LADYWOOD ESTATE REGENERATION

Understanding Ladywood

Workshop 1 Overview

Summary of your feedback from Summer workshops

Context

Berkeley St Joseph is committed to community engagement as it brings forward a masterplan for the Ladywood Estate, in partnership with Birmingham City Council.

The regeneration of the Ladywood Estate is a major opportunity to deliver lasting improvements to housing, public spaces and community facilities, formalised by the signing of a Development Agreement in Spring 2025.

Since the Development Agreement was signed, the partnership has begun to engage with local residents, with engagement activity including:

- An introductory letter
- Brochure on its approach to engagement and consultation
- Tenure fact sheet
- Launch of the Ladywood community website
- Dedicated project phoneline and email address
- Launch of a 'neighbourhood survey'
- Announced the formation of a Residents Steering Group, organised by Tpas
- Investing in opening a community hub at Botany Walk
- Launched a series of community workshops, the first set of which took place in July 2025

This overview summarises feedback from the first round of workshops which included conversations with residents, community groups, and local stakeholders.

Purpose of workshops

The *Understanding Ladywood* workshops were aimed at gathering insights for the local community on what they like and value most about Ladywood, what the challenges are and what their priorities are for regeneration.

The partnership wants to ensure that local views and needs are considered and addressed in the development of the masterplan.

The insights gathered through this engagement programme will inform the next stage of engagement and masterplan development, planned for Autumn 2025. All feedback will be reviewed alongside technical, economic and planning constraints as part of the evolving master planning process.



Key themes

The importance of preserving **green spaces** and improving their **quality and safety**

A desire for better **community facilities, shops, and places to meet** – with a likeness to those many loved in the past.

Concerns about anti-social behaviour and the need for **well-designed, safe public spaces**

A transparent, fair, and smooth **rehousing process**

Desires for high-quality, **energy-efficient housing**

Making further use of the great **accessibility** Ladywood has **to the city centre**

Harnessing the **potential of the canal** which is valued asset in the area.

Views that the success of the regeneration is dependent on how well it **protects the interests of existing residents,** particularly in relation to **rehousing, rent affordability,** and **access to new homes and services**

The importance of **community for all across the estate** and retaining the **strong positive relationships** many have formed with their neighbours

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Workshop Participation

Overview

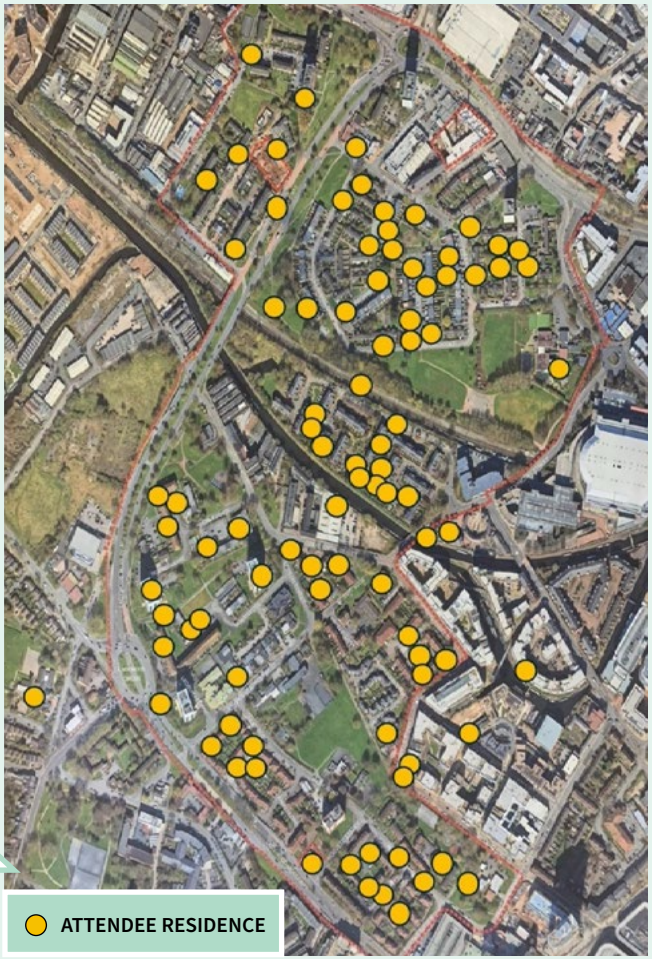
Throughout July 2025, the partnership ran a series of workshops at Nelson Primary School in Ladywood. In total 12 workshops were delivered for the community, with around 180 people attending.

