

Report to Cabinet

16 November 2022

Subject:	Regeneration Project Pipeline Bi-Annual Performance Report March 2022 - October 2022
Cabinet Member:	Cabinet Member Regeneration & Growth, Cabinet Member Cllr P Hughes
Director:	Director Regeneration & Growth, Tony McGovern
Key Decision:	No
Contact Officer:	Business Manager - Regeneration, Jenna Langford jenna_langford@sandwell.gov.uk

1 Recommendations

- 1.1 That Cabinet note the progress made on projects within the Regeneration Project Pipeline Performance Report.
- 1.2 That Cabinet approve the recommended amendments to the Regeneration Project Pipeline as set out below:-
 - (a) Levelling Up Fund Projects across Tipton, Smethwick, West Bromwich, and Rowley Regis be added to the pipeline, should they be approved by DLUHC.
 - (b) George Betts Academy be added to the pipeline at Concept Stage.
 - (c) Should the Sandwell Investment Zone be accepted, sites which are not already captured on the Regeneration Project Pipeline, be included.
 - (d) The Midland Metropolitan University Hospital (MMUH) project be included on the Regeneration Project Pipeline.
- 1.3 That Cabinet note the update with regard to the Inclusive Recovery Plan for Business.



- 1.4 That the Director of Regeneration & Growth be authorised to implement the Cabinet approved amendments to the Regeneration Project Pipeline and for this to be published on the council website.

2 Reasons for Recommendations

- 2.1 On the 23 March 2022, Cabinet approved the Regeneration Strategy, Regeneration Project Pipeline and the Inclusive Recovery Action Plan for Business. When taken together set out the corporate regeneration priorities for the period 2022 to 2027.
- 2.2 The pipeline is a live document, monitored via a report submitted to Cabinet every 6 months. The report highlights progress on each project with a focus on those projects being led by the Council. This is the first performance report to be submitted to cabinet since approval in March 2022 and covers the period from March 2022 – October 2022.
- 2.3 In recognition of the progress made over the last 6 months, Cabinet approval is sought to make a number of amends to the project pipeline and for the updated pipeline to be published on the council website.

3 How does this deliver objectives of the Corporate Plan?



Best start in life for children and young people

The diverse nature of the projects within the Regeneration Project Pipeline stand to contribute towards this objective.



People live well and age well

The diverse nature of the projects within the Regeneration Project Pipeline stand to contribute towards this objective.



Strong resilient communities

The diverse nature of the projects within the Regeneration Project Pipeline stand to contribute towards this objective.



Quality homes in thriving neighbourhoods

The diverse nature of the projects within the Regeneration Project Pipeline stand to contribute towards this objective.



A strong and inclusive economy

The diverse nature of the projects within the Regeneration Project Pipeline stand to contribute towards this objective.












A connected and accessible Sandwell





The diverse nature of the projects within the Regeneration Project Pipeline stand to contribute towards this objective.

4 Context and Key Issues

- 4.1 The pipeline comprises 66 projects with an estimated total investment value of over £1.8 billion pounds by 2027. It sets out the major investment projects that the Council, its partners, and the private sector intend to deliver in Sandwell. The pipeline is a five-year investment pipeline within the period 2022 to 2027. It sets the infrastructure priorities for Sandwell Council and therefore will also establish where resources will be focused.
- 4.2 A summary of Pipeline Performance from March 2022-October 2022 is provided in the table below. More detailed information is available in Appendix A of this report. The Annual Performance Report will include performance against the outputs of the projects within the Regeneration Pipeline.

