

Agenda

Sandwell Towns Fund Superboard

Thursday, 17 February 2022 at 3.00 pm
Meeting not open to the public

This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

1 **Welcome and Apologies**

The Chair will welcome attendees to the meeting and make opening remarks.

2 **Apologies**

To receive any apologies for absence.

3 **Minutes**

7 - 16

To confirm the minutes of the meeting held on 20 January 2022 as a correct record.

4 **Declarations of Interest**

To receive any declarations of interest from members relating to any item on the agenda.



- | | | |
|----|--|-----------|
| 5 | Towns Fund Programme Update | 17 - 32 |
| | To receive a report outlining the progress for Tranche 3 projects and activity of the Town Deal Local Boards. Agenda Pack includes the approved minutes from the December Rowley Regis Local Board meeting for Superboard's reference. | |
| 6 | Town Hall Quarter Full Business Case | 33 - 126 |
| | Agreement of the Full Business Case for the West Bromwich Town Hall Quarter Project including project adjustment. | |
| 7 | West Bromwich Connected Full Business Case | 127 - 198 |
| | Agreement of the Full Business Case for the West Bromwich Connected project. | |
| 8 | Retail Diversification Programme Full Business Case | 199 - 296 |
| | Agreement of the Full Business Case for the West Bromwich Retail Diversification Programme project including project adjustment. | |
| 9 | Midland Met Learning Campus Full Business Case | 297 - 410 |
| | Agreement of the Full Business Case for the Smethwick Midland Met Learning Campus project including project adjustment. | |
| 10 | Grove Lane Regeneration Full Business Case | 411 - 490 |
| | Agreement of the Full Business Case for the Smethwick Grove Lane Regeneration Project including project adjustment. | |
| 11 | Rowley Regis Connected Full Business Case | 491 - 558 |
| | Agreement of the Full Business Case for the Rowley Regis Connected Project. | |

12 **Britannia Park Greenspace and Community Hub Full Business Case** 559 - 630

Agreement of the Full Business Case for Rowley Regis Britannia Park Greenspace and Community Hub Project.

13 **Blackheath Bus Interchange and Public Realm Project Update**

To receive an update from the project lead on the Blackheath Bus Interchange and Public Realm project.

14 **Any Other Business**

To receive any other business raised by members for discussion.

15 **Closing Remarks**

The Chair will make closing remarks and close the meeting.

Kim Bromley-Derry
Interim Chief Executive
Sandwell Council House
Freeth Street
Oldbury
West Midlands

Distribution

J Thompson (Chair)

A Eggington, A Taylor, C Hinson, Cllr K Carmichael, Cllr M Crompton, Cllr I Padda, G Bradford, G Foster, G Layer, G Pennington, J Morris MP, J Nugent, K Bevington, K Bromley-Derry, M Davis, N Richards MP, J Spellar MP, P Begley, S Shingadia and S Bailey MP

Contact: town_deal@sandwell.gov.uk

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Minutes of Sandwell Towns Fund Superboard

Thursday, 20 January 2022 at 3.00 pm
Meeting not open to the public

Present:

J Thompson (Chair)
A Eggington, Chair of Rowley Regis Local Board
C Hinson, Chair of West Bromwich Local Board
Councillor K Carmichael, Leader of SMBC
G Layer, Black Country LEP
J Morris, MP Halesowen and Rowley Constituency
M Davis, SCVO
J Spellar, MP Warley Constituency
S Shingadia, Transport for West Midlands

Also present:

A Bell, Sandwell and West Birmingham NHS Trust
J Dennison, Canal and River Trust
J Bailey, Sandwell College
S Griffiths, Sandwell College

T McGovern, Director of Regeneration and Growth
J Langford, Towns Fund Programme Manager
A Oxley, Senior Planning Regeneration Officer
A Reynolds, Senior Planning Regeneration Officer
C Felicio, Planning Regeneration Support Officer
J Singh, Senior Planning Regeneration Officer
M Evans, West Bromwich Town Hall Project Manager
J Lillystone, Service Manager - Tourism, Culture and Leisure
E Blackwood, Ron Davis Centre Expansion Project Lead



19/21 Welcome and Opening Remarks

Jude Thompson welcomed attendees to the meeting of the Sandwell Towns Fund Superboard and thanked Chris Hinson for deputising as chair in last Superboard meeting held in November 2021.

Chair invited Cllr Kerrie Carmichael, Leader of Sandwell MBC, to make opening remarks. Cllr Carmichael thanked the board for their work to date and advised she was looking forward to developing a more detailed understanding of the programme in due course.

20/21 Apologies

Apologies for absence were received from the following Superboard members:

- Kim Bromley-Derry, SMBC Interim Chief Executive
- Michael Jarrett, SMBC Director of Children and Education
- Alan Taylor, Chair of the Smethwick Local Board
- Geoff Foster, SVCO

21/21 Minutes

The minutes of the meeting held on 25 November 2021 were agreed as a correct record.

22/21 Declarations of Interest

No new declarations of interest were received. Existing and continued declarations from previous meetings: -

- Adrian Eggington, Chair of Rowley Regis Local Board: Interest in Shaftesbury House site so will refrain from discussion with regards to West Bromwich Sandwell Civil and Mechanical Engineering Centre Project
- Nicola Richards, MP West Bromwich East Constituency: Trustee of the Albion Foundation
- Alan Taylor, Chair of Smethwick Local Board in relation to any matters relating to Sandwell College
- Geoff Layer, SVCO in relation to any matters relating to University of Wolverhampton
- Graham Pennington, Sandwell College in relation to any matters relating to Sandwell College

23/21 Towns Fund Programme Update

Jude Thompson introduced Jenna Langford, Towns Fund Programme Manager, to present an overview of the programme progress. Key points for board consideration were:

- The Albion Foundation withdrew Smethwick's Albion Family in the Park project due to a number of practical issues hampering project development and delivery.
- In light of the above, the 6% reduction to all projects in Smethwick (as a result of not achieving full grant ask) is no longer required as the costs allocated for Albion in the Park can now be reallocated between remaining projects (with the exception of Smethwick Connected). A project adjustment form has been completed and will be submitted to DLUHC.
- Feedback has been received from DLUHC on the Digital Den project. Officers are working with Government and project team to provide supporting information where requested.

Board were updated with regards to the programme risk register. There are no longer any remaining red risks across the programme. The audit committee agrees with this assessment which is positive news and reflects recent work to explore efficiencies in procedure through the assurance panel process.

The programme is now moving into delivery stage rather than development. This will require a revision of the risk register to reflect these changes going forward.

Jenna proceeded to provide a brief town by town update to board members on the projects not covered in today's agenda.

West Bromwich: Full Business Cases (FBC) are progressing well. A number of projects will require further tweaks to the FBC as a result of the assurance panel review in advance of final submission to DLUHC. Brief overview of the projects not covered on today's meeting - none of which are red rated (i.e. in danger of slippage).

Smethwick: Projects will receive their 6% reallocation (with the exception of Smethwick Connected). Brief overview of the projects not covered on today's meeting - none of which are red rated (i.e. in danger of slippage).

Austin Bell advises that the planning application for the Midland Metropolitan Learning Campus has been submitted to the LPA this week.

John Spellar MP voiced support for both Midland Met Learning Campus and the Grove Lane projects as priority sites given these have the most transformational scope in his view.

Rowley Regis: FBCs are progressing, all projects are currently in line with expectations other than the Blackheath Bus Interchange Project which is currently red rated. Work is underway to bring that project back into acceptable tolerances.

Town Board Chairs were invited to provide an update of discussions at Local Board meetings.

West Bromwich

Chris Hinson provided an update of the board meeting that took place this week. Everything is progressing well with regards the outstanding projects. Board are happy with progress and have been highly engaged in the process to date. Questions invited but none forthcoming.

Rowley Regis

Adrian Eggington provided a brief update on the local board meeting that took place last week. The board had been updated on the progress of the outstanding FBCs.

Risk had been a topic of conversation, particularly in light of recent hyperinflation of material costs. Methods to control these costs are being explored at individual project level.

Blackheath Bus Interchange has been a challenging project, but signs of improvement are there, and much work is being done on this project by the project team.

Smethwick

Jenna Langford provided an update in place of Alan Taylor. Last meeting of the local board was positive and board members continue to be supportive of projects.

Albion in the Park no longer part of the Towns Fund Programme. The 6% reallocation to projects will hopefully help some of the aforementioned issues surrounding material/ cost inflation experienced recently in the market.

24/21 Town Hall Quarter Full Business Case

This agenda item has changed since the publishing of board papers. The Chair provided an overview advising that that board members will not receive the FBC for agreement during this meeting and that this item will return to February Superboard. Chair invited Jane Lillystone, SMBC, to elaborate.

Jane confirmed the above. FBC requires some amendment which has been identified through the assurance panel review. The BCR is expected to remain strong and match funding remains unchanged. The FBC is on track for submission to the internal assurance panel next week.

25/21 Ron Davis Centre Expansion Full Business Case

Erroll Blackwood, SMBC, provided a brief overview of the project and recent progress on the FBC. The project is with a modular based construction method to alleviate cost pressures, this is standard industry practice for such a facility and has a 60+ year life span. The FBC has been submitted for internal review.

Jenna Langford advised that, having just attended a meeting with the consultancy group, that the BCR is likely to be revised up in due course, which will improve prospects of DLUHC approval.

John Spellar MP raised a question of whether a higher density, multi-storey development had been considered.

Errol advised that this had been considered but was deemed to be unfeasible for a number of practical and economical reasons for this particular project.

John asked that this be considered across all projects in an attempt to bolster housing numbers across the borough.

Tony McGovern, Director of Regeneration and Growth, assured board members that densification was something the Council are actively seeking to achieve in the appropriate locations.

Vote: Agreement of the Full Business Case for the Smethwick Ron Davis Centre Expansion Project including project adjustment and approval for submission.

Vote passed unanimously.

26/21 Rolfe Street Canalside Regeneration Full Business Case

Hayley Insley, SMBC, provided an overview of the Rolfe Street project and the development of the FBC. The project is concerned with demolition and remediation of the site in Smethwick.

FBC development has been progressing at pace over recent weeks. There have been a number of improvements to the identified outputs within the FBC. As a result, the benefit-cost-ratio (BCR) calculations have increased to 2.7. This represents high value for money.

The risk register has been developed and will be attached to the submission. Future investment of c. £23m will be required to fully bring the site forward for development but the de-risking completed as part of this project will make the project more commercially attractive to investors in order to attract this investment.

Some minor alterations/ tweaks expected to be required to the FBC over the coming weeks as it is assessed by the assurance panel.

Vote: Agreement of the Full Business Case for the Smethwick Rolfe Street Canalside Regeneration Project including project adjustment and approval for submission.

Vote passed unanimously.

27/21 Smethwick Walking and Cycling Infrastructure Full Business Case

Andy Miller, SMBC, provided an overview of the Smethwick Walking and Cycling Project and associated progress of the FBC.

Board received a summary of the project context, which is forming part of the strategic case, this included the rationale and links to the wider active travel network. Within the economic case the BCR has been calculated at 2.92, which offers high value for money.

Key risks were identified to board members these included:

- Further COVID implications which could result in delivery delays
- Objections to detailed design
- Unforeseen practical issues such as ground conditions

Financial case has identified a number of ongoing revenue costs, these will be met by SMBC as part of the existing highways maintenance works.

Board were given an overview of management and commercial cases, including proposed procurement route. It is expected that this project can be procured through existing frameworks.

John Spellar MP raised concerns at this point with regard the use of existing schemes and questioned the benefit against the disruption caused via implementation.