The project team delivered a presentation welcoming attendees, and providing an introduction to the workshops. Attendees then had the opportunity to discuss their likes, dislikes and priorities on the area.

Attendance

316 Workshop Registrations	**3,789** Website Visits
104 Survey Responses	**c.177** Workshop Attendees

Attendees were invited to indicate where they lived by placing a yellow dot on a map. As illustrated on the map, participants represented areas across Ladywood, with good coverage from throughout the estate.



Promotion

The partnership made the effort to contact every resident on the estate. Promotional activity included:

Resident letters: 1,200 letters delivered in total and to every address in the red line area, outlining session times, locations, and how to register.

Website and digital registration: Workshop dates were published on the Ladywood community website, with booking available via Eventbrite. Registration was also possible via the free community phone line or email.

Posters and banners: Large copy versions of the leaflet were circulated and placed in community facilities, shops and public buildings across the estate to publicly promote the sessions.

Stakeholder briefings and newsletters: Email notifications were sent to local councillors, faith leaders and community organisations, encouraging onward sharing through trusted local networks.

Press release and local media: A press release announcing the workshops was issued and picked up by local news channels, helping to reach residents who may not have seen the printed or digital materials.

Rehousing and Housing Quality

What did we find out?

The potential of rehousing is the most sensitive and closely watched aspect of the regeneration from the view of current residents.



The most common feedback was a desire to stay within Ladywood, with strong support for a single, well-managed move into a new or refurbished home for those impacted by the potential reprovision of their property.

There is concern about potential cost increases, and residents emphasised the importance of clear commitments on affordability, tenure security, and continuity of care. **Rehousing and housing quality are central to community confidence in the regeneration.**

Residents expect a process which:

- IS TRANSPARENT
- IS FAIR
- AVOIDS DISPLACEMENT

Non-negotiable components of future housing offers identified:

- QUALITY STANDARDS
- AFFORDABILITY
- SECURITY OF TENURE

What do people value?

Many said they highly value being able to afford a large home with a garden or outdoor space near the city centre. This combination of size, space and location was important to many residents who want to remain in Ladywood.

KEY ISSUES

IMPROVED LIVING CONDITIONS

Common issues in some current homes included mould, broken lifts, and inefficient heating. There was widespread support for these homes to see improvements as soon as possible.

LOCAL REHOUSING PREFERENCE

A desire to stay in the area was the most frequently mentioned issue. The vast majority of respondents stated they want to remain in Ladywood, while there were also calls for residents impacted by reprovision to have first priority over new homes.

AFFORDABILITY CONCERNS

Multiple comments were focused on the cost of future homes and if they would be affordable for existing residents.

Homeowners also asked whether, if they were affected by reprovision, they would receive a like for like home even if the market price was higher than their existing property.

MINIMISE DISRUPTION

Concerns included moving multiple times or being temporarily housed far away. Residents expect continuity and communication throughout the process. **"Minimise inconvenience to homeowner" – workshop respondent**

Building Design, Scale and Appearance

What did we find out?

The condition of the houses in Ladywood was frequently described as mixed.

Some homes provide good space and value for money close to the city centre, whilst others are lacking in quality, with concerns raised around older tower blocks and poorly insulated homes.

What do people value?

We found that many residents are proud of their homes and their place within the Ladywood Estate.

