

# Report to Cabinet

**23 March 2022**

<b>Subject:</b>	Sandwell's Regeneration Strategy, Pipeline and Inclusive Recovery Action Plan for Business.
<b>Cabinet Member:</b>	Cabinet Member for Regeneration & Growth: Councillor Iqbal Padda
<b>Director:</b>	Director of Regeneration & Growth Tony McGovern
<b>Key Decision:</b>	Yes
<b>Contact Officers:</b>	Tammy Stokes, Service Manager- Growth and Spatial Planning <a href="mailto:tammy_stokes@sandwell.gov.uk">tammy_stokes@sandwell.gov.uk</a>

## 1 Recommendations

That Cabinet;

- 1.1 Approve the Regeneration Strategy for Sandwell and the associated appendices, the Regeneration Pipeline (appendix A) and the Inclusive Recovery Action Plan for Business (appendix B), which taken together set out the corporate regeneration priorities for the period 2022 to 2027. The Regeneration Pipeline comprising the following number of schemes in each category:
- Transport - 23
  - Housing - 15
  - Education & Skills - 10
  - Sustainability - 5
  - Heritage Regeneration - 4
  - Employment - 3



- Town Centre – 2
- Health - 2
- HRA New build programme – 1
- Digital Connectivity Programme – 1

- 1.2 That the Inclusive Economy Deal (March 2020) is rescinded and the Regeneration Strategy for Sandwell, the Regeneration Pipeline and Inclusive Recovery Action Plan for Business, taken together become the up to date, strategic documents outlining the corporate Regeneration priorities for the period 2022 to 2027.
- 1.3 That authority be delegated to the Director of Regeneration and Growth to make any non-material amendments to the Regeneration Strategy, the Regeneration Pipeline and the Inclusive Recovery Action Plan.
- 1.4 That approval be given to create a reserve for the projected underspend of £85,000 for 2021/22 of New Burdens funding and that it be used in 2022/23 to support the delivery of the Regeneration Strategy and its appendices particularly focusing on initiatives to support business recovery.

## 2 Reasons for Recommendations

- 2.1 This report seeks approval to adopt the Regeneration Strategy for Sandwell and the associated appendices, the Regeneration Pipeline (appendix A) and the Inclusive Recovery Action Plan for Business. (appendix B).
- 2.2 Sandwell’s Regeneration Strategy (the strategy) sets out local requirements (evidence of need), constraints on activity (barriers) and opportunities (via a site pipeline) outlining the direction of travel for the Council to prioritise its resources to deliver transformational change for the Borough.
- 2.3 Following discussions with officers involved in the delivery of infrastructure from across the organisation, horizon scanning, and discussions with our partner organisations, the strategy sets out practical actions for regeneration which support our wider economic goals.



- 2.4 Alongside the Inclusive Recovery Action Plan for Business, the Regeneration Strategy presents a clear view of the Sandwell economy and our infrastructure requirements. It will enable Sandwell to shape regeneration plans to meet the needs of local people and business, setting a path towards a higher quality of life for our residents, more well-paid and fulfilling jobs, and, through these, a wealthier Sandwell.
- 2.5 The Inclusive Economic Deal (IED) was approved by Cabinet on 26<sup>th</sup> February 2020. The primary focus of the IED was to embed a new approach to regeneration in Sandwell, to ensure a focus on making Sandwell a better place to live, work and do business – improving individual and community wellbeing, living standards and employment opportunities while also encouraging sustained investment to benefit residents and businesses across our six towns. The Regeneration Strategy and its two appendices builds on the IED, reflecting new (post covid-19) economic challenges and opportunities. Therefore, it is intended to rescind the IED and replace it with the Regeneration Strategy and its appendices as the councils most up to date strategic regeneration document.
- 2.6 The approval and adoption of the strategy, pipeline and economic recovery plan will give us clarity to deliver our vision for Sandwell over the next five years and deliver the following benefits for Sandwell:
- Estimated total investment of over £1.8 billion pounds by 2027.
  - The delivery of over 4300 new homes on major regeneration sites (including the council house build programme).
  - Investment in ten education and skills facilities in the Borough totalling over £57m pounds of investment.
  - Over 4000 new learners / apprentices assisted.
  - £63m investment in new employment/ commercial floorspace which will create new jobs or safeguard existing jobs in the Borough.
  - A pipeline of 23 transport projects and investment including improvements to metro infrastructure, improved walking and cycling routes, ULEV vehicle charging points, and SPRINT delivery amongst others totalling an estimated £282m investment.
  - Town Centre investment in West Bromwich of circa £14m linked to the Towns Fund retail diversification and urban greening projects. A pipeline of other investment linked to heritage preservation (such as



