

# REGENERATION PROGRAMME PERFORMANCE REPORT

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October 2024

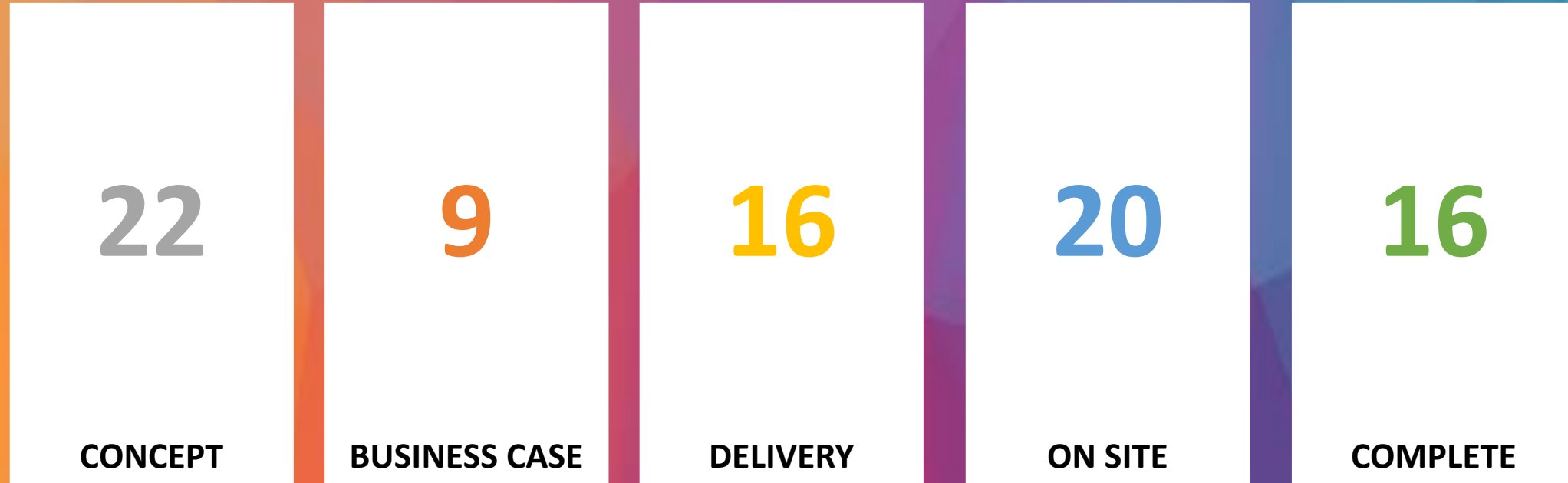
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JENNA LANGFORD

BUSINESS MANAGER REGENERATION & GROWTH

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# SUMMARY OF PROJECT CATEGORY



Concept – Project in development

Business Case – Project has an approved business case, submitted for funding

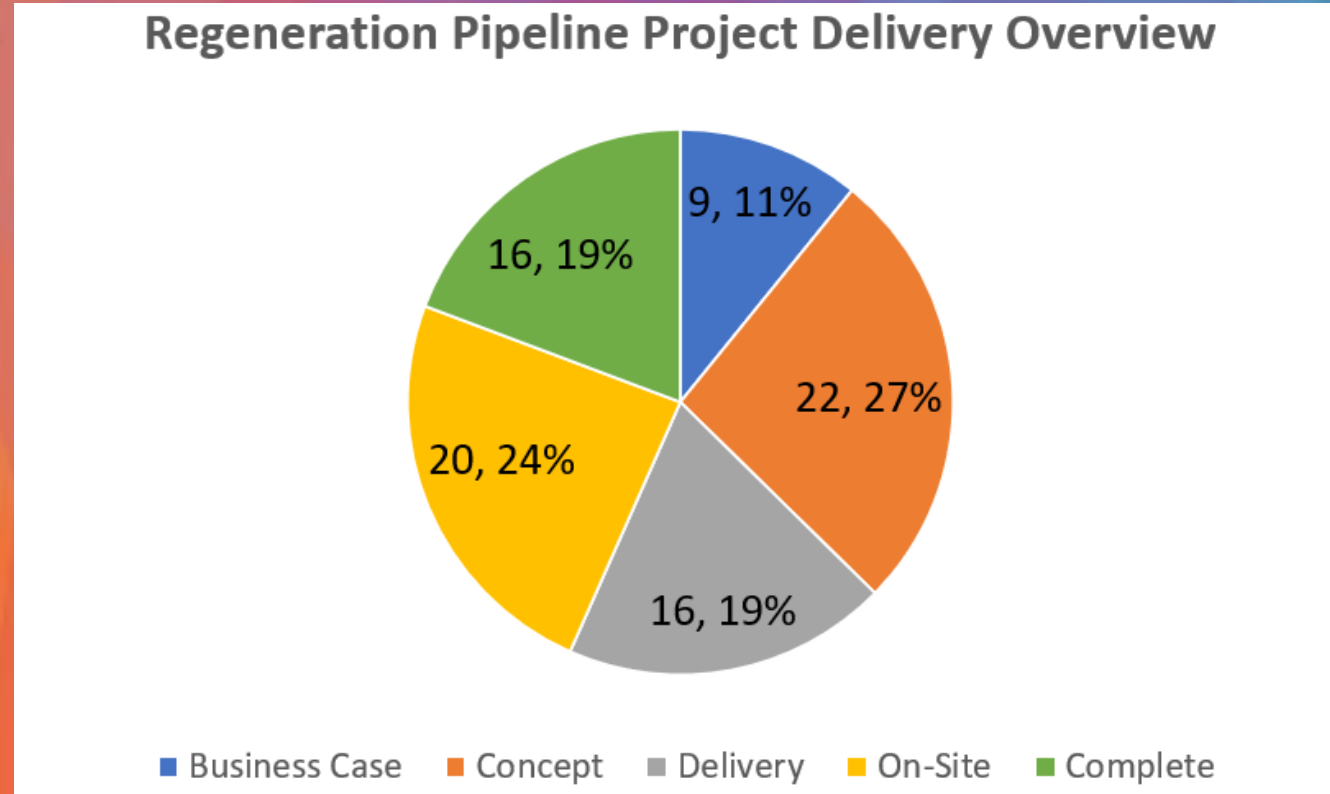
Delivery – Project has funding approved and is progressing to being on-site

