Games and its legacy successes.  

**Children and Young People**  
The regeneration would provide an inspirational focus for work with children and young people. The Games, particularly, can be used in tailored curriculum work at schools, provide volunteering opportunities for students and opportunities for children and adults. While the regeneration with its improved housing and enhanced green spaces coupled with better education and community facilities, will provide a nicer living environment, all contributing to the mental health and wellbeing of the local community.  

**Jobs and Skills (and inclusive economic growth)**  
The regeneration would provide job opportunities in a range of areas including construction, management, and small business enterprise.  

The Games will provide short term economic benefits because of the visitor numbers and direct job creation. A volunteer programme will allow participants to gain accreditation and strengthen skills and confidence. This can help equip people young and old for work and give confidence to those who have been excluded from employment.  

**Housing**  
An essential part of the Games is the provision of the Commonwealth Games Village (Games Village). This would be a development of approximately 1,400 homes used to house the athletes and officials during the Games. After the Games these will be refurbished and made available to a range of tenants including social/affordable rent, private rent, homes for sale and an extra care village. The Village will be the catalyst for an accelerated programme of regeneration in Perry Barr including significant investment in infrastructure. This will in turn lead to the development of additional homes in the wider area. |
Increasing housing numbers and the range of the housing offer is a key part of the City’s corporate priorities, aligning with the Birmingham Development Plan.

**Health**

The village will be designed to maximise positive health outcomes, providing an environment that promotes health and wellbeing, including mental health. The Games are a significant opportunity to promote a healthy and active lifestyle.

**Transport**

The regeneration is proposing to accelerate existing planned improvements to the public transport network, providing high quality transport in Games time and deliver a sustainable legacy transport network in line with Birmingham Connected and the HS2 Growth Strategy.

**Community and Social Cohesion**

The regeneration will be an important symbol and driver for messages about pride in the city, the identity of the community of Birmingham and pride in the history of the people who have come together to form the identity of the city and the region. The regeneration will be designed to demonstrate that physical and cultural activity can be some of the catalysts that bring people, communities and places together. It will help to break down real and perceived barriers, improving community resilience and promoting a greater understanding and tolerance of “those not like me” amongst people of all ages.

**Social Responsibility**

The City Council will require any contracted organisation delivering works and or services or goods, subject to the threshold values, in relation to the regeneration to be a certified signatory to the Birmingham Business Charter for Social Responsibility (BBC4SR) with an action plan of commitments relevant to the contract awarded. Their compliance with the Birmingham Living Wage Policy will also be a mandatory requirement.
<table>
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<th>Project Benefits</th>
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<td>The Games Village and supporting transport and highways infrastructure will provide benefits that extend out into the wider community. These include: -</td>
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**Housing growth**

- Transforming the environment. Providing a vastly improved environment in terms of housing, infrastructure and services will transform the area, to a modern 21st century showpiece which citizens will enjoy and aspire to associate with;

- The pleasant and green environment will improve the quality of life of the local population, along with their mental health and well-being;

- Bringing forward investment in the much more wider and comprehensive area of Perry Barr more quickly than the Council could achieve without the Games;

- The regeneration will attract investment into the area providing additional employment, training and volunteering opportunities for our citizens;

- Strengthen regional partnerships by working closely with partners across the city and the wider West Midlands;

**Improved Highway and Transport Infrastructure**

- The new infrastructure will be environmentally friendly and sustainable having a significant positive impact on the carbon footprint and the scheme will help to support economic development in the area by enabling retail, commercial and housing growth through development opportunities and improved linkages;

- Provide a more efficient transport infrastructure and improved highway capacity that will allow for additional housing growth at pace;

- Provide better public transport and improved connectivity;

- Brings forward key projects within the West Midlands Combined Authority (WMCA) £8bn 2026 Delivery Plan
for Transport

**Land and Property Acquisitions**

- Will allow the City to deliver housing growth and associated regeneration at Perry Barr district centre including the Athletes' Village which will in legacy deliver a significant element of the housing growth,

- Allow the city to develop sites for further housing growth,

- Develop the local infrastructure to support the wider regeneration interventions necessary to support the proposed level of growth including the delivery of necessary highways works, improved public transport provision, enhanced public realm, and community infrastructure.
The Village and improved highways and transport infrastructure provides a unique opportunity to regenerate the Perry Barr area and provide a number of benefits within the locality. These include: -

**Commonwealth Games Village and Legacy sites**

The host city will be required to accommodate around 6500 athletes and team officials during the Games. Birmingham is proposing to deliver this requirement through the development of:

1. New residential development of c. 1400 units including apartments, town houses and mews houses which will provide the residential element of the Athletes’ Village Post-Games these will be retrofitted to provide housing of a range of tenures to meet local need; this will be the first phase of the significant housing growth proposed at Perry Barr. The City Council is the developer of this scheme.

2. An ‘overlay’ site that will provide for a range of Games-time uses such as a dining hall, transport mall, operational and organisational space, leisure space and a ‘village heart’ with services for athletes and official visitors. Much of this will be provided on a temporary basis, by the Organising Committee (OC). However, the City will provide a cleared and serviced site to the OC. The overlay and servicing will be designed to reflect the legacy proposals for the site such that wherever possible utility and services infrastructure will service the needs of legacy developments. In legacy some of the land will revert to community sports/leisure uses, while the majority will accommodate further housing growth. The approach to delivery will be informed by the disposal strategy reflecting market conditions post Games.

The permanent element of the Village and cleared sites for temporary overlay, have to be provided to the OC by January 2022 to allow sufficient preparation time for the Games.

**Highways and Transport**

Significant highways works are necessary to improve the capacity and efficiency of the local transport infrastructure. This will enable the land for the residential element of the Athletes’ Village to be assembled and accommodate future housing.
These works also work to enhance of the public transport offer, also improving the walking and cycling routes across the area. To ensure the games are delivered successfully and facilitate this scale of growth, there is a need to enhance the transport infrastructure of the area. Proposals include:-

3. Highway redesign will include improvements to the Birchfield Road Roundabout with the provision of a new signalised junction together with the possible removal of the Birchfield Underpass. It will include changes to the Perry Barr Gyratory to reconfigure the A34 / A453 junction to remove traffic from the section of the A453 fronting the former Birmingham City University site, including the possible removal of the Birchfield Flyover. The scheme will provide Sprint and bus priority through Perry Barr. The scheme will also see improved pedestrian and cycle linkages and better transport connectivity. The final proposals will be determined following completion of the traffic modelling and an options appraisal.

4. The existing bus interchange is to be redeveloped providing greater capacity and ensuring it is fit for purpose for the Games and beyond.

5. Rail improvements include the redevelopment of the Perry Barr station.

6. Bus Rapid Transit (Sprint) is being introduced through Perry Barr as part of the wider Sprint scheme across the City. Sprint proposals will need to be incorporated into the various highway schemes proposed on the A34 and both TfWM and the City Council are working together to deliver these proposals.

7. The Birmingham Cycle Revolution (BCR) along the A34 - currently end at Heathfield Road. Plans to extend this to Perry Barr are to be considered and included in the wider highway proposals.

These will help facilitate Games-time movement and also provide the necessary infrastructure to continue with the sustainable regeneration of the area.

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<th>Key Project Milestones</th>
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<tbody>
<tr>
<td>The timetable for delivering the Athletes Village and supporting</td>
<td></td>
</tr>
</tbody>
</table>
infrastructure will need to be completed by 31 December 2021 to handover to the CGF in January 2022 thus allowing them sufficient preparation time for the Games.

