

# REGENERATION PROGRAMME PERFORMANCE REPORT

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REGENERATION PROGRAMME BOARD

20 MAY 2024

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JENNA LANGFORD

BUSINESS MANAGER REGENERATION & GROWTH

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# SUMMARY OF PROJECT CATEGORY

23

CONCEPT

9

BUSINESS CASE

16

DELIVERY

21

ON SITE

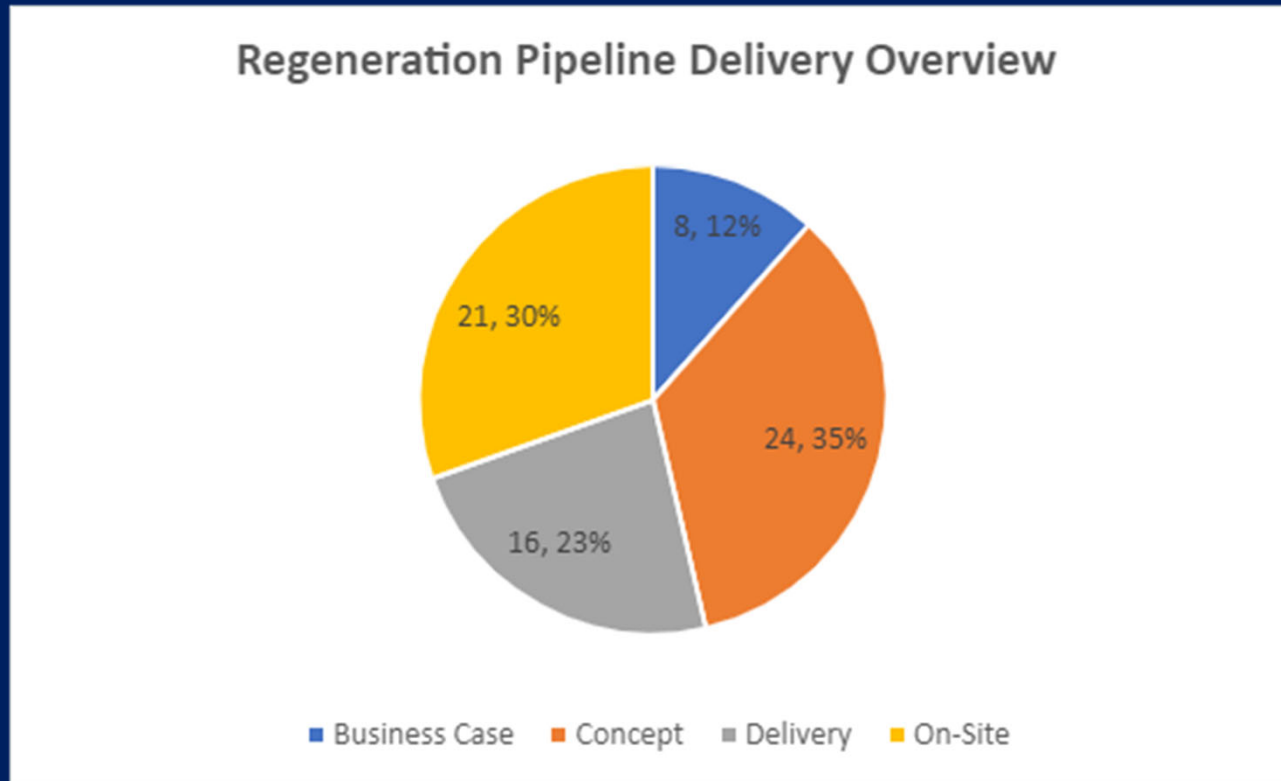
14

COMPLETE

83

TOTAL PROJECTS

# SUMMARY OF PROJECT CATEGORY



83

TOTAL PROJECTS

# SUMMARY OF PLANNING STATUS

20

PLANNING  
APPROVED

1

PLANNING  
PENDING

69

LIVE  
PROJECTS

83

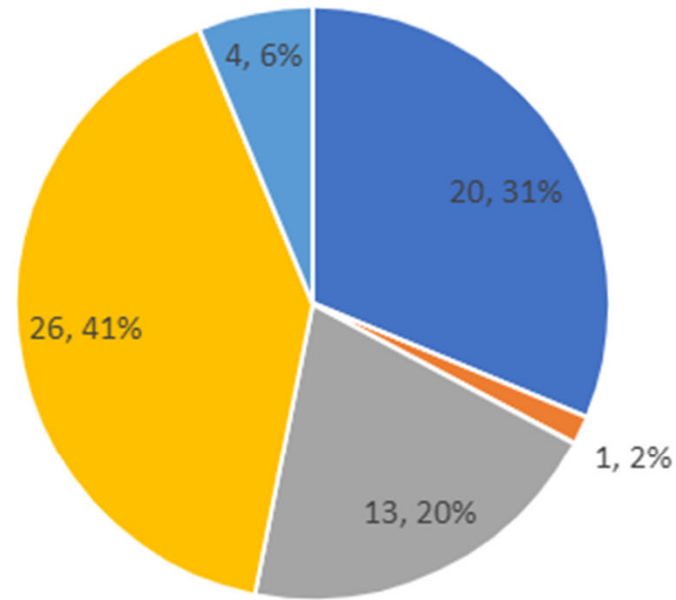
TOTAL  
PROJECTS

£3b

TOTAL  
INVESTMENT

# SUMMARY OF PLANNING STATUS

Planning Application Overview



■ Planning Approved ■ Planning Decision Pending ■ No Status ■ Permitted Development ■ Not Applicable