On-site – Project has commenced construction of the physical asset

83

TOTAL PROJECTS

# SUMMARY OF PROJECT CATEGORY



Concept – Project in development

Business Case – Project has an approved business case, submitted for funding

Delivery – Project has funding approved and is progressing to being on-site

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83

TOTAL PROJECTS

# SUMMARY OF PLANNING STATUS

18

PLANNING  
APPROVED

2

PLANNING  
PENDING

67

LIVE  
PROJECTS

83

TOTAL  
PROJECTS

£3b

TOTAL  
INVESTMENT

# REGENERATION PROGRAMME BOARD ESCALATIONS

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Project	Commentary
Grove Lane Regeneration	Smethwick Partnership Board are concerned with the minimal progress since CPO approval and requested details of legal advice on prospects of success. Towns Fund Board wish to start to explore alternative options for funding should CPO not be approved.
Rolfe Street Canalside Regeneration	Smethwick Partnership Board are concerned with the timescales to deliver this project following delays, particularly regarding the Heritage Impact Assessment and Feasibility Study.
Blackheath Interchange and Public Realm	<p>BCR calculation is complete. To achieve a positive BCR, the project value has been reduced to £2,891,252 from £3,746,000. MHCLG advised this will require their sign off due to removed outputs and change of scheme design.</p> <p>This project is RAG Rated Red due to awaiting MHCLG approval of the project for it to proceed.</p>

# SUMMARY OF CONCEPT PROJECTS

22

CONCEPT

Employment - 1

Heritage – 3

Housing – 10

Town Centre – 2

Transport – 6

## Employment Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
International Distribution & Manufacturing Facility (Coneygre Manu Facility) Tipton	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.



# Heritage Theme

Theme Manager

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Chance Glassworks, Smethwick	Chance Heritage Trust, Historic England	£20m	No Status	3.08 ha	TBC	2027+	<p>CHT submitted an EOI for £20m funding to WMCA for the Glassworks site and was refused. A second EOI has been submitted for a reduced ask of £6m to focus on residential development, acquisition and access road. CHT await a response from the WMCA.</p> <p>CHT have been successful in their EOI for £4.2m to the National Heritage Lottery Fund (HNLFF) to focus on the 7-story building, administration building and a few workshops that surround the area. The ambition is to repurpose buildings for creative and cultural workspaces. The fund requires £400k match. CHT have been invited to submit a full bid for £2.4m.</p>

## Heritage Theme

Theme Manager –

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Soho Foundry, Smethwick	Chance Heritage Trust, Historic England	TBD	No Status	TBD	TBD	2027+	No further progress to report.
Archives Centre, Smethwick	TBD	£12m	No Status	TBD	TBD	TBD	Consultant appointed May 2024 to develop funding strategy. To be complete by March 2025. Two meetings held with the consultant to date. Discussions with the SMBC Corporate landlord Section August 2024 regarding the logistics of moving the archives currently located in Smethwick Library to Smethwick Council House and if there are funding options from the Smethwick Long term plan external funding. This will be a temporary storage facility until the new archives centre has been built.

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Edwin Richards Quarry, Rowley Regis	TBC	£56m	Approved	278 Homes 13.95 ha	TBC	2027+	DC/23/67924 Approved on 25 October 2023 subject to conditions. FCC Environment has also recently secured outline planning permission (DC/24/69110) for 14 No. self-contained apartments with access, parking and associated works. This is also within the ERQ boundary and residential allocation area.
Qualtronic, Tipton	TBC	£27.5m	No Status	137 Homes 5.6 ha	TBC	2027+	No further progress to report.
Former King's Cinema, West Bromwich	Private	£23m	Approved	77 Homes 0.18 ha	TBC	2024	DC/21/65989.

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Phoenix Collegiate, Wednesbury	Private	£17m	Approved	84 Homes 4.8 ha	TBC	2027	DC/20/63911 Outline Planning for 84 dwellings approved October 2022. DC/23/68742 Full application for 105 dwellings submitted October 2023 is still undetermined.

