# Residents left stranded for six months after Cradley Heath landslides expose new-build risks



Residents of a new-build estate in Cradley Heath, West Midlands, are grappling with severe access issues following two major landslides that have rendered their homes essentially inaccessible for six months. The landslips, which sent a substantial amount of earth and rubble onto Haden Cross Drive, have left residents unable to park outside their properties, forcing them to navigate the hazardous debris to reach their homes.

The problems began in March when a temporary sandbag wall, erected as a stopgap measure, succumbed to heavy rains just before Christmas, resulting in further instability. Recent CCTV footage captures the moment when this barrier collapsed under the pressure of slumping earth, underscoring the perilous situation the residents now face. For those living on the estate, the landslide has not just affected their ability to park; it has instigated broader concerns about safety and property value, as potential buyers might be deterred by the ongoing issues.

The estate, developed by Dunedin Homes, has been plagued by persistent drainage problems even before the landslides occurred. Local homeowners report that blockages, which have led to unpleasant spillage of sewage into gardens, were initially attributed to household waste by the developer; however, residents insist that the problem stems from construction debris obstructing the drainage system. With sewage backing up during rainfall, odors reminiscent of ‘manure and faeces’ have also added to the residents’ distress, further complicating their living situation.

Reece Aleksander, a resident and engineer, expressed his frustration over the lack of communication and action from the developer. “We've been given no indication of when it will be sorted ever since our MP got involved in December,” he lamented, highlighting the perception of abandonment. His comments echo broader sentiments among residents who feel neglected in the face of ongoing challenges. The mental toll of the situation has been particularly severe, as many fear more landslides could come, exacerbating the emotional strain of living in what was meant to be a dream home.

Sandra Whitall, another resident, has similarly voiced her dissatisfaction, noting that after six years on the estate, they are contemplating moving away. She described a host of issues plaguing the construction, from faulty drainage to poorly finished facilities. Residents have convened public meetings to voice their concerns, with local MP Alex Ballinger criticising the developer for its inadequate response.

In response to mounting pressure, Sandwell Council has threatened enforcement action against Dunedin Homes if the debris is not cleared by September. However, assurances from the developer indicate plans for a permanent remediation solution, albeit with an unclear timeline. Dunedin has cited “a number of extremely complex geotechnical factors” as challenges to implementing repairs, illuminating the intricate nature of such developments where prior land use—such as a former railway cutting—has not been adequately evaluated.

As residents contend with the physical and emotional ramifications of the landslides, the broader implications for housing development emerge. The situation underscores the critical importance of thorough geotechnical assessments in residential projects to better predict issues that may arise from the natural landscape. Experts have highlighted the necessity of proactive measures to avoid such devastating consequences, sparking discussions about regulatory reforms and better contractor accountability in future developments.

For now, the plight of these homeowners remains a cautionary tale, revealing the vulnerability of newbuild estates when faced with environmental factors and inadequate planning. As they await solutions, a once-promising community risks becoming synonymous with neglect and distress.

### Reference Map

1. Paragraph 1: [[1]](https://www.dailymail.co.uk/news/article-14714653/Newbuild-estate-cut-TWO-landslides-sewage.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)
2. Paragraph 2: [[1]](https://www.dailymail.co.uk/news/article-14714653/Newbuild-estate-cut-TWO-landslides-sewage.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)
3. Paragraph 3: [[1]](https://www.dailymail.co.uk/news/article-14714653/Newbuild-estate-cut-TWO-landslides-sewage.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://www.birminghammail.co.uk/black-country/visited-smelly-road-residents-hold-27209539)
4. Paragraph 4: [[1]](https://www.dailymail.co.uk/news/article-14714653/Newbuild-estate-cut-TWO-landslides-sewage.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.expressandstar.com/news/2025/01/05/new-build-residents-plagued-by-nightmare-landslip-blocking-access-to-their-homes/)
5. Paragraph 5: [[2]](https://www.expressandstar.com/news/2025/01/19/residents-demand-action-at-public-meeting-over-terrifying-landslide-in-cradley-heath/), [[4]](https://www.bbc.co.uk/news/articles/clyv5pvjp0do)
6. Paragraph 6: [[1]](https://www.dailymail.co.uk/news/article-14714653/Newbuild-estate-cut-TWO-landslides-sewage.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[6]](https://www.geoengineer.org/news/cradley-heath-landslide-how-geotechnical-oversights-impact-communities)
7. Paragraph 7: [[2]](https://www.expressandstar.com/news/2025/01/19/residents-demand-action-at-public-meeting-over-terrifying-landslide-in-cradley-heath/), [[7]](https://www.express.co.uk/news/uk/1877971/landslide-destroys-home-black-country-cradley-heath)
8. Paragraph 8: [[4]](https://www.bbc.co.uk/news/articles/clyv5pvjp0do), [[6]](https://www.geoengineer.org/news/cradley-heath-landslide-how-geotechnical-oversights-impact-communities)