# REGENERATION PROGRAMME BOARD ESCALATIONS

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Project	Commentary
Long Term Plan (Smethwick)	Require urgent buy-in from Finance and Legal regarding investment plan process, appraisal and sign off.
Rolf Street Canalside Regeneration	Objections received to demolition application from statutory consultees. Planning application withdrawn putting demolition and £2m funding at risk. Current slippage of grant funding is 73.69% against the forecast submitted to DLUHC in December 2023. Project on agenda for deep-dive discussion.
Grove Lane Regeneration	DLUHC have raised a concern regarding the timeframe to complete land acquisition even if CPO is successful, as the Landowner could take the matter to Land Tribunal, adding further delay to the programme. Current slippage of grant funding is 68.4% against the forecast submitted to DLUHC in December 2023. Project on agenda for deep-dive discussion.
Rowley Regis Connected	On agenda for deep-dive discussion, regarding delivery timescales and budget.
Grove Lane (LUF Round 3)	<p>The revised bid submission was considered by DLUHC internal board on the 24 April 2024. The regeneration and growth team are awaiting a response from DLUHC. If approved, it is hoped that the MoU will be issued to SMBC for consideration. SMBC Finance have been briefed and so long as the MoU does not bind SMBC to the delivery of residential outcomes, they will approve the MoU.</p> <p>The issue of timescales has been raised within the revised bid submission. Will review this risk upon feedback from the DLUHC internal board.</p>
Retail Diversification Programme	On agenda for deep-dive discussion regarding the options for the programme.

# SUMMARY OF CONCEPT PROJECTS

24

CONCEPT



## Employment Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
International Distribution & Manufacturing Facility (Coneygre Manu Facility) Tipton	Concept	Private	£40m	Approved	150 New Jobs 1 Apprentice 153 Con Jobs	TBC	TBC	DC/21/66125 Viability gap funding of circa £6m is required to bring the project forward.  WMCA funding contribution has not been approved, due to funding now being dependent on residential outputs. SMBC Regeneration & Growth are liaising with the owners to source alternative funding and will continue to identify a way forward for this site.

## Heritage Theme

Theme Manager – **TBC**

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Chance Glassworks, Smethwick	Concept	Chance Heritage Trust, Historic England	£20m	No Status	3.08 ha	TBD	2027+	SMBC Regeneration & Growth continue to support Chances Trust. Phase II of feasibility work, funded by the BCLEP has now completed. Discussions on-going with the WMCA to identify appropriate funding sources.
Soho Foundry, Smethwick	Concept	Chance Heritage Trust, Historic England	TBD	No Status	TBD	TBD	2027+	SMBC Regeneration & Growth continue to support Avery Weigh Tronix, Chace Commercial, and Chance Heritage Trust.
Archives Centre, Smethwick	Concept	TBD	£12m	No Status	TBD	TBD	TBD	<p>Cabinet approval given on 7 February to work with appointed subject matter expert consultant for archives and senior council officers to develop a funding strategy for the development and capital scheme to establish a new Archives Centre for the Borough at the preferred site as approved by Cabinet on 16 November 2022</p> <p>This includes looking at bids to external funders e.g. National Lottery Heritage and Arts Council England.</p> <p>This work on external funding options will build upon the initial design and feasibility work already completed to more accurately detail the capital and external funding requirements for the build aspects of this Project.</p>

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Edwin Richards Quarry, Rowley Regis	Concept	TBC	£56m	Approved	276 Homes 13.95 ha	TBC	2027+	DC/23/67924 No update to report.
Qualtronic, Tipton	Concept	TBC	£27.5m	Pre-app	137 Homes	TBC	2027+	PA/22/00546 No update to report.
Former King's Cinema, West Bromwich	Concept	Private	£23m	Approved	77 Homes	TBC	2024	DC/21/65989. No update to report.
Phoenix Collegiate, Wednesbury	Concept	Private	£17m	Approved	84 Homes 4.8 ha	TBC	2027	DC/20/63911 Outline Planning for 84 dwellings approved. DC/23/68742 Full application for 105 dwellings pending decision.
Woods Lane, Rowley Regis	Concept	Private	£6.8m	Approved	34 Homes	2024	2027+	DC/21/66444 (Keon Homes Ltd) A private developer is liaising with SMBC on a scheme to deliver circa 100 homes. This will be largely dependent upon site assembly, including adjoining land owned by Sandwell Council.  Discussions are due to take place with the developer to determine how we progress collectively.