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
RSL Delivery	Public/ Private	£70m	Various	429 Homes	Various	2027	<p>April 2023 to March 2024: Achieved 69 units across 6 sites. Since April 2024, there has been 42 units achieved on one site, 62 units are under construction and 115 units currently in concept.</p> <p><b>Breakdown:</b> <b>23/24 - 69 achieved:</b> 20 at Whitehall Road, Tipton, 10 at Simpson Street, Oldbury, 26 at Dudley Road, Rowley Regis, 8 at Payne Street, Rowley Regis, 4 at Shaftsbury, West Bromwich and 1 at Sandwell Sea Cadets Bham Road, Rowley Regis.</p> <p><b>24/25 :</b> <b>42 units achieved to date</b> at Regis Lodge, Rowley Regis.</p> <p><b>62 On-Site:</b> 16 at Birmingham Road, 20 at Cardale and 26 at JohnDando.</p> <p><b>115 planned:</b> 57 at Majestic Cinema, Rowley Regis, 24 at Johns Lane, Tipton and 34 at Friar Gate, Wednesbury.</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
HRA Programme	Public	£50.7m	Various	266 Homes	Various	2027	<p>Total number of units has reduced because of the removal of Stanhope Road (33 units), Carrington Road (30 units) and reduction of some numbers as part of the Highrise programme (2 at Alfred Gunn and 2 units at Thorn Close) (70 units in total).</p> <p>Currently 109 units on site under construction, 46 units planned with anticipated completion of 2027/28 for 3 sites and 2028/29 for 1 site.</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Sandwell General Hospital Site, West Bromwich	Private	£18.75m	Approved	121 Homes 0.7 ha	TBC	2025	DC/20/64894 An update meeting has been requested to assess progress and feasibility.
Langley Baths		£7.3m	Permitted Dev	17 new homes 0.46ha	2024	2026	Funding will consist of HRA, 1-4-1, and BLRF. SI currently being undertaken to inform final site layout design to progress to detailed design.  Cabinet approval for the development of new affordable rent council housing, subject to planning permission being obtained and receiving the necessary strategic investment unit appraisal mark of 65 or above once site layout agreed (minute number 38/23 refers). Anticipated start on site 2025/26 with completion anticipated 2026/27.

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Carrington Road	TBC	TBC	Approved	TBC	TBC	2027 +	<p>The Council are currently working with a developer consider the development of the site for a number of supported living units.</p> <p>Regeneration and Strategic Assets have been working alongside Adult Services to devise a scheme that will meet the needs of the local authority with the development to be brought forward as part of a leaseback agreement.</p> <p>We have recently received updated plans (to be reviewed) and subject to this will then look to finalise the financial model. If this is agreeable, it will then be brought forward through the appropriate channels recommending progression.</p>



# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
LUF Round 3 Grove Lane	TBC		No Status	TBC	TBC	TBC	<p>Awaiting response from Government regarding the MoU. Verbal confirmation was received in May 2024 prior to the General Election announcement that Minister Young had approved the bid. However no further communication has been received since.</p> <p>Concerns have been raised with Government regarding the timescales to deliver this project and with the further delay in correspondence, the delivery timescales concerns and risks increase.</p> <p>The council have written to the new MP to raise the concerns around this.</p>

## Town Centre Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Smethwick Long-Term Plan	Public	£20m	No Status	TBC	2024	2027+	1 August submission deadline suspended by Government, awaiting further guidance from Government. Smethwick Long-Term Plan produced based on initial engagement and agreed by Smethwick Partnership Board (SPB) on 25 July 2024.
West Bromwich Masterplan sites	Public/ Private	£165m	Various	1100 Homes	Various	2026	SMBC due to appoint Legal advisory team in Sept 2024. Workshop with them in October to develop approach to procurement and legal structure. To issue procurement opportunity in Q4 2024.

# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
A4123 Multi Modal Corridor	Public	£12m	Permitted Dev	Connectivity Improvements	2025	2027	OBC submission was delayed, due to the delay of the strategic transport model. Now forecast September / October 2024 submission to WMCA. The anticipated SAF approval from WMCA will be October/November 2024. Scheme received Cabinet approval 7th February 2024. Further update report scheduled for Cabinet 11th September 2024.
A461 Multi Modal Corridor	Public	£12.5m	Permitted Dev	Connectivity Improvements	2025	2027	The OBC has now been approved by the Combined Authority and we are in the procurement phase for a detailed design resource. Consultation has commenced and is due to finish September 13th.
Sandwell BC LCWIP West Bromwich - Cradley Heath	Public	£4m	Permitted Dev	Connectivity Improvements	2025	2027	This will be submitted as part of a programme business case by Dec 2024.
SANDWELL BC LCWIPs Smethwick - West Bromwich - Wednesbury	Public	£5m	Permitted Dev	Connectivity Improvements	2025	2027	This will be submitted as part of a programme business case by Dec 2024.

# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
WBHE Sustainable Access Wednesbury to Dudley (Tipton)	Public	£16m	Permitted Dev	TBC	2024	2027	FBC is delayed due to the delay to consultation caused by multiple elections and pre-election periods. Currently undertaking public consultation. After this, detailed design will commence with the aim to have updated drawings, cost estimates and FBC by Spring 2025.
Inclusive Growth Corridor Smethwick to Bham	Public	£16m	Permitted Dev	Connectivity Improvements	2025	2027	<p>OBC is almost complete, just awaiting final update following the outcome of traffic modelling. OBC to be presented to the Black Country Programme Board on 16th September for approval to submit to TfWM SAF. Grant Agreement is approved and can be signed. Working with Highways (Hedd Jones) to prepare a brief for Curtins to carry out the feasibility study for the Cranford Street Bridge.</p> <p>Arranging a site visit with NHS for Highways colleagues to visit the canal arm. Still aiming to submit the OBC for approval to TfWM in September/October and start the detailed design/development of FBC at the same time.</p>

# SUMMARY OF BUSINESS CASE PROJECTS

9

**BUSINESS CASE**

**Education and Skills - 2**

**Housing – 1**

**Sustainability – 1**

**Transport – 5**

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
George Betts	Public	£9m	No Status	New School	TBC	TBC	DfE Delivery DfE will re-commence procurement soon. A revised timeline for procurement / planning consent / start on site has been requested from the DfE.
Causeway Green Primary School, Oldbury	Public	£17m	Approved	School Replacement	2024	2025	RIBA Stage 3 delayed due to further delays experienced with procurement of a main contractor. Report to Cabinet now likely to be end 2024/ early 2025 to allow sufficient time for capital appraisal. Revised completion date to be confirmed when RIBA Stage 3 report is produced.

