A Masterplan for Ladywood

Ladywood Consultation

Planning the future of Ladywood together

Berkeley St Joseph and Birmingham City Council are working in Partnership to bring forward a masterplan for the regeneration of the Ladywood Estate.

BACKGROUND

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The Partnership will prepare a masterplan showing how up to 12,000 new homes will be delivered in a sustainable, well-connected urban location, alongside new green spaces, community facilities and local centres. The masterplan will be used as a long-term framework that guides how the area will grow over time.

We are at the early stages of developing the vision, strategy and approach. Before we are able to design a masterplan, we need to agree principles with the community. Todays session is to shape the principles that will guide the next phase of design, as set out in the below timeline.

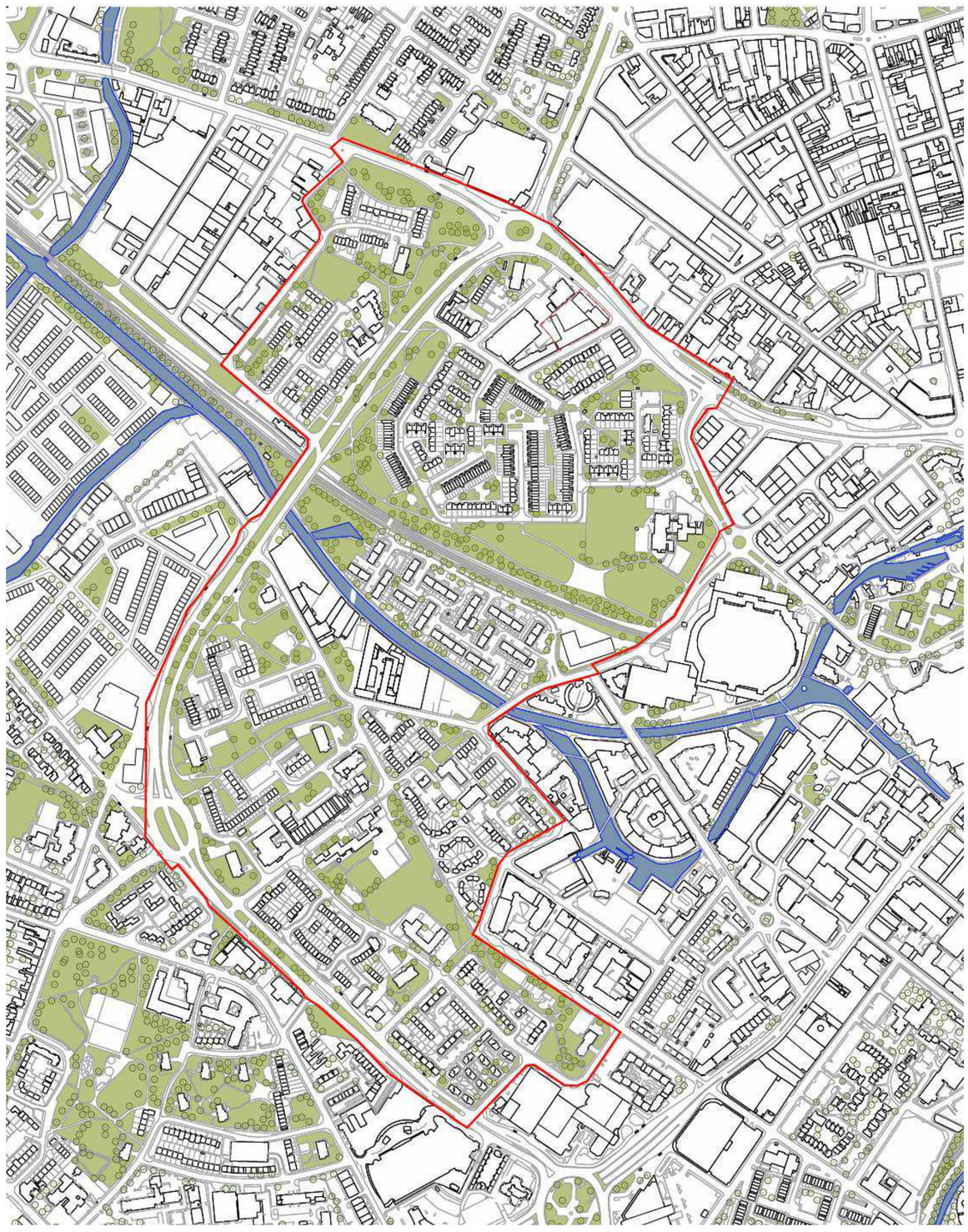
April 25
Development Agreement signed.