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
RSL Delivery	Concept	Public/ Private	£70m	Various	400 Homes	Various	2027	<p><b>Completed</b> 101 units delivered across 6 sites since 2022: 2022/23 - 71 (4 sites) 2023/24 - 30 (2 sites)</p> <p><b>On-Site</b> 658 units on site (across 13 sites). 14th Site (Land Station Road And Grange Road, Cradley Heath) is on-site but no. of units is TBC.</p> <p><b>Delivery</b> 1,042 units planned across 3 sites.</p> <p><b>Business Case</b> 190 units forecast at Brandhall Village.</p> <p><b>Concept</b> 2,196 units forecast across 12 sites.</p>
Sandwell General Hospital Site, West Bromwich	Concept	Private	£18.75m	Approved	121 Homes 0.7 ha	TBC	2025	<p>DC/20/64894</p> <p>No update to report this period.</p>

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
HRA Programme	Concept	Public	£50.7m	Various	266 Homes	Various	2027	<p><b>Completed</b> 67 units delivered across 5 sites since 2022: 2021/22 – 5 units (1 site) 2022/23 – 47 units (2 sites) 2023/24 - 15 (2 sites)</p> <p><b>On-Site</b> 81 units on site (across 11 sites).</p> <p><b>Delivery</b> 61 units planned across 5 sites.</p> <p><b>Concept</b> 173 units forecast across 13 sites. 3 further sites identified but no. of units is TBC.</p>
Langley Baths	Concept		£7.3m	Permitted Dev	17 new homes 0.46ha	May 2024	September 2025	Former Langley Baths Site. Demolition of the site is complete.

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Carrington Road	Concept	TBC	TBC	Approved	TBC	TBC	2027 +	<p>Awarded £266k funding – One Public Estate, brownfield land remediation fund (2).</p> <p>Removed from HRA Programme.</p> <p>Currently exploring development as an Independent Living Site. Land and Assets will be taking an options report to Cabinet for consideration in July 2024.</p>
LUF Round 3 Grove Lane	Concept	TBC		No Status	TBC	TBC	TBC	<p>The revised bid submission was considered by DLUHC internal board on the 24 April 2024. The regeneration and growth team are awaiting a response from DLUHC. If approved, it is hoped that the MoU will be issued to SMBC for consideration. SMBC Finance have been briefed and so long as the MoU does not bind SMBC to the delivery of residential outcomes, they will approve the MoU.</p> <p>The issue of timescales has been raised within the revised bid submission. Will review this risk upon feedback from the DLUHC internal board.</p>

## Town Centres Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Smethwick Long-Term Plan	Concept	Public	£20m	No Status	TBC	2024	2027+	<p>Smethwick awarded £20m through Government Long-Term Plan for Towns.</p> <p>Cabinet approved Governance and Proposed boundary on 13 March.</p> <p>Long Term Plan Checklist and Proposed Boundary was submitted to DLUHC on 5 April.</p> <p>Consultants appointed to support the development of plan and engagement with communities. Inception meeting took place on 11 April 2024. First Partnership Board scheduled for 30 April.</p> <p>1 August Deadline to submit Long Term Plan comprising 10-year vision and 3-year Investment Plan.</p> <p>The contract with LSH has not yet been formulated by Legal.</p>
West Bromwich Masterplan sites	Concept	Public/Private	£165m	Various	1100 Homes	Various	2026	

## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
A4123 Multi Modal Corridor	Concept	Public	£12m	Permitted Dev	Connectivity Improvements	2025	2027	OBC submission was delayed, due to the delay of the strategic transport model. The anticipated completion date is now October 2024. Scheme received cabinet approval 7th February 2024.
A461 Multi Modal Corridor	Concept	Public	£12.5m	Permitted Dev	Connectivity Improvements	2025	2027	OBC is now complete but has not yet been submitted to WMCA. Scheme went to cabinet 6th December 2023 as listed.
Sandwell BC LCWIP West Bromwich - Cradley Heath	Concept	Public	£4m	Permitted Dev	Connectivity Improvements	2025	2027	OBC commission has been awarded but not yet started.
SANDWELL BC LCWIPs Smethwick - West Bromwich - Wednesbury	Concept	Public	£5m	Permitted Dev	Connectivity Improvements	2025	2027	OBC commission has been awarded but not yet started.



## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
WBHE Sustainable Access Wednesbury to Dudley (Tipton)	Concept	Public	£16m	Permitted Dev	TBC	2024	2027	Scheme received cabinet approval 6th December 2023. FBC expected by August 2024.
Inclusive Growth Corridor Smethwick to Bham	Concept	Public	£16m	Permitted Dev	Connectivity Improvements	2025	2027	Cabinet scheme approval and highway improvement lines report on 17th January 2024. OBC due September 2024.

# SUMMARY OF BUSINESS CASE PROJECTS

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**BUSINESS CASE**

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: May 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
George Betts	Business Case	Public	£9m	No Status	New School	TBC	TBC	<p>DfE Delivery</p> <p>The DfE has requested its contractor resubmit their design and the submission is now being assessed by Technical Advisors.</p> <p>By the end of May, the DfE will be informed whether there is a viable design that can be taken forward for planning. With a potential date of late June – July for submission of a planning application, an outcome would be expected in November 2024 ready for an immediate start on site.</p>

### **FAO Board Members:**

*Since the circulation of meeting papers, the Theme Manager and Lead Officer have confirmed this project status can be updated to 'Business Case'. (DfE have confirmed their funding for this project, however the project would not be classified as 'Delivery' given the project is still in early planning).*