the Wednesbury High Street Heritage Action Zone/ Chances Glassworks/ Soho Foundry) and climate change innovation (heat network development, the heat to energy plant in West Bromwich, and a potential battery energy storage site).




- Move towards a balance of investments across Sandwell's 6 towns including, delivery of Towns Fund projects in West Bromwich, Smethwick & Rowley Regis, and the delivery of new homes and commercial floorspace in Tipton, new transport connectivity schemes, new homes, and education infrastructure in Oldbury, and new homes, a health centre, and education infrastructure in Wednesbury.

2.7 Authority is requested for the Director of Regeneration and Growth to make any non-material amendments to the documents. This is to pick up any minor drafting changes to ensure consistency across the three documents, update graphics, and address any typographical errors.

2.8 During the fourth quarter of the 2021/22 financial year the Regeneration and Growth Directorate (Business Growth Team) received £85,000 in New Burdens funding from Central Government to support the delivery of Additional Restriction Grants. A reserve for this funding from financial year 2021/22 is requested. The reserve will be used in 2022/23 to support the delivery of the Regeneration Strategy and its appendices particularly focusing on business interventions.




### 3 How does this deliver objectives of the Corporate Plan?



	<p><i>Best start in life for children and young people-Education Issues.</i></p> <p>Education and skills infrastructure are crucial to sustaining the needs of a growing population. Through the strategy, pipeline and economic recovery plan we will prioritise new major education and skills facilities from primary to higher level skills.</p> <p>Regeneration plans look to increase existing skills provision and enhance learning facilities, especially in key sectors, raising skills levels that match local employment opportunities and supporting improvement in performance of our schools. This will pave the way to a more prosperous future, preparing residents for future industries, and, in time, bringing good quality and well-paying jobs to the borough.</p>
	<p><i>People live well and age well.</i></p> <p>The proposals and initiatives contained within the strategy and pipeline will encourage additional health facilities, together with regeneration which promotes healthy activity and lifestyles through high quality placemaking.</p>
	<p><i>Strong resilient communities.</i></p> <p>The strategy and pipeline of developments contribute to the vision of creating a wealthier Sandwell across all 6 Towns. We will use this framework to prioritise creating strong resilient communities:</p> <ul style="list-style-type: none"> <li>- an inviting place to live, with thriving communities and energy efficient housing in well planned neighbourhoods.</li> <li>- high quality employment space for decent jobs.</li> <li>- a convenient and reliable public transport and active travel network, which people prefer to private cars.</li> <li>- exciting, busy, and green centres where people meet throughout the day, with a thriving cultural and night-time economy.</li> </ul>





	<p><i>Quality homes in thriving neighbourhoods.</i></p> <p>The strategy, pipeline and economic recovery plan will contribute to our priority for the next five years to increase the pace of change, unlocking sites and supporting market providers to deliver housing that is right for the place. We aim to improve our existing homes whilst increasing the amount of affordable housing in Sandwell, which includes a mix of private, shared ownership, and affordable rented housing tenures.</p> <p>We will build on the ambitious masterplans, visions, and developer interest to create sustainable and pleasant environments for residents and which attract new people to Sandwell. Managing these developments, and ensuring they fulfil our ambitions will ensure that they do more than deliver housing, and kickstart economic growth for the wider economy.</p>
	<p><i>A strong and inclusive economy.</i></p> <p>The strategy, pipeline contribute and economic recovery plan all work towards the vision of creating a wealthier Sandwell across all 6 Towns. We are working to build an inclusive economy in Sandwell, working with residents to improve their places and increase opportunities here. We will work with local communities to explore grass-roots regeneration here, supporting projects that emerge across the borough.</p>
	<p><i>A connected and accessible Sandwell.</i></p> <p>The strategy and pipeline outline the scope of the opportunity to connect Sandwell’s major hubs to the wider region and knit neighbourhoods together with public and active transport proposals.</p> <p>Furthermore, support the rollout and take up of full-fibre and 5G across Sandwell</p>