### Games Village

<table>
<thead>
<tr>
<th>Activity</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village design</td>
<td>Jan – June 18</td>
</tr>
<tr>
<td>Demolition and site clearance commence</td>
<td>June 18</td>
</tr>
<tr>
<td>Planning approval</td>
<td>Aug 18</td>
</tr>
<tr>
<td>Land acquisition for residential development</td>
<td>Sept 18</td>
</tr>
<tr>
<td>FBC &amp; Contractor approval</td>
<td>Oct/Nov 18</td>
</tr>
<tr>
<td>Land acquisition for ‘overlay’ sites</td>
<td>Sept 19</td>
</tr>
<tr>
<td>Construction of village complete</td>
<td>Jan 22</td>
</tr>
<tr>
<td>Games temporary infrastructure complete</td>
<td>June 22</td>
</tr>
<tr>
<td>Disposal of Assets</td>
<td>Feb 24</td>
</tr>
</tbody>
</table>

### Transport Infrastructure

#### A34 Improvements and Bus Interchange

<table>
<thead>
<tr>
<th>Activity</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Options appraisal</td>
<td>Aug 18</td>
</tr>
<tr>
<td>Detailed design</td>
<td>July 19</td>
</tr>
<tr>
<td>Contractor approval</td>
<td>July 19</td>
</tr>
<tr>
<td>FBC Cabinet approval</td>
<td>Oct 19</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>Dec 21</td>
</tr>
</tbody>
</table>

Note the Bus Interchange may be delivered separately depending on the wider design development

#### Station upgrade

<table>
<thead>
<tr>
<th>Activity</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scope Definition</td>
<td>April 18</td>
</tr>
<tr>
<td>Feasibility</td>
<td>Aug 18</td>
</tr>
<tr>
<td>Options Appraisal</td>
<td>Dec 18</td>
</tr>
<tr>
<td>Design approved</td>
<td>Nov 19</td>
</tr>
<tr>
<td>Contractor approval</td>
<td>Jan 20</td>
</tr>
<tr>
<td>Construction complete</td>
<td>Dec 20</td>
</tr>
</tbody>
</table>

#### Sprint

<table>
<thead>
<tr>
<th>Activity</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advance works</td>
<td>March 19</td>
</tr>
<tr>
<td>Final Business Case</td>
<td>Dec 19</td>
</tr>
<tr>
<td>Main Construction Commence</td>
<td>Jan 20</td>
</tr>
<tr>
<td>Scheme Complete</td>
<td>Dec 21</td>
</tr>
</tbody>
</table>
## Dependencies on other projects or activities

1. Planning approval will be required for the Athletes Village and other developments.
2. Approval for the HIF Funding from Central Government will be required to ensure the housing requirements of the CGF are met.

## Achievability

A Programme Board has been established to oversee the development and delivery of the projects set out in the OBC.

The Council has appointed Employers Agent Arcadis to provide the professional team who will support the Council in delivering the athletes village and legacy proposals and provide services including site investigation, architectural design, preparation of planning application, cost control, quantity surveying, mechanical and electrical design services, structural engineers, procurement advice and Clerk of Works services.

The Council’s BMHT who have a strong positive track record of delivering housing development schemes in the city will be providing technical expertise and support.

The Commonwealth Games Federation Partnership, established by the Commonwealth Games Federation to support Host Cities in delivering efficiently, is providing guidance to support the city in providing an effective and successful Games-time village. This will continue following the formation of the Organising Committee. BCC has also appointed a Villages specialist to work alongside BCC Officers to support the City’s interests.

The transport infrastructure projects have engaged Aecom to provide professional advice for the A34 improvements; WSP for support on the Bus Interchange; and TfWM supporting the delivery of the station upgrade and Sprint service.

Significant internal resource is already committed to this programme and additional resources are required to ensure the timely delivery of the projects. This includes expertise in:

- Programme and project management;
- Housing development;
- Transportation,
- Property
- Planning;
1. Project Board Members

A project board is established with representatives of partners responsible for monitoring and delivering the projects set out in the OBC. This includes:
- BCC (planning, housing, Birmingham Property Services, procurement, finance, transportation)
- Transport for West Midlands
- Homes England
- West Midlands Combines Authority
- Arcadis

2. Location of Commonwealth Games Village

Birmingham was confirmed as Host City for the Commonwealth Games in December 2017. At this time Cabinet also approved the development of the Commonwealth Games Village to accommodate around 6500 athletes and team officials during the Games.

The Village, including the residential accommodation and sites for the temporary overlay (including office, medical, storage, dining hall, transport mall and ceremonial space), has to be handed over to the Organising Committee in January 2022 to allow sufficient preparation time for the Games.
An options appraisal for the location of the Village was carried out during the bid process, with the former Birmingham City University campus and adjacent land at Perry Barr identified as the most appropriate and deliverable location. Post Games the athletes accommodation will be converted to general needs housing, some of which will be retained by the Council, and some will be sold on for other tenures including affordable housing, private rent and owner occupation.

The Village will contribute towards the BDP’s approach to meeting the City’s need for housing growth and supporting infrastructure has identified Perry Barr as an opportunity for regeneration. The extent and pace of this regeneration is however, dependent on HIF funding being made available.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capital Costs and Funding</strong></td>
<td>£'m</td>
<td>£'m</td>
<td>£'m</td>
<td>£'m</td>
<td>£'m</td>
</tr>
<tr>
<td>Land Acquisition</td>
<td>48.5</td>
<td>100.5</td>
<td>152.8</td>
<td>278.5</td>
<td></td>
</tr>
<tr>
<td>Construction Costs</td>
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<td>26.9</td>
<td>26.8</td>
<td>67.7</td>
<td></td>
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<tr>
<td>Infrastructure / Highways</td>
<td>14.0</td>
<td>7.1</td>
<td>38.4</td>
<td>51.5</td>
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</tr>
<tr>
<td>Transportation</td>
<td>6.0</td>
<td>0.5</td>
<td>3.5</td>
<td>7.6</td>
<td></td>
</tr>
<tr>
<td>Fees</td>
<td>9.7</td>
<td>2.5</td>
<td>22.5</td>
<td>45.6</td>
<td></td>
</tr>
<tr>
<td>Capitalised Interest</td>
<td>0.3</td>
<td>1.6</td>
<td>17.9</td>
<td>19.8</td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>0.5</td>
<td>106.2</td>
<td>150.8</td>
<td>261.9</td>
<td>519.4</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIF</td>
<td>(67.7)</td>
<td>(67.7)</td>
<td>(23.1)</td>
<td>(158.5)</td>
<td></td>
</tr>
<tr>
<td>LRF</td>
<td>(19.2)</td>
<td>(0.8)</td>
<td>(300.5)</td>
<td>(303.2)</td>
<td></td>
</tr>
<tr>
<td>Sales Proceeds</td>
<td>(2.7)</td>
<td>(9.4)</td>
<td>(11.6)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HS2 Connectivity</td>
<td>(0.6)</td>
<td>(7.0)</td>
<td>(22.4)</td>
<td>(30.0)</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>(0.1)</td>
<td>(2.1)</td>
<td>(1.0)</td>
<td>(1.0)</td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>0.0</td>
<td>(87.6)</td>
<td>(93.5)</td>
<td>(3.9)</td>
<td></td>
</tr>
<tr>
<td><strong>Net Capital Cost / (Benefit)</strong></td>
<td>0.5</td>
<td>18.6</td>
<td>70.5</td>
<td>(3.9)</td>
<td></td>
</tr>
<tr>
<td><strong>Revenue Consequences</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental of Overlay</td>
<td>1.0</td>
<td>1.0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council Tax</td>
<td>2.0</td>
<td>2.0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fees</td>
<td>0.1</td>
<td>0.2</td>
<td>0.2</td>
<td>0.4</td>
<td>0.9</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>0.1</td>
<td>0.2</td>
<td>0.2</td>
<td>3.4</td>
<td>3.9</td>
</tr>
</tbody>
</table>

** - In year capital funding deficits will be funded through prudential borrowing, with interest capitalised and both principal and repaid through sales proceeds in later years.

