

**STIRCHLEY, THE WAY FORWARD**  
**(Not for profit)**

MINUTES Of the meeting held on the 7<sup>th</sup> September 2017 Artefact Café Stirchley

*Disclaimer re Minutes of StWF. Minutes are only approved at the next advertised meeting.*

*The minutes from StWF meeting may not accurately reflect the discussions that took place amongst the StWF participants. Statements are paraphrased and may oversimplify discussions, leaving out many nuances in conversation, and may inaccurately report facts.*

*If there are any objections then please make them known before or at the next meeting where they can be rectified.*

Sue Fellows chaired the meeting

Susan MacLean – Minutes

Present: Lisa Girling. Councillor Mary Locke. Kerry Leslie. Brian Sheridan. Rowena Evans. Margaret Walker. Doug Lee. Sunanda. James Betjemann. Rachel Duggan. Sue Fellows. Rose Crosland-Jones. Susan MacLean

Sue opened the meeting at 7.45 p.m. with a welcome to our guests.

Mr. James Betjemann and Mr. Doug Lee from Birmingham City Council.

1. Apologies: Councillor Tim Huxtable. Emma Ashton. Chris Tomlinson. Dave Martin. Roxie Collins .Dr. Steve Warburton.
2. Minutes of previous meeting – approved.
3. .Matters Arising.

Sue asked Councillor Locke to update us on her meeting with the owner of a property on the corner of Maryvale Road and Pershore Road which is causing concern to the residents and traders.

Councillor Locke told us she met with the owner Saturday 2<sup>nd</sup> September. The owner assured her that he intends to board the exterior and would give the property a general ‘tidy up’. He was unable to say what his policy was for the property but was hoping to submit plans next year? Although members of the meeting were disappointed Councillor Locke said she would keep an eye on the situation.

4. Christmas Celebration/Christmas Window Competition.

Sue told the meeting that Stirchley, the Way Forward would be organising another event in view of the success of the Christmas Fair 2016 however was unable to give further details until a later date. Sue asked if anyone would like to organise the Christmas Window Competition and to leave his or her name with Susan at the end of the meeting.

## 5. S106 Money for Public Realm Improvements

Sue explained that Stirchley Town Team was no longer working with Mr. Wayne Pell. Sue invited Mr. Doug Lee and Mr. James Betjemann to update us on the S106 money.

Mr James Betjemann explained he would like to draw a framework around S106 money and understood Mr Wayne Pell had been liaising with the community of Stirchley but has now moved department. S106 funding is separate from BIDs. He suggested we drew a line under this!

Mr Doug Lee explained that the Tesco money was not a donation. S106 money is as a general rule to ensure developers compensate and mitigate the impact on the area – Public Realm. So the impact of Tesco and the S106 schedule has been broadened out to negotiate the use of the money within the legal agreement between Birmingham City Council and Tesco.

Two elements a). Public Square (Triangle of Land – the old reclamation yard) – the developer was to have completed before the site was finished.  
b. Environmental Improvements. Allowing for flexibility.

Susan mentioned that Emma Ashton had been working with her group on ideas for environmental improvements, liaising with Mr Pell. Emma wanted it brought to the meetings attention that further discussions concerning the S106 money should be inclusive ‘a whole community’s approach’, not just ideas put forward by councillors. Rachel also said it is important for everyone to be kept informed of the progress with a wider engagement.

***This has been noted.***

Sue asked if either Mr Betjemann or Mr. Lee knew who had bought the Tesco land on the Hazelwell side. Printigo have bought the old Kwiksave site and were in the process of renovations ready for an opening date March 2018.

Mr Lee believed that Seven Capital Plc – real estate developers in Birmingham are purchasing the Tesco site. Mr Lee didn’t know what their intentions were or their timescale.

**Action: Mr. Lee** to investigate further, which pieces of land have been purchased and whether the triangle piece of land which was to be the Village Square had been sold to Seven Capital PLC. ***Please correspond with Susan, Secretary: of Stirchley, the Way Forward who will keep others up to date***

The meeting members returned to the subject of the £170,000 promised for the area.

Sue asked if there would be any money allocated to the traders.

Mr Betjemann advised the meeting there was no rush to spend the money because there is a seven year time limit.

The first element was received 30<sup>th</sup> June 2016. The protocol framework should be discussions with local council members with proposals being brought forward.

Councillor Locke verified proposals would be considered and then put to the Birmingham City Cabinet before approval.

Mr. Betjemann said they had been liaising with local councillors, But recognised the need for wider engagement with local people. Ideas presently being considered:

- i) Contributions to the local Stirchley Library. Although this would be pushing the limit on certain obligations.
- ii) Works on the Micro Pocket Park (situated on the Pershore Road land set back in front of a group of shops and businesses amongst others Printigo and the Snooker club) an environmental improvement.
- iii) Co op Island gateway entrance – artwork or suchlike.
- iv) Small urgent maintenance for Stirchley Baths – although this probably would not be acceptable under the terms.