## 4 Context and Key Issues

- 4.1 The strategy will bring together the elements of regeneration needed to build a wealthier and more sustainable Sandwell. It encompasses the different aspects of our built environment: housing; town centres, high streets, and neighbourhoods; employment sites; education and skills; transport; digital connectivity; and sustainability. These are important levers for Sandwell which can help to create the environment for inclusive growth.
- 4.2 In terms of economic context; Sandwell is the third largest Borough in the West Midlands and the most productive economy in the Black Country. However, it is also the 8<sup>th</sup> most deprived local authority in England, with major health deprivation and high Covid-19 infection rates, nationally through the pandemic. In recent years skills levels have improved but there remains a low level of skills across our communities. Sandwell has major manufacturing and logistics strength with many successful exporting businesses however we have a post-industrial environmental legacy providing a challenging environment and poor supply of land. The regeneration strategy is a tool to support economic growth through the provision of new infrastructure in Sandwell.
- 4.3 The strategy is based around four priorities (Accelerate, Amplify, Curate & Deliver) which will guide our regeneration strategy and delivery. This strategy is then divided into seven delivery themes that cover each aspect of regeneration in Sandwell. For each of the areas within regeneration that we will act on over the next five years, we have developed a specific ambition, and a set of practical actions to help achieve them: The need to meet out climate change objectives cuts across each theme;
- Housing – facilitate and deliver more new homes and more affordable homes across the borough, faster.
  - Employment – support businesses and sectors with space to grow.
  - Placemaking – work with our communities to transform our town centres, high streets, and neighbourhoods in the right way for their place and to their full potential.



- Education and Skills – deliver new learning facilities at primary, secondary and further education levels to improve education and opportunity for people of all ages
- Transport – connect Sandwell’s major hubs to the wider region and knit neighbourhoods together with public and active transport.
- Digital – support the rollout and take up of full-fibre and 5G across Sandwell.
- Sustainability – invest in transformative energy infrastructure to support the transition to net zero.

4.4 **Housing - The Issues;** the strategy highlights the growing demand for housing in Sandwell (since 2006 there has been a shortfall of nearly 5000 homes delivered in Sandwell), the growing need for larger homes, and the land and viability constraints that, whilst not unique to Sandwell, require significant public-sector investment to bring forward.

**Housing – The Opportunity;** West Bromwich Town Centre is a major opportunity to attract young professionals supported by a vibrant town centre supported by the West Bromwich Masterplan. The Grove Lane and Rolfe Street areas of Smethwick have the potential to support up to 1200 new homes creating a new quality residential quarter. The Smethwick to Birmingham Area Framework and Grove Lane Masterplan provides the context for this regeneration. The Friar Park development site just off Friar Park Road has the potential to deliver circa 600 new homes in the north of the Borough a masterplan for this site is in development in Partnership with the WMCA. The strategy also sets out the need to invest in retrofitting council house stock.

4.5 **Employment – The Issues;** the strategy highlights the high demand for employment land across the West Midlands and the Black Country linked to our connectivity and proximity to Birmingham. There is a particularly high demand for grade A logistics space. However, there’s insufficient land availability in Sandwell to fulfil requirements. Furthermore, the limited land that Sandwell does have remains undeveloped due to remediation and assembly costs.