Andy Miller advised that the routes, of which these initial phases are only a small part of, will need to be fully complete before the true benefits/ take up can be delivered and that, whilst disruption is inevitable when undertaking works to public highway, any disturbance will only be temporary. No vehicular carriageway is to be removed in the long term as part of these schemes.

Jude Thompson pointed out that, given the seasonal nature of active travel, it is likely that usage will increase as the weather improves.

Vote: Agreement of the Full Business Case for the Smethwick Walking and Cycling Infrastructure Project and approval for submission.

Vote passed by majority.

28/21 Rowley Regis Satellite Education Hub Full Business Case

Simon Griffiths, Sandwell College, provided an update to local board on the Rowley Satellite Education Hub.

The project was taken to the Rowley Regis Local Board last week. Discussions with board members were positive. A number of minor amends has been made following feedback with both partners and local board.

Questions invited, none forthcoming.

Vote: Agreement of the Full Business Case for Rowley Regis Satellite Education Hub Project including project adjustment and approval for submission.

Vote passed unanimously.

29/21 Canal Network Connectivity Full Business Case

Adrian Eggington introduced the project and project manager, James Dennison. Advised board that the Local Board were very supportive of this project, it has not been without challenge with regards costings, but much positive work has been undertaken to address this.

James Dennison provided an overview of the progress with the FBC and each of the cases.

As part of the strategic case, board were reminded of the project objectives which include a series of towpath and access improvements. This is envisaged to generally improve the active travel infrastructure and therefore encourage additional usage.

The economic case is robust and the BCR is currently showing very high value for money. Further tweaks to the BCR are expected, although it is still envisaged that this will remain very strong.

A number of risks were outlined to board members including hyperinflation of material and labour; however, overall funding should accommodate costs identified within the FBC. Total project value of £2.3m.

CRT are well versed in the delivery of such projects and are able to lean upon this vast experience and associated project management techniques within the management case.

Procurement scoping will be ongoing, although a number of exercises have already been conducted with both CRT and SMBC framework providers. There is a programme of consultation and engagement which will be attached to the programme, this will mainly focus on raising awareness.

John Spellar MP offered support for the project, outlining the importance of improved lighting and access points. Urged project team to explore further funding to increase scope where possible.

Vote: Agreement of the Full Business Case for Rowley Regis Canal Network Connectivity Project and approval for submission.

Vote passed unanimously.

30/21 Any Other Business

Question from James Morris MP with regards Blackheath Bus Interchange.
Will the FBC be submitted after upcoming local elections?

Response from Andy Millar - no, only the detailed consultation will occur after.
FBC will be submitted in advance of local elections as per existing programme timelines.

31/21 Closing Remarks

Jude Thompson thanked board members for their attendance and input.
Thanked project leads for their presentations and continued engagement.
Meeting closed.

Meeting ended at 16:20

Contact: town_deal@sandwell.gov.uk

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Sandwell Towns Fund Super Board - 20 January 2022 Towns Fund Programme Update

Subject:	Towns Fund Programme Update
Presenter:	Jenna Langford, SMBC
Contact Officer:	Jenna Langford, Regeneration Manager, Sandwell MBC

1. Purpose of the Report

- 1.1. To receive an update on Programme Management matters and provide an opportunity for Superboard Members to discuss and input, as required.
- 1.2. To note the activity of the Town Deal Local Boards since the last Superboard meeting.

2. Tranche 3 Full Business Case Submission Progress

- 2.1 All tranche 3 projects have now been submitted to the Programme Management Office and are now undergoing the Assurance Process, with the exception of the Blackheath Bus Interchange project that will be submitted 17 February 2022 by exception.

Project	RAG	Project	RAG	Project	RAG
Smethwick		Rowley Regis		West Bromwich	
Midland Met Learning Campus	Green	Canal Connectivity	Green	Town Hall Quarter	Green
Grove Lane	Green	Britannia Park	Green	Retail Diversification	Green
Rolfe Street Canal-side	Green	Blackheath Bus Interchange	Red	Urban Greening	Green
Ron Davis Centre	Green	Satellite Education Hub	Green	Walking & Cycling	Green
Walking & Cycling	Green	Walking & Cycling	Green	Civil & Mechanical Engineering	Green



2.2 The following projects have been considered by the **24 January 2022 Assurance Panel** and approved for Project Summary Documents to be prepared for submission to DLUHC by the 24 March 2022: -

- Rolfe Street Canal-side, Smethwick;
- Satellite Hub, Rowley Regis.

2.3 The Ron Davis Centre Expansion project was also considered by the Assurance Panel on the 24 January 2022, but unfortunately wasn't approved as the final Financial Economic and Commercial Case review hadn't been finalised. The review has now been completed and at the time of writing this report, would be considered by the Assurance Panel on the 8 February 2022.

2.4 Projects to be considered by **Assurance Panel on the 8 February 2022** are captured below. At the time of writing this report the panel hadn't convened. A verbal update will be provided to the board: -

- Smethwick Connected (Walking & Cycling);
- Ron Davis Centre, Smethwick;
- Canal Connectivity, Rowley Regis.

2.5 Projects to be considered by **Assurance Panel 21 February 2022** are captured below (subject to Local Board and Town Deal Board approval):

- Town Hall Quarter, West Bromwich;
- Retail Diversification, West Bromwich;
- Grove Lane, Smethwick;
- Midland Met Learning Campus, Smethwick;
- Britannia Park, Rowley Regis;
- West Bromwich Connected (Walking & Cycling);
- Rowley Regis Connected (Walking & Cycling).

2. Programme Management Office Update

VAT Implications

2.1. In November 2021, DLUHC Towns Fund Delivery Partner published VAT Considerations guidance that sets out at a high level, some key prompts and considerations that Towns may wish to consider in determining how they constitute themselves in projects or take certain actions, with a focus on potential tax implications.



- 2.2. As a Local Authority, Sandwell Council can reclaim VAT therefore council led projects are not faced with VAT implications.
- 2.3. Three partner led projects identified VAT implications as they cannot reclaim VAT and DLUHC have not confirmed that Towns Fund Grant will fund VAT.
- 2.4. To assist, Sandwell Council have appointed external consultants to provide VAT advice, which has now been received and is summarised below.
- 2.5. The consultants have confirmed the *General Towns Fund Guidance* does not contain detail on tax matters generally. Therefore, they are unable to confirm directly that the Towns Fund grant should cover any irrecoverable VAT which is to be incurred on the Projects based on this guidance.
- 2.6. However, based on their understanding and experience from other grant funding in this area and more generally for government issued grants, they would expect the Towns Fund grant to be able to cover irrecoverable VAT costs. As such all effected project Full Business Cases include irrecoverable VAT.
- 2.7. A point which has been explored is the uncertainty where if it transpires that VAT savings on costs can actually be made by the ultimate grant recipient, whether those savings can be retained by the recipient or if this is to be paid back. The view of Council is that any VAT savings achieved by a grant recipient should be reinvested in the Project. The Council and the Sandwell College have agreed this approach and the Partnership Agreement will be drafted to reflect this position.
- 2.8. The Council has been assigned a set amount of funding under the Towns Fund with no reference to VAT. Therefore, it would appear that the total Towns Fund available to the Council should not reduce regardless of the VAT position for each specific Towns Funded project.
- 2.9. The advice provided to the Council on the Sandwell College projects has been shared with the College. At the time of writing this report, the Programme Management Office were awaiting the advice for the NHS Trust project.

3. Partnership Agreements

- 3.1. Where projects are led by partners, Partnership Agreements are required to set out the principal terms and conditions, subject to which the Parties will establish a basis for joint working for the performance and satisfaction of the Project.
- 3.2. Five projects are led by partners; Sandwell College (2 projects), Greets Green Community Enterprises, NHS Trust and Canal and River Trust (CRT). In the case of the College, NHS Trust and CRT Advanced Funding Agreements are also required.



3.3. Partnership Agreements are being prepared by Bevan Brittan in conjunction with the Programme Management Office and individual partner project leads. The approach being taken is to draft the agreements and refine once the Full Business Case have been submitted to the PMO, aligned to the Tranche 3 timescales:

Project	Target Date	Progress
Digital Den	21 Jan 2022	At the time of writing report, the agreement was due for sealing 8 February 2022.
Sandwell MEC	14 Jan 2022	Further draft sent to the College w/c 31 January 2022
Midland Met Learning Campus	21 Feb 2022	Advanced Funding Agreement being drafted, partnership agreement has also been drafted.
Satellite Hub	24 Jan 2022	Once Sandwell MEC Agreement has been finalised, it will be used as the basis for the Satellite Hub agreement draft.
Canal Connectivity	7 Feb 2022	Draft Partnership Agreement has been sent to CRT for review.

4. Towns Deal Local Boards

4.1. Since the last Superboard meeting the following Local Board meetings have taken place:

Board	Date	Summary of agenda items
West Bromwich Local Board	Tuesday 15 February 2022	<ul style="list-style-type: none"> Review and agree Town Hall Quarter, Retail Diversification Programme and West Bromwich Connected Full Business Cases and recommend to Superboard for approval
Smethwick Local Board	Monday 14 February 2022	<ul style="list-style-type: none"> Review and agree Grove Lane Regeneration and Midland Met Learning Campus Full Business Cases and recommend to Superboard for approval
Rowley Regis Local Board	Thursday 10 February 2022	<ul style="list-style-type: none"> Review and agree Britannia Park Community Hub and Rowley Regis Walking and Cycling Full Business Cases and recommend to Superboard for approval To receive an update on Blackheath Bus Interchange and Public Realm project

4.2. Approved minutes from the recent Local Board meetings are attached for Reference.

<END>

Appendices

Rowley Regis Local Board approved minutes held Thursday 16 December 2021.



Sandwell Towns Fund Superboard
Appendix - Rowley Regis Local Board approved meeting notes (16 December 2021)



Rowley Regis Town Deal Local Board Meeting Notes

Details: Thursday 16 December 2021 | 16:30 | Microsoft Teams Meeting

Local Board Member/ Representative Attendees:

Adrian Eggington - Black Country Housing Group (Chair) Leona Bird – SVCO
Councillor Lorraine Ashman - SMBC Town Lead Manjula Patel - Murray Hall Community Trust

Superboard Members and SMBC Cabinet Members Attendees:

Local Board Guests

James Dennison - Canal and River Trust Simon Griffiths - Sandwell College
James Morris MP Roland Barrett-Price – Sandwell College
Councillor Ann Shackleton – SMBC Town Lead

Attending in Support:

Alan Reynolds - SMBC Regeneration Lead Jenny Bakewell - SMBC Town Fund PMO
Andy Miller - Lead for Cycling and Walking Project Santokh Singh - SMBC Neighbourhood Engagement
(SMBC Strategic Transportation and Planning Manager) Officer
Emma Parkes - SMBC Towns Fund PMO Tariq Karim - SMBC Youth Services
Jenna Langford - SMBC Towns Fund Interim Programme
Manager

Apologies Received:

Alecia Baker - Cradley Heath Community Link Jude Thompson - Chair Superboard
Andrew Lawley - Sandwell and West Birmingham CCG Kelly Thomas - SMBC Employment and Skills
Ann Sheridan - Sandwell College Lesley Jones - West Midlands Police
Chris Hilton - SMBC Interim Service Manager for Assets Mohammed Asif - Cradley Heath Central Mosque
and Land Sgt Cheryl Reed - West Midlands Police
Councillor Danny Millard - SMBC Cabinet Member Shaun Bailey MP - MP for Halesowen and Rowley
Councillor Maria Crompton - SMBC Cabinet Member Regis
Councillor Thabiso Mabena - SMBC Tony McGovern - SMBC Director Regeneration &
Deborah Harrold - Agewell Growth
Harvey Katarina - Young People's Representative Wayne Edwards - Business Representative and Local
Helen Trueman - Grace Mary to Lion Farm Big Local Resident
Jane Bailey - Sandwell College
Jane Lillystone - SMBC Service Manager for Culture and
Tourism

Please note where the meeting notes make reference to commercially sensitive material this will be specifically indicated. A version of the minutes with commercially sensitive content redacted can be made available.

