ACTION PLAN

Moseley Village

April 1992

Birmingham City Council
Department of Planning and Architecture
What is the Plan About?

This Action Plan for the Moseley Area has been prepared by the City Council, following discussions with local people, residents' groups and Council Departments, together with a survey of local businesses.

The Plan came about when long-standing concern amongst the local community over the gradual decline of Moseley Shopping Centre was focussed on fears over the effect that closure of a major foodstore during May 1991 would have upon the continued viability of the shopping centre. Officers of the Department of Planning and Architecture, Economic Development and City Engineer's Department were asked to carry out a local planning exercise aimed at helping to secure the economic and physical regeneration of the area. The results of a Retail Survey carried out by Economic Development Department have helped to clarify some of the problems experienced by local traders, and have been fed into this exercise, together with additional research on shopping trends.

The Plan looks at a range of issues identified during consultations with local community groups and individuals under a number of headings and puts forward proposals to:

* Retain and enhance the unique character of Moseley as a Conservation Area.
* Identify opportunities for environmental enhancement and improvements to the physical condition of the buildings.
* Guide future development in the shopping area.
* Bring upper storeys of shopping units back into profitable use through identifying opportunities for "Living Above the Shop".
* Address parking and servicing requirements.
* Control the further spread of hostels and institutional type uses.
* Identify priorities and seek to attract finance for future investment.
* Identify broad transport objectives.

The proposals laid out in this Plan will, following approval by the appropriate Committees of the City Council, have the status of Supplementary Planning Guidance to the Unitary Development Plan and will be used to guide and direct future development in the Moseley Village Area.
What Area does the Plan Cover?

The area covered by the Plan is known as Moseley Village. Centred upon the open space area at the junction of Alcester Road, Wake Green Road and St Mary's Row known as "The Green", it extends along Alcester Road from Park Hill in the north to Moseley Hall Hospital in the south. It also includes ancillary shopping frontages along St Mary's Row, Wake Green Road and Woodbridge Road.

What's Special about Moseley?

Perhaps the most significant characteristic that Moseley possesses is a strong sense of identity and a unique value as the only remaining, relatively intact, Victorian/Edwardian shopping centre in Birmingham. A number of landmark features, such as St Mary's Church and the Fighting Cocks Public House, together with the distinctive frontages of the Victoria Parade and along St Mary's Row have remained virtually unaltered since the turn of the century and contribute to the "village" identity which gives Moseley its sense of place.

Moseley has a number of key assets and attractions which can be built upon in future and these include:

* Literary and artistic connections - through links with important local figures such as J R R Tolkien, Barry Jackson and Edith Porden.

* Potential tourist attractions - including the octagonal Dovecote at Moseley Hall Hospital and nearby Highbury, the former home of Joseph Chamberlain.

* Areas of importance for their conservation or landscape quality - including Moseley Park and Pool and the grounds of Moseley Hall Hospital.

In social terms, Moseley is an area of considerable contrasts and diversity. Although the number of managers and professional people living in the area is well above the City average, it is also home to a large student population, and significant numbers of people on low incomes living in bedsits or flats, bed and breakfast accommodation, and a variety of hostels and care homes. Moseley also boasts considerable ethnic diversity with strong Jewish, Asian and Central European influences which have helped to form the character of the area.

Another notable feature of Moseley is the warmth and commitment of local residents and the strength of community involvement. As the Retail Survey carried out by the Economic Development Department points out "this aspect is a highly desirable and marketable commodity when attracting visitors from outside the area". 
The Planning Framework

The statutory planning framework and policy context for the future development of Moseley is contained in the Unitary Development Plan (UDP). One of the main policy objectives of the UDP is the need to improve the quality of Birmingham's environment and to make it a better place to live for its citizens. The creation of a new Urban Design function within the Department of Planning and Architecture reflects this concern, and the City's new Conservation Strategy will provide a framework for putting it into effect. The need to preserve and enhance the character of Moseley Village and to encourage a high quality of urban design underpins this Plan and will be a major focus for future action.

Like other areas of the City, Moseley is also changing, and the UDP identifies a number of key factors which are likely to affect its future:

* The effect upon shopping facilities of the close proximity of Moseley Shopping Centre to the larger and expanding Kings Heath Centre.