**Employment – The Opportunity;** the strategy recommends using employment land strategically to support our local businesses and





organisations to grow. Furthermore, we are exploring the development of a council led employment land vehicle, identifying small, unattractive sites, and preparing them for development. A revolving fund, whereby the council uses a pot of money to acquire 'unviable' sites, prepare them, then resell them back to market developers, could be an effective means to prepare land and spark growth. Cabinet approvals will be sought at a later date for these specific opportunities but through the adoption of the overall strategy, it will give clear indication to the future direction of travel over the next 5 years to explore these options.

- 4.6 **Placemaking – The Issues;** the strategy highlights post Covid-19 uncertainty and the increase in internet shopping has resulted in low demand for retail units and high vacancy rates across our town centres. There are limited leisure and cultural offers across our town centres and almost no night time economy that attracts visitors, residents into our towns after daytime hours.

**Placemaking – The Opportunity;** the strategy recommends tailoring the solution to the needs of an area building on its local identity and strengths. It recommends prioritising bringing new businesses into town centres and high streets and supporting start-up businesses to locate in empty premises (this is set out in more detail in the Recovery Plan for Businesses). Town centres serve both an important economic and civic purpose as hubs for local businesses and the source of important services for residents. They are also centres for hosting community and cultural events. The strategy suggests the development of place visions for each town shaped by masterplans and through working in partnership with local communities and partner organisations.

- 4.7 **Education and skills – The Issues;** Pupil numbers are increasing in Sandwell aligned to the estimated increase in population (8.4% increase between 2017 and 2030). Skills levels in the Borough are improving but are still way below national averages. Low skills level and low wages contributes to higher levels of deprivation for our residents.

**Education and skills – The Opportunity;** Sandwell has a pipeline of new educational infrastructure. Pipeline projects include a new Learning Campus at the Midlands Metropolitan Hospital linked to training in nursing and the health sector, a small expansion to the Ron Davis Centre to



enable more residents to benefit from training programmes, the development of a digital den in Greets Green to increase the number of residents who have digital skills to enable them to access job opportunities, a multi-million pound investment in to a new education hub in Rowley Regis and a civil and mechanical engineering centre in West Bromwich. New secondary schools are being developed in West Bromwich (Shireland CBSO) and at Black Patch (Windsor MAT Academy) increasing pupil places and providing modern school facilities. There is also an emerging opportunity to explore how to link new educational facilities to town centres, cultural programmes, and council services in order to co-locate and create more vibrant places.

**4.8 Transport – The Issues;** Sandwell is well connected regionally and nationally but internally some communities are disconnected from their town centres and getting around some areas of Sandwell by public transport or active travel can be difficult. Car ownership is predicted to increase, and traffic nationally is predicted to grow by 46% by 2040. Transport contributes to 25% of controllable CO2 emissions and has a significant impact on our environment.

**Transport – The Opportunity;** there is significant investment in transport happening or proposed in Sandwell over the next five years. Wednesbury to Brierley Hill metro extension, improvements to Birchley Island, SPRINT rapid transit corridors, electric vehicle charging points, and walking and cycling infrastructure are all included within the pipeline. Promoting active travel and public transport above private car use is key to delivering CO2 reductions and improving the health of our communities.

**4.9 Digital – The Issues;** there are significant challenges around digital exclusion, which has been heightened during the pandemic, and low digital skills levels, which trail regional averages. 14% of Sandwell's residents have never been online.

**4.10 Digital – The Opportunity;** we are on track to reach around 90% coverage for Full Fibre to the premises across Sandwell by 2024/25 with large investment programmes being delivered by BT Openreach and Virgin. Further acceleration of this and efforts to ensure equal access across the whole of the borough are crucial to supporting our large SME business base, which is dependent on reliable digital connectivity.