	Green	On Track
	Amber	Potential Risks
	Red	Risks
Status		Performance
	2	Projects Completed/Operational Since March 2022, the Digital Den Project and the SPRINT A34/A45 PH1, West Bromwich Project have completed.
	24	Projects On-Site Since March 2022, a further 23 Projects have commenced work on site. Taking the total number of projects on site to 24.
	19	Projects with Planning Permission Since March 2022, a further 5 projects have obtained planning permission. Taking the total number of projects with planning permission to 19.
	4	Projects in Business Case Stage



		Since March 2022, 27 projects have progressed from Business Case Stage. There are now 4 projects in Business Case Stage which have not progressed. This reflects the need to focus on progressing the 23 projects at concept stage.
	14	Projects in Delivery Stage In March 2022, 9 projects were in Delivery Stage. 8 of these are now on site and 1 has completed. 14 projects have now progressed from concept and business case stages to Delivery.
	1	Projects Pending Planning Decision Since March 2022, the project with the potential to deliver 382 new homes in Smethwick has submitted a planning application. The determination date is scheduled for the 11 January 2023.
	4	Projects Submitted a Pre-Planning Application Since March 2022, 3 further projects have engaged with the local planning authority in pre-planning application discussions. This information is confidential and as such the sites are not disclosed within this report.
	22	Projects in Concept Stage Since March 2022, the number of projects in concept stage has reduced from 25 to 22. The Fountain Lane, Enfinium Waste to Energy Plant, and Retro-Fit projects have progressed to the on-site stage. The red status reflects the need to focus on progressing the concept projects through to Business Case Stage.

4.3 In addition to the progress made on the established pipeline, there has also been progress on other significant Regeneration opportunities for the borough. Of note is the £88m bid to the Department of Levelling Up Homes & Communities (DLUHC) for Levelling Up Funding. The bid comprises proposals for Tipton, Smethwick, West Bromwich, and Rowley Regis and was submitted on the 2 August 2022. The council now awaits a funding decision from DLUHC.

4.4 Sandwell has four Flagship infrastructure projects with an estimated value of £1.3 billion that are all scheduled to deliver within the next three years by 2025. The four projects represent different sectors and collectively the most significant level of investment in Sandwell for decades:

- Midland Metropolitan University Hospital (Health) - £400m+ to be delivered 2024;



- Wednesbury to Dudley Metro extension (Transportation) - £400m to be delivered 2024;
- Enfinium Waste to Energy Plant (Sustainability) - £400m to be delivered 2025;
- Sandwell Aquatics Centre (Health), International standard sports facility - £90m to be delivered 2023.

- 4.5 Of the above projects, only the Midland Metropolitan University Hospital (MMUH) is not included on the pipeline. In March it was understood that the Hospital was nearing completion. However, the latest forecast is the Hospital will complete in 2024.
- 4.6 The £67.5m Towns Fund Programme has successfully secured all funds from DLUHC for all 16 projects. 15 of the projects have now progressed to either Delivery Stage, On Site or Complete. Only 1 Towns Fund project remains in Business Case Stage – Blackheath Interchange as the final design for the scheme is yet to be finalised. Public Consultation on the scheme is scheduled to commence in November 2022.
- 4.7 The Lovells Housing site at Fountain Lane, Oldbury is now on site with the construction of 246 homes underway. The site is a pilot for ‘First Homes’ which are a specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes. Specifically, First Homes are discounted market sale units which must be discounted by a minimum of 30% against the market value. On the 31 August 2022, approval was given to amend the tenure plan to show First Homes to plots 223, 224, 225, 226 and 227. This approval means Lovells will now enter into a s106 agreement to ensure the delivery of First Homes in accordance with Government guidance and the funding requirements of Homes England, which have been secured.
- 4.8 The Department for Education (DfE) have brought forward a proposal for a new Academy in West Bromwich – George Betts Academy. The project if added to the pipeline, will be in concept stage.
- 4.9 Subject to the decision of Cabinet 16 November 2022, approval has been sought to add the Brandhall preferred scheme option to the Regeneration Project Pipeline.
- 4.10 Sandwell’s Expression of Interest submission for a Sandwell Investment Zone has been submitted to DLUHC, via the WMCA on the 14 October 2022. The investment zone, if accepted, has the potential to provide tax



incentives and reduced regulation to development sites within the zone, leading to increased investment. The proposed Investment Zone concentrates on sites and town centres along the Wednesbury to Brierly Hill Metro Extension corridor. Should the Investment Zone be accepted, sites which are not already captured on the Regeneration Project Pipeline would need to be included.

