

PROJECT PIPELINE ●

Note: Initial Proposals have been received for all projects listed on reverse. Full Business Cases are under development for priority schemes.

(See Appendix 1 for full detail)

Summary - Projects Bids by LEP Priority Proposition (Excluding Transport bids)

LEP Proposition	Total Investment	Funding Bid (£m)								Core Outputs							
		16/17	17/18	18/19	19/20	20/21	Sub Total	2021 +	Total	Jobs	Housing	Business Assists	Learner Assists	Apprenticeships	Land Remediated	Commercial Floorspace	Learning Flrspace (sqm)
Wolverhampton City East Gateway to Walsall Town	£536.01	£0.00	£7.36	£40.69	£30.85	£13.33	£92.23	£1.50	£93.73	2,655	2,615	35	23	11	111.46	189,357	-
Wolverhampton City Centre & North Gateway	£569.22	£0.00	£7.54	£36.14	£45.42	£1.00	£90.09	£0.00	£90.09	5,311	1,105	-	1,593	877	58.84	203,586	11,000
West Bromwich Triangle	£333.41	£0.00	£4.08	£16.24	£35.16	£7.60	£63.07	£26.16	£89.23	546	2,168	200	900	115	58.54	40,676	1,300
Wednesbury to Brierly Hill	£128.61	£0.00	£1.36	£10.51	£19.87	£22.51	£54.25	£3.20	£57.45	37	239	25	1,080	256	29.81	65,355	-
Outside and Serving	£210.04	£0.00	£0.21	£10.45	£12.77	£2.43	£25.85	£4.00	£29.85	168	1,358	42	-	84	78.50	380	-
Programme and Development & Delivery	£8.90	£1.78	£1.78	£0.00	£0.00	£0.00	£3.56	£0.00	£3.56	-	-	-	-	-	-	-	-
GRAND TOTAL	£1,786.19	£1.78	£22.32	£114.03	£144.06	£46.86	£329.05	£34.86	£363.91	8,717	7,485	302	3,596	1,343	337.15	499,354	12,300

COMMENTARY

- The pipeline is now consolidated listing of all the priority bids for Black Country Wide support and will tap into a range of funding opportunities;
 - Land and Property Investment Funds 17/18 +
 - Growth Deal 3 17/18 +
 - Transport Majors
 - Other opportunities as they arise
- The PMO continue to update the pipeline; working collaboratively with each of the councils, the colleges and the University to further refine the timeline of when Grant support will be needed for Strategic Priority schemes.
- This profile of potential Grant bids linked to LEP Funded SI and Development activity presently being undertaken with potential Delivery timeframes identified as working towards is shown overleaf
- This will facilitate the development of a schedule of Grant funding requirements, specific to prioritised schemes, that can be supported as Growth Deal 3 and Land and Property Investment Fund and any other Grant Funding opportunities become available.
- Councils are now developing Business Cases for their strategic priority schemes.

PROGRAMME ISSUES ●

Issue	Impact Description	RAG	Resolution
Limited capacity to support Pipeline Development & delivery of Projects	Limited resources in Local Authorities to support project development and subsequent project delivery will impact Black Country economic growth in future years.	●	Black Country Joint Committee approval has been awarded to capitalise proposition development work - £8.9m to 2021. Each Local Authority will be requested to identify, for the 2015/16, 2016/17 and 2017/18 financial years, any revenue funding that could become available as a result of this capital allocation to form a Black Country Proposition Funding Pot that can be used to underwrite speculative capital expenditure.
Limited capacity to support Pipeline Development & delivery of Transport Schemes	Limited transport resources in Local Authorities to support project development and subsequent project delivery would impact Black Country ability to take advantage of emerging transport scheme funding opportunities.	●	Black Country Transport Director is urgently developing a range of innovative responses to help secure funding for priority Black Country transport schemes.

Super Corridor - Wolverhampton City East Gateway to Walsall Town

Viability RAG		Development will be delivered without any great difficulty
		Development faces barriers to delivery but likely to succeed
		Not Likely to succeed due to significant barriers

KEY		Feasibility/Planning
		Site Investigation
		Site Assembly / Remediation
		Main Scheme Development

