

Tuesday 5th March 2024

Open Meeting for Selly Park South Neighbourhood Forum

Christ Church, Pershore Road

Welcome & Apologies

Apologies from councillors and WMP.

Student building 'Pershore Junction' of Dogpool Lane with Alumno and Howells Architects

Jonny Darbshire from Alumno, Jack (surname?) from GMI (Project Manager) and Alan McCartney from Howells Architects.

Alumno – student accommodation specialists, worked in Birmingham Before. Second developed in city. Hoping to have a positive impact on the area, invitation to opening for local resident.

Alan:

Howells - company know the city well, Alan has worked with Alumno before. Will explain design and context of design with use of powerpoint. Top 20 architects in the country.

Planning permission for 18 apartments year before Alumno development by other party.

Prior to demolition, abandoned courtyards and derelict building.

Plan was to complement the Dogpool Hotel in design. Height and depth of existing buildings was taken into consideration with design. Retail units on ground floor on Pershore Road. Newsagent that was there prior, will return to area. Main entrance will be on the corner. Alleyway for bikes at the back, only one pedestrian entrance. Gym, study space and games room on lower ground floor. BCC were involved in the design and development. Façade is curved. Bricks chosen to match the Baptist church.

167 capacity, bikes and bins contained within building. Not visible on road. Aimed for UoB students, tend to be postgraduate but cannot explicitly say.

Loading bay for moving in/out.

No car parking spaces – building operator not present.

Jack – Project Manager:

Due to finish on time in May.

Road closure expiry is April 22nd. Possible footpath closure for a little longer.

Apologies for disruption.

Refurbishment of footpaths may take longer, as council need to approve. May run over due to current council circumstances.

Questions:

- Naïve to think that students won't bring cars. Concern that residents will have to have a parking permit as has happened with accommodation near dental hospital. Will residents end up picking up the fee for lack of policing. Alumno say that this is with building management, but they are not present so cannot answer. Requested to take back to them and also find out who has accountability for this.
- What is the relationship between Alumno and building operator Homes for Students (have worked with Alumno before). Long standing communication and links, believes there will be no fear of watering down of communication.
- Suggestion of meeting in the early days of operation.
- Concerns regarding weekend visitors/parents visitors
- Concerns as junction isn't to be improved. Concerns raised regarding safety of students and pedestrians crossing Dogpool/Pershore junction.
- Noise concerns – managed by Homes for Students. There will be a curfew.
- Concern around grass verge on Dogpool Lane that could be used as illegal parking. Plan to find out who it belongs to (possibly BCC).

Chris to share potential dates for meeting with Alumno and Homes for Students.

Traffic Calming Update & Survey

Pershore Road: Chris followed up with councillors as there had been a discussion about average speed management but no progress. Ongoing discussion with TWM and changes to buses in the area. Traffic lights have been proposed and consultation due in the Summer. Chris continuing to talk with relevant parties and has a meeting on March 6th. Proposal to come back with suggestions for another survey.

Rubbish

Has been raised with councillors before; have said they'd get back to us. Chris meeting new assistant director of waste management.

Add information regarding Next Base to website.

Exempt Accomodation

Followed up with Cllr McCarthy and Steve McCabe.

Key aims: evidence - identifying houses to help document, prevent more opening as they often aren't managed correctly. We want to make sure people inside the houses are safe. We want issues dealt with firmly and quickly. We want a multidisciplinary team to come together to work together and resolve these issues e.g. police, council. Steve McCabe will try and get this set up. He spoke to

police and was told something like this does already exist. Waiting to hear back. McCabe is pushing for a meeting with the housing minister re: licensing legislation etc.

Feedback and Q&A with councillors – Cancelled due to Budget.

Feedback and Q&A with WMP – Cancelled

End of Meeting.