



## **Walsall Council –Phase 1: Willenhall Framework Plan: Moat Street / Villiers Street Business Charter**

### **Background**

Walsall Council has prepared a Framework Plan for Willenhall to guide future housing development and place making. The Framework Plan identifies four specific Areas of Opportunity based on their current use as well as their ability to deliver the 10 year vision for Willenhall through comprehensive re-development.

The Phase 1 Area of Opportunity that will be the initial focus of activity is Moat Street / Villiers Street where land is being assembled to enable development of the area. It is recognised that the Phase 1 area contains existing businesses and therefore this Business Charter has been prepared setting out the council's commitment to support businesses that are likely to be impacted by any development proposals within Moat Street / Villiers Street.

It is anticipated that this Business Charter will be further developed through ongoing dialogue with businesses. This Business Charter is provided to all businesses located within the Phase 1 Area of Opportunity and is also available on the council's website. The first draft business charter was made public on 9 February 2022.

For further information on the Framework Plan, the Scheme, CPO details and timescales, please visit:

<https://go.walsall.gov.uk/business/regeneration-and-investment/willenhall-framework>

### **Our Commitment to local Business**

Walsall Council is committed to supporting businesses throughout each phase of the delivery of the Willenhall Framework Plan. Officers from Walsall Council's Business Growth Team, along with colleagues from the council's property consultants Avison Young, have already begun actively meeting with businesses in the Phase 1 area to understand their business needs and to discuss acquisition of the required properties.

### **Relocation Support**

Existing businesses will be directly affected by Phase 1 of the Framework Plan as the council need to acquire all properties within the Phase 1 boundary to ensure comprehensive redevelopment of the area. Existing businesses will not be able to be relocated within the new development as the scheme is a housing-led development. The council is working with affected business to provide support and advice including supporting businesses to see if they can relocate elsewhere within Walsall or the wider area. Support includes:

- 1-1 support for all businesses who require it, tailored to the specific needs of your business

- Assisting with a search for new premises in the borough using our systems including maintaining a list of available premises in the area
- Facilitate introductions to local agents to help businesses find suitable premises
- Reimbursing reasonable fees for affected parties to appoint a surveyor and/or a local agent to act on their behalf including support in finding suitable alternative premises if appropriate.

Relevant information will continue be provided to businesses and the council will seek to set out a clear programme for development so there is an understanding of when any relocation will be necessary. The anticipated earliest date for the council to start on site is Spring 2024.

This information is also covered in the council's FAQs about the schemes.

### **Wider Business Support**

Walsall Council's Employment Growth Team work with businesses of all shapes, sizes, and sectors in the borough to help them grow. The team have in-depth local knowledge and strong relationships with a range of important stakeholders active across the Business Support landscape. In relation to relocating and leaving a premises, the team will also help signpost businesses to statutory departments within the local authority, including Asset Management, Planning and Business Rates wherever necessary.

### **Who to Contact**

Whilst every effort is being made to proactively engage with businesses affected by Phase 1 of the Framework Plan, if you have any questions about the project, the lead officer for business engagement on this piece of work is Daniel Turner, Business Growth Manager.

Phone: 07584443838

Email: Daniel.turner@walsall.gov.uk

You can also contact, the council's property consultant **Alison Squires**, Director, Avison Young

Phone: 0777 499 5686

Email: alison.squires@avisonyoung.com

You can visit the Willenhall Framework webpage, here

<https://go.walsall.gov.uk/business/regeneration-and-investment/willenhall-framework>

### **Compensation for affected businesses**

If your business is affected by the schemes, you may be entitled to financial compensation.

The council will follow the rules and best practise under the Compensation Code, which is the collection of legislation, case law and best practise governing compensation under compulsory purchase. The council will offer compensation to affected businesses and owners in line with the Compensation Code. This will typically include:

- Market value of the property interest
- Reinvestment or disturbance compensation which for occupiers is likely to cover things such as removal expenses and adaptations to replacement premises where applicable.
- Statutory loss payments where applicable

- Reasonable professional fees. The council encourage you to appoint a specialist surveyor to act on your behalf and assist you in this process and will reimburse their reasonable fees.