It was clear that many have lived in the estate for decades and significant investment had been made to create homes which reflect their lifestyles.

However, concerns about cold, damp conditions in existing homes were also common, and linked closely to calls for better insulation, finishes, and environmental improvements.



KEY POINTS SHARED BY YOU

DIVERSE AND MODERN DESIGNING

When discussing the building styles within the estate today and in the future, many residents stressed that new homes should **"not look all the same,"** and should consider size, appearance, and scale.

BUILDING QUALITY AND WARMTH

More than 12 residents spoke about poor insulation, damp, or draughty conditions. There were strong calls to improve the estate's housing, especially homes in the worst condition today.

ENVIRON-MENTAL CONCERNS

There were multiple responses highlighting energy efficiency or green technology. Suggestions included: **"solar panels,"** and **"air source heating."**

DESIGNING OUT CRIME

Strong support from residents for an approach which would tackle and prevent challenges such as fly tipping through the creation of more visible entrances and addition of windows and doors at a street level.

What did we learn?

Feedback focused on the potential to **improve quality, energy efficiency and overall appearance** of the area.

The design of Ladywood's buildings and homes is seen as an area for progression, to **meet modern needs** and help **improve how the area is seen**

People want a mix of **safe, sustainable and well-designed buildings** that reflect their lived experiences.

Existing issues with **damp, cold and low-quality finishes** have raised expectations for a **robust and future-proofed housing standard**

The desire to **design out crime** emerged strongly, with respondents emphasising **natural surveillance and avoiding enclosed or unused spaces**

Housing quality is a top priority with a general desire for new developments to be **modern, distinctive and high-quality places to live**



Community Safety

What did we find out?

Many participants have lived happily in their local community for some years and spoke positively of their neighbours and the community that they are part of.

However, there were widespread concerns around community safety and often linked to the state of public spaces and how they are designed.

What do people value?

The workshops found that **Ladywood retains very strong community bonds.**

Some areas, particularly parks, entrances and walkways feel unsafe due to:

- LACK OF LIGHTING
- POOR MAINTENANCE
- ANTI-SOCIAL BEHAVIOUR

Feedback suggested residents want...

Reassurance that regeneration will address real safety risks.

KEY POINTS SHARED BY YOU

LIGHTING AND VISIBILITY

Poor lighting was referenced in at least ten responses, with particular concern about Kelsall Croft, canal paths, and stairwells around towers. Comments included: **"no lighting in Gilby Road Park, very dark and unsafe."**

CRIME AND ANTI-SOCIAL BEHAVIOUR

Participants raised concerns about drug dealing, gang activity and loitering. One resident said **"stop kids hanging in entrances"** in response to a wider discussion about feeling safe. Areas near Gilby Road Park and St Mark's Crescent were mentioned as concerning for residents with regards to anti-social behaviour.

SECURITY MEASURES

Suggestions included patrols, better cameras, and controlled access. Comments included **"more visible security measures e.g. CCTV, secured entrances."**, and **"buzzers not working – people can just walk in"**, and **"secure entrances and patrols."**

DESIGNED FOR SAFETY

Residents felt that better environmental design could make public spaces safer, with issues like blind spots and poor access linked to feeling vulnerable, and strong support for clear sightlines and secure entrances.

What did we learn?

Safety is seen as a major concern, with residents linking it to **anti-social behaviour and the design of spaces.** Specific places included Gilby Road Park, canal routes, and block entrances

There was support for the creation of **well-lit, open and active spaces** alongside measures like **working CCTV, secure entry and neighbourhood surveillance**

Residents see safety as the result of **good design and investment in youth and public life** and not just an outcome of policing

Poor lighting, disused spaces and limited security were all seen as factors that contribute to anti-social behaviour



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Landscaping and Green Spaces

What did we find out?

Green space emerged as one of Ladywood's most valued existing features, but also one that many feel needs improvement.

What do people value?