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Causeway Green Primary School, Oldbury	B Case	Public	£15m	Approved	School Replacement	2024	2025	<p>DC/23/68540 Outline Planning Application approved</p> <p>Start Date updated to August 2024 with an completion date of December 2025.</p> <p>RIBA Stage 2 complete and project costs are now forecast to exceed £15m.</p> <p>RIBA Stage 3 to be instructed April '24 to progress design.</p> <p>Passivhaus now being pursued as desired solution to meet aspirational carbon neutral targets for Brandhall Village.</p> <p>Report to Cabinet planned for Oct 24 seeking approval to procure and complete construction.</p> <p>Supported by RIBA Stage 2 &amp; 3 reports the capital appraisal &amp; report will set out capital budget profile.</p>

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Brandhall Urban Village, Oldbury	B Case	Sandwell Council	£36m	Approved	190 Homes Eco-Park	2025	2027+	<p>Outline Planning Approved October 2023</p> <p>Delivery Strategy emerging and anticipated to report to Cabinet in September 2024 for release to market.</p> <p>Internal discussion with leaders to be held regarding impact of high sustainability requirements on capital returns.</p>

## Sustainability Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Heat Network Commercialisation	B Case	Public/Private	TBC	No Status		2023	2027+	No significant progress has been made. Sign off is pending from the S151 officer regarding the acceptance of Green Heat Network grant funding to move the project forward to commercialisation. In the meantime, engagement has continued with NHS and Enfinium.

## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Birchley Island Upgrade (A4123 / M5 J2) – Oldbury	B Case	Public	£30m	Permitted Dev	TBD	2025	2027+	<p>Procurement of contractor through the Leicestershire Medium Schemes Framework (ECI) This stage has commenced.</p> <p>Publication of Draft Orders 15th July 2024. Land acquisition by negotiation 2nd January 2025. Confirmation of Orders 2nd June 2025. Submission of Full Business Case to the DfT to secure 24.4m of MRN Funding 29th April 2025. Commencement of construction works 3rd June 2025.</p> <p>Completion of construction works 5th January 2028. Post construction report to the DfT one year after opening.</p>
Dudley Port Integrated Transport Hub (Phase 1A), Oldbury	B Case	Public	£2.4m	Permitted Dev	TBD	2024	2025	<p>WMCA led project. Preliminary scheme drawings in development. Currently working on Business Justification Case. No target date reported.</p>

## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
West Bromwich East Towpath Link	B Case	Public	£3m	Permitted Dev	TBD	TBD	2025	<p>CRT Project (Towpath resurfacing project split into 3 phases). CRT was hoping to get this funded via WMCA ATF4 (Active Travel Fund 4) last year, but there was a change to the guidance which prevented the scheme going forward.</p> <p>Phase 3 has been funded via Sandwell Council and will be on-site in the next 4 – 6 weeks. This remains a very high priority for CRT in Sandwell and could be made shovel ready very quickly as we have indicative costs &amp; high-level data on benefits etc.</p>
Galton Bridge & Engine Arm Aqueduct restoration	B Case	Public	£2m	Permitted Dev	TBD	TBD	2026	<p>CRT Project</p> <p>The main part of this scheme is repainting and repairing Galton Valley Bridge which is a Grade 1 listed Structure and of extremely high heritage value.</p> <p>CRT aspire to submit a bid to National Lottery Heritage Fund for support, possibly in conjunction with other heritage assets in the Black Country. This has not progressed yet.</p>
Blackheath Interchange	B Case	Public	£4.3m	Permitted Dev	TBD	TBD	2025	<p>Recent public consultation completed with revised proposal. Consultation report is currently in draft and will be completed by 19th April. BCR to be done by Consultant. Pre-works site groundwork investigations are being organised by Highways. There are ongoing consultations with Bus Operators and TfWM.</p>



# SUMMARY OF DELIVERY PROJECTS

**16**

**DELIVERY**

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Midland Met Campus, Smethwick	Delivery	Public	£18.550m	Approved	30 New Jobs 6 Apprentices 100 Con Jobs	2023	2025	<p>Towns Fund Project (NHS Trust Led) DC/23/68220 Approved 25 Oct 2023</p> <p>Partnership Agreement signed and sealed by both parties.</p> <p>Investment increased to c£18,550m following approval of WMCA grant funding in March: - £12.9m Towns Fund, £650k NHS and £5m WMCA.</p> <p>NHS Trust appointed Kier Group to construct the new learning facility. Works expected to commence on site in June 2024.</p>
Millennium Centre Expansion	Delivery	Public	£2m	No Status	Expanded Community Centre	Late 2024	Mid-2025	<p>Levelling Up Partnership Project</p> <p>Designs produced for extension of Friar Park Millennium Centre. Current forecast is for works to start Sep 2024 with completion June 2025.</p>

## Health Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Haden Hill Leisure Centre, Rowley Regis	Delivery	Sandwell Council	£23m	N/A	New Leisure Centre	2023	2026	<p>PAR approved by DLUHC February 24. RIBA 2 report received and approved February 24. Funding Application submitted to Sport England March 24.</p> <p>Axiom appointed as construction project management as per Alliance Leisure framework. Schedule of Project/Design Teams established. Programme Plan revised.</p> <p>Haden Hill Leisure Centre closed to public 28th March 24. Joint Press Release co-ordinated between SMBC /SLT 2 weeks prior to closure.</p> <p>Main contractor appointed April 24 - unable to carry out official announcement until end of pre-election period.</p> <p>Monthly Project Boards being held. Leadership Team updates are completed bi-monthly. Feb/Mar update was circulated to all Members w/c 18th March 24.</p> <p>DLUHC have appointed a number of 'Delivery Associates' to support LUF Round2. Currently working with Arup who have been designated for this project.</p>

## Health Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Wednesbury Greenspaces	Delivery	Sandwell Council	£1.65m	N/A		2024	2025	Levelling Up Partnership Project.  Awaiting start on site for Wyntor Lane Open Space and Lakeside and Norbury Open Space. In procurement for Balls Hill. Initial designs being prepared for Hydes Rd. Pavillion refurbishment rather than rebuild. Unlikely to require planning.