* The retention of the A435 route through Moseley as part of the City's Strategic Highway Network resulting in traffic demand in the Alcester Road corridor due to higher levels of car ownership and lack of suitable alternative routes in the south of the City.

* It recognises both the need to protect the existing role of the shopping centre and to adapt to a likely increase in specialist shops.

* It identifies "areas of restraint" within which further planning applications for changes of use to hostels, rest-homes and similar institutional uses may be refused, on the grounds that they may adversely affect the character of the area.

* The UDP also outlines a number of policy measures to adapt to these and other changes taking place. Further details are given under the relevant topic headings.

CONSERVATION AND ENVIRONMENT

Current Situation

Moseley Shopping Centre lies at the heart of the Moseley Conservation Area, which was declared in March 1983. It includes the "Village" centre at the Alcester Road/St Mary's Row Junction, and extends to the north and west to include the Moseley Private Park and Pool and Moseley Hall Hospital and grounds.
Moseley Shopfronts
Design Guide
The area is one of many contrasts, and contains a total of six listed buildings, including the early sixteenth century Parish Church of St Mary and the Arts and Crafts Movement’s Neo-Jacobean Fighting Cocks Public House dating from 1903.

Other important features of the Conservation Area include:

* Moseley Hall, built in 1795 and now a hospital. Its wooded grounds and features such as the Octagonal Dovecote (restored with help from the local community) provide an attractive setting. Its future as a hospital is now secure in plans for future health service provision, laid down in "Building a Healthy Birmingham".

* The substantial late nineteenth century housing of Salisbury Road, Chantry Road and Park Hill, together with the Moseley Private Park and Pool which provide an important semi-natural habitat for wild fowl.

Issues and Opportunities

As the UDP points out, designated Conservation Areas provide "a powerful means of preserving the best of our historical and architectural heritage". The Listed Buildings and Conservation Areas Act 1990 also places a duty upon local Councils to formulate and publish proposals for the preservation and enhancement of their Conservation Areas.

Since declaration of the Conservation Area in Moseley, only limited funding has been available for improvement works. Funding for improvements within Conservation Areas is likely to be made available by the City Council in the 1992-93 financial year and should provide an incentive to ensure a programme of future action and encourage investment from private householders and local traders.

A review of Moseley Conservation Area is being carried out in conjunction with the local planning exercise and a range of opportunities, together with issues for further examination have been identified.

A number of initiatives are already underway:

* A Shop Front Design Guide is being produced in conjunction with the Moseley Society. The aim is to encourage high standards of design and provide consistent guidelines against which planning applications can be considered.

* Improvements to street lighting in Chantry Road and Park Hill are proposed, and, following approaches from residents, it is intended to use traditional, Victorian-style lighting, in keeping with the character of the area. Lighting along Alcester Road, Wake Green Road, Salisbury Road and Oxford Road also falls short of the desirable standard on well-trafficked routes and there may also be an opportunity, as and when funding for replacement becomes available, to ensure that traditional style lighting is used.
A condition survey, looking at the fabric of buildings within the Moseley Village Area has been carried out. On the whole, most of the buildings in the area would appear to be in good condition. However, a number of properties in poor condition (including a small group in St Mary's Row) have been identified. There is, therefore, scope to attract private investment in conjunction with Council grants, to prevent further deterioration, and enhance their appearance.

A number of other issues have been identified for further investigation and policies will be brought forward to secure their implementation.

The boundaries of the Conservation Area will be reviewed, to see whether the protection afforded by Conservation Area status should be extended. Other methods of planning control such as Tree Preservation Orders and Article 4 Directions, which protect the historical fabric of designated areas by removing "permitted development" rights, will also be investigated.

A number of buildings and gardens within the area have been identified for further statutory or local listing. These include the Baptist Church in Oxford Road, domestic ice houses at Moor Green Hall and Moseley Hall, and the gardens and grounds of Moseley Hall Hospital.

In recent years, the size and function of The Green at the junction of Wake Green Road and Alcester Road has diminished, and does not now reflect its potential as the focal point for Moseley Village. Following relocation of public toilets and dependant upon any proposals for highway improvements in this location, there are opportunities for environmental improvements and landscaping.

Wide pavements along The Parade afford the opportunity for environmental enhancement and a variety of planting schemes. As and when pavement renewal is required, the use of traditional materials should be encouraged. The possibility of obtaining funding for environmental improvements through Inner City Partnership will also be investigated.