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Brandhall Urban Village, Oldbury	Sandwell Council	£36m	Approved	190 Homes Eco-Park	2025	2027+	Delivery Strategy scheduled for Cabinet in November 2024.  School design progressing to RIBA Stage 3.  Specialist support commissioned for the park Masterplan.

# Sustainability Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Heat Network Commercialisation	Public/ Private	£50m	No Status		2023	2027+	<p>The Council's Section 151 Officer has authorised acceptance of Green Heat Network Funding that will allow this project to proceed through the Commercialisation stage. We await final versions of the documentation around this to allow transfer of funding to the Council.</p> <p>The original deadline for completion of Commercialisation was March 2025, although negotiations with the grant administrators have resulted in an extension of further 12 months.</p> <p>A Project Board will need to be set up and procurement of consultants for both Commercialisation itself and specialist legal services will need to take place as soon as possible.</p>



# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Birchley Island Upgrade (A4123 / M5 J2) – Oldbury	Public	£30m	Permitted Dev	TBD	2025	2027+	Publication of Draft Orders 28/10/24. Land acquisition by negotiation ongoing to public inquiry date.  Confirmation of draft orders by the Secretary of State 09/07/25. Submission of Full Business Case to DfT 17/07/25. Commencement of construction works 06/11/25. Completion of construction works 28/12/28.
Dudley Port Integrated Transport Hub (Phase 1A), Oldbury	Public	£2.4m	Permitted Dev	TBD	2024	2025	No update from TfWM available. Work appears to be on hold.
West Bromwich East Towpath Link	Public	£3m	Permitted Dev	TBD	TBD	2025	Work on "Yew Tree Gap" is due to begin in August for completion in Autumn. This is funded through Sandwell and will connect the recently improved sections in Walsall to good quality towpaths in Sandwell. Still no progress on securing funds for the remaining sections (Pudding Green to Ocker Hill and Tame Valley).

## Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Galton Bridge & Engine Arm Aqueduct restoration	Public	£2m	Permitted Dev	TBD	TBD	2026	No progress since last report period: Aspirations 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.

## Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End
Blackheath Interchange	Public	£2.89m	Permitted Dev	TBD	2024	2025

BCR calculation complete and a PAR has been drafted to confirm BCR and to change outputs due to a revised proposal. This will be sent to S151 officer once final costs have been confirmed. Final designs are being completed prior to going to Cabinet in Nov 2024.

Project value has been reduced to £2,891,252 from £3,746,000. MHCLG advised this will require their sign off due to removed outputs and change of scheme design.

Detailed design in progress with Highways. Process for the appropriate TRO's has also started. Long-term traffic monitoring is being installed within (approx.) the next month.

Re-engagement with the traders & other stakeholders to keep them informed of progress and plans is intended following the next cabinet update. As the works themselves are due to commence next year, the nearby properties will be consulted directly by Highways to discuss any specific access issues during the course of the works. PMO and Project Team are also looking to independently brief the new MP specifically covering Blackheath with reference to the project.

Milestones have been updated: -

Detailed design to be updated to October 2024

Statutory consultation to be updated to October 2024

Decision pending statutory consultation to be updated to November 2024

On site to be January 2025

Completion to be November 2025 prior to Christmas period.

# SUMMARY OF DELIVERY PROJECTS

**16**

**DELIVERY**

**Education and Skills - 2**

**Health – 2**

**Housing – 7**

**Sustainability – 1**

**Town Centre – 1**

**Transport – 3**

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End
Midland Met Campus, Smethwick	Public	£18.552m	Approved	30 New Jobs 6 Apprentices 100 Con Jobs 0.867 ha	2022	2025

Towns Fund Project (NHS Trust Led) DC/23/68220 Approved 25 Oct 2023

Kier commenced enabling works mid-July, commenced main construction 19 Aug and practical completion is scheduled for November 2025. Piling for foundations are on target and 50% complete.

Sandwell College, Uni of Wolverhampton and Aston Uni remain committed to MMLC.

Condition of gap funding from WMCA is that the Trust commits to employment deliverables for 15 years, which go over and beyond the TF deliverables: -

- 50 people per year from within local communities supported to access substantive employment within the Trust and its subcontractors through employability programmes such as SWAP.
- 100 apprenticeship opportunities per year.
- 250 work experience opportunities per year.
- 10 supported internships per year through programmes such as Project Search.
- 60 people each year supported to participate in career insight days.
- 450 people each year supported to participate in discovery days.

WMCA have confirmed no housing outputs for match.