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Friar Park, Wednesbury	Delivery	Public/ Private	£111.5mm	No Status	630 Homes	2024	2027+	<p>Sandwell Council and WMCA (JV) Masterplan approved March 2023. Additional LUP funding (£11.5m) approved Sept 2023</p> <p>EOI released Jan 2023 with 10 developers confirming interest. Stage 2 ITT to be released late April 2024.</p> <p>Remediation Permits being progressed with external consultants.</p> <p>Planning consultants to be appointed imminently.</p>
Tipton Town Centre	Delivery	Sandwell Council	£33.3m	Permitted Dev	65 Homes 0.47 ha	2023	2026	<p>MoU has been signed by both DLUHC and Sandwell Council.</p> <p>Full decant of commercial tenants complete.</p> <p>Slippage of 6-8 weeks for tender and planning application but end dates are still achievable. Planning application for Conservative Club expected Aug 2024.</p>

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
London St, Smethwick	Delivery	Private	£75m	Approved	392 Homes	2024	2026	DC/22/67165. October 2023: Applicants due to start on site Q3 of 2024 with expected completion 2026.  April 2024: No further updates.
Rolfe Street Canal-side, Smethwick	Delivery	Public	£2m	No Status	115 Homes	2023	2025	Towns Fund Project. Vacant possession achieved. DC/23/68794 (withdrawn) following concerns raised by stakeholders.  Historic England suggested a Heritage Impact Assessment. This will be completed prior to submitting planning application.  Looking to submit planning application May/June 2024.
Grove Lane, Smethwick	Delivery	Public	£4.4m	No Status	145 Homes	2024	2026	Towns Fund Project. Advice has been sought from legal regarding whether it's best to submit an outline planning application or full planning application. A full planning application was advised to support CPO. Currently working on Statement of Reasons and will be submitting this with the planning application in April 2024. Project lead will be instructing Legal to do referencing to identify legal entities who have interest in the land.

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Former Gas Showrooms, West Bromwich	Delivery	Black Country Housing Group	£6m	Approved	26 new homes 0.107ha	June 2024	December 2025	<p>Outline Planning Approved</p> <p>It is forecast that conditional contracts will be exchanged by the end of April 2024 for the council to dispose of the site to the RSL. Pre-application advice has been provided to the RSL, who envisage submitting a full planning application by the end of May 2024.</p>
Former Rolfe St Baths (Octopus)	Delivery	TBC	£12.6m	No Status	New homes		2027+	<p>Still discussing the potential of submitting a bid to Octopus from SMBC and Black Country Housing Group.</p> <p>Homes England RDEL funding has been offered to undertake surveys to support a planning application.</p> <p>Claims to draw down funding will be submitted for Site Valuation, Flood Risk Assessment, Preliminary Ecology Survey, Transport Statement and Plan Design.</p>

## Sustainability Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Battery Energy Storage, Danks Way Hill Top, West Bromwich	Delivery	Private	£40m	Approved	20 New Jobs 2 Apprentices 264 Con Jobs	2023	2024	Avon Utilities & Generation.  DC/22/67275 Approved December 2022 DC/23/68875 to remove conditions approved March 2024



## Town Centre Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Wednesbury Town Centre Masterplan	Delivery	Public	£130k	Various	Masterplan	2023	2024	Levelling Up Partnership  Draft Masterplan due for consultation from May with approval due in July. Options appraisal for site improvements in place. Public realm and urban greening works due for approval and procurement in April with target to commence work on site in June.

## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
M5 J1 (Ph1 Development of SOBC only)	Delivery	Public	£3m	Permitted Dev	Connectivity Improvement	2023	2027	<p>*Note this project reflects level of investment to develop a Business Case for the scheme. Capital Funding for physical project not yet obtained.</p> <p>Completion of SOBC delayed by 4 weeks due to the need of undertaking traffic counts. Completion now expected this month.</p>
ULEV Charging Scheme	Delivery	TfWM	£300,060	Permitted Dev	Connectivity Improvement	2024	2025	<p>CRSTS Programme – WMCA. Fully funded Business Cases approved. £50m scheme, majority of investment is in Walsall and Solihull, £250k in Sandwell.</p> <p>The Office for Zero Emission Vehicles (OZEV) have granted us an extension on our grant funding till the end of this financial year. We now have until March 25 to deliver these chargers. Construction on the first sites in Sandwell will begin in May 2024, with the rest to follow. We are expecting the final sites to be completed in the Autumn.</p>
SPRINT A34/A45 PH2, West Bromwich	Delivery	Public	£250k	Permitted Dev	TBD	2024	2025	<p>CRSTS Programme – WMCA. Fully funded Business Cases approved. £50m scheme, majority of investment is in Walsall and Solihull, £250k in Sandwell.</p> <p>Approval to start phase 2 is currently on hold, pending outcome of the franchising investigations.</p>

