

Tuesday 21<sup>st</sup> May 2024

Open Meeting for Selly Park South Neighbourhood Forum

Christ Church, Pershore Road

## **Welcome & Apologies**

### **Operators from Dogpool Lane Student Accommodation (Dogpool Junction)**

#### **Johnny Darbshire – Alumno**

Awaiting council approval for pavements. No road closures required when this happens.

No retail units claimed yet.

Open Event: Thursday 13<sup>th</sup> June 5pm onwards. Full team from the building will be present, plus student photography competition. Channel 4 will be present to publicise.

### **Chrissie Mackenzie Operations Manager - Homes for Students**

#### **Richard Development Manager – Homes for Students**

HFS – one of the largest operators in the UK. 45,000 beds nationally, 200 properties. 9 in Birmingham.

DM works alongside students to ensure that they meet their needs e.g. security, storage, layout.

Building to be occupied from August/September

HFS don't own but run and maintain building.

Property manager lives locally in Selly Oak. Chrissie Mackenzie is also local.

CM oversees local HFS sites. Use tried and tested procedures to ensure it runs smoothly.

AST Agreement – tenants must sign before renting. Agreement involves zero cars.

Likely to be international students, hence belief that cars will be unlikely. This is based on national experience of car-free accommodation.

Open door policy to locals to approach accommodation to raise any concerns.

If evidence is presented that tenancy agreement has been broken, moves will be made to evict.

## **Questions:**

Can cars parking along the outside the building be stopped? Double yellow lines etc? Concerns for safety of locals and children from local schools. *If double yellow lines were there before, they will be replaced. Onsite manager is still being recruited and key issues will be passed onto new staff.*

How many people working in building (and with cars) *Property manager does have a car, but he does not have a set parking space.*

*Road safety audit will be done in the next few weeks following completion of the works. Agreement with council to update local roads in line with development. Alumno pay the council to ensure that this can be done, however the completion of it is at the council's discretion.*

*Section 106 (green spaces fund) was paid to the council, approx. £400,000. We cannot find out how it has been used for five years.*

Concern raised regarding friends/family parking during visits. *Students are the only party liable. Enforced point about international students not having cars.*

With backlog of ASB cases, how will be this be dealt with? *If needs be, will correct along the way.*

Refuse concerns – *Veolia are the management company for this.*

Is there a commitment to come back to us again in the future? *CM has said that she may be the best person for this.*

### **Holders Woods Conservation with Helen Harvey**

Working since 2018 to support the rangers.

25 acres of Ancient Replanted Woodland.

Generally, meet first Sunday of every month to help maintain and enhance area.

Email: [holderswoodsconservation@gmail.com](mailto:holderswoodsconservation@gmail.com)

### **Environment Agency – construction work update with John**

Apology for time taken on the field so far.

Heavy plant machinery would have damaged the field during the wet weather, hence the delays. Due to restart in the next two weeks.

Wallace Road and Pershore Road residents will have inconvenience during the next month as the re-profiling is done.

Landscaping is done with a different contractor. This will happen after the soil has been redistributed across the field. Difficulty is when to plant: due to the weather this winter, the meadow and trees will not be planted until Autumn. Then it needs to be protected until approx. Spring next year. Field may not be fully open until then.

**Questions:**

Can there be a happy medium as so many don't have direct access to the field and won't for another year. *Difficulty is that the new flood defence has time to settle. If there can be a happy medium then he will try, but cannot be guaranteed.*

Can there be another explanatory board to explain protection of trees, wildflowers etc. *This is something John wants to do.*

Community would appreciate more updates, although we understand that it has been reliant on weather.

*Victorian fencing will be reinstated at Wallace Road.*

### **Flood Action Group - John Clayton**

Reaction to severe flooding in 2008 around Moor Green, Dogpool, Fashoda, Hobson, Cecil and Kitchener.

Aim to support residents and liaise with BCC and Environment Agency.

Flood Management Scheme in 2017.

Although flood risk is now lower, it is still there as surface water flooding which comes without warning.

John has stood down as leader of the Flood Action Group.

Given the change in the nature of flooding and decreasing numbers, the Flood Action Group should be restructured.

Intention to call a meeting for interested parties in the neighbourhood within a month or so.

### **General Updates:**

Traffic: Solutions are now being moved forward. Proposals from local residents, these are now being examined. Later there will be a poll. Meeting on May 28<sup>th</sup> with locals and experts including Better Streets for Birmingham, two councillors. Will be advised from a distance by BCC's transport department regarding costs, policies.

Transport for West Midlands: suggested improvements for bus changes and they have offered a proposal for the bus routes. Consultation in September. Roads being closed off to improve cutting through streets is open for discussion. Concerns re: Pershore Road traffic and dangerous driving will not be dealt with by Transport for West Midlands. Now to speak to Cllrs.

TfWM will be making changes at the Dogpool Lane to Pershore Road junction by preventing the right turn onto St Stephen's. Residents don't believe this will work and traffic lights are needed. Will raise with Councillors and TfWM>

Exempt Accommodation: Progress has been difficult, lobbying McCabe to get access to EA team within council. Presentation sent to Cllr Francis (part of cabinet for housing). EA was highlighted by Cllr Scott (newly elected in place of Cllr Jones).

**Introduction and Q&As with Cllr Scott**

Works for housing charity, so has an interest in exempt accommodation.

Previously campaigned on traffic concerns.

Has already contacted someone within the EA team at the council so wants to help push these concerns.

**End of Meeting.**