Residents consistently expressed support for **preserving mature trees, parks and communal areas,** while calling for **improved safety, upkeep and more inclusive, better-equipped play facilities.**

Feedback suggested an appetite for...

High-quality landscaping that is usable, visible and welcoming for all ages.



KEEPING AND PROTECTING LOCAL GREEN SPACES

Most participants want to keep and improve Ladywood's green spaces, with Gilby Road Park and Snell Park often mentioned as valued places to protect, alongside calls for more **"open space", "trees",** and **"good quality public open space".**

LOOKING AFTER AND CLEANING PUBLIC SPACES

Many participants referenced concerns about the cleanliness of outdoor spaces, citing regular fly-tipping, poor bin provision, and inadequate maintenance.

KEY POINTS
SHARED BY YOU

BETTER PLAY AND YOUTH SPACE

Residents highlighted a lack of quality play equipment and teen-friendly spaces, with calls to 'improve youth facilities' and **"tower blocks need play space".** While green spaces could be improved, many valued living close to well-used open areas enjoyed by families, children, and dog walkers.

SOCIAL & INTERGEN-ERATIONAL USES

Eight comments proposed uses like community gardens, or dog walking spaces as ways to bring different groups together.

What did we learn?

Green space is vital to life in Ladywood, but some areas are seen as **poorly maintained and not always welcoming** to all residents

Residents want parks and public areas to remain part of the estate's identity, but **made cleaner, safer and more inviting for all ages**

Better sightlines, facilities and social uses are seen as key to creating a greener and more connected neighbourhood

While residents located to the south of the site enjoy having play areas nearby, others in the centre of the site want **more spaces closer to their homes without having to cross busy roads**



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Transport and Accessibility

What did we find out?

Transport and access were among the most discussed topics in the workshops.

What do people value?

A large majority of attendees mentioned the location of Ladywood and its **closeness to the city centre as one of the most valued aspects of the area.**

Residents value an affordable location which gives them **access to many amenities within walking distance.**

Many also spoke positively about the estate's close proximity to nearby public transport options.

However, residents also cited parking shortages, wayfinding challenges, dangerous crossings, and **lack of inclusivity for those with mobility needs.**

Feedback indicated a strong preference for transport infrastructure and pedestrian routes through and beyond the estate to be practical, accessible, and safer.

KEY POINTS SHARED BY YOU

PARKING CONCERNS

Parking pressures were the most frequently raised transport issue, with around 20 residents highlighting this as an area of concern. The areas around Gilby Road, the Tesco site and the towers were especially noted.

TRAFFIC AND ROAD SAFETY

Speeding and dangerous routes were highlighted by at least 12 participants. Monument Road and Gilby Road were identified as hotspots.

CROSSING THE ESTATE AND PERIMETER ROADS

The difficulty of crossing Ladywood Middleway and the canal was mentioned in multiple comments. One resident noted the need for better infrastructure, noting their wish for **"bridges over rail and canal."**

BETTER PEDESTRIAN AND CYCLE INFRASTRUCTURE

Residents were generally supportive of existing walking and cycling routes, with one resident noting that the estate is **"good for cycling",** and many highlighting the canal as a key local asset. Others saw opportunities to improve cycle paths and walking routes, including making pedestrian areas more accessible for people living with disabilities.

What did we learn?

Residents want Ladywood's streets and routes to feel **safer, calmer and more welcoming for everyone**

While cars remain important, especially for families and disabled residents, there is **strong support for rebalancing public space**

Residents want **better crossings, improved traffic management and safer walking and cycling,** particularly at Ladywood Middleway, Gilby Road and the canal crossings

Many residents spoke positively about the estate's **close proximity to nearby public transport options,** but some noted of the potential for further improvements locally, such as a **railway station**



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Retail, Leisure and Community Uses

What did we find out?

St Vincent Street and King Edwards Road were named repeatedly as key hubs of activity within the estate.

However many residents were unhappy with Ladywood's retail and social offer, mentioning limited choice, affordability concerns, and underused facilities.

What do people value?