Ref.	Description	Officer to Action																																			
1.0	Welcome, Opening Remarks and Declarations of Interests	Adrian Eggington																																			
1.1	The Chair welcomed Local Board Members to today's meeting.																																				
1.2	No declarations of interest were forthcoming.																																				
2.0	Minutes and Action Log	Adrian Eggington																																			
2.1	<u>Minutes</u> Minutes from the last meeting were agreed as true and accurate record.																																				
2.2	<u>Action Log</u> Updates recorded on the action log.																																				
3.0	Towns Fund Programme Update	Jenna Langford																																			
3.1	Jenna Langford provided an update on progress since the last meeting held on 4 November 2021.																																				
3.2	<u>Full Business Case – Tranche 3 Projects</u> Assurance and Submission Process																																				
	<table border="1"> <thead> <tr> <th>Tranche</th> <th>FBC Submission</th> <th>FBC Review Complete</th> <th>Rowley Regis Local Board</th> <th>Superboard</th> <th>Assurance Panel</th> <th>DLUHC Submission</th> </tr> </thead> <tbody> <tr> <td>3a</td> <td>6 Dec 21</td> <td>17 Jan 22</td> <td>13 Jan 22</td> <td>20 Jan 22</td> <td>21 Jan 22</td> <td>24 Mar 22</td> </tr> <tr> <td>3b</td> <td>20 Dec 21</td> <td>31 Jan 22</td> <td>13 Jan 22</td> <td>20 Jan 22</td> <td>7 Feb 22</td> <td>24 Mar 22</td> </tr> <tr> <td>3c</td> <td>10 Jan 22</td> <td>14 Feb 22</td> <td>10 Feb 22</td> <td>17 Feb 22</td> <td>21 Feb 22</td> <td>24 Mar 22</td> </tr> <tr> <td>3d</td> <td>24 Jan 22</td> <td>14 Feb 22</td> <td>10 Feb 22</td> <td>17 Feb 22</td> <td>21 Feb 22</td> <td>24 Mar 22</td> </tr> </tbody> </table>		Tranche	FBC Submission	FBC Review Complete	Rowley Regis Local Board	Superboard	Assurance Panel	DLUHC Submission	3a	6 Dec 21	17 Jan 22	13 Jan 22	20 Jan 22	21 Jan 22	24 Mar 22	3b	20 Dec 21	31 Jan 22	13 Jan 22	20 Jan 22	7 Feb 22	24 Mar 22	3c	10 Jan 22	14 Feb 22	10 Feb 22	17 Feb 22	21 Feb 22	24 Mar 22	3d	24 Jan 22	14 Feb 22	10 Feb 22	17 Feb 22	21 Feb 22	24 Mar 22
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3.3	<u>Full Business Case Progress - 16 December 2021</u>																																				
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3.4	Satellite Education Hub – Tranche 3A																																				
	<ul style="list-style-type: none"> FBC has been received and is now going through the Assurance Process. The main issue identified by Motts is that the budget only includes a small risk allowance. Sandwell College have provided in writing that any cost over runs would be borne by the College. A significant cost is attributed to VAT. SMBC are in the process of procuring VAT specialist advice. Partnership Agreement being prepared – aiming for 17 January 2022 completion 																																				

Ref.	Description	Officer to Action
3.5	Canal Connectivity <ul style="list-style-type: none"> • Mott MacDonald providing economic input, support and expertise. • FBC has been submitted and is now undergoing the assurance process. • Partnership Agreement being drafted – aiming for completion 31 January 2022. 	
3.6	Britannia Park <ul style="list-style-type: none"> • Mott MacDonald providing economic input, support and expertise. • Masterplan and FBC progressing • Consultation complete, feeding into masterplan • Input required from Motts for BCR calculation. • Project originally allocated to Tranche 3B however moved to Tranche 3C to allow additional time for FBC production and BCR calculation • Tranche revised – Tranche 3c. 	
3.7	Blackheath Bus Interchange <ul style="list-style-type: none"> • Mott MacDonald providing economic input, support and expertise • AECOM appointed to work on design work for the highway and cost profile • A detailed design and associated cost estimates cannot be accommodated within the timescales for the FBC. As such costs will be derived from preliminary design and will be heavily caveated. A risk register to this effect will be produced • TfWM are working on benefits to feed into the CBR Calculations • Tranche 3d is still optimistic for this project 	
3.8	Walking & Cycling <ul style="list-style-type: none"> • Mott MacDonald providing economic input, support and expertise. • Transportation Team working with Amey to produce the FBC. • Modelling of the previous design revealed issues and such needs to be redesigned to inform the FBC. • Re-design is underway and will complete imminently. • Costs being worked up for the various routes. 	
4.0	Project Updates	Project Leads
4.1	Britannia Park Community Hub and Greenspace Improvements (Alan Reynolds/ Darren Jones, SMBC)	
4.2	Alan Reynolds provided an update on progress.	
4.3	<u>Progress Since Last Local Board Meeting</u> <ul style="list-style-type: none"> • Proposed layout for car park and drive, along with design for main entrance and associated indicative costs now provided by Highways. • Absence of key staff due to sickness impacted on progress with developing FBC. Additional resource now allocated within Parks and progress picked up with deadline for FBC submission revised to Tranche 3C, 10/01/22. 	

Ref.	Description	Officer to Action
4.4	<p><u>Risks and Issues</u></p> <ul style="list-style-type: none"> • Cost projection for car park, driveway and main entrance now received and higher than initially expected; whole programme adjusted to ensure project continues to deliver across its various targets. • Similarly, cost forecasts for all elements of the scheme will include realistic allowances for continued significant price increases for building materials and contractor rates, along with potential material shortages and logistical delays caused by Brexit, Covid-19 (including Omicron variant), HS2 construction, HGV driver shortage and energy crisis. 	
4.5	<p><u>Next Steps</u></p> <ul style="list-style-type: none"> • Complete remaining sections of FBC by 10-01-22. • Input confirmed from Mott Macdonald to help generate credible BCRs to support the FBC. • Set up interviews with providers of Expressions of Interest in running community hub plus training and activity programmes for sports pitches: move to formal procurement of a partner to deliver these aspects. 	
4.6	<p>General discussion took place which covered the following points:</p> <ul style="list-style-type: none"> • Interviews with voluntary sector provider(s) for extended facilities have not yet taken place • Implementation timescale will be as soon as possible as we don't want to be asking for funds in years 4 and 5 • Project Manager will be appointed to simultaneously manage on-site contractors • Co-ordinated works are expected to take 24 months to complete • Tree survey has been commissioned • Communications around tree felling will need to be managed • Re-planting of trees will be at a ratio of 2 to 1 • Any tree work will need to take place over the winter due to nesting birds • It would be counterproductive to close the park for the duration of the works • Plan to keep at least 1 entrance and part(s) of the park open throughout • However, park may need to be shut for Health & Safety reasons when major works are taking place • Partner organisation is being sought who can bring other finance streams to the project • Partner needs to be on board as soon as possible to ensure they are involved in the project from the start • Volunteers will be beneficial to park e.g. activity provision • Need to avoid appearance of public space being privatised • Risk remains around economic impacts and the full level of works not being completed • Some adjustment can be made to budget for some project areas e.g. tree works. However, costs for major works e.g. entrance / car park will leave little scope for adjustment • We will deliver all of the projects 	

Ref.	Description	Officer to Action
4.7	<p>Rowley Regis Education Hub (Simon Griffiths / Jane Bailey Sandwell College) Simon Griffiths provided an update on progress. Local Board Members received a presentation around the 5 Cases within the Full Business Case. Key points included: -</p>	
4.8	<ul style="list-style-type: none"> The Sandwell College Satellite Education Hub project is for the provision of a new, dedicated education and training centre, to be located in Cradley Heath town centre, which is located within Rowley Regis, Metropolitan Borough of Sandwell, West Midlands region. 	
4.9	<ul style="list-style-type: none"> The project site is located on Lower High Street, (postcode B64 5AB), and is shown on the following site plan. The project site comprises 2,125 sqm of floorspace. The whole of the proposed site will be utilised for the purposes of the project. 	
4.10	<ul style="list-style-type: none"> The history of adult education provision within the Borough has seen a contraction of community-based delivery as reductions in the adult education budget and tighter controls on its usage have led to economies of scale for such provision. 	
4.11	<ul style="list-style-type: none"> Following the recent devolution of adult education funding to the WMCA, new regional and national funding opportunities for adult education are now on offer, regionally as a result, such as through the Towns Fund and National Skills Fund. It is, therefore, an opportune time to start to attract greater reinvestment into adult skills in the Borough. 	
4.12	<ul style="list-style-type: none"> The curriculum can adapt to changing needs and the curriculum outlined here forms the outline sectors at the point of launch. 	
4.13	<ul style="list-style-type: none"> Provision will include opportunities for students with Educational, Health and Care Plans, alongside other Entry, Level 1 and Level 2 provision providing progression routes into Level 3+ learning here or at other institutions. 	
4.14	<ul style="list-style-type: none"> The tertiary education provision within Sandwell is currently located in the north of the borough in West Bromwich. This proved difficult for people located in the south of the borough, within Rowley Regis, to access. Residents within Rowley Regis therefore often travel to other neighbouring boroughs for education as they are not served well in their area. 	
4.10	<ul style="list-style-type: none"> This project will deliver a new building centre on the proposed site to enable the engagement of young people and adults in Rowley Regis that is easily accessible and enables people to take advantage of opportunities within Sandwell more easily, helping to solve a presently critical issue of low skills and education levels within the local area. 	
4.11	<ul style="list-style-type: none"> The total project cost has been reduced down from the original ask of £11m to reflect a reduction in the available Towns Fund ask, to a current total project sum of approximately £9m. This revised budget is 	

Ref.	Description	Officer to Action
4.12	<p>considered sufficient to achieve the key project objectives by the Project Sponsors, and this sum is aligned to the Department for Education guideline for adult education of approximately £3,000 per sqm of space. Multiplying the per sqm cost to the size of the project site, totals to a sum of approximately £9m.</p> <ul style="list-style-type: none"> The College's Governance structure through its Board of Governors provides the approval required for major capital projects to be taken forward. The College's main board approves college commitments, including the details within the funding agreement. Even where no direct college finances are involved, where funding commits the College to future delivery and resource requirements this will be outlined to the boards. A Finance & Strategy sub-committee exists to scrutinise specific details and to make recommendations to the board, including around affordability. Once projects receive board approval, the project management timetable, milestones and programme risks are reported to the Finance & Strategy sub-committee and issues, if any, are escalated to board. 	
4.13	<ul style="list-style-type: none"> Overall risk management falls within the remit of the board's Audit sub-committee. All major projects have their own programme risk management matrix, however projects as a whole form part of the College's central risk register and the wider impacts on the College, i.e. student numbers, staffing requirements, levels of revenue are scrutinised through this forum. Similarly, major issues arising are escalated to board. Day-to-day project management and operational reporting is noted in the above project structure organogram. 	
4.14	<ul style="list-style-type: none"> In addition to the College's internal project management and governance structure, the project is also aligned, for reporting purposes, with the wider Towns Fund local governance arrangements. The project reports monthly to the Rowley Regis Town Board in the form of an agreed standard presentation which covers performance against project milestones, progress since previous meetings, matters arising from the last meeting that were addressed, update on key risks and mitigation, and communication/consultation with stakeholders as required. As a matter of course, these updates are shared with all members of the Superboard. 	
4.15	<ul style="list-style-type: none"> Sandwell College will comply with the Public Contracts Regulation 2015 in procuring all contractors throughout the development process. The College is an experienced procurer of services and adheres to the regulation and guidelines as set out in the College's own Financial Regulations. This document is reviewed annually and is approved by the College's governing body. Once the procurement process has been concluded and a contractor chosen, a report will be submitted to SMBC summarising the process and outcome. 	
4.16	<ul style="list-style-type: none"> All tenders will be scored and assessed based on merit, around programme, cost, contract compliance, quality, references, social value, 	