Land to the rear of 1-9 King Edward Road is suitable for garden extensions.

**Archaeological Policies**

Whilst Moseley's status as a Conservation Area conveys protection upon its existing historic buildings, it does not protect any archaeological remains which may provide valuable insight into Moseley's medieval past. Accordingly, a number of areas of archaeological constraint have been identified on the proposals map. These relate to development around St Mary's Church and on the site of a medieval farmhouse in the area between Salisbury Road and Chantry Road.
Within the archaeological constraint areas all works subject to planning control or passed to the Planning Department for comment should be forwarded to Birmingham City Council's archaeological advisors for comments. Applicants may be required to submit archaeological information prior to the determination of planning applications.

In the first instance, applicants should contact the Conservation Team within the Department of Planning and Architecture.

SHOPPING

The Present Situation

Moseley is a relatively compact shopping centre, which serves a local shopping function and contains approximately 110 shops. Most of these are small, Victorian/Edwardian shops which have retained much of their original character. The recent Retail Survey carried out by Economic Development Department showed that 51% of businesses surveyed had three or less employees. A high proportion of all shopping trips to Moseley are made on foot.

The significance of the closure of Tesco was that it was the only supermarket within the centre. This led to concern that a large proportion of the local community - particularly the elderly and infirm - would suffer inconvenience and hardship in having to travel to similar shops elsewhere. Against their normal policy and following pressure from the local community and the City Council, Tesco agreed to dispose of the store to a competing retailer. The take-over by Kwiksave, together with the recent opening of an additional foodstore have, therefore, been welcome developments.

Moseley has suffered from its proximity to the larger and expanding Kings Heath Shopping Centre, and has been undergoing change in recent years. The Retail Survey, together with other recent research has helped to build up a picture of the current situation. The following trends have been observed:

* There has been a decline in the number of food retail outlets from 24 to 18 shops - matched by decline in both household goods and clothing and footwear shops. In addition, the local community have perceived a decline in the quality and type of provision in some of the units.

* An increase in non-food retail outlets, including crafts and speciality shops (from 17 to 23 units).

* Growth in the number of office uses on the edges of the shopping centre both on the northern side of Alcester Road, and also in the Wake Green Road area, often in former residential properties.
The current vacancy rate of 6% is slightly below the City average and is an indication that Moseley remains relatively healthy and prosperous. On the whole there is a fairly fast turnover of vacant units (in the period between May and September 1991, for example 4 vacant shops were re-let) but there are a number of units, (including some in very prominent locations), which have remained unlet for over a year.

A high proportion (57%) of traders have been established for more than 10 years, and there appears to be a high level of commitment to the centre.

80% of the traders who participated in the retail survey stated that their businesses were either stable or expanding. Although there is likely to be some reluctance on the part of the traders to state that their business is in decline, the statistics also provide grounds for cautious optimism.

Like other areas, however, Moseley has been changing and the Retail Survey also identifies a number of issues which local traders perceive as barriers to the future prosperity of the centre. These include:

* Lack of visible off-street parking for shoppers and visitors.
* Visible presence of alcoholics/vagrants who deter shoppers.
* High rents and rates.
* Concerns over the visual appearance of the centre.

Policies to address these issues are contained within this Plan.

**Future Opportunities**

A number of important considerations have been identified in line with UDP policy, which should guide future development:

* Recognition of Moseley’s unique character as a Conservation Area, and the need to encourage proposals which make a positive contribution to the attractiveness of the shopping centre as a whole, and respect the character and scale of existing buildings.

* Need to protect the role of the centre in providing a range of goods and services to cater for local needs, and, in particular, to retain and attract retail uses. The provision of additional parking spaces for shoppers is an important aspect of this objective.

* The UDP also highlights the fact that the future prosperity of the centre may lie in catering for high quality specialist uses. The Retail Survey suggested that in order to develop the tourist potential of the area and attract visitors from outside the City, the centre should develop a theme or unique attraction, for example, a yearly Victorian Festival.
Opportunities may exist for changes of use and small scale
development for office purposes (of a character compatible with
the Conservation Area) in roads adjacent to the centre, but not
in residential areas.