## Education and Skills Theme

Theme Manager – Sue Moore

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Millennium Centre Expansion	Public	£2m	No Status	Expanded Community Centre	2024	2025	<p>Levelling Up Partnership Project</p> <p>Design Contractor is in place to prepare detailed designs. Planning submission expected in October 24 with estimated start on site Jan 2025.</p> <p>Early project outcomes with Job Club and Youth Club running services from the Millennium Centre, and review of library service offer. Social Value plan is being prepared.</p>

# Health Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Haden Hill Leisure Centre, Rowley Regis	Sandwell Council	£23m	N/A	New Leisure Centre	2024	2026	<p>Main contractor carried out review of cost plan which identified some issues. These have been worked through by contractor, architect, Sport England and council officers. MHCLG are aware but unable to advise at present time as they await instruction from new Ministers following change of Government. They have however, advised us not to put any information in the public domain until they have steer. This also means still no official announcement of appointed contractor. (Postponed due to Local Election and then General Election).</p> <p>Council Leadership Team have approved that design process continues to end of RIBA 3 whilst we await further information.</p> <p>Notified by Sport England of successful Funding Application. Unable to make official announcement until Exchequer Funding Agreement signed. This is almost complete – being finalised by Legal Services and SE Solicitor.</p> <p>Schedule of Project/Design Teams reestablished, and Programme Plan revised. Monthly Project Boards being held.</p>

# Health Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Wednesbury Greenspaces	Sandwell Council	£1.65m	N/A		2024	2025	<p>Levelling Up Partnership Project.</p> <p>Work completed at Wyntor Lane Open Space. On site at Lakeside and Norbury Open Space and due to commence at Balls Hill.</p> <p>Consultation completed around initial designs for Hydes Road. Due to start procurement process in September. Estimated start on site December 2024.</p>



# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Friar Park, Wednesbury	Public/ Private	£111.5mm	No Status	630 Homes	2024	2027+	<p>Sandwell Council and WMCA (JV)</p> <p>ITT Stage 2a Issued 3rd July 2024 with responses due 23rd August. Remediation cost increase identified June 2024. WMCA and SMBC both committed to additional funds to secure required funding.</p> <p>Consultants appointed to progress planning application (submission expected Late 2024). Developer Procurement process to complete in Jan/Feb 2024.</p> <p>Remediation Works to commence Spring 2025 - complete by Dec 2027.</p> <p>Housing development to commence early 2028, with 350 units delivered by March 2032, and remainder by March 2035.</p> <p>EA response times remain red risk to project delivery.</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
London St, Smethwick	Private	£75m	Approved	392 Homes	2024	2026	DC/22/67165. Following contact with the landowner's agents they have confirmed there has been no change to the programmed start date of Q3 2024
Rolfe Street Canalside, Smethwick	Public	£2m	No Status	115 Homes	2023	2025	<p>Historic Impact Assessment and Feasibility Study tender received 9 submissions. Following evaluation an award for the contract has been made. Work will commence mid-September with a Heritage Impact Assessment due by mid-October which may determine whether the Towns Fund project requires a change request from Government. The Feasibility Study will follow with an estimated completion of end December/ early January 2025.</p> <p>If decided to proceed, a planning application will be drawn up with input from Historic England. A request has been submitted to Valuation Office to remove Business Rates payable on all buildings on site. Awaiting notification of decision.</p> <p>RED RAG rated to Towns Fund Board due to slipped milestones. Towns Fund Board requested further details on original objections to planning.</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Grove Lane Regeneration, Smethwick	Public	£4.35m	No Status	145 Homes	2024	2026	<p>Statement of Reasons process started in April 2024. A planning application is still being prepared with submission end September/early October. Once any objections are received, the Statement of Reasons can be updated along with the information from the referencing exercise and submitted to Secretary of State - aiming for December 2024. Following statement of reasons and planning application, there will be potentially an inquiry in early 2025, with CPO determination expected by end of April 2025. Consultants have been appointed to lead negotiations with the landowner to seek acquisition by agreement. Site valuations have been undertaken.</p> <p>Town Deal Board concerned with the minimal progress since CPO approval and requested details of legal advice on prospects of success. Towns Fund Board wish to start to explore alternative options for funding should acquisition by agreement not be achieved or a CPO not be approved.</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Tipton Town Centre	Sandwell Council	£33.3m	Pending	65 Homes 0.47 ha	2023	2026	<p>No objections to planning application for Blocks 1/2 - 55 units. To be determined at Planning Committee 23 October 2024.</p> <p>Demolition of blocks 1/2 began August 2024; block 1 demolished September and block 2 demolition to be complete October. Public realm design commission begun June, draft proposal submitted August and feedback provided. This covers Owen Street, Union Street, Unity Walk precinct and entire length of canal walkway.</p> <p>Site 3 former Conservative club; specialist conservation advice procured and structural/ condition survey under way. Frontage and main building shell to be retained/ converted to apartments / refurbished; extension to be demolished and new build element added at rear, with exact number of units created still to be determined.</p> <p>Design development through September and October leading to planning submission end of November.</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Former Gas Showrooms, West Bromwich	Black Country Housing Group	£6m	Pending Approval	26 new homes 0.107ha	2024	2025	DC/24/69626 Submitted July 2024, validated August 2024 for 26 apartments, car parking, landscaping and external works. Decision is pending.
Former Rolfe St Baths	TBC	£12.6m	No Status	63 New homes		2027+	<p>All claims from Homes England RDEL have been paid. A layout and some supporting documents have been prepared but a noise assessment, site investigation and BNG assessment may also need to be procured in due course.</p> <p>A meeting is to be set up with investor mid-September to discuss the plans prepared to date and to establish a way forward in progressing this investment opportunity.</p>

## Sustainability Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Battery Energy Storage, Danks Way Hill Top, West Bromwich	Private	£40m	Approved	20 New Jobs 2 Apprentices 264 Con Jobs	2023	2024	Avon Utilities & Generation, JRB Regeneration Limited. DC/22/67275  JRB still working towards mobilisation and completion anticipated before the end of the year.