- 4.11 **Sustainability – The Issues;** Sandwell currently has high levels of car use, poor air quality and poor health outcomes. We have set an ambitious target to be carbon neutral by 2041, but major investment and action will need to be taken to reach the target, particularly reductions in household and transport emissions. We have many opportunities to tackle the challenges it faces
- 4.12 **Sustainability – The Opportunity;** the Council will take a proactive approach through the strategy to prioritise resources within the climate change agenda, aligning to the Council’s Climate Change Action Plan. The £115m retrofitting of all relevant Council HRA stock (27,300) by 2027 will see improvements including lost insulation, cavity wall insulation, and double or triple glazing windows, and ultimately deliver green high-quality homes. Furthermore, we are expanding sustainable energy generation in Sandwell, developing a specialism that will create jobs here and allow us to be at the heart of net zero transition in the West Midlands. Private investment such as the Enfinium energy from waste plant in West Bromwich will create 40 new jobs, diverting waste from landfill and transforming this into energy. This will lead to a net saving in carbon, and via a local heat network provide local premises with sustainable heat.
- 4.13 **The Regeneration Pipeline –** The pipeline sets out the major investment projects that the Council, its partners, and the private sector intend to deliver in Sandwell within the period 2022 to 2027. It is a five-year investment pipeline. It sets the infrastructure priorities for Sandwell Council and therefore will also establish where resources will be focused.
- 4.14 The pipeline is intended to be a live document. The pipeline will be monitored via a report submitted to Cabinet every 6 months. The report will highlight progress and risk on each project with a particular focus on those projects being led by the Council.
- 4.16 The pipeline demonstrates our determination to bring meaningful change to the borough and improve Sandwell for all. Paragraph 2.6 above sets out the overarching outcomes of the pipeline.
- 4.17 The Pipeline represents a list of strategically important regeneration projects over the next five years; inclusion of a project does not guarantee



planning consent or public funding or any other preferential treatment. The inclusion of any project on the pipeline does not negate the requirement for key decisions to be made by Cabinet. This requirement will remain. The pipeline however does set the priorities in relation to those projects council officers will focus on delivering within the next five years. The pipeline will be subject to six monthly reviews with Cabinet and re-prioritisation can take place as part of that process should any projects no longer be supported by Cabinet or be deemed deliverable. New projects will be added to the Pipeline via Cabinet decision.

4.18 **The Inclusive Recovery Action Plan for Business** – this appendix to the Regeneration Strategy sets out specific interventions that the Councils Business Growth Team within the Regeneration and Growth Directorate will focus on to support Sandwell businesses and the local economy to recover from the Covid 19 pandemic. It is intrinsically linked to its parent document, the Regeneration Strategy, as it's interventions will support change in town centres, require land to supply to support businesses to expand and attract new investment, and link in to major regeneration opportunities such as the increased potential for health and life science investment linked to the new Hospital.

4.19 The Recovery Plan for Businesses focuses on delivering 7 key objectives;

1. **Make Sandwell the home of the successful start-up, bringing new businesses into our town centres and high streets.** A high number of residents are starting new businesses but may lack the skills and information to make these successful. We want to change this through increased and tailored access to advice around starting a business, finance, recruitment and marketing.
2. **Accelerate growth in higher value businesses, tapping into the growth of the West Midlands economy, to stimulate wider investment and opportunity.** Sandwell businesses are part of West Midlands and national supply chains, creating essential components for modern engineering and manufacturing. We want to help them grow and create more good jobs by exporting more, investing in new



opportunities, embracing digital markets, and changing their business models.

3. **Deliver net zero carbon emissions in Sandwell by 2041.** Many of our companies face high demand for energy and premises that are not climate resilient. We want to support them by providing easy access to advice on how to become energy efficient & reduce costs. We also want firms to adopt models of circular economy including recycling and repurposing.
4. **Increase new inward investment & investment from existing business to create more good jobs.** With a young population and cheap land, Sandwell should be an attractive location for businesses to locate and grow, creating more jobs locally. Foreign Direct Investment is important to stimulating local jobs growth. We need to work more closely with the West Midlands Growth Company to have the employment land and investment offer ready to maximise investment from existing business and attract investment.
5. **Establish Sandwell as a growing centre of health & care innovation, using the hospital development to stimulate a new cluster, with the participation of local people.** Health & life sciences is a major priority of the WMCA but work is often focused around Birmingham. We need to work with the WMCA, NHS, education providers & businesses, looking at space, investment, skills & business support required to develop the new hospital site into a thriving health innovation cluster.
6. **Improve the amount & quality of work available, focused on raising wages & skill levels.** Employers told us that they like to recruit local people but sometimes struggle to find the skills they need. We need to work with employers to increase demand for higher level skills and create jobs with good pay





and conditions, and with education providers to train pupils and students in the skills to meet workforce demands.