Another policy objective is to ensure that the shopping centre
acts as a focus for community life and provides a safe and
secure environment for local residents at night as well as
during the day. A positive contribution towards this could be
achieved by encouraging the re-use of vacant floors above shops
for residential purposes, which also meets a housing need.

Earlier planning guidance for Moseley was provided by a "primary
retail frontage" policy which was approved by the Planning Committee
in October 1984. It seems to have been successful to date in
restricting the development of further non-retail uses within a
defined area of the centre. However, these policies are felt to be
restrictive in the light of the changing nature of the centre and the
strategic objectives outlined in the UDP as well as Guidance from the
Department of the Environment which recognises the fact that service
uses providing direct services now have an established place in many
centres. This Plan has provided an opportunity to review and update
these policies and a new set of Planning Guidelines relating
specifically to Moseley Centre have now been drawn up.

In future, therefore, all proposals for development, including for a
change of use of a property should recognise the special character of
the existing commercial area which is wholly contained within the
Moseley Conservation Area.

All applications within the area shown on the map, including
applications for planning permission, listed building consent and
conservation area consent will be assessed upon their individual
merits and specific reference will be given to the following
guidelines:

1. Proposals should demonstrably preserve or enhance the character
and appearance of Moseley Conservation Area.

2. All alterations to properties should conform to the scale and
vernacular style of the area, and in particular, shop fronts and
schemes for advertisements should meet the proposed guidelines
to be adopted by the Planning Committee. Account should also be
taken of the need to provide appropriate access for people with
disabilities.

3. Consideration will be given as to whether a proposal involves
the loss of a retail use, and the appropriateness of any
proposed non-retail use to a local shopping centre.

4. Consideration will also be given as to whether a proposed
non-retail use would consolidate or extend any frontage
containing an existing row of non-retail uses within the centre,
i.e. whether the proposed use would contribute towards the
creation of a 'dead frontage'.
5. For all changes of use, consideration will be given to the contribution the use would make towards maintaining and enhancing pedestrian flows within the centre. This would involve reference to the proposed hours of use and whether a permanent shop window display is proposed.

6. If the premises are vacant, and were previously in retail use, account may be taken of the period over which they have remained unoccupied and the measures taken during that period to market them for retail purposes.

7. All proposals shall comply with existing City-wide planning policy guidelines (such as that governing the change of use to hot food shops and restaurants).

8. Proposals should not prejudice the safety and free flow of pedestrians and motor vehicles. Proposals including off-street parking and provision of rear servicing will be encouraged, subject to there being no adverse effects upon the character and appearance of the Conservation Area.

SOCIAL ISSUES

One of the issues of concern identified both by local organisations and traders during the consultation process is the highly visible presence within the Moseley area of significant number of alcoholics, vagrants and other disadvantaged groups. There are fears that problems with alcohol abuse in particular will continue to act as a deterrent to local shoppers and cause fears over personal safety, as well as being a disincentive to further investment in the centre.

The problem is a complex one, but three main reasons have been advanced for its existence:

* The Department of Social Security Office (DSS) at Ravenhurst Street/Moseley Road is the only one within the City which deals with those of no fixed abode. In addition, the Unemployment Benefit Office on Alcester Road only requires weekly signing for those who have to register as unemployed. In comparison, other local offices require daily signings. The combination of these 2 offices along the same bus route seems to mean that homeless alcoholics congregate in Moseley Shopping Centre, where they can buy drinks.

* Within Moseley, there is a supply of large Victorian and Edwardian houses which have been converted into bedsitters and flats, as well as institutional uses such as care homes and hostels. Many of these provide accommodation for client groups with a range of special needs (such as the mentally ill, the elderly, etc.).

* Moseley also has a tradition as a tolerant, mixed community and there is a support network for the homeless and disadvantaged within the area.
In addition, a number of trends have been identified which could lead to a worsening of the situation if the problem is not tackled:

* A reported increase in the number of homeless clients dealt with at Ravelhurst Street Department of Social Security Office from 200 in 1989 to a caseload of 500 in October 1991.

* The planned closure or reduction in size of a number of large mental hospitals over the next five years, due to the restructuring of the health services within the City. This, together with a shift towards the provision of care within the community, will lead to increased pressure on services.