## Town Centre Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Wednesbury Town Centre Masterplan	Public	£4.66m	Various	Masterplan	2023	2025	<p>Levelling Up Partnership Project that has a number of elements (Masterplan Development, Site development, Public Realm).</p> <p>Masterplan approved July 2024.</p> <p>Site improvement priorities agreed, and phase 1 surveys undertaken.</p> <p>Public realm works commenced on site August 2024. A building facade improvement scheme is in development.</p>

# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
M5 J1 (Ph1 Development of SOBC only)	Public	£3m	Permitted Dev	Connectivity Improvement	2023	2027	<p>On the M5 the SOC is complete by Stantec. BCR was low, however the junction was modelled using the local microsimulation model which may have underestimated strategic rerouting benefits.</p> <p>Further modelling commissioned using strategic modelling to provide some robust evidence on the benefits of the scheme. The outcome at the end of this may well be that the BCR still isn't good – in which case we'll have good evidence to step away and look at Active Travel and PT measures only.</p>
ULEV Charging Scheme	TfWM	£1.67m	Permitted Dev	Connectivity Improvement	2024	2025	<p>CRSTS Programme – WMCA. The CRSTS ULEV FBC has now been submitted to WMCAs SAF process for approval. Approval timeline is TBC.</p> <p>On-Street Chargers: The first chargers in Blackheath were completed in August 2024 and went live the first week of September. The programme is accelerating with the second batch being completed by the end of November. In this batch there are 7 locations.</p>



# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
SPRINT A34/A45 PH2, West Bromwich	Public	£300k	Permitted Dev	TBD	2024	2027+	<p>CRSTS Programme.</p> <p>Due to the ongoing move towards franchising, the operator will no longer be acquiring the dedicated SPRINT vehicles. As these are a pre-condition for SMBC (and Walsall) support for the project, the Phase 2 works in Sandwell and Walsall have been deferred to beyond 2027 pending clarity on how the vehicles will be acquired.</p> <p>Phase 2 works in Birmingham and Solihull are under construction.</p>

# SUMMARY OF ON-SITE PROJECTS

**20**

**ON-SITE**

**Digital – 2**

**Education and Skills – 1**

**Employment – 1**

**Health – 1**

**Heritage – 1**

**Housing – 3**

**Sustainability – 2**

**Town Centre – 2**

**Transport – 7**

# Digital Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Improving Digital Connectivity	BT Openreach	£40m	Permitted Dev	TBC	TBC	2024	<p>BT Openreach announced on 28 May that they are extending the commercial build to the Smethwick, Cradley Heath and Blackheath exchanges, with build to take place by end of 2026.</p> <p>Project Duration: 147,000 Total homes and businesses planned which means a further 61,000 to be built by Dec 26.</p> <p>To date: 86,000 Full Fibre Built which means 46% of Sandwell homes and businesses can access Openreach Full Fibre.</p> <p>£44million commercial investment. We have already invested £26million of this £44m.</p> <p>The 2 apprentices have been progressed into Full Fibre engineers upon completion of their apprenticeship to support our ongoing build and maintenance of the network.</p>

# Digital Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Broadband Full Fibre Infrastructure, Borough	Netomnia	£30m	Permitted Dev	120,000 connections	TBD	TBD	<p>Phase 1 - Ready for Service (RFS) x 19,225. This is the number of residential and business premises who are connected and can contact our Internet Service Provider (ISP) YouFibre and request a contract/service.</p> <p>Phase 2 – Includes areas in progress stage. The target date for them to be moved to RFS is currently end of August / early September 2024 (x 3,700 premises to be connected).</p> <p>Premises in Netomnia “planned” stage have a target date for RFS for before the end of October 2024 (x3,800 premises to be connected).</p> <p>At present there are at least a further 10,000 premises planned for 2025 in Sandwell so far.</p> <p>10 people have been employed full-time locally in the past three months. We anticipate this number will increase when we start to ramp up our build in the neighbouring Walsall area.</p> <p>Due to previous success, there is a job centre stall planned for the area in the coming months.</p>

# Education and Skills Theme

Theme Manager – Sue Moore

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Cradley Heath Skills Centre	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>There have been delays to Land Transfer and S106 agreements which have now been agreed. This has impacted project timeline and budget. Land Transfer is nearing complete with signatures pending.</p> <p>A requirement of the planning application was to complete a parking study before any works commence, including preliminary works. The objective of the parking study is to ascertain sufficient parking in the vicinity, so the study will look at usage and traffic in the area. Once completed, Sandwell College will enter into the construction contract and start onsite. Delay in entering contract has added to the cost as suppliers aren't always willing to hold quoted prices beyond a certain time frame. Expected costs were £9.8m, value engineering has reduced it to £9.3m - only £9m available from TF.</p> <p>RED RAG Rated to Town Deal Board due to slipped milestones.</p>