7. **Make community wealth building a reality.** We want to increase our spend with local business by changing how we procure contracts & monitor social value, embedding community wealth building across the Council. We also want to encourage our businesses to increase their local spending by raising awareness of local suppliers.

#### 4.20 **Delivery of Sandwell's Regeneration Strategy and Pipeline**

4.21 The Council will work with a wide range of partners to deliver the strategy and pipeline including; developers, investors, housing associations, construction companies, the Black Country Local Enterprise Partnership, the West Midlands Combined Authority, the West Midlands Growth Company, The Department for Business, Energy and Industrial Strategy (BEIS), Department for Levelling Up Housing and Communities, and local MP's.

4.22 There will be significant challenges in delivering the pipeline which will need to be overcome to move individual projects in to the delivery phase. Each project will have its own risk register however likely challenges include the cost of remediating contaminated land compared to development values, the commercial viability of some major mixed use schemes particularly where assets require acquisition and demolition, construction price inflation, supply chain complexities, and capacity issues. It should be noted that due to the complexity and scale of ambition, bringing forward as many schemes as possible within the five year period will be challenging.

4.23 At a programme level the delivery of the pipeline will also, importantly, require the Council to make some changes in the way that it works, for example; adopting a consistent project and programme management methodology with clear project management structures, the procurement of programme management software to provide an appropriate I.T solution to hold and interrogate project information, to provide a suitable Accountable Body function for the public funding streams such as Towns



Fund and Levelling Up Fund, and the development of a microsite to provide relevant information across all pipeline projects so that funders, investors, and local communities are informed of Sandwell's regeneration priorities.

4.24 The delivery of the strategy, pipeline and recovery plan will be subject to external market forces and factors of influence over the next 5 years. Changes in the global and national economy will have a direct impact. Inflation and interest rates will affect the costs of schemes and investors' appetite to make investment decisions; the UK's trade agreements with the EU and other trading blocs will affect the supply chain for certain goods; and UK immigration policies can affect the availability of certain types of labour and skills. The demand for owner occupier housing may be influenced by shifts within the banking system and availability of mortgage finance. Finally, force majeure events such as Covid-19 and the escalation of global conflicts, closer to the UK, will always have a major impact on our local economy and strategic priorities.

4.25 The publication of the White Paper 'Levelling up the United Kingdom' on 2<sup>nd</sup> February 2022 presents opportunities for Sandwell in terms of further investment and support. Sandwell is one of four areas in the West Midlands that has been identified as a potential Education Investment Area. There is the opportunity to be part of a West Midlands Trailblazer Devolution Deal and to access Shared Prosperity Funds via the WMCA. Additional funding is proposed to be made available to remediate brownfield land to build new homes and funding may be available for Council home retrofitting and local area energy networks. There may also be some changes to the existing economic development governance structures. The Council's Members and Officers will need to engage proactively on these issues and ensure that all opportunities for securing funding and support for this strategy, pipeline and business recovery plan are taken.

4.26 In summary, the Pipeline delivers the key infrastructure needed in the Borough over the next 5 years to provide new homes, new jobs, a better-connected economy, education and skills opportunities, progress on net carbon neutral commitment and the protection and enhancement of our heritage assets. The Inclusive Recovery Action Plan for Business demonstrates how the Council will support existing businesses and



facilitate the emergence of new businesses so that Sandwell continues to have a thriving economy. Businesses and local communities rely on good quality infrastructure also and so the Council needs to focus both on the delivery of the Pipeline infrastructure projects as well as proactively supporting businesses to strengthen and enhance the local economy and local communities.