4.11 Proposed amendments to pipeline for Cabinet consideration:

- Levelling Up Fund Projects across Tipton, Smethwick, West Bromwich, and Rowley Regis be added to the pipeline, should they be approved by DLUHC.
- George Betts Academy be added to the pipeline at Concept Stage.
- Should the Sandwell Investment Zone be accepted, sites which are not already captured on the Regeneration Project Pipeline, be included.
- The Midland Metropolitan University Hospital (MMUH) project be included on the Regeneration Project Pipeline.

4.12 Significant progress has been made against the 0-6 months actions identified within the Inclusive Recovery Plan for Business. Further details are available within the Inclusive Recovery Plan for Business Performance Report in Appendix B of this report. Delivery of the plan was dependant on the Business Growth Team securing financial and personnel resources, particularly funding from the UK Shared Prosperity Fund (UKSPF).

4.13 The Business Growth Team secured funding through the COVID Outbreak Management Fund (COMF) to develop business support activities, assisting Economic Recovery. To increase business support activities, the team are in the recruitment process to secure the personnel resources necessary to deliver the Inclusive Recovery Plan. These include an Enterprise Officer; Circular Economy Officer; Senior Social Value Officer; and an Anchor Network Co-ordinator.

4.14 This financial year has proven challenging. The integration of the Black Country Local Enterprise Partnership (BCLEP) with the WMCA and the withdrawal of funding for the Black Country Growth Hub has resulted in disruption to usual Business Support activities from our partners. In



addition, Sandwell's allocation of the UK Shared Prosperity Fund (UKSPF) is significantly lower than expected. The Business Growth Team is likely to only receive £1m for financial years 23/24 & 24/25. The details of this are in a separate report to be considered by Cabinet on the 16 November 2022. The Business Growth Team are now working with the WMCA to align the priorities of Sandwell Inclusive Recovery Plan to that of the proposed regional Business Support offer to maximise investment and resource for the benefit of Sandwell. These may result in changes to the Inclusive Recovery Plan which will be reported in the next performance report.

- 4.15 In addition to working with the WMCA on the regional Business Support offer, the team are also engaging with the West Midlands Growth Company to lever in support and maximise the council's investment in the Growth Company to deliver against our Grow in Sandwell and our Invest in Sandwell priorities.

5 Alternative Options

- 5.1 This is a bi-annual report on performance as requested by Cabinet on the 23 March 2022. In accordance with the Cabinet Decision, Cabinet are to approve amends or additions to projects on the pipeline.

6 Implications

Resources:	Resources have been identified and agreed by Budget Board. Recruitment to the approved posts is underway. Finance representatives attend the Regeneration Programme Board.
Legal and Governance:	Legal representatives attend the Regeneration Programme Board. Governance has been approved for the Regeneration Programme Board.
Risk:	A programme risk register is being developed, with key risks being escalated to the Regeneration Programme Board.
Equality:	Equality Impact Assessments will be undertaken as and when required.
Health and Wellbeing:	Health and Wellbeing is a category of projects on the pipeline.
Social Value	Social Value is a priority within the Regeneration Programme and performance against Social Value



	outputs and outcomes will be monitored by the Regeneration Programme Board.
Climate Change:	Climate Change measures are considered as part of regeneration projects, with sustainability being a category of projects on the pipeline.

7. Appendices

Appendix A – Regeneration Programme Performance Report March 2022 – October 2022

Appendix B – Inclusive Recovery Plan Performance Report March 2022 – October 2022

8. Background Papers

Regeneration Strategy Cabinet Report – 23 March 2022
 Regeneration Strategy
 Regeneration Project Pipeline
 Inclusive Recovery Plan for Business