Ref.	Description	Officer to Action
	<p>and workload capability. Essential evaluation criteria will be weighted to reflect importance and will be confirmed and advised by Sandwell College's PM team. Past criteria have given cost and experience a weighting of at least 50% combined, with other factors allocated 10% each totalling 100%.</p>	
4.17	<p><u>Next Steps</u> For approval of the FBC to be sought.</p>	
4.18	<p>General discussion took place which covered the following points:</p> <ul style="list-style-type: none"> • Final business case has been submitted ahead of schedule • Benefit to cost ratio is higher than expected at 4.5 • Business case / planning is currently taking priority • Public / stakeholder consultation is the next step 	
4.19	<p>Walking and Cycling Infrastructure (Andy Miller, SMBC) Andy Miller provided an update on progress.</p>	
4.20	<p><u>Progress Since Last Local Board Meeting</u></p> <ul style="list-style-type: none"> • Business case preparation nearing completion • Re-design of Oldbury Ringway scheme and associated junction modelling under way and nearing completion • Walking network in Cradley Heath, Old Hill and links to Britannia Park in design 	
4.21	<p><u>Risks and Issues</u></p> <ul style="list-style-type: none"> • Reintroduction of Covid-19 restrictions may impact on consultation, survey work etc. • Increases in materials / labour costs mean scope of project may need reducing • Capacity issues with Council Transportation and Highways team's impact on FBC preparation, design, tendering and delivery • Material delivery times / supplier issues • Contractor staff shortages – National problem • Adverse weather impact on site activities, surveys, material deliveries • Outcome of stakeholder consultation – potential for unresolved objections 	
4.22	<p><u>Upcoming Consultation Activities</u></p> <ul style="list-style-type: none"> • Oldbury Ringway cycle route - Mid 2022 • Blackheath / Cradley Heath walking projects - Early 2022 	
4.23	<p>Blackheath Bus Interchange and Public Realm (Andy Miller, SMBC) Andy Miller provided an update on progress.</p>	
4.24	<p><u>Progress Since Last Local Board Meeting</u> Aecom commissioned to carry out:</p> <ul style="list-style-type: none"> • Page 28 Preliminary Design 	

Ref.	Description	Officer to Action
	<ul style="list-style-type: none"> • Costings • Project Risk Register • Cost / Benefit Analysis of Highway Elements • Stage 1 Safety Audit • LTN 1/20 Compliance Audit • TfWM contribution (£500,000) is no longer available from Transforming Cities Fund. Alternative TfWM funding being sought but not yet confirmed 	
4.25	<p><u>Upcoming Consultation Activities</u></p> <p>February 2022 - Consultation with bus operators</p> <p>February 2022 - Ward Member discussions</p> <p>Feb/March 2022 - Public consultation (minimum three weeks) - Local Board discussion required on duration</p> <ul style="list-style-type: none"> • On-line virtual exhibition with questionnaire • Letter drop with questionnaire included - Views required from Local Board on distribution area • Feedback and Twitter publicity • Face to face exhibition in Town Centre (Covid permitting) - Views required from Local Board on venue / days of week • Commonplace on-line consultation (Active Travel Elements) • Consultation with bus passengers (possible notices on busses / leaflets etc.) • Consultation with Cycling Groups – Active Travel England • Engagement with Traders - Views required from Local Board on how best to do this • Other bodies - Local Board Member views required 	
4.26	<p>Andy Miller sought Local Board's responses to the above questions. After a general discussion Local Board agreed the following:</p>	
4.27	<p>Duration</p> <ul style="list-style-type: none"> • Project may be controversial in terms of resident responses so the longer the consultation process and the broader the distribution the better • Questionnaires should be used to capture feedback 	
4.28	<p>Letter Drop</p> <ul style="list-style-type: none"> • Tividale, Cradley, Halesowen North and Wards to the south of the borough to be included 	
4.29	<p>Venue Location</p> <ul style="list-style-type: none"> • Blackheath Market vacant stall would be the perfect location 	
4.30	<p>Face to Face Venue / Days</p> <ul style="list-style-type: none"> • Consultation to coincide with market days • Dudley and Bearwood residents to be included 	
4.31	<p>Engagement with Traders / How Best to Engage</p> <ul style="list-style-type: none"> • Specific event to be arranged for traders 	

Ref.	Description	Officer to Action
4.32	<p>Other bodies – board members views</p> <ul style="list-style-type: none"> Traders are priority 	
4.33	<p>Local Board Members were asked to contact Andy Miller direct with any suggestions</p>	
4.34	<p>Canal Network Connectivity (James Dennison, Canal & River Trust) James Dennison provided an update on progress. Local Board Members received a presentation around the 5 Cases within the Full Business Case. Key points included: -</p>	
4.35	<ul style="list-style-type: none"> Research indicates that quality and availability of active travel infrastructure is important factor in getting more people cycling and walking. There were increased use of Towpath network during COVID (243% increase). Evidence also shows that Green / Blue infrastructure is important for mental wellbeing. 	
4.36	<ul style="list-style-type: none"> Towpaths in Rowley Regis offer flat routes in a hilly area with many connections to population and business centres but are in poor condition. 	
4.37	<ul style="list-style-type: none"> This project will - <ul style="list-style-type: none"> Resurface 7.13 km of towpaths using an urban specification surface Identify and improve / refresh key access points onto the towpath Increase of 40% from baseline (TBC) in cycling journeys along canal towpath Increase of 40% from baseline (TBC) in visitor numbers to canal Contribute to wider placemaking / regeneration / health & wellbeing agenda 	
4.38	<ul style="list-style-type: none"> Canal towpaths are free to access, we therefore need to use economic modelling to calculate the economic Return on Investment. ORVaL is a Green Book approved tool to calculate a “welfare value” for green/blue infrastructure and specifically includes canal side paths. 	
4.39	<ul style="list-style-type: none"> Benefit Cost Ration (BCR) figure of 15.86 	
4.40	<ul style="list-style-type: none"> Project will be managed via a qualified and experienced Project Manager through existing Canal & River Trust construction processes. 	
4.41	<ul style="list-style-type: none"> Procurement route via framework (contractors which have been selected via competitive process that is compliant with regulations and best practice). 	
4.42	<p><u>Points Raised by Local Board Members</u></p> <ul style="list-style-type: none"> Totnal Bridge - We recognise that this bridge poses a major barrier for cyclists wanting to cross the canal. The bridge presents an on-going 	

Ref.	Description	Officer to Action
4.43	<p>challenge in terms of a design solution and potential impact on the budget. We've not cracked this one yet, but high on the agenda.</p> <ul style="list-style-type: none"> • Lighting - This wasn't part of the initial plan / budget. However, we do have a trial of solar lighting in Wolverhampton (installed Oct / Nov). There could be potential on some / all of Rowley, but this will need further discussion. Solar is retrofitted into towpaths and therefore not time critical. 	
4.44	<ul style="list-style-type: none"> • Specific Accesses - If there is enough money the plan is to improve all the accesses. If there isn't, (e.g. if we blow the budget on Totnal Bridge) we will work with stakeholders, including the local community to prioritise where the greatest benefits will be delivered. 	
4.45	<p>Next Steps</p> <ul style="list-style-type: none"> • FBC has been submitted – we are confident that the project outputs and outcomes can be delivered for the budget. • The focus so far has been on the towpath works & easy accesses. • Over the coming months the focus will shift towards more complex accesses. • By late summer we aim to have a full specification which will combine both elements which can be issued to contractors • Autumn – Agree terms with contractors • Feb 2023 – begin delivery • May / June 2023 – completion 	
4.46	<p>General conversation took place around the BCR score of 15. Local Board are interested in the methodology used to calculate the welfare benefit. James confirmed this has been calculated in line with the government approved green book and will provide the link to the tool for Local Board members.</p>	
4.47	<p>Chair requested future presentations to be circulated along with agenda pack.</p>	
5.0	<p>Any Other Business</p>	<p>All</p>
5.1	<p>No other business was forthcoming.</p>	
6.0	<p>Date of Next Meeting</p>	<p>For Information</p>
6.1	<p>Thursday 13 January 2022, 4:30pm</p>	

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Sandwell Towns Fund Superboard West Bromwich Town Hall Quarter Full Business Case

17 February 2022

Subject:	West Bromwich Town Hall Quarter Full Business Case
Presenter:	Chris Hinson – Chair for West Bromwich Local Board Jane Lillystone – SMBC, Mark Evans, SMBC
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for West Bromwich Town Hall Quarter, including the project equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustments.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the West Bromwich Town Hall Quarter project for agreement including an equality impact assessment, environmental impact assessment, monitoring and evaluation plan including the project adjustments.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for West Bromwich were offered by Government. This included an offer of an overall funding package of £25m. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by March 2022.
- 3.2. The Town Deal for West Bromwich was signed on 24 March 2021.
- 3.3. Details of the projects put forward for West Bromwich Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

4. Full Business Case Contents

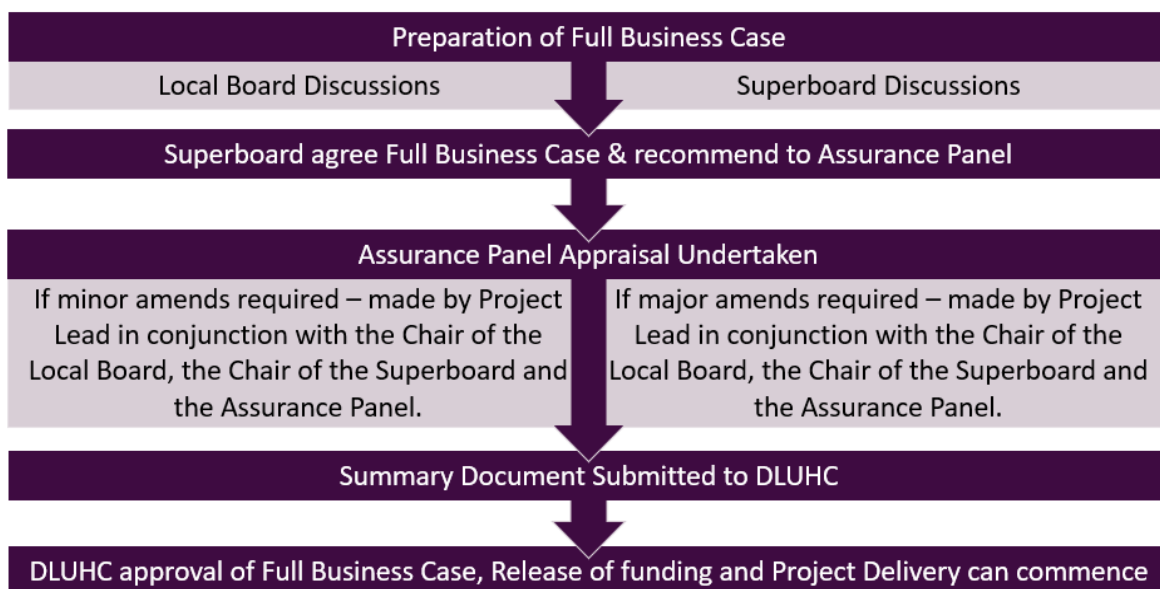
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. Town Hall Quarter Full Business Case Summary