# SUMMARY OF ON-SITE PROJECTS

21

ON-SITE

## Digital Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Improving Digital Connectivity	On-Site	BT Openreach	£40m	Permitted Dev	TBC	TBC	2024	<p>Approx. £40million commercial investment. Project Duration: 147,000 Total homes and businesses.</p> <p>To Date: 77,000 Full Fibre Built (54% - was 35% Oct 22) with 26k built in last 18 months. Further 40,000 planned Full fibre (30%)</p> <p><i>To Note: Pipeline Investment Value increased from £30m to £40m following confirmation from BT Openreach.</i></p>
Broadband Full Fibre Infrastructure, Borough	Concept	Netomnia	£30m	Permitted Dev	120,000 connections	TBD	TBD	<p>Project has been broken down into Phase 1 and Phase 2.</p> <p><b>Phase 1</b> - Ready for Service (RFS) x 9126. This is the number of residential and business premises who can contact our Internet Service Provider (ISP) YouFibre and request a contract/service.</p> <p><b>Phase 2</b> – Includes areas in progress stage. The target date for them to be moved to RFS in May and June 2024 (x 5500 connections).</p> <p>Premises in Netomnia’s “planned” stage have a target date for RFS is July and August 2024 (x 4332 connections).</p>

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Cradley Heath Skills Centre	Delivery	Public	£9m	Approved	4 New Jobs 1 Apprentice 32 Con Jobs	2024	2025	<p>Towns Fund Project (Sandwell College Led) DC/22/67785 – Application Approved June 2023</p> <p>Works commenced on site to conduct ground investigations to provide final cost plan. Expected to sign off cost plan in May and start works on-site in June 2024 with build complete July 2025.</p> <p>RISK: Contractor cannot start on site until Land Transaction has completed. SMBC Legal to prioritise this case due to time limited funds.</p>

## Employment Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Metro Depot, Wednesbury	On site	Public TfWM	£50m	Approved	150 New Jobs	2023	2025	<p>DC/20/64976 TfWM confirmed in May 2023 that investment was circa £50m and the project would house additional 21 trams. Therefore the 150 jobs covers construction, drivers and maintenance.</p> <p>Project is on-site and works continue to progress.</p>

## Health Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Midland Metropolitan University Hospital	On Site	NHS Balfour Beatty	£700m	Approved	New Hospital	2015	2024	DC/15/58384. The date for opening of MMUH is noted as late 2024. The exact date has not been confirmed and is under constant review by the NHS Exec Board.
Britannia Park Greenspace Improvements	On Site	Public	£2.46m	Approved	1 Apprentice 10 Con Jobs	2022	2024	Towns Fund Project  Allotments due to complete Mid-April and will be allocated once complete. RE Changing rooms - contractor has been chosen from tender for 4 changing rooms. Works due to commence July 2024. Play area, trim trail, sports pitch improvements (phase 2) are due to complete in Summer 2024.

## Heritage Theme

Theme Manager – TBC

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Town Hall Quarter, West Bromwich	On Site	Public	£7.558m	N/A	1 Apprentice 6 Con Jobs	2023	2024	<p>Towns Fund Project.</p> <p>The works to refurbish the disability access at the rear of the building has been completed within the required timeframe set by DLUHC. This has been completing utilising the Changing Places funding issued by DLUHC.</p> <p>Discussions continue with the contractor around contingency. A number of surveys and investigations were held to de-risk as much as possible, however the contractors are still highlighting issues as refurbishment proceeds.</p> <p>To ensure works are completed within budget, a number of works were removed from the work package, however the project is now at the stage that no more works can be removed and therefore the reduction of quality would need to be considered. Still on target to complete Nov 2024.</p>

## Housing Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Land at Hall Green Road, West Bromwich	On-Site	Countryside Properties	£35.7m	Approved	223 Homes 8.59 ha	2021	2024	DC/20/65059 90 private sales completed. 10 plots exchanged, 16 plots reserved and 26 plots unsold for FY24. On PRS all 81 plots now handed over to Gatehouse bank.
Fountain Lane, Oldbury	On-Site	Lovells	£47m	Approved	246 Homes 6.02 ha	2021	2025	DC/20/64152 Total Open Market Completions to date: 79  Remainder of housing units are profiled to complete in 2024: 29 units  Final apartment block of 24 dwellings will run into 2025 for Legal Completions.  Due to handover and complete all 114 affordable units in 2024, with 30 completions to date.
Swan Lane, West Bromwich	On-site	Private	£29.8m	Approved	147 Homes	2023	2025	Green Square Accord DC/22/66532  Works commenced on site January 2024. Phase 2 of the demolition is complete. The ring beam for the gas holder has been removed and the factory has now been demolished. Work to the blast work has now been completed. Anticipate the first set of homes to be completed by summer 2025. <i>Contractor Morro Partnerships. Social Value Team liaising with Morro Partnerships on delivery plan.</i>