6. Project Development Requirements/Information

**Products required to** Separate Business Cases will be developed for each of the key aspects of the Programme that Birmingham City Council is responsible for, namely:
### APPENDIX 1

<table>
<thead>
<tr>
<th>produce Full Business Case</th>
<th>The Athletes Village, overlay and underlay; The Highway infrastructure. Business Case will include: - Internal liaison with key City Council Officers; Consultation and stakeholder liaison; Requirements analysis; Detailed design; Cost estimates; Whole life costings; Cost-benefit analysis; Notification requirements; Equalities Analysis.</th>
</tr>
</thead>
</table>
| Estimated time to complete project development | The athletes village – 12 months  
Transport Infrastructure – 12 months. |
| Estimated cost to complete project development | These costs are integral to the costs of delivering the Village, and are included within the overall costs set out above. |
| Funding of development costs | Included above |
| Planned FBC Date | Date service expects to receive FBC approval from Cabinet/Cabinet Committee  
Athlete Village – Oct 2018  
Highways infrastructure – Oct 2019 |
| Planned Date for Technical Completion | Village and supporting highways infrastructure to be completed by December 2021 |
## Key Risks & Issues

<table>
<thead>
<tr>
<th>Risk ID</th>
<th>Description</th>
<th>Likelihood</th>
<th>Impact</th>
<th>Owner</th>
<th>Mitigation/Update</th>
<th>Proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Risk</td>
<td><strong>Land Assembly</strong>&lt;br&gt;There is a risk that all of the required land is not within the control of BCC in order for demolition and construction work to commence at the Perry Barr site.</td>
<td>M</td>
<td>H</td>
<td>Ian Macleod</td>
<td>Making of CPO con-current with ongoing negotiations with land owners to secure acquisition of land. If all land is not in BCC’s control, either a licence agreement will need to be pursued or a re-phasing of the demolition process</td>
<td>26 June 2018</td>
</tr>
<tr>
<td>Risk</td>
<td><strong>Planning</strong>&lt;br&gt;Planning application for the residential element of the CWG Athletes Village may be delayed by client changes.</td>
<td>H</td>
<td>M</td>
<td>Clive Skidmore</td>
<td>Managing clients expectations of scope and robust checking of application prior to submission.</td>
<td>29 June 2018</td>
</tr>
<tr>
<td>Risk</td>
<td><strong>Procurement</strong>&lt;br&gt;Failure to secure a single contractor to develop works due to scale and size of works.</td>
<td>M</td>
<td>H</td>
<td>Clive Skidmore</td>
<td>Arcadis to engage in soft market testing of preferred procurement routes.</td>
<td>Sept. 2018</td>
</tr>
<tr>
<td>Risk</td>
<td><strong>HIF Funding Timeframe</strong>&lt;br&gt;The HIF funding is required to progress the delivery of Accommodation for the Village. Decision on the HIF BID is not expected until late autumn/early winter 2018.</td>
<td>M</td>
<td>H</td>
<td>Ian MacLeod</td>
<td>Due to tight timescales the project will continue at risk and commence OJEU tender process for main construction contractor. The subsequent HIF decision will enable the project to seek authority from cabinet to enter into contract with the main construction contractor. Failure to secure the funding will require an alternative approach to housing athletes and officials.</td>
<td>Autumn 2018</td>
</tr>
<tr>
<td>Risk</td>
<td><strong>Site Access</strong>&lt;br&gt;Site access, egress, logistics, labour materials etc. are restricted for construction traffic due to associated other construction works taking place in the vicinity (i.e. Highways Improvement, Sprint, Rail upgrade, utility works or work associated with neighbouring schemes</td>
<td>M</td>
<td>H</td>
<td>Clive Skidmore</td>
<td>1. Appoint a Project manager for co-ordinating all works. 2. Ensure that there is an agreed set of rules that all contractors working around the Athletes Village are signed up to and that there is a regular forum which all contractors attend to co-ordinate works. 3. Ensure that rules are issued at tender stage to tendering main contractor for the Athletes village.</td>
<td>January 2019</td>
</tr>
</tbody>
</table>
## APPENDIX 1

<table>
<thead>
<tr>
<th>Risk</th>
<th>L</th>
<th>H</th>
<th>Clive Skidmore</th>
<th>On going</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main contractor or sub contractor becomes insolvent due to poorly performing projects and cashflow issues resulting need to re-procure a main contractor/sub contractor</td>
<td></td>
<td></td>
<td></td>
<td>1. Arcadis to ensure that a thorough financial check is undertaken on short listed main contractors and key sub-contractors. 2. BCC to consider taking out a bond to enable them to complete the works without the need for a lengthy re-procurement exercise.</td>
</tr>
</tbody>
</table>
Appendix 2a
Maximum extent of acquisitions including Compulsory Purchase Order
Appendix 2b

JUSTIFICATIONS FOR COMPULSORY PURCHASE ORDER

Section 226 (1) (a) Town and Country Planning Act 1990 (as amended) and sections 239, 240 and 250 of the Highways Act 1980

1. The powers provided in the section 226(1) (a) of the Town and Country Planning Act and sections 239, 240 and 250 of the Highways Act enable acquiring authorities to exercise their compulsory acquisition powers if they think that acquiring the land in question will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired and it is not certain that they will be able to acquire it by agreement. The acquisition of the land shown in Appendix 2a will enable the development of the Commonwealth Games Athletes Village and improved local transport infrastructure, as well as associated public realm works which necessarily must be completed ahead of the Games in 2022 and which are essential to the delivery of a successful global sporting event in Birmingham. The acquisitions will also facilitate the delivery of wider regeneration of Perry Barr, deriving an exciting legacy from the Games. There is no certainty of being able to deliver this through voluntary negotiation, and certainly not within the necessary timescales.