Lead Organisation	Sandwell Council
Towns Fund Ask	£6.93m
Match Funding	£0.628m
Total Project Value	£7.558m
Project Description	<p>The Town Hall Quarter project is located in West Bromwich Town Centre on West Bromwich High Street. The project will restore and renovate the Grade II listed West Bromwich Town Hall and Central Library buildings, internally and externally and provide a new Equalities Act compliant entrance from West Bromwich High Street.</p> <p>This Towns Fund project will kickstart the wider Town Hall and Central Library vision of which includes a new entrance, extension and infill link between both buildings, subject to further funding.</p>
Project Start Date	24 October 2022
Project End Date	31 July 2024



Outputs	<ul style="list-style-type: none"> • Refurbishment of over 4,120 sqm • Creation of enterprise and external and community workshops • New performance space • 2 Heritage buildings renovated/ restored
Outcomes	<ul style="list-style-type: none"> • Improved Town Hall and Central Library with estimated 184,500 visitors a year • Delivery of IT: Employability, Digital & Family Learning
BCR Calculation	The Benefit Cost Ratio (BCR) calculation for this project is 2.66, meaning this scheme offers high value for money.
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • Delays due to Covid-19 • Construction costs over-runs • Funding shortfall • Delays/ slippages as a result of approvals and DLUHC approvals
Equality Impact Assessment	<p>An equality impact assessment has been conducted and is appended. The refurbishment and redevelopment of the project is likely to have positive impacts for older people, children, students, disabled people, and those from lower socio-economic backgrounds through a combination of improved physical accessibility and the new cultural and public sector services that will be on offer.</p> <p>However, some groups may experience negative impacts from the redevelopment during the construction period. Actions to mitigate impacts have been recorded within the Equality Impact Assessment.</p>
Environmental Impact Assessment	An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.
Project Adjustment Form Required	Project Adjustment Form required. Details of changes outlined below.

7. Town Hall Quarter Project Adjustment

- 7.1. Any project changes within the Towns Fund need to be formally submitted to DLUHC as a project adjustment request, following discussion with Sandwell's allocated Towns Fund Area Lead. Changes are recorded via a Project Adjustment Form outlining the changes made, rationale and detail of consultation to communicate changes.
- 7.2. Following the detailed costings exercise, the project has refined its scope due to the increased construction costs. The project has removed Phases 2 and 3 (demolition of out-buildings and extension) and will proceed to deliver Phase 1 - Renovation and Refurbishment of Town Hall and Central Library.
- 7.3. As part of the wider Town Hall and Central Library Project there will be a need to attract additional funding towards the design, planning and delivery of Phases 2 and



3 – aligned to the successful start/ completion of Phase 1. Due to the significant level of capital required, the Project Team are in the process of identifying new funding sources and techniques to ensure sustainable (external) funding levels can be secured.

7.4. A Project Adjustment Form has been prepared for the Town Hall Quarter project to record the following: -

Project Detail	Original Proposal	Adjusted Proposal
Towns Fund Ask	£6.93m	No changes to record
Match Funding	£0.552m	£0.628m
Total Project Value	£7.45m	£7.558m
Outputs	<ul style="list-style-type: none"> • Over 700 sq. m expansion to Town Hall Town Hall and Library. • Refurbishment of over 4,120 sqm • Creation of enterprise and external and community workshops • New performance space 	<ul style="list-style-type: none"> • Refurbishment of over 4,120 sqm • Creation of enterprise and external and community workshops • New performance space • 2 Heritage buildings renovated/ restored
Outcomes	<ul style="list-style-type: none"> • Improved Town Hall and upgrades to both Library with c40,000-60,000 the Town Hall and visitors. • A concert hall with a capacity of 1.000 anticipated to host c.30,000 attendees annually. • Private sector investment into adjacent vacant land. 	<ul style="list-style-type: none"> • Improved Town Hall and Central Library with estimated 184,500 visitors a year • Delivery of IT: Employability, Digital & Family Learning
Changes to project description noted within the Project Adjustment Form	This project will see extensive external and internal works to both the Town Hall and Central Library, an anchor building in West Bromwich's conservation area. Following this, selected demolition of poor-quality outbuildings will allow for a major new extension, over 700m2, to the existing complex of buildings.	This project will see extensive external and internal building upgrades to both the Town Hall and Central Library, an anchor building in West Bromwich's conservation area.



Appendices

Town Hall Quarter Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan
- Risk Register
- Monitoring and Evaluation Plan

Source Documents

- Town Hall Quarter Project Confirmation Table
- West Bromwich Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2022



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Sandwell Towns Fund Superboard West Bromwich Connected Full Business Case

17 February 2022

Subject:	West Bromwich Connected Full Business Case
Presenter:	Chris Hinson – Chair for West Bromwich Local Board Andy Miller – SMBC,
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for West Bromwich Connected, including the project equality impact assessment, environmental impact assessment and monitoring and evaluation plan.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the West Bromwich Connected project for agreement including an equality impact assessment, environmental impact assessment and monitoring and evaluation plan.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for West Bromwich were offered by Government. This included an offer of an overall funding package of £25m. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by March 2022.
- 3.2. The Town Deal for West Bromwich was signed on 24 March 2021.
- 3.3. Details of the projects put forward for West Bromwich Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

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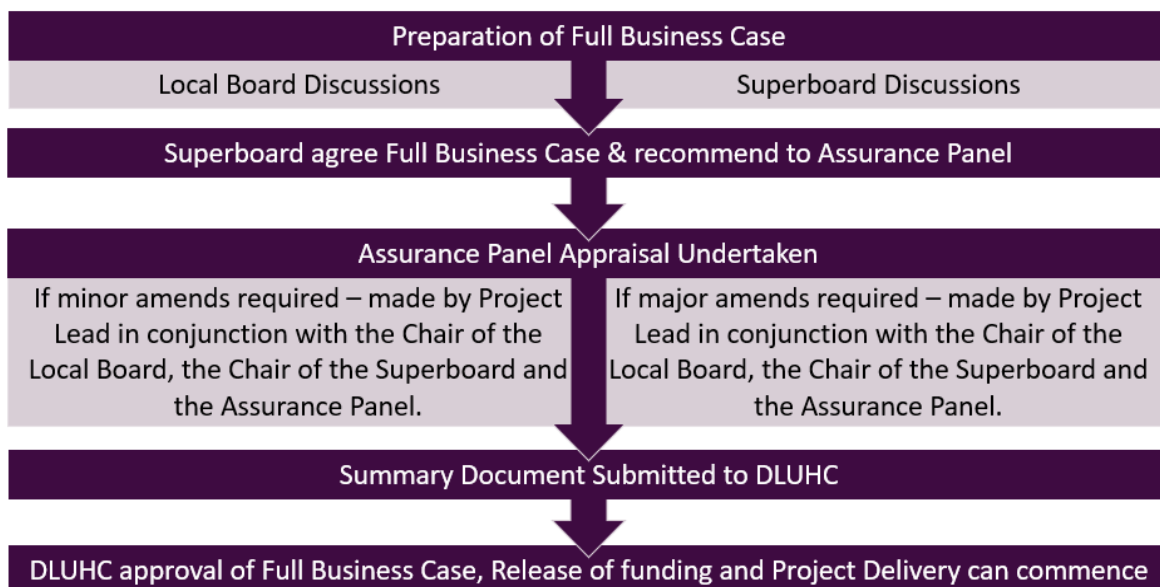
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. West Bromwich Connected Business Case Summary

Lead Organisation	Sandwell Council
Towns Fund Ask	£1.1m
Match Funding	Nil
Total Project Value	£1.1m
Project Description	<p>The West Bromwich Connected project aims to encourage a greater proportion of trips to be undertaken by non-car modes and achieve an uplift in the number of people using active travel modes within West Bromwich but also the wider borough and region to assist in reducing congestion, poor air quality, and other health inequalities.</p> <p>The project is organised into phases: -</p> <ul style="list-style-type: none"> • WMLCWIP Cycle Link: Improvements to National Cycle Route 5 - linking Parkway to Europa Avenue & West Bromwich Town Centre • Inner Ring Road pedestrian link: Create a pedestrian link from Sandwell College to the junction of Bull St/High St to link into the Town Centre



	<ul style="list-style-type: none"> • SCWIP Cycle Route 1: Cycle route linking Birmingham Canal to West Bromwich Town Centre via Spon Lane. • SCWIP Cycle Route 14: Create a cycle route from Hill Top to Walsall Canal & Eagle Lane via Havills Hawthorn & Bagnall Street.
Project Start Date	1 April 2021
Project End Date	31 March 2025
Outputs	<ul style="list-style-type: none"> • 3 new and upgraded cycle or walking paths • Delivery of new public spaces
Outcomes	<ul style="list-style-type: none"> • 50% of average cycling trips and 50% of average walking trips in the area will use the new infrastructure • Increase the number of daily cycling trips 257 to 636 • Walking interventions will increase the number of trips 1,372 per day to 2,332 per day
BCR Calculation	The Benefit Cost Ratio (BCR) calculation for this project is 12.05. The Green Book advises that a BCR of above 2.0 is high Value for Money (VfM), meaning this scheme offers excellent value for money.
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • Delays due to Covid-19 • Objections to detailed designs • Delays due to unforeseen ground conditions • Delays/ slippages as a result of approvals and DLUHC approvals
Equality Impact Assessment	<p>An equality impact assessment has been conducted and is appended. Overall, it is considered that the improvements will have a positive impact on local protected groups / users of West Bromwich.</p> <p>However, there are some potential negative impacts that will require some focus as the project progresses. It is recommended that an engagement exercise is undertaken with residential / business / user groups within the local communities around West Bromwich to understand how the potential improvements could impact them during the detailed design phase/ approach to delivery.</p>
Environmental Impact Assessment	An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.
Project Adjustment Form Required	Not required.