Future Opportunities

A number of positive measures are being taken to analyse and deal with this issue and considerable progress has been made:

Planning Policies

The Unitary Development Plan acknowledges that certain areas of Birmingham already have a concentration of institutional and hostel type uses. One effect of this is that it reduces the amount of residential accommodation available, and there is local concern over the gradual shift from family occupation to the provision of these forms of accommodation. In order to restrict further expansion, the Unitary Development Plan identifies a number of "areas of restraint" within which planning permission may be refused in future, on the grounds that further development of this type could adversely affect the character of the area. The area between Oxford Road and Woodstock Road has been identified as an Area of Restraint, together with area to the west of Alcester Road.

Discussions are taking place with the Social Services Department and South Birmingham Health Authority over the Mental Illness Programme, which aims to identify replacement mental health care services in the wake of hospital closures and care in the community initiatives. This programme is based on a philosophy of dispersing provision of accommodation across the South District in order to avoid undue concentrations in certain areas. It is hoped that this type of co-ordinated approach can be applied in providing other forms of special needs housing.

Future monitoring of the UDP will provide opportunities both for revising boundaries of existing areas of restraint and identifying others.

The Environmental Services Department has a responsibility to inspect known houses in multiple occupation and to ensure that they come up to an acceptable standard. It is, therefore, proposed that, in view of the concentration of hostel accommodation in Moseley, the Environmental Services Department should ensure their inspections are carried out regularly to ensure standards are maintained and improved.
Safer Cities Project

A new Safer Cities and Probation Service initiative called TARC (Tackling Alcohol related Crime) is now underway in Moseley. A Working Group has been created with representatives from the Council, Department of Social Security, Police, Aquarius, the Moseley Society, local businesses and the Probation Service as well as a number of other agencies. Its aims are to target specific problems and a number of meetings have already taken place to develop a joint strategy.

A number of priorities for action have been identified:

* Research into the causes and extent of the problem. This will include further analysis of DSS statistics as well as identification of the numbers of hostels, care homes and houses in multiple occupation within Moseley.

* Further discussions have been held with both DSS and the Department of Employment. Procedures at Ravenhurst Road have been tightened considerably and the number of direct claimants is decreasing. Unemployment Benefit Offices at Kings Heath and the City Centre have also been asked to switch to weekly signing.

* A local survey has been carried out to assess the strength of public opinion and results indicate a high level of concern. 80% of those who responded to the survey (which was based on a questionnaire published in a local newspaper) felt that the situation had worsened over the last two years.

* Funding is being sought to provide a drop-in day centre to provide counselling and a range of support facilities for bench-drinkers in Moseley.

* Means of alleviating on-street drinking through provision of beer-gardens at the Fighting Cocks and Trafalgar public houses, with the help of Ansells Brewery.

* Discussions are also taking place to identify specific problems connected with off-licences.

The TARC project is funded for two years in the first instance.

DEVELOPMENT OPPORTUNITIES

The Moseley area is already fully built-up and there are unlikely to be major sites available for development in the near future. However, a number of opportunities have been identified for the refurbishment of existing buildings:

* A group of shops at Victoria Parade (95-109 Alcester Road) is a landmark feature of Moseley Village. Unfortunately, the Parade has experienced some decline and a number of shops are now vacant. Local traders have also complained about high rents and rates and difficulties with absentee landlords, which both represent a disincentive to future investment.
A refurbishment scheme at the Parade would have a considerable visual impact upon the area. One possibility worthy of further exploration is that of a 'Living Above the Shop Initiative'. This would serve a number of purposes:

- It would: enhance the appearance of the centre
- bring the upper floors of shops into profitable use
- contribute towards providing additional housing.

In order to implement the initiative, it would be necessary to seek funding from a variety of sources. This might include the Housing Corporation, English Heritage, the City Council and Inner City Partnership. A number of local Housing Associations have already expressed an interest.

The Urban Renewal Division of the Environmental Services Department is currently seeking to draw up a strategy to progress Living Over the Shop City-wide, and to identify priorities on an area basis. Attempts will, therefore, be made to progress Living Over the Shop in Moseley within this policy framework.

* The group of small shop units at the Arcade, which are mostly vacant at present, also present opportunities for refurbishment for a variety of uses. Such uses might include - small retail/specialist shops, craft workshops, or small cafe provision. Any scheme should also take into account the possibility of improving servicing arrangements, and the lack of available parking.