2. The wide power in section 226(1)(a) is subject to subsection (1A) as amended by Section 99 of the Planning and Compulsory Purchase Act 2004. This provides that the acquiring authority must not exercise the power unless they think that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area. The proposed redevelopment of Perry Barr will contribute to all three of these objectives in the following ways:

i. Economic

- Facilitating the delivery of the Commonwealth Games, which will bring significant economic benefits to the immediate area, the City and the Region. The economic benefits of hosting the Games have been set out to Cabinet on a number of occasions, but in summary the Games will see a raised profile for the region generating a range of economic opportunities before, during and after the Games. Learning from previous Games and studies carried out to support Birmingham’s bid suggest that benefits include:
  - improved productivity (+£14 per head of Gross Value Added),
  - over 22,600 direct and indirect worker years generated,
  - increased employment rate (+12%) and increased tax contribution,
  - over £525 million incremental Gross Value Added.
- Supporting the longer term delivery of more than 3,000 homes in the area through the delivery of infrastructure which enables and promotes higher density development, in line with the strategy for growth set out in the Birmingham Development Plan.
- Providing for major investment into the transport infrastructure of the area by the City Council, Local Enterprise Partnership, West Midlands Combined Authority and Transport for West Midlands as part of the delivery of the Birmingham Connected vision, which in creating a transport network which is equitable, efficient, sustainable, healthy and attractive will support economic growth through better access for businesses, employees, customers, and for local people to employment and training opportunities.
- Delivering new commercial premises as part of a modern District Centre offer.
• It is recognised that there are businesses affected by this proposal. As matters progress the City Council, as acquiring authority, and its partners will work with the affected businesses in terms of relocation of the businesses and jobs affected

ii. Social

• The Games will bring a range of social benefits to the immediate area, the City and region – it will remove barriers to participation in physical activity and sport, with a focus on communities that are currently inactive, promoting better mental and physical health outcomes for our citizens, and which will see investment in sports infrastructure through the redevelopment of Alexander Stadium and upgrading of local and community sports facilities across the region. The Games will also present opportunities to develop cultural and social capital through associated events and activities across the city and region.
• Improving the image of the area to make it an attractive and existing place to live and work.
• Providing an enhanced site for a new school.
• Providing a new and different housing offer, including apartments and family housing of a range of tenures, which will create a revitalised and increasingly mixed community in the area.
• Improved access to sports and leisure facilities.
• Improved local centre provision and access to local facilities.
• Improving access within, to and from the area, providing opportunities to reduce social isolation, and improve access to employment, training and other services in the area and City.
• Creating an environment which encourages activity and contributes to healthy outcomes.
• It is recognised that existing residential properties are affected by the Order. Measures to ensure the best outcomes for existing occupiers are being explored including the nature of the City’s rehousing offer.
• The current residential environment is poor. The new residential development provided in the area will benefit from an improved environment and setting, and will offer a greater choice.

iii. Environmental

• Accelerating the delivery and enhancement of public transport projects which will contribute to the City’s sustainable transport network and carbon emissions reduction targets.
• Bringing forward the development of more than 20 ha of brownfield land, including the demolition of poor quality and vacant buildings, and remediation of contaminated sites.
• Development of new homes and other facilities which contribute to the creation of a high quality place and incorporate high standards of sustainable design and construction.
• Improving the quality of the urban environment with the public realm including a number of accessible green spaces, new as well as retained/relocated trees, and significantly enhanced walking and cycling routes.
• ‘Greening’ the area and contributing to the City’s natural capital.
• Reducing the dominance of the highway infrastructure enabling the provision of new pedestrian crossings and infilling of subways.
3. Government guidance advises acquiring authorities in the preparation and submission of compulsory purchase orders and the matters that the Secretary of State can be expected to take into consideration when reaching a decision on whether to confirm an order.

4. The guidance states that acquiring authorities should use compulsory purchase powers where it is expedient to do so. However, a compulsory purchase order should only be made where there is a compelling case in the public interest. The regeneration of Perry Barr will bring substantial economic, social and environmental benefits to the local area both in terms of facilitating the delivery of the Commonwealth Games as well as a long term legacy for the area. The Minister confirming the order has to be able to take a balanced view between the intentions of the acquiring authority and the concerns of those with an interest in the land that it is proposing to acquire compulsorily and the wider public interest. Accordingly the City Council considers that it can present a comprehensive justification for the acquisition of the land in the public interest. The individual owners of the sites will receive financial compensation for their interests and the City Council and partners will work to relocate affected parties in accordance with the compensation code.

5. The guidance provides that compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. Nevertheless it is recognised that valuable time will be lost if the acquiring authority waits for negotiations to break down before starting the compulsory purchase process. It is also noted that initiating the compulsory purchase process will make the seriousness of the authority’s intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations. Negotiations are underway with many of the effected parties, and the Council will continue to seek to secure voluntary acquisition for the interests. However, the timescales associated with the delivery of the Village and related infrastructure ahead of the Games mean that it is imperative that the process begin at the earliest opportunity.

6. Paragraph 13 the guidance states that the acquiring authority should have a clear idea of how it intends to use the land which it is proposing to acquire. In this regard the City Council has set out in strategic matters for Perry Barr in policy GA3 of the Birmingham Development Plan and LC1 of the Aston, Newtown and Lozells Area Action Plan. This is to be supplemented by:

   i. A planning application for the residential element of the Commonwealth Games Athletes Village, which covers part of the required land, programmed for submission to the Local Planning Authority in June 2018.

   ii. A planning application for the new school submitted in line with a programme to be agreed between Birmingham City Council and the Education and Skills Funding Agency reflecting the intention for the school to be operational from September 2021.

   iii. An outline planning application for the future development of the land used for temporary facilities in the Athletes Village, programmed for submission to the Local Planning Authority in July 2018.

   iv. A scheme for the delivery of the Games-time temporary overlay agreed by all Games partners.
v. Detailed schemes for highways works to be developed by summer 2019 which can be delivered by the City under the powers set out in the Highways Act 1980 or other related legislation, directives, instructions and guidance.

vi. The preparation of a detailed scheme for the Bus Interchange which will be agreed with partners ahead of a planning application to be submitted in autumn 2018.

vii. Design work, beginning imminently, for the redevelopment of the Station, ahead of design completion in spring 2019 and a planning application to be submitted in summer 2019.

viii. A planning application for the development of a new depot for National Express at Aston Lane/Wellhead Lane, to be submitted to the Local Planning Authority in line with Heads of Terms currently being agreed to enable development to commence as soon as possible after land is acquired.

ix. Development briefs and delivery plans for sites at Birchfield Island.

It is noted that the existing policy framework is sufficient to give certainty that there is no reason why planning permission would not be granted when compliant development is proposed.

7. Paragraph 13 goes on to state that the acquiring authority should be able to show that all necessary resources are likely to be available to achieve its proposals within a reasonable timescale. The necessary resources will be secured principally through the Brownfield Land and Property Development Fund (BLPDF), Housing Infrastructure Fund (HIF), and City Council and Homes England resources. These will be available within the necessary timeframes. The development of the Athletes Village and supporting infrastructure must be completed for handover to the Organising Committee by January 2022.

8. At paragraph 15, the acquiring authority is also required to show that the scheme is unlikely to be blocked by any physical or legal impediments to implementation. The City’s planning strategies support for the proposals, and subject to the grant of planning consent and acquisition of the land, there is no further impediment to the implementation of their proposals.