July 25
First round of community engagement

December 25
Second round of community engagement

February 26
Third round of community engagement

April 26
Fourth round of community engagement



WHY WE ARE HERE TODAY

The discussions today will focus on the principles, which will be the foundation of the Ladywood masterplan.

These principles cover seven key themes drawn from the first round of workshops in the summer.

By sharing your views today, you will help us define the key ingredients for Ladywoods masterplan, including what should stay, what could change, and what kind of place Ladywood can become.

We will be working hard to get a draft masterplan out by April 2026.

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Proposed Seven Key Principles

Our overall aim for Ladywood is to foster safer, inclusive and accessible neighbourhoods, offering high quality homes for all residents. We'll replace blank walls, blind alleys and hidden corners with inviting, recognisable streets lined by planting and front doors. The following principles will guide the masterplan:

IMPROVING CONNECTIVITY

Improved walking, cycling and public transport connections to the city centre and surrounding areas

FAIR REHOUSING

Ensure any future housing changes support residents

HIGH QUALITY HOMES

Homes that are durable, low-energy and affordable to run

CONNECTING TO NATURE

Increase and improve green spaces so that they are welcoming, usable and safe

CREATING HUBS FOR COMMUNITY LIFE

Vibrant, inclusive places where people can meet, shop and take part in community life

ENHANCING THE CANAL

Unlock the canal edge for everyday use encouraging walking and leisure

SAFE AND WELCOMING PUBLIC SPACES

Streets, squares and routes that feel safe, visible and comfortable during the day and at night



Artistic sketch of proposed principles above.

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Categories of Regeneration

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Improving Ladywood through a variety of measures

The regeneration of Ladywood will not be ‘one size fits all’. Instead it will include a range of different measures to create benefits across the site.

The masterplan will define areas of Ladywood which will benefit from one of three different categories of regeneration, from minor improvements to transformative change:



CATEGORY 1: RETAIN AND REFRESH

- Homes in these areas will be retained.
- Damage and vandalism will be identified and repaired.
- New street lighting may be provided to improve safety after dark.
- Improvements to street furniture.
- Improvements to pedestrian access to improve accessibility.



CATEGORY 2: REFURBISH AND REINFORCE

- Upgrades to exisiting buildings and public space, as set out in Category 1.
- There could be financial grants for refurbishment, insulation, new kitchens / heating systems etc.
- New boundary treatments can help define private gardens from public space.
- New homes may be built on undeveloped land.
- Derelict structures may be removed to create new routes and open spaces.



CATEGORY 3: REDEVELOP AND RENEW

Category 3 areas will see transformative regeneration. The majority of existing structures will be replaced with new, safe and efficient buildings.

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Fair Rehousing and Security for Existing Residents

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Proposed Masterplan Principle 1:

Provide all residents with a solution to stay in Ladywood, with clear communication, providing secure high-quality homes.