## Sustainability Theme

Theme Manager – Tammy Stokes

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Retro-fit Council Housing Stock	On Site	Public	£89m	Permitted Dev	400 Con Jobs 20 Apprentices	2022	2027	<p>HRA &amp; Government Grant Energy Efficiency Council House Stock.</p> <p><b>SDHF Wave 1</b> 142 Properties received Energy efficiency works Completed August 2023 (Smethwick)</p> <p><b>SHDF Wave 2.1</b> A total of 625 properties programmed to benefit from SHDF Wave 2.1 funding to receive retrofit work by September 2024 (32 in Smethwick, 313 in Wednesbury and 280 in Oldbury)</p>
Energy from Waste Plant, West Bromwich	On Site	Enfinium	£500m	Approved	TBC	2021	2025	<p>DC/17/61177 Project progressing on site, no further update.</p>

## Town Centre Theme

Theme Manager – Luke Dove

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Retail Diversification Programme	On-Site	Public	£13m	Various Approved	255 Con Jobs	2023	2025	<p>Towns Fund Project</p> <p><b>Indoor Market</b> Cabinet approved additional funding required to deliver Indoor Market in March 2024.</p> <p>Procurement will commence for a developer at the end of May 2024, conclude in July and on-site works to commence August 2024. The completion date is estimated mid/ end of February 2025.</p> <p><b>Acquisitions</b> <b>Former Wilko Site</b> - March 2024 Cabinet approved demolition of site. HoT and contract agreed with landowner. Expected completion of acquisition for mid-May 2024. <b>Kings Cinema</b> – Potential acquisition valuation obtained. Statutory Officer Group approved for formal offer to be presented.</p> <p><b>Queens Square</b> – Town Deal Board approved Change Request to remove this from project scope. To be replaced with acquisition of King Square Cinema subject to supportive BCR/ DLUHC approval. If this If option doesn't progress, Officers have delegated authority to work up other sites and bring it back to the Town Deal Board for approval.</p>
Wednesbury Community Safety	On-Site	Sandwell Council	£400k	N/A		2023	2025	<p>Levelling Up Partnership Project</p> <p>CCTV cameras installed and in testing phase. Deployables on order. Business engagement commenced. Nuisance bike measures.</p>

## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Metro Line 1 renovation	B Case	Public	£10m	Permitted Dev	TBD	TBD	2027	WMCA led project. Project started on site March 2024.
Wednesbury - Dudley Metro Extension	On Site	Public	£160m	Permitted Dev	TBC	2021	2024	Target completion date December 2024.
Smethwick Walking & Cycling	On Site	Public	£3.8m	Permitted Dev	1 apprentice 10 Con Jobs	2022	2024	Towns Fund Project. Phase 2 and 3 and 5 completed Phase 4 works commenced on-site in March 2024
Canal Connectivity Rowley Regis	On Site	Public	£2.3m	Permitted Dev	1 apprentice 20 Con Jobs	2022	2024	Towns Fund Project – Canal River Trust Majority of works is complete. Top dressing to be done when weather improves (Spring/Summer 2024).
Midland Met Canal Gateway	On Site	Public	£1.5m	Permitted Dev	TBC	2023	2024	(Sustrans and Towns Fund) CRT have delivered their towpath improvements. Remaining works include linking their section to Heath Street (An alleyway between 317 - 321 Heath Street). The Team have drafted a plan and consultation letter to consult neighbouring properties. Once the consultation is complete, the aim is to deliver the scheme before the end of this financial year.

## Transport Theme

Theme Manager – Andy Miller

Updated: April 2024

Project	Stage	Developer	Investment	Planning	Outputs	Commences	Completes	Performance Update
Rowley Regis Walking & Cycling	Delivery	Public	£1.5m	Permitted Dev	10 Construction Jobs	2024	2025	Towns Fund Project Phase 1 - Oldbury has undergone design changes. Pre-site works due to commence in June 2024. Phase 2 - Moor Lane consultation complete. Works will commence during Summer Holidays 2024. Phase 3 - Cradley Heath to be reviewed in 24/25 following the first two phases being completed and within budget.
West Bromwich Walking and Cycling Infrastructure	On Site	Public	£1.1m	Permitted Dev	10 Con Jobs	2022	2024	Towns Fund Project Phase 3: Contractor appointed in April 2024 with works commencing in August 2024. Estimated completion date of January 2025.

# SUMMARY OF COMPLETE PROJECTS

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COMPLETE

Theme	Project	Developer	Investment	Planning	Outputs	Commenced	Completed	Performance Update
Education and Skills	Digital Den, West Bromwich	Public	£42,600	Permitted Dev	Digital Facilities and Learners Assisted	2022	2022	Towns Fund Project Greets Green Community Centre Completed March 2022 Published on Regen Website
Education and Skills	Windsor Olympus Academy, Smethwick	Public	£20m	Approved	New School	2021	2023	DfE Delivery.DC/21/65892 Completed September 2023 Published on Regen Website
Education and Skills	Shireland CBSO Academy, West Bromwich	Public	£16.29m	Approved	New School	2022	2023	DfE Delivery PDC/22/6650 Completed September 2023 Published on Regen Website
Education and Skills	Central St Michaels, West Bromwich	Public	£2.7m	Approved	14 Jobs 1 Apprentice 29 Con Jobs	2022	2023	Towns Fund Project Sandwell College DC/22/66495. Operational September 2023. Opening Ceremony held March 24 Published on Regen Website
Education and Skills	Ron Davis Centre, Smethwick	Public	£358k	Approved	1 Apprentice 15 Con Jobs	2022	2023	Towns Fund Project SAFL Delivery / Planning Ref - DC/22/66762 Published on Regen Website
Education and Skills	Elm Tree Primary Academy, Wednesbury	Public	£10m	Approved	New School	2022	2023	DfE Delivery DC/21/65308 Site of former Manor High School. Completed September 2023.