9. Section 1 of the guidance at paragraph 76 sets out factors to which the Secretary of State can be expected to consider when deciding whether to confirm an order made under section 226(1)(a). These include:

i. **Whether the purpose for which the land is being acquired fits in with the adopted planning framework.** The regeneration and growth of Perry Barr is identified in policies GA3 and TP21 of the BDP and Policy LC1 of the Aston, Newtown and Lozells AAP. They support the principle of new residential, commercial and community developments, as well as associated connectivity and public realm enhancements.

ii. **The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area.** The schemes at Perry Barr have potential to deliver with respect to each of these elements as outlined above (see paragraph 2).
iii. Whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means. Neither the Athletes Village nor the successful growth of Perry Barr can be delivered without the acquisition of land, and nor can they with any certainty be delivered by voluntary acquisition within the necessary timescales. Options for the location of the Village across the city have been considered with Perry Barr being the most favourable. The Village must meet the requirements of the Commonwealth Games Federation, and as such although a range of masterplans have been considered the requirement for land to deliver the Village is consistent. The delivery of the Village necessitates the relocation of the National Express Bus Depot and the ESFA - sites for the relocation of these uses are supported by the affected parties and are identified within the CPO. The directly associated highways works are also subject to time constraints as they must be delivered ahead of the Village to enable site assembly. Similarly, the delivery of the new station and enhanced public transport interchange within the necessary timescales and in line with the vision for the area would not be achievable with any degree of certainty without CPO.
Commonwealth Games Village and the wider Perry Barr regeneration programme – Outline Business Case Cabinet Report

Appendix 2b – Justification for CPO

Addendum

Appendix 2b as originally issued was missing a number of dates were missing from section 6 parts (v), (vi) and (vii). Reference to a number of other sites was also missing. This note is provided by way of an addendum.

v. Detailed schemes for highways works to be developed by summer 2019 which can be delivered by the City under the powers set out in the Highways Act 1980 or other related legislation, directives, instructions and guidance.

vi. The preparation of a detailed scheme for the Bus Interchange which will be agreed with partners ahead of a planning application to be submitted in autumn 2018.

vii. Design work, beginning imminently, for the redevelopment of the Station, ahead of design completion in spring 2019 and a planning application to be submitted in summer 2019.

viii. A planning application for the development of a new depot for National Express at Aston Lane/Wellhead Lane, to be submitted to the Local Planning Authority in line with Heads of Terms currently being agreed to enable development to commence as soon as possible after land is acquired.

ix. Development briefs and delivery plans for sites at Birchfield Island.
Appendix 2c


Section 6 Human Rights 1998 Act prohibits public authorities from acting in a way that is incompatible with the European Convention on Human Rights (“The Convention.”) There are 2 main articles of The Convention, which are applicable to the recommendations in this report.

ARTICLE 8

1. “Everyone has the right to respect for private and family life, his home and his correspondence.”
2. “There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

ARTICLE 1 of the FIRST PROTOCOL

“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties. “

Guidance

Article 8 applies where a local authority is considering disturbing residents’ private and family lives and removing them from their homes. It may also be relevant where residents who, although not directly affected by removal or dispossession, suffer significant disruption to their lives as a consequence of the authority’s actions.

Article 1 of the First Protocol applies where a local authority is considering the use of CPO powers to acquire private interests, and where it is proposing to dispossess residents of their homes.

The approach to be taken to give effect to rights under The Convention is also reflected in paragraph 12 of the DCLG’s Guidance on the Compulsory Purchase Process and the Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion:-

“A compulsory purchase order should only be made where there is a compelling case in the public interest. An acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected. Particular consideration should be given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention”.

The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that “regard must be had to the fair balance that has to be struck between the
competing interests of the individual and of the community as a whole”, i.e. compulsory purchase must be proportionate. Both public and private interests are to be taken into account in the exercise of the Council’s powers. Similarly, any interference with Article 8 rights must be “necessary in a democratic society” i.e. the proposed interference must be necessary. In pursuing a CPO, the Council has to carefully consider the balance to be struck between individual rights and the wider public interest having regarded also the availability of compensation for compulsory purchase.

Consideration of Human Rights Issues

Article 8(1) provides that everyone has the right to respect for his/her property but Article 8(2) allows the State to restrict the rights to respect for the property to the extent necessary in a democratic society and for certain listed public interest purposes e.g. public safety, economic well-being, protection of health and protection of the rights of others.

In considering Articles 8 and Article 1 of the First Protocol of The Convention in the context of dispossession and compulsory purchase, it is necessary to answer the following:
1. Does a right protected by these Articles apply?
2. Is the interference in accordance with law?
3. Does the interference pursue a legitimate aim?
4. Is the interference necessary in a democratic society?

Does a Right Protected by these Articles Apply?

ARTICLE 1 of the FIRST PROTOCOL

“Every natural or legal person is entitled to the peaceful enjoyment of his possessions…” Clearly the dispossession of an owner of their property through CPO and enforced rehousing will impinge on this right. Also, as a tenancy is a possession under this provision, the rights of tenants must be taken into consideration. The Council must therefore consider all the possible justifications for this interference as detailed in considerations (a), (b) and (c) set out below.

ARTICLE 8

Article 8.1 provides that everyone has the right to respect for his/her private and family life, home and correspondence. Article 8.2 allows the State to restrict these rights to respect to the extent necessary in a democratic society and for certain listed public interest purposes. The essence of this right lies in the concept of respect for the home as a right to privacy, in the same context as private and family life and correspondence. Article 8.1 does not concern itself with the person’s right to the peaceful enjoyment of their home as a possession; this is dealt with under Article 1 of the First Protocol.

Clearly Article 8 does apply and therefore it is necessary for the Council to consider the possible justifications for the interference (Article 8(2)) as follows:

(a) Is the interference in accordance with law?

There is a clear legal basis for making the CPO under section 226(1)(a) of the Town and Country Planning Act 1990.
(b) Does the interference pursue a legitimate aim?

The CPO is necessary to implement a redevelopment scheme and following the grant of planning permission and the acquisition of the site there will be no impediments to implementation.

(c) Is the interference necessary in a democratic society?

This requires a balanced judgement to be made between the public interest and the rights of individuals, and the rights and freedoms of others.

Conclusion

The Council has considered the effect of the above articles of The Convention and decided that, on balance, it is in the general public interest and of benefit to the community to make the CPO over and above the interest of the individuals affected.

Interference with Convention rights is considered by the Council to be justified. The Council in making this Order has had particular regard to meeting the alternative housing needs of the affected households, and the rights of individuals to compensation in accordance with the Land Compensation Act 1973 (as amended.) and the Land Compensation Act 1961 and Compulsory Purchase act 1965 is considered to be both necessary and proportionate in that the land to be acquired is the minimum to achieve this Scheme’s objectives.
Appendix 3

Procurement Strategy

1 Procurement Strategy for the Highway Infrastructure Improvements in preparation for the Commonwealth Games and its Legacy

1.1 Background

It is recognised that the highway infrastructure at Perry Barr needs considerable improvement to support both the Commonwealth Games and the economic regeneration of the surrounding areas.

As part of the overall project a number of highway infrastructure improvement projects are planned for the area by other agencies including the Bus Interchange at the One Stop Shopping Centre to be reconfigured and a proposal to replace the existing local railway station with a new and substantially improved facility. While these projects are not directly managed by the City Council they may also result in additional works being necessary to support these third party projects.

The construction market is already suffering from severe capacity tensions in the region as large capital programmes including HS2, Highways England, Network Rail and the Utilities come to market. It is recognised that if the City Council wishes to deliver both the capital programme and Commonwealth Games and SPRINT Infrastructure, there will be a need to award contracts as early as possible for both professional services and works contractors to deliver the programme of works in most expedient and efficient way.