WHAT YOU SAID

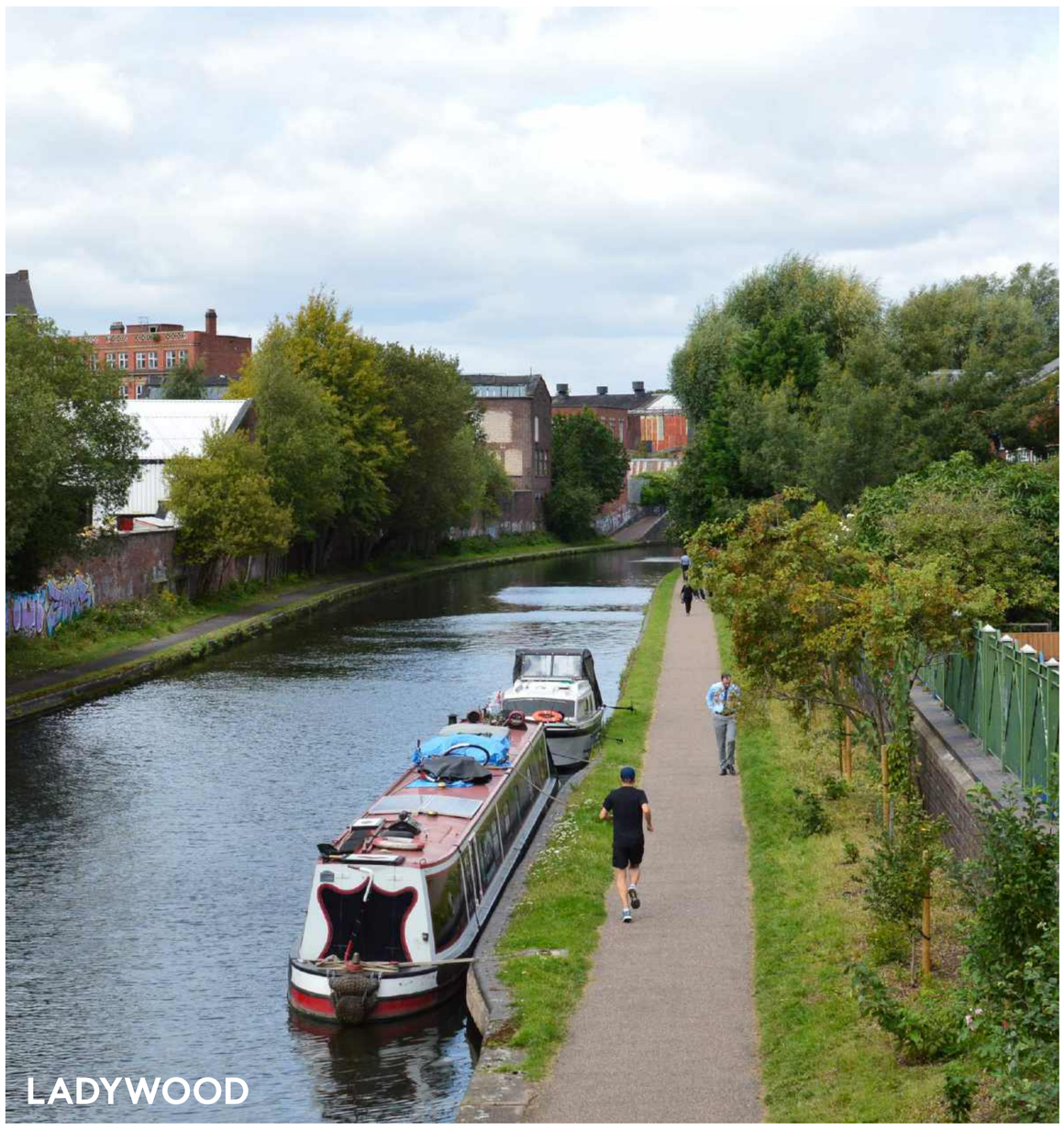
The community told us that staying in Ladywood is their top priority. Many people have lived here for years and want to remain close to neighbours, friends and community networks.

We also heard that clear communication is vital. People want to understand what regeneration could mean for them and feel supported throughout the process.

Affordability and security were key concerns, with residents seeking reassurance that future homes will be accessible, affordable and sustainable for local people.

Many also spoke about the importance of good-quality, comfortable homes that are warm, dry and energy efficient, with reliable lifts and modern facilities.

This feedback will continue to shape how housing needs and priorities



WHAT WILL WE DO?

Develop charter commitments with detailed proposals including a detailed opportunity to stay for all residents.



Rehousing sessions for residents to help understand the rehousing process.



Design and materials sessions with residents to understand what new homes will look and feel like.



Work closely with the Resident Steering Group to shape the project including rehousing options.



Working with the police and community groups to design out antisocial behaviour, including fly tipping, making Ladywood a safe place for all.



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High-Quality, Energy-Efficient Homes

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Proposed Masterplan Principle 2:

Provide new homes that are durable, spacious, low-energy and affordable to run.

WHAT YOU SAID

The community told us they want high-quality homes that are warm, comfortable and built to last.

Many people raised concerns about damp, draughts and poor insulation in existing buildings and said future homes should be better designed for comfort and energy efficiency. There was strong support for modern, sustainable design that use less energy, cost less to run and make use of green technology.