There was support for a more vibrant and accessible mix of shops and facilities, **alongside better local services that reflect the needs of a diverse and growing population.**

Feedback focused not only on shops and cafés, but on opportunities for **community use, enterprise and informal gathering.**



KEY POINTS SHARED BY YOU

BETTER LOCAL SHOPS AND SERVICES

Many residents called for more everyday retail options, especially affordable and independent outlets. The Tesco on Summer Hill Road, just outside the estate, was often named as the main place for grocery shopping, but some felt this was not enough to meet local needs. As one attendee put it: **"The high street shops are not safe or good options,"** while another said, **"We go to big Tesco because the shops here are poor".**

UP-TO-DATE COMMUNITY CENTRES

Ladywood Community Centre was specifically mentioned in at least 20 responses. However, with this centre closing, there were calls for appropriate community spaces to take its place.

SPACES FOR LOCAL BUSINESSES

Participants highlighted the opportunity for market stalls, small shops or creative units. One participant commented: **"support local business"** as part of a wider discussion on the potential for local businesses to thrive within the estate. Meanwhile, ideas like **"cafés along the canal"** suggested ambitions for a more characterful and community-led retail and leisure offer.

LEISURE & ACTIVITY SPACES FOR EVERYONE

Youth and intergenerational social facilities were raised in ten responses. Ideas included shared games spaces, or rooms for social clubs. These spaces were referenced as key positives for Ladywood in the past.

What did we learn?

There is a sense that Ladywood's retail and community offer **does not match the scale or diversity of local need.**

Residents want places to **shop affordably, gather socially, and access services** without leaving the neighbourhood

The nearby city centre and its diverse range of shops was a strength for Ladywood residents, but there was a **desire for a more 'local' offering**

Many valued the local shops at St Vincent Street but would like **more choice and greater affordability**



Heritage and Culture

What did we find out?

There was frequent mention of the importance of Ladywood's cultural heritage, especially the canal and how close it is to nearby cultural assets.

These were often cited both as valued features of the estate today and as aspects to be celebrated and enhanced in the future masterplan.

Feedback also pointed to the potential role of **public art, heritage restoration and youth involvement in reinforcing local pride and sense of place.**

What do people value?

Many attendees spoke favourably of how close the estate is **to nearby cultural assets, including those located within Brindley Place and the city centre.**



CELEBRATING LADYWOOD'S HERITAGE

Many attendees emphasised the importance of Ladywood's cultural heritage and a desire for this to be celebrated. The canal was repeatedly highlighted as a physical heritage asset, with one comment stating **"celebrate [the] canal"**, highlighting the desire to see this feature restored and made more prominent in the estate. Many also noted how the canal is an asset in terms of connectivity to the City Centre and beyond.

PUBLIC EVENTS AND YOUTH EXPRESSION

At least 14 responses made suggestions related to using art and involving young people to tell local stories. In another instance, one comment called for **"festivals celebrating the past of Ladywood"**

KEY POINTS
SHARED BY YOU

CULTURAL SPACES THAT BRING THE COMMUNITY TOGETHER

There was frequent reference to the diverse community within the estate, and a desire for more spaces to bring the community together. One resident reflecting on what they like about the estate said **"community and neighbours – [there is a] positive cultural mix"**

CLOSENESS TO CULTURAL ATTRACTIONS

Many attendees spoke positively about the estate's close proximity to major cultural assets, including the cinemas at Broadway Plaza and Broad Street, as well as Birmingham Library, Ikon Gallery and the Birmingham Art Gallery and Museum. It was frequently mentioned that these destinations are within walking distance.

What did we learn?

The engagement exercise found that many residents see Ladywood's cultural identity as being tied to the **diverse community, physical landmarks and local pride.**

Residents often wanted to see the regeneration reflect this by **embedding public art, restoring recognisable places, and giving young people a visible role in shaping the future landscape**

Strong preference for **retaining and celebrating local heritage while creating opportunities for artistic expression**