1.2 Scope and Specification

Although the full extent of the works required over the next 4 years is still being finalised the following key scope of works elements have already been identified:-

- Alterations to the Highway from the Birchfield Road roundabout to the A34 Flyover including the A453 gyratory
- Works include possible capping of the Birchfield Road roundabout or the possible infilling of the Birchfield Road underpass to provide an improved facility possibly including signalisation
- Changes to the Perry Barr Bus interchange – providing an improved new layout including changes to the highway
• Possible removal of the A34 Flyover including the associated gyratory improvements
• Improvement to cycling routes, in particular around the athletes village
• Inclusion of both the SPRINT and cycling measures along the length of the works

1.3 **Procurement Route**

1.3.1 Professional Services

To support the delivery of the above schemes there will be a requirement for professional services. The Council’s approved route to procure the resource to provide these services will be using the Council’s West Midlands Transportation Professional Services Framework Agreement.

Where it is found that this framework agreement does not cover the scope of services required or the organisations on the framework agreement do not have the capacity to deliver, alternative procurement routes will be considered including using other public sector framework agreements or carrying out a full procurement process. The selected route will be carried out in accordance with the Council’s Standing Orders and Procurement Governance Arrangements and incorporate the requirements of the Birmingham Business Charter for Social Responsibility and the payment of the Birmingham Living Wage.

1.3.2 Delivery of the Works

1.3.2.1 In view of the complexity, variety and volume of works to be delivered within extremely tight timescales, a traditional approach to the procurement of the works is not deemed suitable on the grounds of cost, time and risk reduction. A view has been taken that a more innovative, flexible and participative approach to the procurement of these works should be taken. This would allow the designing and planning of the proposed project schemes with the contractor(s) as a partner thereby increasing the likelihood of the Council being able to meet the programme delivery dates, have sufficient time to produce robust designs, meet the expenditure profile but also increase transparency and therefore reduce risk, and limit the reasons for any future contractual disputes.

1.3.2.2 The Council’s Highways and Infrastructure Works Framework Agreement is the Council’s approved route for these types of works and is therefore the recommended procurement route. The framework agreement is
suitable to use Early Contractor Involvement (ECI) which will support the approach identified in paragraph 1.3.2.1.

1.3.2.3 The proposed procurement route for each scheme is to follow the process set out below:

- A pre-selection process would be undertaken with the eight “Lot 4” Framework Agreement Contractors to shortlist a maximum of two or three (as appropriate) contractors who demonstrate appropriate skills, capacity, and reliability to deliver such projects.

- An invitation to tender would be issued to the shortlisted contractors that will result in the evaluation of tenders with the recommendation to appoint Contractor(s) to undertake the lead in the detailed design development and construction planning (the ECI process) which would result in the agreement of target prices for packages of work.

- The ECI process will also allow the Council, where the contractor leading on the design development and construction planning is not offering a competitive target price, to take back the design and subject it to a competitive exercise using other Framework Contractors and for the successful contractor to be recommended to deliver the works.

- The final stage would be the formalised appointment of the contractors to undertake the construction and handover of the works.

1.4 Evaluation & Selection

The procurement process and contract award will comply with the process and award criteria set out by each individual tender exercise and will be monitored and approved with Corporate Procurement Services. The detailed evaluation criteria for each scheme will be reported in the PDD or FBC as appropriate. The social value criteria will be between 10% and 20% to be set dependent upon the value and complexity of each scheme to provide the opportunity to maximise social value for each scheme.

1.5 Contract Management

The contracts will be managed by individual Project Managers and will be monitored and reported to the Heads of Infrastructure Delivery who will have overall responsibility. The contractors’ performance in delivery of the works will be monitored through the use of Key Performance Indicators (KPIs) and the result may be used to determine whether a contractor is selected for future work.
Procurement Strategy for the Professional Services for the Acquisition of Various Properties within Perry Barr

2.1 Background

To deliver the Commonwealth Games Athletes’ Village, the associated infrastructure and the legacy development to support a sustainable scheme, the Council is required to assemble land through acquisitions.

These acquisitions, which will be secured through Compulsory Purchase should the voluntary acquisition negotiations prove unsuccessful, include:

- 42 residential properties on Wellhead Lane
- Retail premises and adjacent land required to deliver the redeveloped station scheme
- Commercial premises and land required to facilitate the delivery of the Village and legacy housing schemes

The total number of titles to be acquired is in excess of 300. The Council does not have the capacity to conduct negotiations on this scale and to the necessary timeline, and as such there is a requirement to engage organisations to undertake the services required.

2.2 Scope and Specification

The following key scope of works has been identified:

- Provide a valuation of all interest of land and premises
- Prepare a proposed strategy to include a timeline for individual acquisitions and compensation claims
- Negotiate the acquisition of all interest of the various premises and land and continue with negotiations should a CPO be made
- Negotiate any compensation payments due for the premises and land acquired
- Produce valuation reports in accordance with the RICS standards for approval prior to proceeding with the acquisition and/or compensation claims
- Prepare a statement of case/reason and present this at a public inquiry if a CPO is made and objections are received in respect of these premises.

2.3 Procurement Route

The Council’s approved route to procure the resource to provide these services will be using the Crown Commercial Service Estate Professional Services Framework Agreement.
2.4 **Evaluation & Selection**

Tenders will be evaluated using the indicative quality / social value / price balance in accordance with a pre-determined evaluation model. The quality element will account for 55%, social value 10% and price 35%. This quality / social value / price balance has been established having due regard to the corporate document ‘Evaluating Tenders’ which considers the complexity of the services to be provided and the degree of detail contained within the contract specification.

**Quality (55% Weighting)**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Overall Weighting</th>
<th>Sub-Weighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Methodology and Competency</td>
<td>55%</td>
<td>20%</td>
</tr>
<tr>
<td>Management of the Programme</td>
<td></td>
<td>20%</td>
</tr>
<tr>
<td>Organisation &amp; Resources</td>
<td></td>
<td>15%</td>
</tr>
</tbody>
</table>

Tenderers who score less than a score of 30 out of a maximum quality score of 55 will not proceed to the next stage of the evaluation.

**Social Value (10% Weighting)**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Overall Weighting</th>
<th>Sub-weighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Employment</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Partners in Communities</td>
<td></td>
<td>5%</td>
</tr>
</tbody>
</table>

The evaluation criteria include two principles after consideration to the requirement and the agency market. These principles have been selected due to the short term nature of this commission to maximise the social value benefit.

Tenderers who score less than a score of 4 out of a maximum quality score of 10 will not proceed to the next stage of the evaluation.

**Price (35% Weighting)**

Tenderers will be required to price on the basis of both a percentage fee and hourly rate depending on the nature of the work being undertaken.

**Overall Evaluation**

The evaluation process will result in comparative quality, social value and price scores for each tenderer. The contract will be awarded to the first ranked tenderer with the highest overall score for quality, social value and price.

2.5 **Contract Management**
The contracts will be managed by the Business Centre Manager Birmingham Property Services.

3 Procurement Strategy for the Professional Services for the Ground Investigation and Remediation for the CWGV Sites

3.1 Background

3.1.1 The sites for the proposed CGV have been identified and provision of site assembly works is now required in order to successfully deliver the capital programme for the CGV. The Commonwealth Games delivery programme is progressing at speed, and much of the work entails major infrastructure, site assembly and enabling works. All sites will require site surveys and ground investigation works and specialist remediation work in order to bring them forward for development.

3.1.2 The requirement is for a series of preliminary site surveys and ground investigation works and to prepare the necessary reports to inform the strategy for the specialist remediation works within the red line boundary in Appendix 2a. The recommended supplier is a specialist advisor on site surveys and ground investigation works and are well placed to provide the Council with the necessary expertise required to inform the remediation strategy for the proposed sites. Specialist remediation contractor/s will need to be appointed to undertake the remediation works.