Appendices

West Bromwich Connected Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan
- Risk Register
- Monitoring and Evaluation Plan

Source Documents

- West Bromwich Connected Project Confirmation Table
- West Bromwich Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2022



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Sandwell Towns Fund Superboard Retail Diversification Programme Full Business Case

17 February 2022

Subject:	Retail Diversification Programme Full Business Case
Presenter:	Chris Hinson – Chair for West Bromwich Local Board Alex Oxley – SMBC,
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for Retail Diversification Programme, including the project equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustment.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the Retail Diversification Programme project for agreement including an equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustment.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for West Bromwich were offered by Government. This included an offer of an overall funding package of £25m. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by March 2022.
- 3.2. The Town Deal for West Bromwich was signed on 24 March 2021.
- 3.3. Details of the projects put forward for West Bromwich Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

4. Full Business Case Contents

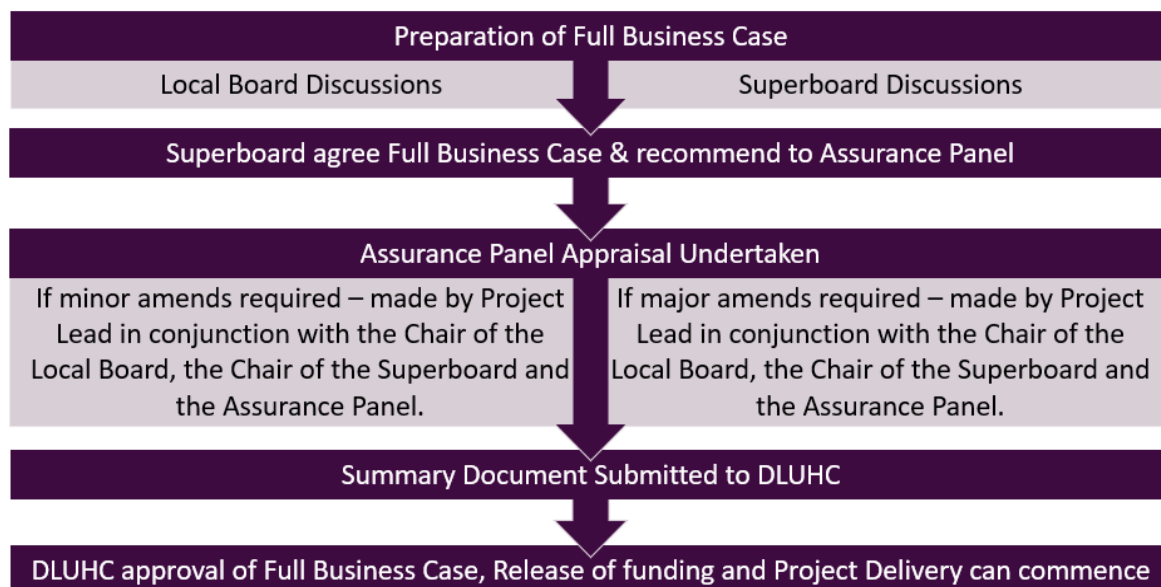
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. Retail Diversification Programme Business Case Summary

Lead Organisation	Sandwell Council
Towns Fund Ask	£13m
Match Funding	Nil
Total Project Value	£13m
Project Description	This project aims to deliver comprehensive regeneration and transformation of the West Bromwich retail submarket through major site assembly and demolition works. It involves the potential acquisition and demolition of underperforming town centre sites. This is to deliver a significant number of town centre homes, improve the towns declining retail offer, repurposing surplus accommodation and unlocking large areas of brownfield land for planned regeneration.
Project Start Date	Q4 2021
Project End Date	Q2 2025
Outputs	<ul style="list-style-type: none"> • 26,559 sqm land brought into full public ownership • 7,590 sqm floorspace rationalised • 11,217 sqm land rehabilitated



	<ul style="list-style-type: none"> • 3 sites cleared • Relocation and Renovation of new Indoor Market
Outcomes	<p>Direct Outcomes</p> <ul style="list-style-type: none"> • New indoor market • Increase night-time economy • Increased land value and economic output from retail market <p>Indirect Outcomes</p> <ul style="list-style-type: none"> • New high-quality, affordable and sustainable commercial floorspace (Office, Retail, Leisure, F&B) • 650 new homes • Increased safety and perceptions of safety
BCR Calculation	<p>The Benefit Cost Ratio (BCR) calculation for this project is 1.0, meaning this scheme offers low VfM.</p> <p>As a large proportion of the benefits will not be delivered until after the Towns Fund Grant has been spent, and further grant funding is likely needed to deliver the benefits of the Masterplan, attribution analysis has been applied to the scheme which will be delivered through Towns Fund funding based on the percentage of total programme spend delivered in the scheme. The attribution approach means that not all benefits of the Masterplan are allocated to this scheme and there is not a risk of double counting as the Masterplan progresses and future funding applications are made.</p>
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • Delays due to Covid-19 • Objections to detailed designs • Delays due to unforeseen ground conditions • Delays/ slippages as a result of approvals and DLUHC approvals
Equality Impact Assessment	<p>An equality impact assessment has been conducted and is appended. Overall, it is considered that the improvements will have a positive impact on local protected groups / users of West Bromwich.</p> <p>It is recommended that prior to beginning the project a detailed Equality Impact Assessments is undertaken and then subsequently updated.</p>
Environmental Impact Assessment	<p>An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.</p>
Project Adjustment Form Required	<p>Project Adjustment Form required. Details of changes outlined below.</p>



7. Retail Diversification Programme Project Adjustment

- 7.1. Any project changes within the Towns Fund need to be formally submitted to DLUHC as a project adjustment request, following discussion with Sandwell's allocated Towns Fund Area Lead. Changes are recorded via a Project Adjustment Form outlining the changes made, rationale and detail of consultation to communicate changes.
- 7.2. **Reduction of Match Funding:** A grant of £1.3 million under a JV Agreement with WMCA was originally included in the project to demolish and remediate a significant SMBC site, the Bull Street Multi-storey car park situated at a key position within the town. This co-funding was spent as planned. However, in refining the scope of the Retail Diversification Programme, the car park was removed from the red-line boundary area. While the scheme is still highly complementary, it was determined to remove the co-funding from the Retail Diversification Programme for caution.
- 7.3. **Regeneration of Town Centre Land:** The original outputs regarding Town Centre land for regeneration were high level. Following FBC development, the project team were able to provide more specific outputs.
- 7.4. **Inclusion of Indoor Market:** West Bromwich Local Board Members requested the inclusion of the indoor market redevelopment within the programme at the project inception stage. Engagement with existing market traders demonstrated the demand for a new and improved indoor market. Options were put forward by existing market traders for Sandwell Council to explore. As a result. Sandwell Council agreed relocate the indoor market rather than redevelop the current site, responding to feedback that the current site was dilapidated and difficult to improve using an on-site solution.
- 7.5. A Project Adjustment Form has been prepared for the Town Hall Quarter project to record the following: -

Project Detail	Original Proposal	Adjusted Proposal
Towns Fund Ask	£13m	No changes to record
Match Funding	£1.3m	Nil
Total Project Value	£14.3m	£13m
Outputs	<ul style="list-style-type: none"> Unlocking c4.4 hectares of Town Centre land for regeneration. Renovated indoor market. 	<ul style="list-style-type: none"> 26,559 sqm land brought into full public ownership 7,590 sqm floorspace rationalised 11,217 sqm land rehabilitated 3 sites cleared Relocation and Renovation of new Indoor Market



Project Detail	Original Proposal	Adjusted Proposal
Outcomes	<ul style="list-style-type: none"> • Increased high quality commercial floor space • 650 new homes • New skills infrastructure backed by Sandwell College. • Increase night-time economy • Increased land value and economic output from retail market 	<p>Direct Outcomes</p> <ul style="list-style-type: none"> • New indoor market • Increase night-time economy • Increased land value and economic output from retail market <p>Indirect Outcomes</p> <ul style="list-style-type: none"> • New high-quality, affordable and sustainable commercial floorspace (Office, Retail, Leisure, F&B) • 650 new homes • Increased safety and perceptions of safety
Changes to project description noted within the Project Adjustment Form	<p>The Retail Diversification Programme will initially focus on two key retail areas in the town: Bull Street (incorporating the Queen Square Shopping Centre) and the Kings Square Shopping Centre (incorporating the Indoor Market and former Kings Square Cinema), which are strategically located and would enable phased development to be accelerated.</p> <p>This programme will kickstart comprehensive regeneration and transformation of the West Bromwich retail market through major site assembly and demolition, undertaking the much-needed works to prepare the sites for mixed-use development.</p>	<p>The Retail Diversification Programme will initially focus on two key retail areas in the town: Bull Street (incorporating the Queen Square Shopping Centre) and the Kings Square Shopping Centre (incorporating the Indoor Market and former Kings Square Cinema), which are strategically located and would enable phased development to be accelerated.</p> <p>This programme will kickstart comprehensive regeneration and transformation of the West Bromwich retail market through major site assembly and demolition, undertaking the much-needed works to prepare the sites for mixed-use development. Investment will also see the relocation and renovation of a new indoor market.</p>

Appendices

Retail Diversification Programme Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan
- Risk Register
- Monitoring and Evaluation Plan



Source Documents

- Retail Diversification Programme Project Confirmation Table
- West Bromwich Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2022



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Sandwell Towns Fund Superboard Midland Met Learning Campus Full Business Case

17 February 2022

Subject:	Midland Met Learning Campus Full Business Case
Presenter:	Alan Taylor – Chair for Smethwick Local Board Austin Bell – Project Lead, NHS Trust
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for Midland Met Learning Campus, including the project equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustment.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the Smethwick Midland Met Learning Campus project for agreement including an equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustment.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for Smethwick were offered by Government. This included an offer of an overall funding package of £23.5m Towns Fund offer. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by 24 March 2022.
- 3.2. The Town Deal for Smethwick was signed on 24 March 2021.
- 3.3. Details of the projects put forward for Smethwick Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

4. Full Business Case Contents

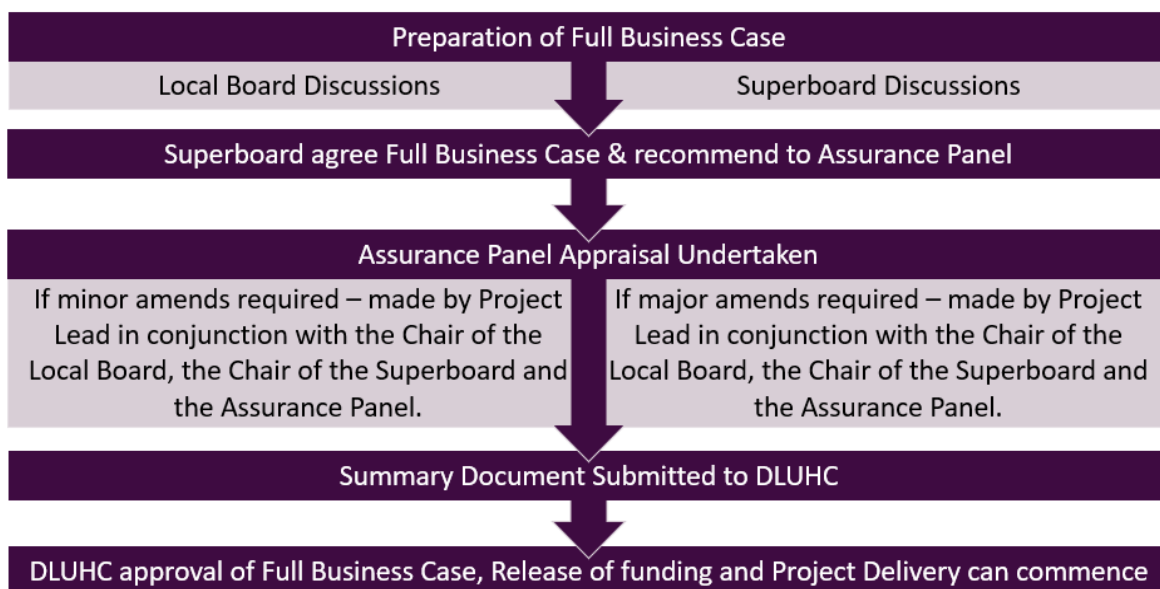
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. Midland Met Learning Campus Full Business Case Summary

Lead Organisation	NHS Trust
Towns Fund Ask	£12.9m
Match Funding	£0.029m
Total Project Value	£12.929m
Project Description	This proposal is for a major new skills resource next to the Midland Met University Hospital development, providing training in healthcare and healthcare related positions from entry level to level 7 skills. This is a collaborative proposal between Sandwell and West Birmingham Hospitals NHS Trust, Aston University, Sandwell College and the University of Wolverhampton.
Project Start Date	March 2021
Project End Date	September 2024
Outputs	<ul style="list-style-type: none"> • Circa 4000m2 of education and community space



Outcomes	<ul style="list-style-type: none"> • 1280 new learners assisted.
BCR Calculation	The Benefit Cost Ratio (BCR) calculation for this project is 4.25 meaning this scheme offers excellent value for money.
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • Cost impact of VAT and effect on affordability if unable to recover some or all • Cost of inflation between date of FBC submission and works commencing on site, as well as risk of “super inflation” caused by Brexit / Covid and pressures on construction industry • Additional / Match Funding Availability • Failure to achieve Planning Permission in time • Ground Conditions
Equality Impact Assessment	<p>An equality impact assessment has been conducted and is appended. Overall, it is considered that the improvements will have a positive impact on local protected groups.</p> <p>However, some groups may experience negative impacts from the redevelopment during the construction period. Consideration should be given to the actions recommended in section 6 of the Impact Assessment to mitigate these.</p>
Environmental Impact Assessment	An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.
Project Adjustment Form Required	Project Adjustment Form required. Details of changes outlined below.