* The Baptist Church in Oxford Road is another landmark of the Moseley area and is important in conservation terms. It is no longer in use as a church and is currently being marketed. Any future use should involve minimum alteration to the building and should, if possible, retain key features.

TRANSPORT ISSUES

An ongoing major factor will be the centre's presence on the A435 strategic route and its junction with B4217. Consultations by City Council Departments over a package of improvements to public transport and roads in the south of the City in response to a lack of transport capacity in this part of the City took place in Summer 1991. Strong public opposition to the major highway build element of the proposals resulted in the need to develop revised proposals based on public transport improvement combined with a package of limited traffic management measures, as expressed in the resolution of the City Council on 1st October 1991.

The City Council has now agreed that traffic problems in South Birmingham will be resolved on the basis of an integrated transport study. Transport measures will be brought forward in the context of an inter-departmental local planning exercise which will take place over an 18-month period, (beginning December 1991) and involve extensive public consultation.
As far as Moseley is concerned, further detailed investigation will be needed to see how this can best be achieved.

Transport proposals could include the following:

i) Bus priority measures - a study by consultants is nearing completion.

ii) Increased parking restrictions on street.

iii) Improved pedestrian crossing facilities.

iv) Traffic management improvements which could include improvements to the St Mary's Row/Salisbury Road junction.

v) Identification of suitable sites for off-street parking.

vi) Re-introduction of stopping passenger services on the Camp Hill railway line with a station to serve Moseley (a long-term proposal).

vii) Identification of potential cycle routes.

Any proposals which are developed will be discussed at an early date with interested parties and local groups in order to obtain the widest consensus. While some of the measures may be fundable through the City’s Transport Policies and Programme process, others such as off-street parking or reintroduction of rail services are more problematic to fund.

Once a firm set of proposals for the Moseley area are agreed, they will be incorporated within the Local Action Plan.

Car Parking/Rear Servicing

The need for additional off-street car parking around the Woodbridge Road area has been identified, both in the Retail Survey and in consultations with local residents as the single most important factor contributing to the future viability of the centre. It is important both in terms of relieving congestion in the Centre itself and roads adjoining, improving traffic flow along Alcester Road and also in terms of attracting and retaining retail investment to the Centre.

Two possible locations have been identified for further consideration:

* It is hoped to utilise private sector funding to provide additional shoppers' parking by rationalising existing parking space and underutilised land at the rear of Kwiksave and 140-148 Alcester Road with access from Woodbridge Road.

* An area of land at the rear of the Police Station in Woodbridge Road may also become available if an alternative site in a suitable location can be identified for specialist police uses.
Other locations within the Centre may be suitable should opportunities present themselves in the future.

A number of issues relating to the use of the existing car park have been identified: in particular, opportunities for improving rear servicing as well as improving lighting and safety aspects.

Graphics in this Plan are taken from the Shop Front Design Guide and were prepared by Susan McClure on behalf of the Moseley Society.
USEFUL CONTACTS

Conservation Issues
* Limited funding is available for conservation work, together with general advice and information: ring 235-3854.

Economic Development
* For advice on development finance, project management and co-ordination: ring 235-4501.
* Property funding information is available for those seeking offices and factories for start-up, expansion and relocation: ring 235-4693/3682.

Planning Issues and Development Control
* For advice on general planning issues and to discuss specific planning applications or proposals for changes of use:
  ring Simon Hodge - Constituency Planner - Sparkbrook 235-4863
  Christine Cox - Constituency Planner - Selly Oak 235-3518

Traffic Issues
* For information on transportation issues: ring Doug Hyde on 235-7436.

Safer Cities Campaign (Tackling Alcohol Related Crime)
* For further information contact Nicolette Williams, West Midlands Probation Service, 58-60 Newton Street, Birmingham B4 GNP (200-2040 Ext. 2149).

Urban Renewal
* For advice and information on grant aided work: ring Bob Pulford, Selly Oak Area Team 2, Neighbourhood Office, 33B Hubert Road, Selly Oak (414-1411).
* For tenants with problems with private land-lords: ring Malcolm House, 581/3 Moseley Road, Balsall Heath (449-8745).

This Plan has been prepared by Area Plans & Initiatives, Department of Planning and Architecture, Baskerville House, Broad Street, Birmingham B1 2NA.

For further information or to pass on your comments: ring Christine Green on 235-3121.