The site surveys and ground investigation works and specialist remediation is urgently required in order to meet the pressured timescales for the Commonwealth Games capital programme.

3.2 Scope and Specification

3.2.1 Site surveys and ground investigations. These are required to be undertaken within the red line boundary outlined in Appendix 2a and include but are not limited to:

- Geo – Environmental Desk Study
- Preliminary Ground Investigation
- Geo – environmental report
- Reclamation
Given the size and nature of the scheme, the scope of works may vary and other surveys and activities may be required.

3.2.2 Demolition and remediation works will be required to unlock the brownfield land to be suitable for development. The scope of works for the remediation will be defined by the remediation strategy.

3.3 Procurement Route for Site Surveys and Ground Investigations

3.3.1 Market analysis identified that the most effective and timely route to procure the requirement was to use a collaborative framework agreement rather than carrying out a procurement exercise advertised on www.finditinbirmingham.com.

3.3.2 The details of the scope, rates and access arrangements of each framework agreement were evaluated, as a result of which ESPO Consultancy Services Framework Agreement was considered to be the most suitable to use on the basis that that the services are within the scope, the rates are considered to provide value for money and that access allows a timely engagement of the supplier that meets the project timescales. The protocol for using the framework agreement is either by direct award or carrying out a further competition exercise.

3.3.3 A supplier was identified that could undertake the services on the basis that they are familiar with the sites and have already undertaken commissions on behalf of the Council’s partner Homes England in related and neighbouring programmes, and are
therefore ready to ‘hit the ground running’ with this work. On this basis and in accordance with the protocol of the framework agreement, a direct award to the supplier is the recommended route to market. Details of the confidential information related to the proposed contract are contained in the Private Report.

3.4 Contract Management
3.4.1 The contract will be managed by the Assistant Director, Planning.
Equality Analysis

Birmingham City Council Analysis Report

<table>
<thead>
<tr>
<th>EA Name</th>
<th>Commonwealth Games Village And Perry Barr Regeneration - Outline Business Case</th>
</tr>
</thead>
<tbody>
<tr>
<td>Directorate</td>
<td>Economy</td>
</tr>
<tr>
<td>Service Area</td>
<td>Economy - P&amp;R Planning And Development</td>
</tr>
<tr>
<td>Type</td>
<td>New/Proposed Function</td>
</tr>
</tbody>
</table>

**EA Summary**

The EA evaluates the approach to the delivery of existing policies - Birmingham hosting the 2022 Commonwealth Games with the Athletes’ Village located at Perry Barr, and the regeneration of Perry Barr to support Games-time and legacy as set out in the Birmingham Development Plan.

The aims of the programme at Perry Barr are to deliver a Commonwealth Games Village along with improved highways and transport infrastructure, to support the delivery of the 2022 Commonwealth Games as well as to initiate regeneration in the Perry Barr area, creating an aspirational residential neighbourhood with at least 3000 new homes.

The appraisal finds that there is some potential for the programme to have differential impacts on protected characteristics but that mechanisms are in place to mitigate this.

---

**Reference Number**

EA002780

**Task Group Manager**

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**Task Group Members**

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**Date Approved**

2018-06-14 00:00:00 +0100

**Senior Officer**

clive.skidmore@birmingham.gov.uk

**Quality Control Officer**

richard.woodland@birmingham.gov.uk

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**Introduction**

The report records the information that has been submitted for this equality analysis in the following format.

**Initial Assessment**

This section identifies the purpose of the Policy and which types of individual it affects. It also identifies which equality strands are affected by either a positive or negative differential impact.

**Relevant Protected Characteristics**

For each of the identified relevant protected characteristics there are three sections which will have been completed.

- Impact
- Consultation
- Additional Work

If the assessment has raised any issues to be addressed there will also be an action planning section.

The following pages record the answers to the assessment questions with optional comments included by the assessor to clarify or explain any of the answers given or relevant issues.
1 **Activity Type**

The activity has been identified as a New/Proposed Function.

2 **Initial Assessment**

2.1 **Purpose and Link to Strategic Themes**

**What is the purpose of this Function and expected outcomes?**

The purpose is to deliver a successful Athletes’ Village for the 2022 Commonwealth Games that will provide a catalyst for successful regeneration of the area including significant housing growth, improved transport and highways infrastructure, enhanced public realm, and new, improved local facilities.

This function will be delivered through three main areas of work, which are addressed in this report:

1. **Athletes’ Village residential scheme**

The scheme will provide accommodation for c. 6,500 athletes and officials in Games time as part of the Athletes’ Village. After the Games it will provide c. 1,400 new residential units which will help meet housing need in the city. It will provide a mix of unit types including houses, apartments and an extra care facility catering for older people. A mix of tenures will also be provided including an element of affordable housing and private rented provision. The exact housing mix will be determined ahead of the submission of the Planning Application in July 2018. The residential environment will offer high quality public and private realm including green spaces, creating a healthy environment. The scheme will also include community and commercial space.

2. **Highways and transport improvements**

The highway and transport improvements at Perry Barr will provide for improved local access, including to the new development, as well as more options for movement along the Strategic Corridor into and out of the City Centre.

The proposed residential scheme described above requires a parcel of land (Gailey Park) that is currently separated between the A34 Walsall and A453 Aldridge Road. This will be removed through the closure of a section of the A453 Aldridge Road. As a result alterations to the highway alignment are required in this area, which in turn will change the traffic pattern along the current network. To manage this as well as improve permeability and pedestrian access across the area additional proposals are being developed. This will include the removal of the Perry Barr Flyover and the capping of the Birchfield Road roundabout. Pedestrian subways will be infilled and surface level crossings provided.

Improvements to public transport provision will see a SPRINT bus rapid transit route developed along the A34 Walsall Road between the City Centre and Walsall Town Centre. Perry Barr station will be redeveloped to provide a more accessible and attractive facility with improved access from the east of Birchfield Road. A bus interchange adjacent to the station and One Stop Shopping Centre will also enhance local provision.

New cycle routes will be delivered along the A34 and connecting through the Athletes’ Village. All of the proposals will facilitate safe and more accessible walking routes.

3. **Land acquisitions to facilitate growth**

To facilitate the residential scheme, the Games time Village and the highways and transport improvements, as well as to deliver wider regeneration in Perry Barr including future housing growth and improved local centre provision, the Council needs to make acquisitions. A number of significant acquisitions have already been secured, or are well progressed. This has included the relocation of a proposed school to a site which offers a better educational environment. However, the timescales for delivering the Village and wider works mean that the Council intends to utilise its CPO powers to secure land which can't be secured voluntarily.
The majority of the land to be acquired is commercial, including a number of retail, office and industrial uses and a bus garage (which will be relocated within the immediate area). The area also includes the former BCU campus (now vacant) and a number of residential properties.

Combined, the regeneration of Perry Barr will significantly aid delivery against the Council's strategic themes. It will create a safer and more secure local environment, which will include better access to educational facilities. It will also improve walking and cycling choices, access to outdoor space and leisure facilities, and contribute to improvements in air quality, driving healthy lifestyles. The housing scheme set out here, as well as the legacy housing growth which can be delivered in Perry Barr as a result of these interventions, will help meet housing need. All of the development will create construction jobs where employment and skills benefits can be captured locally; once complete there will be opportunities for employment in the local area as well as improved access to other employment and learning opportunities. As an important element within the delivery of the Commonwealth Games this programme supports wider work which also contributes to the strategic themes.