Theme	Project	Developer	Investment	Planning	Outputs	Commenced	Completed	Performance Update
Employment	Ambulance Service Hub, Oldbury	Private	£22m	Approved	475 New Jobs 6 Apprentices	2021	2022	Stoford Delivery Planning Ref - DC/20/65084 Published on Regen Website
Health	Sandwell Aquatics Centre, Smethwick	Public	£89.6m	Approved	16 Apprentices 254 Con Jobs	2022	2023	Public Funds sourced from SMBC, WMCA, BCLEP, DCMS, OC DC/19/62642 SAC Opened to the public July 23.
Health	Wednesbury Health Centre/ King St Housing, Wednesbury	Public	£5.6m	Approved	35 Homes 1 Apprentice 35 Con Jobs	2021	2023	DC/18/62165
Heritage	Heritage Action Zone (HAZ), Wednesbury	Public	£3.6m	Various	1 Apprentice 71 Con Jobs	2021	2024	SMBC & Historic England Project. Completed April 2024
Sustainability	Heat Network Dev Phase, West Bromwich	Public	£390k	N/A	Business Case	2022	2023	Outline Business Case was approved by Cabinet 12 July 2023. Project updated to complete. Commercialisation project now added to the pipeline.
Sustainability	Grid Scale Battery Storage Facility, West Bromwich	Private	£30m	Approved	20 New Jobs 2 Apprentices	2021	2023	Pivot Power EDF Renewables DC/20/64437 Event planned for autumn 2023 to mark project completion.
Town Centre	Urban Greening, West Bromwich	Public	£1.22m	Permitted Dev	Public Realm improvement.	2022	2024	Towns Fund Project All capital works complete (Phases 1 and 2). Multistory are continuing to deliver their Cultural Programme. They will be holding a Celebratory event in the Summer.
Transport	SPRINT A34/A45 Phase 1	Public	£5m	Permitted Dev			2022	TfWM Scheme

# PRE-PIPELINE PROJECTS

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**PRE-PIPELINE**



Project	Status	Developer	Investment	Planning	Outputs	Commenced	Completed	Performance Update April 2024
SEND School	Concept	DfE	TBC	No Status	New School	TBC	TBC	Bid submitted to the DfE but was unsuccessful. No further update for April/ May 2024.
Perryfields High School	B Case	DfE		No Status	New School	TBC	TBC	Bid approved by the DfE. Awaiting further information from the DfE before seeking Cabinet approval to add to the pipeline. Update has been requested May 2024.
Ocker Hill Academy	B Case	DfE		No Status	New School	TBC	TBC	Bid approved by the DfE. Awaiting further information from the DfE before seeking Cabinet approval to add to the pipeline. Update has been requested May 2024.
Levelling Up Zone Sites	Concept	TBC						Sites agreed with the Director of Regeneration & Growth. Site details submitted to the WMCA. Awaiting further guidance from the WMCA before sites are put forward to Cabinet for inclusion on the pipeline. Likely to be announced as part of the Autumn Statement.
Rattlechain, Oldbury	Concept	TBC	TBC	No Status	TBC	TBC	TBC	Regeneration Programme Board agreed this project remain on the pre-pipeline until there is more certainty.
Majestic Site, Cradley Heath	Concept	Citizen Housing	£9.7m	No Status	57 Units	TBC	TBC	£2.2m viability gap identified. £2.3m Citizen; £5.2m Homes England.

## Wednesbury LUP Sites: -

An options analysis of sites in Wednesbury Town Centre was undertaken linked to the emerging masterplan and input from the Wednesbury Levelling Partnership (WLUP) Board to help prioritise the sites to improve within the WLUP programme.

The options appraisal took into account the following factors: -

- Cost and value for money
- Deliverability (including timescales for spending the LUP grant)
- Risks to the Council (including commitment for future spend)
- Grant outputs – requirement to deliver improvements to 3 sites

Project	Status	Developer	Investment	Planning	Outputs	Commenced	Completed	Performance Update April 2024
Former Outdoor Market, Union Street	Concept	TBC	£280,000	No Status	Remediation to de-risk site for future use 0.21ha	2025	2026	Council owned site. Investment is the indicative remediation cost.
High Bullen Car Park	Concept	TBC	£151,000	No Status	Remediation to de-risk site for future use 0.7ha	2024	2025	Council owned site. Investment is the indicative remediation cost.
Spires Health Centre	Concept	TBC	£356,000	No Status	Remediation to de-risk site for future use 0.47ha	2024	2025	Council owned site. Investment is the indicative remediation cost.
Land at Addison Street/ Ridding Lane	Concept	TBC	TBC	No Status	Acquisition and remediation of long-term derelict site 0.12ha	TBC	2025	Acquisition is subject to successful negotiation with Landowner (In progress). Indicative remediation cost: £343,000