7. Midland Met Learning Campus Project Adjustment

- 7.1. Any project changes within the Towns Fund need to be formally submitted to DLUHC as a project adjustment request, following discussion with Sandwell’s allocated Towns Fund Area Lead. Changes are recorded via a Project Adjustment Form outlining the changes made, rationale and detail of consultation to communicate changes.
- 7.2. **Revised Towns Fund Ask:** The Project Adjustment Form will include a revised Towns Fund Ask of £12.9m from £12.126m following the withdrawal of the Albion Family in the Park project.
- 7.3. **Revised Match Funding:** Adjustment made to reflect the amount of Match Funding committed at present.
- 7.4. **Revised Education m2 Output:** Adjustment made following concept design. Whilst the building has a smaller footprint it also includes significant capital investment in



technologies to deliver a Net Zero Carbon project. Space planning discussions will take place once detailed schedule of accommodation is agreed with stakeholders.

7.5. **Reduction of Match Funding:** Adjustment made to reflect the amount of Match Funding committed at present.

7.6. A Project Adjustment Form has been prepared for the Midland Met Learning Campus project to record the following: -

Project Detail	Original Proposal	Adjusted Proposal
Towns Fund Ask	£12.126m	£12.9m
Match Funding	£3.6m	£2.898m
Total Project Value	£15.726m	£15.798m
Outputs	<ul style="list-style-type: none"> • Circa 6000m2 of education and community space 	<ul style="list-style-type: none"> • Circa 4000m2 of education and community space
Outcomes	<ul style="list-style-type: none"> • 1280 new learners assisted. 	No changes to record.
Changes to project description noted within the Project Adjustment Form	This proposal is for a major new skills resource next to the Midland Met University Hospital development, providing training in healthcare and healthcare related positions from entry level to level 7 skills. This is a collaborative proposal between Sandwell and West Birmingham Hospitals NHS Trust, Aston University, Sandwell College and the University of Wolverhampton.	No changes to record.

Appendices

Midland Met Learning Campus Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan
- Risk Register
- Monitoring and Evaluation Plan

Source Documents

- Midland Met Learning Campus Project Confirmation Table
- Smethwick Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2021



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Sandwell Towns Fund Superboard Grove Lane Regeneration Full Business Case

17 February 2022

Subject:	Grove Lane Regeneration Full Business Case
Presenter:	Alan Taylor – Chair for Smethwick Local Board Hayley Insley – Project Lead, SMBC
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for Grove Lane Regeneration, including the project equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustment.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the Smethwick Grove Lane Regeneration project for agreement including an equality impact assessment, environmental impact assessment, monitoring and evaluation plan and project adjustment.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for Smethwick were offered by Government. This included an offer of an overall funding package of £23.5m Towns Fund offer. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by 24 March 2022.
- 3.2. The Town Deal for Smethwick was signed on 24 March 2021.
- 3.3. Details of the projects put forward for Smethwick Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

4. Full Business Case Contents

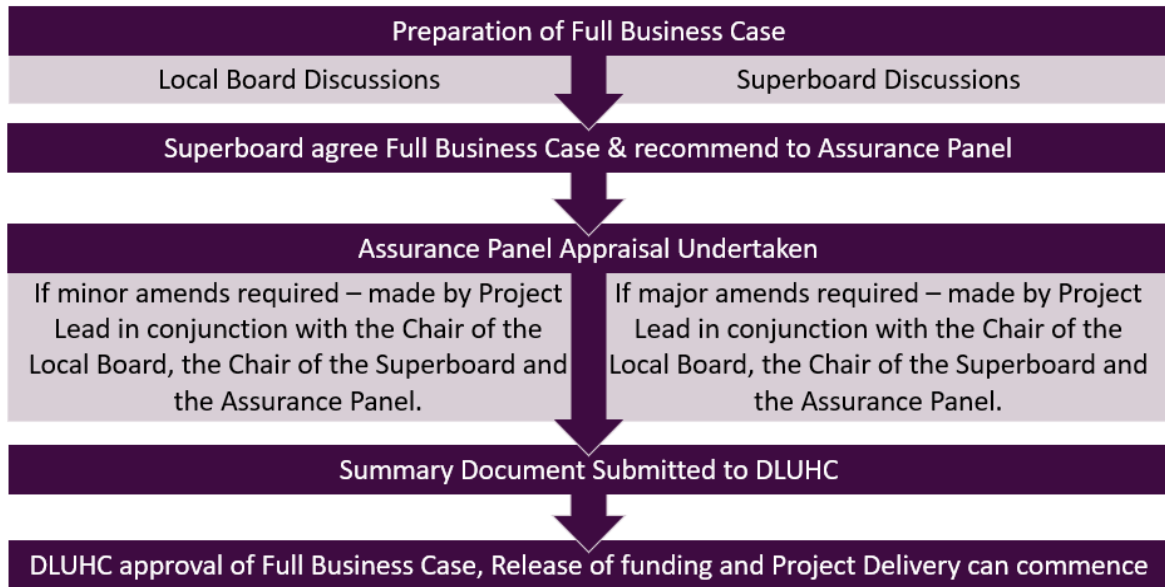
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. Grove Lane Regeneration Full Business Case Summary

Lead Organisation	Sandwell Council
Towns Fund Ask	£4.350m
Match Funding	£ -
Total Project Value	£4.350m
Project Description	<p>The Grove Lane and Regeneration Project will regenerate the Grove Lane development site at the centre of Smethwick, a largescale mixed-use and housing development on the industrial site directly adjacent to the hospital. Investment will assist the acquisition and remediation of a selected site within the Grove Lane area to accelerate regeneration for housing delivery, the first phase of a comprehensive major regeneration project to deliver new homes and associated infrastructure.</p> <p>A co-ordinated and collaborative approach working with WMCA and other partner agencies, stakeholders and the private sector will enable the project to be delivered over time. The initial investment from the Towns Fund will create the opportunity for a first phase of development to commence in the Towns Fund timescales.</p>



Project Start Date	September 2022
Project End Date	Towns Fund: March 2023 / Housing Delivery: January 2026
Outputs	<ul style="list-style-type: none"> • 145 residential units • 1 new commercial unit • 1.2ha land remediated
Outcomes	<ul style="list-style-type: none"> • Perceptions of place improved for residents • Land values increased
BCR Calculation	<p>The Benefit Cost Ratio (BCR) calculation for this project is 3.05 and a NPSV of £10m, meaning this scheme offers high value for money.</p> <p>The council will value the site as part of the Joint Venture negotiations however its value has not been considered as match funding for this appraisal.</p>
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • Negotiations with landowner • Remediation costs exceed expectations • Delay in Smethwick to Birmingham Corridor Area Framework and Grove Lane masterplan being approved • Impact on Commonwealth Games Project • Shifts in market conditions – commercial viability
Equality Impact Assessment	An equality impact assessment has been conducted and is appended. Overall, it is considered that the improvements will have a positive impact on local protected groups.
Environmental Impact Assessment	An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.
Project Adjustment Form Required	Project Adjustment Form required. Details of changes outlined below.

7. Grove Lane Regeneration Project Adjustment

- 7.1. Any project changes within the Towns Fund need to be formally submitted to DLUHC as a project adjustment request, following discussion with Sandwell's allocated Towns Fund Area Lead. Changes are recorded via a Project Adjustment Form outlining the changes made, rationale and detail of consultation to communicate changes.
- 7.2. **Revised Towns Fund Ask:** The Project Adjustment Form will include a revised Towns Fund Ask of £4.350m from £4.089m following the withdrawal of the Albion Family in the Park project.



- 7.3. **Removal of Match Funding:** During the development of the Town Investment Plan, estimated match funding of £1.36m was identified. This match funding has funded the works to carry out the development of the Smethwick Area Framework, Grove Lane Masterplan and Transport strategy. Whilst funding has contributed to the development of the Grove Lane Regeneration project, it has been removed from the Full Business Case as the exact amount contributed cannot be confirmed.
- 7.4. **Alternative Location:** An opportunity to acquire an alternative site was made available. The alternative site has one land ownership whereas the previous location had multiple land owners, therefore the number of negotiations required and the risk around negotiations has reduced.
- 7.5. **Increased Outcomes:** As a result of the alternative location, the new site provides opportunity to deliver additional residential units. An additional output has been identified to deliver 1 new commercial unit.
- 7.6. A Project Adjustment Form has been prepared for the Grove Lane Regeneration project to record the following: -

Project Detail	Original Proposal	Adjusted Proposal
Towns Fund Ask	£4.089m	£4.350m
Match Funding	£0.136m	£0
Total Project Value	£4.225m	£4.350m
Outputs	<ul style="list-style-type: none"> • 100 residential units • 1.2ha land remediated 	<ul style="list-style-type: none"> • 145 residential units • 1 new commercial unit • 2.0ha land remediated
Outcomes	<ul style="list-style-type: none"> • Perceptions of place improved for residents • Land values increased 	No changes recorded.
Changes to project description noted within the Project Adjustment Form	Investment will assist the acquisition and remediation of selected sites within the Grove Lane area to accelerate regeneration for housing delivery, the first phase of a comprehensive major regeneration project to deliver new homes and associated infrastructure.	Investment will assist the acquisition and remediation of a selected site within the Grove Lane area to accelerate regeneration for housing delivery, the first phase of a comprehensive major regeneration project to deliver new homes and associated infrastructure.

Appendices

Grove Lane Regeneration Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan



- Risk Register
- Monitoring and Evaluation Plan

Source Documents

- Grove Lane Regeneration Project Confirmation Table
- Smethwick Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2021



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Sandwell Towns Fund Superboard Rowley Regis Connected Full Business Case

17 February 2022

Subject:	Rowley Regis Connected Full Business Case
Presenter:	Adrian Eggington – Chair for Rowley Regis Local Board Andy Miller – Project Lead, SMBC
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for Rowley Regis Connected, including the project equality impact assessment, environmental impact assessment and monitoring and evaluation plan.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the Rowley Regis Rowley Regis Connected project for agreement including an equality impact assessment, environmental impact assessment and monitoring and evaluation plan.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for Rowley Regis were offered by Government. This included an offer of an overall funding package of £19m. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by March 2022.
- 3.2. The Town Deal for Rowley Regis was signed on 24 March 2021.
- 3.3. Details of the projects put forward for the Rowley Regis Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