For each strategy, please decide whether it is going to be significantly aided by the Function.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Aided by the Function</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children: A Safe And Secure City In Which To Learn And Grow</td>
<td>Yes</td>
</tr>
<tr>
<td>Health: Helping People Become More Physically Active And Well</td>
<td>Yes</td>
</tr>
<tr>
<td>Housing : To Meet The Needs Of All Current And Future Citizens</td>
<td>Yes</td>
</tr>
<tr>
<td>Jobs And Skills: For An Enterprising, Innovative And Green City</td>
<td>Yes</td>
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</table>

2.2 Individuals affected by the policy

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the policy have an impact on service users/stakeholders?</td>
<td>Yes</td>
</tr>
<tr>
<td>Will the policy have an impact on employees?</td>
<td>No</td>
</tr>
<tr>
<td>Will the policy have an impact on wider community?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

2.3 Relevance Test

<table>
<thead>
<tr>
<th>Protected Characteristics</th>
<th>Relevant</th>
<th>Full Assessment Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td>Not Relevant</td>
<td>No</td>
</tr>
<tr>
<td>Disability</td>
<td>Relevant</td>
<td>No</td>
</tr>
<tr>
<td>Gender</td>
<td>Not Relevant</td>
<td>No</td>
</tr>
<tr>
<td>Gender Reassignment</td>
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<td>No</td>
</tr>
<tr>
<td>Marriage Civil Partnership</td>
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<td>No</td>
</tr>
<tr>
<td>Pregnancy And Maternity</td>
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<td>No</td>
</tr>
<tr>
<td>Race</td>
<td>Relevant</td>
<td>No</td>
</tr>
<tr>
<td>Religion or Belief</td>
<td>Relevant</td>
<td>No</td>
</tr>
<tr>
<td>Sexual Orientation</td>
<td>Not Relevant</td>
<td>No</td>
</tr>
</tbody>
</table>

2.4 Analysis on Initial Assessment

This initial assessment addresses the housing and transport infrastructure at OBC stage, as well as the acquisitions, as set out in the associated Cabinet Report. It does not address the policy positions on Perry Barr regeneration or the Commonwealth Games, which have been considered through the appropriate processes.

The initial assessment set out below considers where any differential impacts may arise as a result of the proposals, particularly in terms of disability and demographics of the local community, and mitigations to ensure that these are managed. Scheme proposals will be further screened for equalities analysis as part of standard Council governance and approval processes, and EAs will be completed at FBC stage for individual projects and programmes.
Throughout the development of the programme of regeneration, including the Athletes’ Village and hosting of the Games, the local community will be engaged. A Perry Barr Commonwealth Games Residents Liaison Group has been established and other community engagement will be carried out on specific proposals. A comprehensive approach to consultation and engagement across the programme will be centrally managed.

1. Athletes’ Village residential scheme
The scheme has been developed to provide a high quality housing scheme which offers choice for local people and those wishing to locate in the area. To mitigate any potential differential impacts on protected characteristics the design provides:
* Housing built to Lifetime Homes standards and accessible public and private realm which enables access for people of all ages and with mobility difficulties.
* The provision of properties which offer multiple reception rooms in line with cultural needs of the local community.
* Access to open space, leisure, community and sports facilities, will be improved to the benefit all members of the community.
This assessment will be reviewed at FBC stage.

2. Highways and transport improvements
All proposed options being considered for the improvements to the highway and to public transport provision will be designed to provide improved accessibility. The design process, including consultation with local residents and users, will mitigate differential impacts.
This assessment will be reviewed at FBC stage.

3. Land acquisitions to facilitate growth
The impact of the acquisitions is site specific as it directly impacts the owners and occupants within the defined boundary. Therefore while there may be greater impacts on certain groups, this is as a result of their interest in the land and not directly related to any protected characteristics. However, it is recognised that there is a need to mitigate against possible differential impacts as a result of local demographics.
A greater understanding of the population affected will be generated by the ongoing work to engage with all affected parties. Consultation is currently underway and the outcome of this will inform mitigation measures.
There is a legal basis for the City Council using its Compulsory Purchase (CPO) powers, in Section 226 of the Town and Country Planning Act 1990. In proposing to use its CPO powers the City Council has considered the European Convention on Human Rights, particularly Articles 1 and 8. In considering the effect in relation to these Articles the Council has decided that, on balance, it is in the general public interest and of benefit to the community to make the CPO over and above the interest of the individuals affected.
The City Council will continue to seek to secure voluntary acquisitions while progressing the CPO. As acquiring authority the City Council will work to relocate affected parties in line with the Compensation Code.
3 Full Assessment

The assessment questions below are completed for all characteristics identified for full assessment in the initial assessment phase.

3.1 Concluding Statement on Full Assessment

From the available information it is considered that the regeneration of Perry Barr including the development of the Athletes' Village will not give rise to any illegal discrimination and will support equality of opportunity by optimising the area's economic growth potential. This will be monitored on an ongoing basis and as more information is available, including at Full Business Case stage for individual projects.

4 Review Date

09/09/18

5 Action Plan

There are no relevant issues, so no action plans are currently required.
## APPENDIX 5 – Consultation responses for Commonwealth Games Village Report with Ward Members.

<table>
<thead>
<tr>
<th>Stakeholder</th>
<th>Ward / Constituency</th>
<th>Response to consultation May/June 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr Sharon Thompson</td>
<td>North Edgbaston</td>
<td>Cllr was supportive of the proposal for the new homes in Perry Barr and was keen to see the introduction of new homes into the area.</td>
</tr>
<tr>
<td>Cllr Waseem Zaffar</td>
<td>Lozells</td>
<td>Cllr was very supportive of the proposal and commented on the positive impact on housing the development would have.</td>
</tr>
<tr>
<td>Cllr Brett O’Reilly</td>
<td>Longbridge and West Heath</td>
<td>Cllr was positive about the regeneration of Perry Barr and welcomed this development as a catalyst for wider improvements to the area.</td>
</tr>
<tr>
<td>Councillor Jon Hunt</td>
<td>Perry Barr</td>
<td>Cllrs were provided with a written briefing addressing the approach to the overall scheme, the proposals for the residential development which will form part of the Village, and the infrastructure proposals for the area. Cllr Hunt attended a meeting with officers where he expressed support for the report. Cllr Hunt also reiterated the need for community engagement – a meeting with the Perry Barr Commonwealth Games Residents Liaison Group has been scheduled.</td>
</tr>
<tr>
<td>Councillor Morriam Jan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Councillor Mahmood Hussain</td>
<td>Birchfield</td>
<td>Cllr Hussain received the written briefing as described above. He also attended a meeting with officers and expressed support for the report. Cllr Hussain also attended the consultation session for residents held on 4th June. Cllr Hussain asked for additional detail about opportunities for growth in Birchfield ward, which officers will consider.</td>
</tr>
<tr>
<td>Councillor Muhammad Afzal</td>
<td>Aston</td>
<td>Cllrs were provided with a written briefing as described above. Cllr Kauser attended the consultation session for residents held on 4th June. No further response has been received.</td>
</tr>
<tr>
<td>Councillor Nagina Kauser</td>
<td></td>
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