SEP Proposition	Scheme Name	Land Ownership	Stage	Total Investment (£m)	Funding Grant Requested (£m)	Other Funding Status		Viability (RAG)	Barriers to development description	BCR Rating	Core Outputs										Delivery Timeline	16/17	17/18	18/19	19/20	20/21	21/22+	Comments
						Private	Public				Jobs	Housing	Business Assets	Learner Assists	Apprentice-ships	Land Remediated (ha)	Commercial FloorSpace (sqm)	Learning FloorSpace (sqm)										
						Q1 / Q2	Q3 / Q4				Q1 / Q2	Q3 / Q4	Q1 / Q2	Q3 / Q4	Q1 / Q2	Q3 / Q4												
Garden City	Heath Town Estate Regeneration	City of Wolverhampton	Due Diligence	£100.00	£5.00	Strong Developer Interest WV Living CWC + Market (repackaged)	£30m - confirmed		site is unlikely to generate any meaningful return	0.5	0	217	0	5	9	9	0	0									Initial Proposal received and is in appraisal	
	Former Caparo and Reedswood Golf Course, Walsall	Walsall Council and Dalriada Trustees Limited (separate adjoining land parcels, not joint owners)	Feasibility	£60.13	£10.03	Established relationship with land owner / land owner funding site investigations & other surveys	WMBC currently reviewing delivery options		Abnormals	0.6	0	510	0	0	0	11	0	0										
	Willenhall Garden City Phase 1	Private	Concept	£18.00	£9.00	Sites to be considered are in private ownership. Engagement has taken place with the majority landowner, further engagement required	Walsall Council is currently reviewing delivery options with the assistance of external consultants		Land Contamination	1.1	0	836	0	0	0	24	0	0										
	Stafford Works and William House	Currently within two separate land ownerships	Concept	£19.75	£1.75	Walsall Council is in discussions with potential developer for a scheme	TBC		Land Contamination	1.0	0	150	0	0	0	1	0	0										
HMW City	Bilston Urban Village East	City of Wolverhampton Council	Feasibility	£10.08	£5.05	Market report completed. Strong developer interest.	CWC match		Land Contamination	16.6	370	0	0	0	0	4	12,000	0										
	Phoenix 10	Walsall MBC and HCA	Due Diligence	£92.96	£35.21	Development partner procurement exercise undertaken. Process ongoing to appoint preferred bidder.	WMBC site acquisition to support project delivery £775k max		Heavily contaminated land	14.8	0	0	0	0	0	18	57,575	0										Full Business Case received, Been through appraisal and has been approved by the boards for upto £35.2m
	Willenhall ST Works (Anson Road)	Midland Land Portfolio Ltd (Severn Trent)	Feasibility	£32.48	£3.46	Working closely with landowner to address issues and bring forward site	TBC subject to outcome of site investigations		Land Contamination	37.7	575	0	6	0	0	10	31,500	0										
	Parallel 9-10	St Francis Group	Feasibility	£8.30	£2.00	Established relationship with land owner / site actively marketed	TBC		Contaminated Land	11.3	100	0	1	0	0	5	9,500	0										
	Former Gasholders Site, Darlaston Rd	Walsall Council and Holman Properties	Feasibility	£22.63	£5.40	WMBC reviewing delivery & funding options / known developer interest	WMBC site acquisitions £2.6m		Access constraints	16.8	400	0	6	0	0	8	26,022	0										
	Aspect 2000, Bentley Mill Way	Bulstrode Investments Ltd	Feasibility	£9.00	£1.70	Established relationship with land owner / known developer interest subject to land owner ceasing current low quality employment uses on-site	TBC		Abnormals	18.7	140	0	5	0	0	3	9,402	0										
Economic Capital	Regeneration of Former Jabez Cliff	Private landowner	Concept	£12.98	£3.89	Walsall Council is in discussions with a potential applicant for a development scheme	TBC		Derelict Land Funding	2.8	47	15	4	18	2	0	24,000	0			Awaiting revised information from applicant							
	Regeneration of Bilston Centre	In multiple ownerships, public realm under the control of the Council as Local Authority	Concept	£3.18	£3.00	TBC	CWC match		no realised asset value	0.0	0	0	0	0	0	0	0	0										
	Station Street	0	Feasibility	£19.38	£2.55	Site is in private ownership (7 landowners) - landowners have been engaged and working with the Council	Walsall Council is currently reviewing delivery options with the assistance of external consultants		Land Contamination	6.1	55	250	3	0	0	1	1,100	0										
	Challenge Block	walsall Council private ownership	Feasibility	£37.24	£1.54	WMBC undertaking site preparation and in discussion with potential developer	TBC subject to outcome of site investigations		Land Contamination	14.7	100	0	5	0	0	1	23,800	0										