This feedback will guide how future homes in Ladywood will combine quality, sustainability and character.

WHAT WILL THIS LOOK LIKE?

Berkeley Group developments deliver exceptionally well-designed homes that are comfortable, efficient and built to last. High levels of insulation, modern heating systems and renewable technologies such as solar panels help reduce running costs and carbon emissions.

Careful quality checks ensure homes are completed to a high standard, while layouts are designed for safety, daylight and accessibility. Across developments like Woodberry Down and Clarendon, distinctive architecture and sustainable materials have created modern, attractive places to live that support thriving communities as shown below.

WHAT WILL WE DO?



Homes that are safe and secure, and designed to the latest best practice for fire and prevention of crime



Highly insulated and well-ventilated homes which are warm, dry, quiet and comfortable to live in



Affordable to run, with measures to help control energy and water bills



Easy to look after, built for low maintenance and long life.



KIDBROOK VILLAGE



SILKSTREAM

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Safe, Well-Designed Public Spaces

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Proposed Masterplan Principle 3:

Design streets, squares and routes so people feel safe, visible and comfortable during the day and at night.

WHAT YOU SAID

The community told us that some areas of Ladywood can feel unsafe, especially where lighting is poor or spaces are left unused. Entrances, stairwells and canal paths were often mentioned as areas of concern.

The community said they want well-designed streets and open spaces that are overlooked, well-lit and active throughout the day. Designing public spaces to feel safe, welcoming and easy to navigate will help make Ladywood a place where everyone can enjoy spending time.

They want buildings that complement this and can help make Ladywood feel safer and more welcoming. Layouts should encourage community interaction and reduce issues such as fly-tipping and anti-social behaviour.

WHAT MIGHT THIS LOOK LIKE?

Across regeneration projects, good design is central to creating distinctive, sustainable and welcoming places to live. The look and feel of public space is crucial. This can mean a mix of building styles and sizes. It can also mean layouts that improve safety by encouraging well-overlooked streets, public areas and open spaces. This includes designing-out blind spots, rat runs, and left over space which creates opportunities for fly-tipping.

WHAT WILL WE DO?

Clear public routes and spaces



Navigation signage



Create civic squares



Inclusive play spaces







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Connecting to Nature

Proposed Masterplan Principle 4:

Increase and improve green spaces so that they are welcoming, usable and safe.

WHAT YOU SAID

Green spaces are one of the things the community value most about Ladywood. Parks like Gilby Road and Snell Park are seen as vital parts of community life, providing places to relax, meet friends, and spend time outdoors.

The community told us they want these spaces to feel safer, cleaner and better maintained, with more trees, a variety of planting, better lighting, and landscaping that is easier to look after.

A number of people asked for new play areas and youth spaces, so children and teenagers have safe, welcoming, places to enjoy.

The canal was highlighted as one of Ladywood's best assets and residents want to see it celebrated, better connected, and made more accessible for walking and socialising.

WHAT MIGHT THIS LOOK LIKE?

The below image is taken from our award winning Berkeley Group development called Kidbrooke Village, demonstrating how we could landscape different parts of Ladywood. Our goal is to create a minimum 10% biodiversity net gain. To date Berkeley Group have created or improved more than 1,200 acres of natural habitats.

WHAT WILL WE DO?



SEATING AREAS

Relaxation and socialising, including quieter areas



PLAY SPACES

Equipment for children of different ages



GROWING SPACES

Community-led growing and food production



NATURAL PLAY

Playful, nature-based structures



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Improving Connectivity within Ladywood and Beyond

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Proposed Masterplan Principle 5:

Maximise connectivity within Ladywood and links to the city centre and surrounding areas with improved walking, cycling and public transport connections.

WHAT YOU SAID

The community told us that Ladywood's location is one of its greatest strengths, offering easy access to Birmingham city centre and nearby neighbourhoods.

However, we also heard that crossing busy roads and the canal can be difficult, and that speeding traffic and poor lighting make some routes feel unsafe.

Residents want better walking, cycling and public transport links, including step-free routes and safer crossings that connect different parts of Ladywood, as well as connecting Ladywood more directly to the city and surrounding areas.