4. Full Business Case Contents

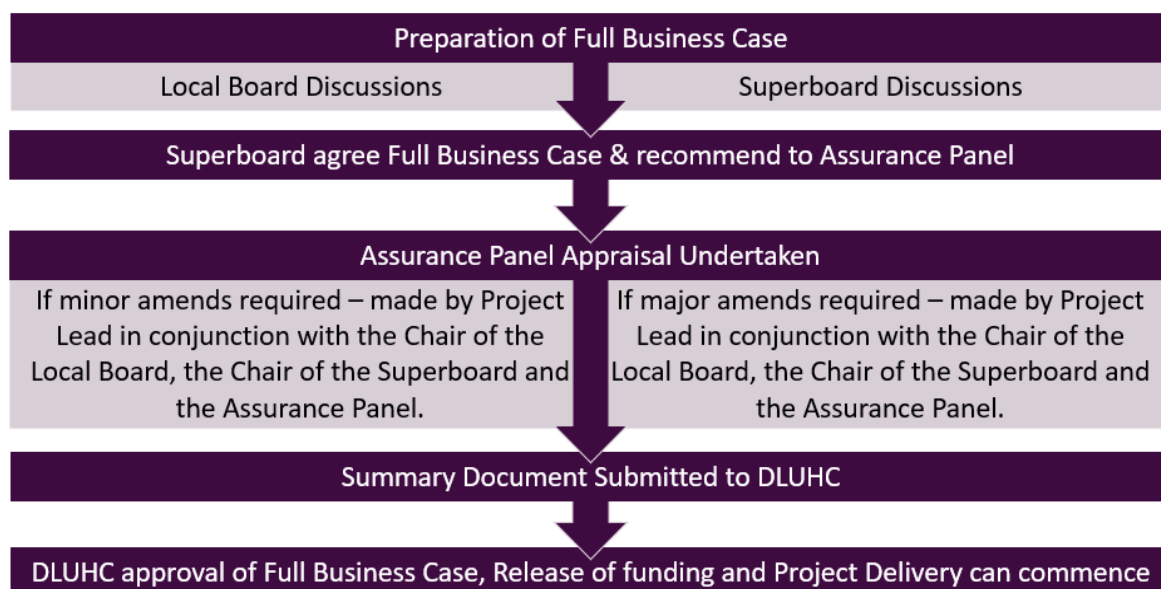
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. Rowley Regis Connected Full Business Case Summary

Lead Organisation	Sandwell Council
Towns Fund Ask	£1.5m
Match Funding	Nil
Total Project Value	£1.5m
Project Description	<p>The Rowley Regis Connected project will generate a multi phased set of multi-modal infrastructure improvements to link transport (rail, bus) and employment hubs in Blackheath, Cradley Heath and Oldbury.</p> <p>The project will deliver new pedestrian and cycle routes including segregated cycle routes, resurface and widen footpaths, upgrade crossing facilities, introduce traffic calming, upgrade lighting, improve signage and road markings.</p>
Project Start Date	April 2021
Project End Date	March 2025



Outputs	<ul style="list-style-type: none"> • 3 New and upgraded walking and cycling infrastructure • New or upgraded road infrastructure • New or upgraded cycle or walking paths • Commuter flows
Outcomes	<ul style="list-style-type: none"> • Perceptions of place improved by residents/ businesses/ visitors • Number of visitors to arts, cultural and heritage events and venues
BCR Calculation	The Benefit Cost Ratio (BCR) calculation for this project is 2.4, meaning this scheme offers high value for money.
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • Delays due to Covid-19 • Objections to detailed designs • Delays due to unforeseen ground conditions • Delays/ slippages as a result of approvals and DLUHC approvals
Equality Impact Assessment	<p>An equality impact assessment has been conducted and is appended. Overall, it is considered that the improvements will have a positive impact on local protected groups.</p> <p>However, there are some potential negative impacts that will require some focus as the project progresses. It is recommended that an engagement exercise is undertaken with residential / business / user groups within the local communities around West Bromwich to understand how the potential improvements could impact them during the detailed design phase/ approach to delivery.</p>
Environmental Impact Assessment	An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.
Project Adjustment Form Required	Not required.

Appendices

Rowley Regis Connected Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan
- Risk Register
- Monitoring and Evaluation Plan

Source Documents

- Rowley Regis Connected Project Confirmation Table
- Rowley Regis Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2021



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Sandwell Towns Fund Superboard Britannia Park Community Hub Full Business Case

17 February 2022

Subject:	Britannia Park Community Hub Full Business Case
Presenter:	Adrian Eggington – Chair for Rowley Regis Local Board Alan Reynolds – Project Lead, SMBC
Contact Officer:	Jenna Langford Interim Towns Fund Programme Manager town_deal@sandwell.gov.uk

1. Recommendations

- 1.1. To receive and agree the final Full Business Case for the Britannia Park Community Hub, including the project equality impact assessment, environmental impact assessment and monitoring and evaluation plan.
- 1.2. To recommend the submission of the Full Business Case to the Assurance Panel and subject to successful appraisal, submission of the Project Summary Document to DLUHC.
- 1.3. To note that in the event that the Full Business Case appraisal leads to minor amends/ points of clarity being required, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.
- 1.4. To note that in the event that the appraisal leads to a recommendation of substantial changes to the Full Business Case, these will be addressed by the Project Lead in conjunction with the Chair of the Local Board, the Chair of the Superboard and the Assurance Panel.

2. Purpose of the Report

- 2.1. To present the Full Business Case for the Rowley Regis Britannia Park Community Hub project for agreement including an equality impact assessment, environmental impact assessment and monitoring and evaluation plan.



3. Background and Main Considerations

- 3.1. On 3 March 2021, Heads of Terms for a Town Deal for Rowley Regis were offered by Government. This included an offer of an overall funding package of £19m. The Heads of Terms offer is subject to the appraisal and approval of a Full Business Case for each project and the submission of a Summary Document (one per project) by March 2022.
- 3.2. The Town Deal for Rowley Regis was signed on 24 March 2021.
- 3.3. Details of the projects put forward for the Rowley Regis Town Deal were re-confirmed with Government in the form of a Project Confirmation Table. These were considered by Superboard on 17 May and submitted following approval from the Council's S151 Officer.

4. Full Business Case Contents

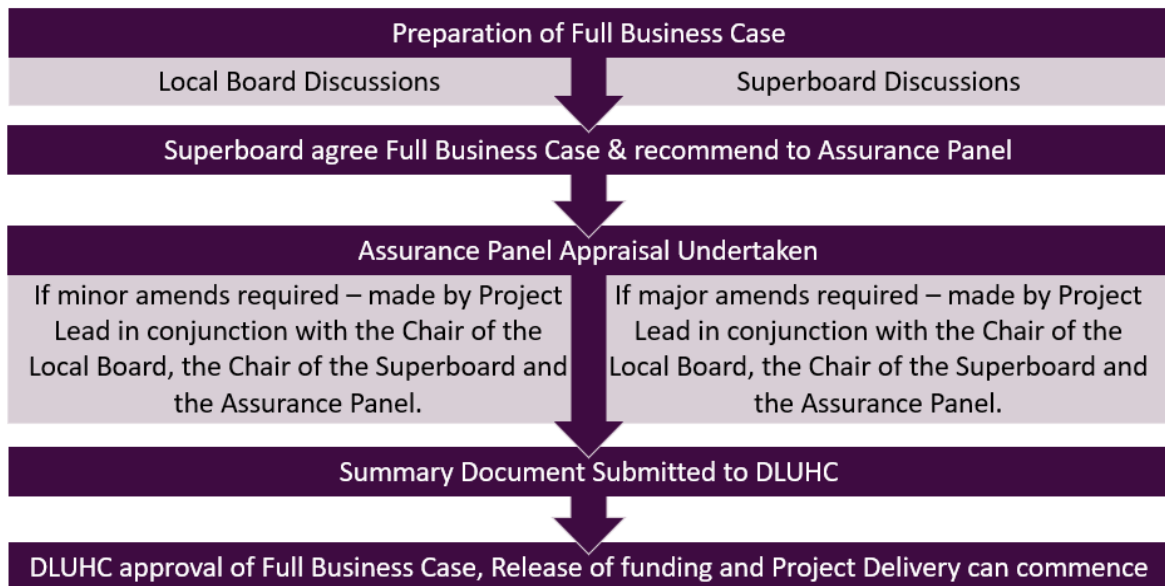
- 4.1. The Towns Fund Business Case Guidance, December 2020, outlined that Towns Fund Full Business Cases should be compliant with the HMT Treasury Green Book (2020). This sets out that Full Business Cases should address five cases; Strategic Case, Economic Case, Commercial Case, Financial Case and Management Case.
- 4.2. Preparing a project business case using the five-case model provides decision makers and stakeholders with a proven framework for structured thinking and assurance that the project: Provides strategic fit and is supported by a compelling case for change, will maximise public value, is commercially viable, is affordable and is funded and can be delivered successfully by the organisation and its partners
- 4.3. Sandwell's Towns Fund Full Business Cases have been prepared according to this model.
- 4.4. Following Cabinet approval on 24 November 2021, an Assurance Panel has been established comprising the Town Deal Board Chair, Director of Regeneration and Growth, Director of Finance (Section 151 Officer) and Cabinet Member for Regeneration and Growth, to appraise Full Business Cases.

5. Submission of Project Summary Documents to DLUHC

- 5.1. Once a Full Business Case has been approved by the Assurance Panel, a Summary Document will be prepared and submitted to DLUHC for review before funding is released. At which point Terms and Conditions of the grant will be provided.



- 5.2. The Summary Document contains an overview of each Business Case, how it has been appraised, and confirmation that key conditions from the Heads of Terms have been addressed (where applicable).
- 5.3. The Chair of the Superboard and Sandwell Council's S151 Officer will be a signatory on the Summary Document.
- 5.4. An outline of the process for approval of a project Full Business Case is as follows:



6. Britannia Park Community Hub Full Business Case Summary

Lead Organisation	Sandwell Council
Towns Fund Ask	£2.45m
Match Funding	£0.028m
Total Project Value	£2.478m
Project Description	<p>The project will improve the infrastructure, facilities and environmental quality of Britannia Park, promoting and enabling greater usage for a variety of purposes, and to improve the health and wellbeing of residents across Rowley Regis.</p> <p>The project will develop a new low-carbon community building to provide changing rooms, create 15-20 new allotment plots on less well-used parts of the park to meet proven local demand, widen the main entrance and driveway to make access safer for pedestrians and drivers, provide enlarged car park, construct new footpaths to provide a perimeter route for park users, reconstruct the skate park, replace all play and fitness equipment to meet modern day play and fitness needs and plant new trees, in part as replacement (2:1) for trees that need removing</p>
Project Start Date	February 2022



Project End Date	March 2024
Outputs	<ul style="list-style-type: none"> • 1 new community space • New changing rooms to accommodate maximum use of three existing grass sports pitches (accommodating 6 teams at one time). • 15-20 new public allotments
Outcomes	<ul style="list-style-type: none"> • Perceptions of place improved for residents
BCR Calculation	At the time of writing this report, the Benefit Cost Ratio (BCR) calculation is pending.
Key Risks	<p>The main risks have been identified for the project and are being proactively managed through regular risk review and escalation, as required. The main risks are as follows: -</p> <ul style="list-style-type: none"> • <i>Delays due to Covid-19</i> • <i>Available funding</i> • <i>Community support</i> • <i>Future maintenance legacy.</i> • <i>Delays/ slippages as a result of approvals and DLUHC approvals</i>
Equality Impact Assessment	<p>An equality impact assessment has been conducted and is appended. Overall, it is considered that the improvements will have a positive impact on local protected groups.</p> <p>The components of the project will be of particular benefit to children, older people and those with a range of disabilities, while one of the core objectives of providing new changing rooms is to promote women's and junior football, so improving opportunities for sporting participation for both those groups.</p>
Environmental Impact Assessment	An Environmental Impact Screening has been undertaken and is appended. The screening has identified that Schedule 1 and 2 of the EIA regulations do not apply to this project and therefore a full assessment is not required.
Project Adjustment Form Required	Not required.

Appendices

Britannia Park Community Hub Full Business Case document including:

- Equality Impact Assessment
- Environmental Impact Assessment
- Consultation and Engagement Plan
- Risk Register
- Monitoring and Evaluation Plan

Source Documents

- Britannia Park Community Hub Project Confirmation Table
- Rowley Regis Town Deal Heads of Terms
- MHCLG Business Case Guidance, December 2020
- MHCLG Monitoring and Evaluation Guidance, April 2021



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