4.27 Regular performance reporting in the public domain on the delivery of the strategy will be essential in accountability terms so that elected Members, businesses, stakeholders, and residents, can understand how the ambitions set out in the strategy are translated into action and delivery on the ground. Therefore, it is proposed to report back in to Cabinet at least every 6 months.

## 5 Alternative Options

5.1 Do nothing – this would result in a lack of overarching coordination and prioritisation of our regeneration opportunities. There would be no clear pipeline for potential funders, investors, and our communities providing a lack of clarity and potentially missed investment opportunities.

## 6 Implications

<p><b>Resources:</b></p>	<p>Financial, staffing, land/building implications – these will be set out as individual projects are forwarded to Cabinet as part of the key decision-making process where applicable. Separate reports to Cabinet will be brought forward at appropriate times on specific projects.</p> <p>However, the adoption of the strategy, pipeline and recovery plan will determine where officer resources are focused in relation to driving forward those projects for delivery by 2027 and delivery transformational change for Sandwell.</p> <p>During the fourth quarter of the 2021/22 financial year the Regeneration and Growth Directorate (Business Growth Team) received £85,000 in New Burdens</p>
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funding from Central Government to support the delivery of Additional Restriction Grants. A reserve for this underspend from financial year 2021/22 to be used in 2022/ 23 is requested. The funding will be used to support the delivery of the Regeneration Strategy and its appendices particularly focusing on business interventions.

### **Key Funding Sources:**

The funding of the pipeline schemes will be a combination of private and public-sector investments.

Sandwell Council has already secured substantial public funds for investment via the Towns Fund programme (£67.5m), Department for Education Capital Investment programme, Social Housing Decarbonisation Fund, and the High Street Heritage Action Zone funding.

The substantial City Region Sustainable Transport Settlement (CRSTS) is yet to be confirmed, however, the pipeline sets out the strategic transport priorities needed to support the delivery of sustainable growth in Sandwell. The Council will continue to promote these schemes through the WMCA for funding via CRSTS.

The Council will be developing bids for submission to the Levelling Up Fund and the Shared Prosperity Fund to support the delivery of this strategy. There is also substantial private investment already taking place across the Borough in housing, employment sites, energy storage, waste to energy plant and affordable housing via housing associations.

Some schemes in the Pipeline have commercial viability issues and the Council will work with developers to assist in bringing these forward where feasible.



	The Council itself will need to take decisions on borrowing and investment to allow schemes to come forward where private sector investment cannot be secured.
<b>Legal and Governance:</b>	<p>None – the strategy and pipeline does not replace any statutory or democratic decision-making process but provides the overarching approach to regeneration in Sandwell and sets those projects which will be prioritised for delivery.</p> <p>Project level legal and governance issues will be presented through the Cabinet process where applicable.</p>

<b>Risk:</b>	<p>Risk implications will be set out on a project basis.</p> <p>Global and national events impacting on the strength of the economy, alongside significant increases in inflation, are likely to impact on the deliverability of the pipeline over the next 5 years.</p>
<b>Equality:</b>	<p>None. The strategy, pipeline and recovery plan does not replace statutory or democratic decision-making processes. Individual projects brought forward within the pipeline will be subject to individual EIAs through the development process.</p>





<p><b>Health and Wellbeing:</b></p>	<p>Regeneration through the provision of good housing, access to educational and skills facilities, supporting the development of projects that will contribute to job creation, and investment in connectivity will support people out of poverty and improve health and wellbeing.</p> <p>The built and natural environment is a key environmental determinant of health and wellbeing. The linkages between health and the built and natural environment have long been established and the role of the environment in shaping the social, economic and environmental circumstances that determine wellbeing is increasingly recognised and understood.</p>
<p><b>Social Value</b></p>	<p>The Recovery Plan for Business seeks to improve levels of local spend through using procurement to support additional social value outcomes. Furthermore, within the Regeneration strategy and pipeline, individual projects will look to build in employment and skills creation opportunities.</p>

## 7. Appendices

Sandwell Regeneration Strategy  
Appendix A - Project Pipeline 2022 to 2027  
Appendix B – Inclusive Recovery Plan for Business.

## 8. Background Papers

None