# Employment Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Metro Depot, Wednesbury	Public TfWM	£50m	Approved	150 New Jobs 1 apprentice 400 con jobs	2023	2026	<p>DC/20/64976.</p> <p>Awaiting final detailed design for revised target cost. Budget currently remains the same until approval of the next target cost assumptions (expected Q4 2024).</p> <p>Construction on site is in progress. Numerous elements of works, from Earthworks, mine treatment and remediation, deep drainage (such as attenuation tanks and flow control chambers) retaining walls, concrete slabs, highway surfacing, Piling substructure works and drivers walkways are being undertaken.</p> <p>Currently, the delivery team are completing a 120m Tensar Earth retaining wall which will form the backbone of the southern stabling where 4 new stabling roads will be built to accommodate up to 42 Trams to support the Metro extensions.</p> <p>The superstructure of the new building extension to the OMC which will house the new Operations Control Centre (OCC) and Bogie repair workshop is underway, with the steel frame expected to complete Q4 2024.</p> <p>Target completion date updated from 2025 to 2026. # of apprentices updated from 2 to 1. # of construction jobs updated from 460 to 400.</p>

# Health Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Britannia Park Greenspace Improvements	Public	£2.46m	Approved	1 Apprentice 10 Con Jobs	2022	2024	<p><b>Allotment Plots:</b> 15 allotment plots now complete. <b>Changing Rooms:</b> Works commenced June 2024 and construction is due to complete November 2024.</p> <p><b>Play Area/ Gym Equipment:</b> Opening ceremony took place on 13 August.</p> <p><b>Sons of Rest CC:</b> Discussions underway to identify works required to improve the centre and to increase usage, potentially linking access to the park grounds. Council architects will be completing feasibility study for the building to provide some costings. Elected members will be informed of proposed works end of September, surveys expected to complete end of October which will enable final costing. Procurement expected early January for a 6-week period. Works to start March and end June 2025.</p> <p><b>Pitch Drainage:</b> Delay with drainage works - appointed contractor has withdrawn from contract. Team have been granted approval to approach second contractor and award the contract. However, work timescales is dependent on weather now Winter season approaches.</p>

# Heritage Theme

Theme Manager

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Town Hall Quarter, West Bromwich	Public	£7.575m	N/A	1 Apprentice 6 Con Jobs	2023	2024	<p>Restoration works are progressing well and will complete ahead of schedule - scheduled to finish in November 2024.</p> <p>Currently forecasting to be £75,000 underbudget. Will be looking into further funding for Cultural Hub and Music Venue.</p> <p>A showcase event has been organised by the Contractors (date is TBC by contractor) which will showcase the social value.</p> <p>A visit is to be planned for Board Members following completion of works in November 2024. Outputs will be provided by Mark Evans and SAFL staff.</p>



# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Land at Hall Green Road, West Bromwich	Countryside Properties	£35.7m	Approved	223 Homes 172 con jobs 8.59 ha	2021	2025	<p>DC/20/65059</p> <p>No. Exchanged Plots: 24 No. Reserved: 49 No. To Sell: 15</p> <p>Apprentices have come through the business and spent time working across internal departments such as 'Technical' and assisted layout designers with landscaping layouts and conveyancing plans.</p> <p>The site has onboarded 2 site-based apprentices supporting trades and contractors who provide experience and training for young people.</p> <p>140 construction jobs has been supported so far.</p> <p>Delivery end date updated from 2024 to 2025 Construction jobs updated from 126 to 140</p>

# Housing Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Fountain Lane, Oldbury	Lovells	£47m	Approved	246 Homes 6.02 ha	2021	2025	<p>DC/20/64152 Total Open Market Completions to date: 84 Remainder of housing units are profiled to complete in 2024: 29 units</p> <p>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 47 completions to date.</p>
Swan Lane, West Bromwich	Private	£29.8m	Approved	147 Homes	2023	2025	<p>Green Square Accord - DC/22/66532</p> <p>Work is progressing well and currently on programme. Demolition now complete and remediation ongoing, over 2/3rds of the site clear of ground obstructions. Gas holder now de-watered and ready for infill. Storm outfall connections complete with foul to be commenced imminently.</p> <p>The next stage of the development is building the roads for the estate. We are currently awaiting the sign off of the final planning conditions to enable work to progress on foundations. Main contractor appointed, Morro Partnerships Limited.</p>

# Sustainability Theme

Theme Manager – Tammy Stokes

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Retro-fit Council Housing Stock	Public	£155.5m	Permitted Dev	400 Con Jobs 20 Apprentices	2022	2027	<p>HRA &amp; Government Grant. Energy Efficiency Council House Stock. <b>SHDF Wave 2.1 Update</b></p> <p>625 properties programmed to benefit from SHDF Wave 2.1 funding to receive retrofit work by September 2025. (32 in Smethwick, 313 in Wednesbury and 280 in Oldbury) (Originally September 2024).</p> <p>The programme will start in Friar Park Estate in August 2024. (Site office currently being set up)</p> <p>Air tightness tests started 07/08/2024 in Wednesbury area sampling 60no properties and then another 60no will follow in Oldbury and Smethwick areas.</p>
Energy from Waste Plant, West Bromwich	Enfinium	£500m	Approved	700 con jobs 2 ha	2021	2025	<p>DC/17/61177 Works continue on-site. On track for completion in December 2025.</p>

