

Capacity and Development Funding Proposal- Sandwell MBC

2022/23

TOTAL LOCAL AUTHORITY REQUEST FINANCIAL YEAR - £500,000

SUMMARY TABLE

Proposal	Value
Smethwick, Rolfe Street Masterplan	£120,000
Digital Connectivity	£30,000
West Bromwich Town Centre Regeneration Phasing & Delivery Plan	£160,000
Heritage Regeneration Project Development (Chances Glassworks & Soho Foundry)	£144,257
Proposal Total	£454,257
Commitment	
Regeneration Officer (appointed)	£45,743
Grand Total	£500,000

Spend Profile

- Financial year 22/23 £500,000
- Financial Year 23/24 £60,257
- Financial Year 24/25 £250,000

PROPOSAL DETAIL

Project Development Package

Summary:

Following approval from the BCLEP Board for financial year 21/22, Sandwell has recruited a Regeneration Officer who commenced employment on a fixed-term basis for 2 years. This officer will now support the development of projects across Sandwell's Project Pipeline.

Sandwell's Regeneration Strategy and Project Pipeline have now been fully endorsed by Sandwell MBC Cabinet, and the resources required to make progress against 2 Heritage Regeneration sites has been identified:

- Chances Glass Works
- Soho Foundry

It is proposed to secure consultancy support over a 2-year period 22/23 – 23/24 to develop the projects, undertaking any works necessary to build a business case for future investment.

Development Funding Ask: £144,000 per annum

Expenditure type: External Consultancy Support

Deliverable/s: (i.e., surveys, market testing analysis, ground investigation reports etc):

- Various studies to support the production of Businesses Cases to seek investment
- Independent land valuations
- Building Surveys

Spend Profile: Qtr 4 2023/24

Future estimated Outputs and Outcome/s:

- Dedicated capacity to progress the projects.
- A suite of documents which support these sites coming forward for investment.
- Brownfield land sites brought back into active use
- New floorspace.

Smethwick Rolfe Street Masterplan

Project Summary:

Rolfe Street lies on a key route between Sandwell and Birmingham. It has a mainline railway station offering journey times into Birmingham of 8 minutes, is within proximity to the vibrant Smethwick High Street and has the Birmingham Canal adjacent offering further access opportunities to the wider area.

Mainly industrial in nature, the area was allocated for residential led mixed use in the Smethwick Area Action Plan in 2008, being incorporated within the Site Allocations and Delivery DPD in 2012. Due to the nature of the area, piecemeal development for residential has not been considered suitable, with a more comprehensive approach being the most efficient solution to delivering a high quality residential community. Development of this area for residential will follow on from the hugely successful development recently completed on the opposite side of the canal at Brindley II, by Countryside Homes and could potentially realise approximately 400 new units.

Sandwell Council has ownership within the area, notably Smethwick Enterprise Centre, the site of the former Rolfe Street Baths, land at Bridge Street North and a few industrial units throughout. Comprehensive proposals for regeneration have been presented previously involving other landowners in the vicinity, but these have not progressed further due to a difference in aspirations and outputs between the Council and specific developers.

The Enterprise Centre has been submitted as one of the projects within the Towns Fund Investment Plan for demolition and remediation to enable provision of a development ready site for housing.

When the Full Business Case is approved, and funding released early 2022 for this project, interest will be generated for the redevelopment of the wider area.

A masterplan will provide clarity to developers on the aspirations for the area, that comply with current planning policy and locally adopted guidance that will lead to a comprehensive, well designed community being created in this prime location. Further work could include taking this further with valuations and viability appraisals based upon the preferred option in the masterplan at an estimation of £40k. This would provide further certainty to viability and assist in identifying funding streams that may contribute to any viability gap.

Funding Ask: £120,000

Expenditure type: External Consultancy

Deliverable/s: (i.e., surveys, market testing analysis, ground investigation reports etc):

- Heritage Assessment
- Highways/connectivity report
- Designed layout to include block structures, connections, density and examples

Spend Profile: Qtr4 22/23

Future estimated Outputs and Outcome/s:

- Provide additionality to the work already being undertaken for the Enterprise Centre within the Smethwick to Birmingham Corridor Area Framework
- Provide more certainty and appetite to developers on the opportunities available for investment in this canal-side location for housing
- Drive forward the housing growth agenda and output of circa 400 units across the wider masterplan area.
- Assist in the regeneration of a key area close to prime railway station, canal-side and vibrant High Street.

West Bromwich Town Centre Regeneration Phasing & Delivery Plan

Project Summary:

Sandwell Council has recently endorsed the West Bromwich Town Centre Masterplan. This now needs to be complemented by a Phasing and Delivery plan in preparation for the council to procure development partners to deliver the regenerated strategic centre. The masterplan has also revealed a potential issue regarding electricity supply to support the extent of our transformation within the town centre. It is therefore proposed that this commission would also include a detailed analysis of this risk.

Funding Ask: £160,000

Expenditure type: External consultancy

Deliverable/s: (i.e., surveys, market testing analysis, ground investigation reports etc)

- Provide additionality to the work already undertaken on the West Bromwich Masterplan with market testing analysis, phasing and a route to delivery

Spend Profile: Qtr 4 2022/23

Future estimated Outputs and Outcome/s:

- Provide more certainty on the opportunities available for investment and the route to market
- Drive forward housing growth, culture and heritage
- Assist in the regeneration of a Strategic Centre within the Black Country
- Drive forward the housing growth agenda and output of circa 1,000 units across the masterplan area.

Digital Connectivity

Project Summary:

Sandwell's full fibre network roll-out is underway. Full Fibre providers report that the majority of Sandwell's full fibre infrastructure will be delivered within phase 1 of the full fibre programme, with the exception of only two areas within Smethwick & Cradley Heath. Whilst we can be relatively confident that the infrastructure will be in place, we want to ensure that we enable Digital Connectivity between the user, whether they be a resident or business, to access the infrastructure. Our aim is to complement the investment in infrastructure with actions to tackle digital exclusion. We therefore propose to commission a Digital Connectivity Study which will undertake analysis across Sandwell and conclude with an action plan and recommendations for how Sandwell can maximise Digital Connectivity.

Funding Ask: £30,000

Expenditure type: External Consultancy

Deliverable/s: (i.e., surveys, market testing analysis, ground investigation reports etc)

- Digital Connectivity Study and Action Plan
- Digital Connectivity analysis and data

Spend Profile: Qtr 3 2022/23

Future estimated Outputs and Outcome/s:

- Sandwell Businesses accessing full fibre connectivity
- Sandwell Residents accessing full fibre connectivity
- Reduction in Digital Exclusion
- Upskilling Residents and Businesses

Contact Officer



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