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## Bibliography

1. <https://www.dailymail.co.uk/news/article-14714653/Newbuild-estate-cut-TWO-landslides-sewage.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.expressandstar.com/news/2025/01/19/residents-demand-action-at-public-meeting-over-terrifying-landslide-in-cradley-heath/> - Residents of Haden Cross Drive in Cradley Heath have expressed concerns over a landslip affecting their homes. A public meeting was held with MP Alex Ballinger, who criticized the developer, Dunedin Homes, for not addressing the issue. Residents are worried about the advancing landslide and its potential impact on their properties. The developer has been contacted for comment. ([expressandstar.com](https://www.expressandstar.com/news/2025/01/19/residents-demand-action-at-public-meeting-over-terrifying-landslide-in-cradley-heath/?utm_source=openai))
3. <https://www.expressandstar.com/news/2025/01/05/new-build-residents-plagued-by-nightmare-landslip-blocking-access-to-their-homes/> - Residents of a new-build estate in Cradley Heath are facing access issues due to a worsening landslip. The problem began in January last year and has been aggravated by bad weather. A concrete retaining wall was built, but the situation continues to deteriorate, leaving residents trapped and concerned about the safety of their homes. ([expressandstar.com](https://www.expressandstar.com/news/2025/01/05/new-build-residents-plagued-by-nightmare-landslip-blocking-access-to-their-homes/?utm_source=openai))
4. <https://www.bbc.co.uk/news/articles/clyv5pvjp0do> - Residents of a new-build housing estate in Cradley Heath are worried about a landslip that has been blocking access to their homes. The issue started in January last year and worsened with bad weather before Christmas. Sandwell Council is in contact with the developer, Dunedin Homes, to address the problem. ([bbc.co.uk](https://www.bbc.co.uk/news/articles/clyv5pvjp0do?utm_source=openai))
5. <https://www.birminghammail.co.uk/black-country/visited-smelly-road-residents-hold-27209539> - Residents in Cradley Heath have reported a persistent foul odor from a sewage pumping station, likened to 'manure and faeces.' The issue has been ongoing for over a decade, with residents expressing concerns about the impact on their quality of life. Severn Trent Water has acknowledged the problem and is working on a long-term solution. ([birminghammail.co.uk](https://www.birminghammail.co.uk/black-country/visited-smelly-road-residents-hold-27209539?utm_source=openai))
6. <https://www.geoengineer.org/news/cradley-heath-landslide-how-geotechnical-oversights-impact-communities> - The landslide in Cradley Heath has highlighted the importance of geotechnical assessments in residential developments. The estate was built on land previously occupied by a railway cutting, raising questions about slope stability. Experts emphasize the need for thorough evaluations and proactive measures to prevent such incidents. ([geoengineer.org](https://www.geoengineer.org/news/cradley-heath-landslide-how-geotechnical-oversights-impact-communities?utm_source=openai))
7. <https://www.express.co.uk/news/uk/1877971/landslide-destroys-home-black-country-cradley-heath> - Residents in Cradley Heath are facing a growing landslide that has been destroying gardens and causing concern for the safety of their homes. The landslip has been worsening over the past year, with recent bad weather exacerbating the situation. Homeowners are seeking clarity on responsibility and potential solutions. ([express.co.uk](https://www.express.co.uk/news/uk/1877971/landslide-destroys-home-black-country-cradley-heath?utm_source=openai))