## Town Centre Theme

Theme Manager – Luke Dove

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Retail Diversification Programme	Public	£14.7m	Various Approved	255 Con Jobs	2023	2025	<p><b>Former Wilko Site</b> - Acquisition completed. Demolition contractor appointed and surveys underway and target cost expected in September 2024. Physical demolition due to commence in October 2024. (expected to complete c. March 2024).</p> <p><b>King Square Cinema</b> - Legal Due Dilligence is underway.</p> <p><b>Queens Square</b> – De-scoped from the RDP works as agreed by WTDB in May 2024. PAR is being drafted to formally submit to Government in September 2024.</p> <p><b>Indoor Market</b> - Contractor Interclass appointed in August 2024 with works to commence on site 30th September 2024. Practical completion targeted July 2025. PR is in progress to promote on-site works.</p> <p>RED RAG rated awaiting Finance /MHCLG sign off removal of QS.</p>
Wednesbury Community Safety	Sandwell Council	£400k	N/A		2023	2025	<p>Levelling Up Partnership Project</p> <p>CCTV and deployable cameras installed and operational. Phase 1 nuisance bike measures installed. In procurement for Radio Link scheme for Wednesbury Town Centre businesses.</p>

# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Metro Line 1 renovation	Public	£10m	Permitted Dev	TBD	TBD	2027	WMCA led project. Although this project is 'on-site', those packages of work not already under construction are on hold pending discussions around TfWM capital programme budget pressures. Outcome likely in the Autumn but may result in some elements being deferred to post-20-27 period.
Wednesbury - Dudley Metro Extension	Public	£160m	Permitted Dev	TBC	2021	2024	Target date for passengers services commencing has now been officially stated as Autumn 2025 due to delays in construction, cost increases requiring re-profiling of TfWM capital programme.
Smethwick Connected	Public	£3.8m	Permitted Dev	1 apprentice 10 Con Jobs	2022	2024	Towns Fund Project. A457 Corridor completed. Arranging publicity around this including a led ride where invites will be sent out to councillors, MP and local residents to raise awareness of the route's completion and opening for use. (Phase 5): Canal's and River Trust have created a link to Birmingham canal from Heath Street which requires completion by Sandwell Council to link onto Heath Street.

## Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Midland Met Canal Gateway	Public	£1.5m	Permitted Dev	TBC	2023	2024	(Sustrans and Towns Fund) Canal towpath project is complete. The new hospital access currently ends at the start of an alley between two business units that lead to Heath Street (land boundary between Sandwell MBC / CRT). Further works are planned by SMBC to upgrade the alley to complete the access to the hospital.
Canal Connectivity Rowley Regis	Public	£2.3m	Permitted Dev	1 apprentice 20 Con Jobs	2022	2024	Towns Fund Project – Canal River Trust Top dressing completed (July). A couple of snagging areas to access of garrets Lane and Windmill End area which will be complete in the next few weeks. Wrights bridge due to be replaced in Q4.

# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
Rowley Regis Connected	Public	£1.5m	Permitted Dev	10 Construction Jobs	2024	2025	<p>Towns Fund Project</p> <p><b>Moor Lane</b> - Works completed at the end of August 2024.</p> <p><b>Oldbury Ringway</b> – Works started as planned in August 2024 and is currently on schedule.</p> <p><b>Cradley Heath</b> - Design review completed. Slightly revised crossing location and raised tables to introduce traffic calming measures. Consultation planned for November 2024 with works commencing March 2025.</p> <p>Previous concerns were regarding the combined cost of the 3 schemes (listed above) within Rowley Connected. With 1 scheme complete and the second well underway and the 3rd (Cradley Heath) also requoted to confirm expected scheme costs following design review, this concern/ risk has subsided and whilst care will still be required to stay within budget, scheme remains viable and overall concerns about remaining within budget have lessened since previous update.</p>

# Transport Theme

Theme Manager – Andy Miller

Updated: October 2024

Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
West Bromwich Connected	Public	£1.1m	Permitted Dev	10 Con Jobs	2022	2024	<p>Towns Fund Project</p> <p>Bull Street to Roebuck Lane/Beeches Road scheme is currently under construction with the project expected to be complete by January 2025.</p> <p>Europa Avenue Cycle Route into Sandwell Valley started construction on 27 August 2024 and is expected to be complete by December 2024.</p> <p>The West Bromwich Ringway to Walsall Canal via Spon Lane scheme has been designed and a topographical survey complete. There will be a design review and amendment before the scheme goes out to public consultation.</p> <p>The Hill Top to Walsall Canal cycle route scheme is in prelim design phase and is expected to be delivered by March 2026.</p>



# SUMMARY OF COMPLETE PROJECTS

**16**

**COMPLETE**

**Education and Skills - 6**

**Employment – 1**

**Health – 3**

**Heritage – 1**

**Housing - 1**

**Sustainability – 2**

**Town Centre - 1**

**Transport – 1**

Theme	Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
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 2024 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. 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	Start	End	Performance Update August 2024
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.

Theme	Project	Developer	Investment	Planning	Outputs	Start	End	Performance Update August 2024
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
Housing	Woods Lane (Phase 2), Rowley Regis	Private	£6.8m	Approved	36 Homes 0.72 ha	2023	2024	DC/21/66444 (Keon Homes Ltd) Residential development of 36 new dwellings arranged around a shared courtyard-style space and comprising a mix of both townhouses and apartments.
Health	Midland Metropolitan University Hospital	NHS Balfour Beatty	£700m	Approved	New Hospital	2015	2024	DC/15/58384. Pre-Opening Ceremony held on 20 September 2024 with the formal opening of the hospital on 6 October 2024.