Rose said she didn't believe any of the suggested were sustainable or fitted the remit.

Susan said although she personally felt it was important for the Library to be saved, she didn't believe the S106 money was meant to be used for carrying out repairs to a building which in her opinion the City Council had reneged in their duty in keeping in a good state of repair. Kerry said there was talk of receiving money to replace the boiler. They were also fundraising. Councillor Locke said the cost of a boiler would be met by another budget. Kerry also felt the Library was a very important community asset and why shouldn't the S106 money be spent on it. Rose said she thought there were other important issues surrounding the Library.

Sue said she thought the micro park was a ridiculous idea, as she felt it was no more than a 'pet project' promoted by Councillor Huxtable and Sealey. She felt if the money was to be spent on people most affected by the Tesco development then the traders should receive money who had suffered Compulsory purchases, and blight to the shopping area.

Rose mentioned that a whole street had lost their homes because of it. Rose said the whole community had suffered. In short the community had been 'done over' because of 17 years of indecision.

Rose also mentioned the micro park was no more than a comfy area for undesirables to sit. Susan said it wasn't a place anyone is likely to sit when there are perfectly good parks such as Stirchley and Hazelwell Park within close proximity with less pollution.

Sue said Tesco had promised parking for shoppers including those coming to the high street. No Tesco – No Parking!

Susan said if the purchasers of the site were building houses then there must be a balance of facilities, especially infrastructure, doctors school places etc. Rose said she believed there were free places at Cotteridge School last year. Sue said there were no places at Stirchley School and this is where there needs to be improvements.

Sue asked what sort of artwork was meant for the Co op Island. Mr Lee said it might not be the actual Island; it could be near to the public toilets. Susan said this was absurd. There needs to be good visibility for drivers at the Island. Spending money on a statue or gateway artwork or such like was a total waste of money and morally wrong when the high street was in desperate need of improvements.

Susan explained the BID which was turned down by Stirchley businesses meant Stirchley, the Way Forward and other community groups were doing their best to bring improvements to benefit the traders and the public.

Wasting money was not acceptable under these circumstances.

Sunanda asked if there would be any potential S106 money coming from the Lidl or Aldi developments.

Mr James Betjemann said there were complications as these developments were at the edge of the Stirchley centre. There was a need to address the policy of the Tesco site which raised different issues. The S106 money won't become an issue if there is engagement with the councillors and they understand the massive impact on the community and traders.

Rose said she wasn't sure the councillors did understand the impact on the community.

**ACTION: Mr Lee** we need clarification of the area. Line of site – projects that can or cannot be worked on.

Rose asked if we could have specific guidelines.

Rowena – could we consider a go karting race track? Susan suggested this may not be a good use of community money.

**Action:** We need clarity concerning the triangle

Kerry asked if we should proceed with the Stirchley Town team.

Mr Betjemann suggested we wait until we know the outcome of the Purchase by Seven Capital Plc and their plans for the land.

He suggested also a better idea to focus energy on dealing directly with the local councillors.

Kerry asked how we could judge what was fair when spending the S106 money, and what opportunities would be available.

Rose said Stirchley shouldn't have to wait any longer before improving the area having waited 17 years until now. We need confirmation that our Councillors will represent the will of the community with at least a consensus.

Councillor Locke said she has always been happy to work with the local businesses and residents and has a special affection for Stirchley.

Sunanda asked who writes the cheque and what account.

Mr Betjemann said the money is in the Hazelwell Street account. The process would be - cost, report, signed off, and delivered.

There was a general conversation around where money could be spent to help the community and traders. Lisa said just a lick of paint could help to remove the graffiti. Susan explained the affect on the community of the anti social behaviour and graffiti is an issue.

Rose asked if we could have a copy of the S106 schedule. Mr Lee said he had one copy with him, Rose could have this and he would send a copy to Susan. (Update: Mr Lee has forwarded a copy anyone wanting sight contact Susan)

Mr Lee and Mr Betjemann would get back to us with further information at a later date. They apologised that they would need to leave the meeting a little earlier, and left for their train.

#### 6. Any other Business

Sue wanted to congratulate the Neighbourhood forum for organising such a wonderful event Stirchley September Bash.

#### 7. Date and Time of next meeting.

Thursday October 26<sup>th</sup> 2017 - venue to be decided.

Sue thanked everyone for attending the meeting closed at 9.10 p.m.

Susan MacLean  
Secretary  
Stirchley, the Way Forward  
(Not for profit business and community group)

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