Parking and traffic pressures were also raised as key issues, particularly around Gilby Road and Tesco, with residents asking for a balance between car access, safety and quieter, cleaner streets.

Improving how people move around on foot, by bike, bus, car or wheelchair will be an important part of creating a more connected, accessible and welcoming Ladywood.

WHAT MIGHT THIS LOOK LIKE?

Different types of transport improvements could be part of Ladywood's masterplan.

These will include safer crossings, improved cycling and walking routes, new or upgraded public transport connections, and better parking management to meet the needs of residents and visitors.

Traffic calming measures will be provided to reduce vehicle speeds and prioritise emergency vehicle access, making for a safer place for all.

WHAT WILL WE DO?

Safe, well-lit, and level walking and cycling routes away from cars



Creating new bridges in Ladywood over the canal and railway to avoid relying on the Middleway



Make it easier to find your way around through clear, easy to navigate, routes



Create new pedestrian crossings over the Middleway and Summer Hill



Car-free areas for people to come together and children to play



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Enhancing the Canal

Proposed Masterplan Principle 6:

Unlock the canal edge for everyday use encouraging walking, leisure and community.

WHAT YOU SAID

Workshop feedback repeatedly highlighted the canal as one of Ladywood's most recognisable features and a valued part of local heritage. Comments included a call to celebrate the canal, alongside references to its role in connecting Ladywood to the city centre and places like Brindley Place, Broad Street and Port Loop.

Residents also identified opportunities to make the canal more usable day to day, for example through better lighting, clearer access, places to sit and gather, and space for community activity such as local art, youth projects or small events that tell Ladywood's story.

By opening up the canal as a safe, accessible and welcoming route and destination, the regeneration can celebrate Ladywood's heritage while creating new opportunities for walking, socialising and local enterprise.

WHAT CAN BE DONE

Improvements could make the canal safer, greener and more welcoming for everyday use, hosting community art and activities that celebrate Ladywood's heritage while connecting people to the city.

WHAT WILL WE DO?



Gardens and squares on the canal to bring community life to the heart of Ladywood



New moorings with facilities for canalboats



Water planting to support nature in the canal



Encourage the use of the canal for all.



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Community Life

Proposed Masterplan Principle 7:

Create vibrant, inclusive places where people can meet, shop and take part in community life.

WHAT YOU SAID

The community told us that Ladywood needs more affordable, everyday shops and accessible spaces where people can meet and spend time together. Many said the current range of shops and services feels limited, with few options that reflect the needs of the whole community.

The closure of existing community spaces, such as the Ladywood Health and Community Centre, has made it even more important to plan for new, places that bring people together, whether for leisure, learning or worshipping.

There was also strong support for small, independent businesses and local start-ups, with ideas including market stalls, cafés and creative spaces, especially along the canal. Residents also referenced local places of worship as important to their lives and community.

By creating welcoming, well-located community hubs, local shops and facilities, the regeneration can help strengthen local connections, support small businesses and make Ladywood feel more active, inclusive and self-sustaining.

WHAT WILL THIS LOOK LIKE?

Different types of retail, leisure and community uses will form part of Ladywood's masterplan. These could include shops, flexible community hubs, market and business units, and inclusive leisure spaces for all generations.

WHAT WILL WE DO?



Engage with local businesses to gather views to help shape the kinds of spaces we provide.



Exploring incubators, showcases and short-term pop-ups to showcase the creativity of local startups.



Providing flexible indoor and outdoor space for community activities such as classes, fitness, sports and markets.



Providing job and training opportunities in the construction and maintenance of the new buildings and open spaces.





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Have your say

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SHARE YOUR FEEDBACK

Thank you for taking the time to view our proposed masterplan principles. We want to hear from you so that your views can shape the next stage of the plans.

YOU CAN SHARE YOUR FEEDBACK BY:

- Speaking to a member of our project team
- Completing the survey form
- Emailing us: ladywoodcommunity@stjosephhomes.co.uk
- Visit our website: www.ladywoodcommunity.co.uk

Together, we can shape a Ladywood that reflects the community's past, present, and future.

WHAT'S NEXT?

The partnership team will collate all of the feedback received from these sessions, and provide a summary of responses, including the established seven masterplan principles.

Join us at our next event early in February 2026 to learn more about the progress of the scheme.

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