Super Corridor - Wolverhampton City Centre & North Gateway

Viability
RAG



Development will be delivered without any great difficulty
Development faces barriers to delivery but likely to succeed
Not Likely to succeed due to significant barriers

Feasibility/Planning
Site Investigation
Site Assembly / Remediation
Main Scheme Development

SEP Proposition	Scheme Name	Land Ownership	Stage	Total Investment (£m)	Funding Grant Requested (£m)	Funding status		Viability (RAG)	Barriers to development description	BCR Rating	Core Outputs											Delivery Timeline	Comments					
						Private	Public				Jobs	Housing	Business Assistants	Learner Assistants	Apprenticeships	Land Remediated (sq)	Commercial Floor-space (sqm)	Learning Floor-space (sqm)	16/17	17/18	18/19			19/20	20/21	21/22+		
											Q1	Q3	Q1	Q3	Q1	Q3	Q1	Q3	Q1	Q3	Q1			Q3	Q1	Q3	Q1	Q3
Garden City	Royal Wolverhampton (Cleveland Corridor)	HCA	Feasibility	£33.80	£1.20	Strong Developer Interest	CoW and HCA contribution for wider scheme TBC		Listed Building on site	3.6	0	370	0	0	0	0	0	0	0	0	0	0	0	0				
HVM City	IS4 Western Extension	Wolverhampton City Council & Severn Trent / Marstons	Due Diligence	£40.00	£5.00	£600m - not secure	Contributions from existing Partners inc Staffs LEP.		Land Remodelling	77.2	1,700	0	0	0	50	24	100,000	0	0	0	0	0	0	0	0	0	0	Full business case has been received and is in appraisal
Economic Capital	Steam Mill	Council/ interchange partnership owned - vacant possession	Feasibility	£7.50	£2.80	Developer secured - Neptune	CWC match		demolishing the dangerous structure	21.1	261	0	0	0	0	1	3,128	0	0	0	0	0	0	0	0	0	0	
	Wolverhampton Interchange I9	The City of Wolverhampton Council	Implementation - Main scheme development	£16.45	£3.83	Developer secured - Neptune	CWC match			10.8	0	0	0	0	0	0	4,436	0	0	0	0	0	0	0	0	0	0	Full business case has been received and is in appraisal
	Canalside South	Mixed inc CRT and UoW	Feasibility	£131.00	£11.00	Strong Developer Interest	CWC match and others		Derelict Buildings / abnormals	33.3	0	340	0	0	0	16	40,000	0	0	0	0	0	0	0	0	0	0	
	St Georges	City of Wolverhampton Council	Concept	£16.80	£16.80	£13.2m - NOT secure	CoW contribution TBC		None other than funding	3.8	280	0	0	0	0	2	5,600	0	0	0	0	0	0	0	0	0	0	
Skills Capital	City Learning Quarter (inc Wolverhampton College)	City of Wolverhampton Council	Feasibility	£39.25	£15.22	Strong Developer Interest	Significant match funding contribution - acquisitions through CWC		Derelict Buildings in poor condition	1.6	20	0	0	1,593	827	5	0	11,000	0	0	0	0	0	0	0	0	0	

Super Corridor - West Bromwich Triangle

SEP Proposition	Scheme Name	Land Ownership	Stage	Total Investment (£m)	Funding Grant Requested (£m)	Funding status		Viability (RAG)	Barriers to development description	BCR Rating	Core Outputs											Delivery Timeline	Comments					
						Private	Public				Jobs	Housing	Business Assistants	Learner Assistants	Apprenticeships	Land Remediated (sq)	Commercial Floor-space (sqm)	Learning Floor-space (sqm)	16/17	17/18	18/19			19/20	20/21	21/22+		
											Q1	Q3	Q1	Q3	Q1	Q3	Q1	Q3	Q1	Q3	Q1			Q3	Q1	Q3	Q1	Q3
Garden City	The Lyng	Mixed Private Sector	Feasibility	£123.07	£40.06	Draft Masterplan	TBC		Fragmented Ownership. Contaminated Land	0.1	0	494	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	Multiple Landowners with active business users. May be difficult to bring forward as resi as industrial business now occupying site
	Eastern Gateway Phase 4	JK Builders	Feasibility	£7.15	£0.00	Potential partner identified	No		Demolition of existing buildings. Potential land contamination	0.0	0	60	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	
	Lye Garden City	Mixed Private Sector	Feasibility	£18.50	£5.20	Awaiting completion of feasibility studies prior to partner engagement	Private sector match funding under review		fragmented land ownerships, Land contamination	2.0	0	900	20	0	0	30	0	0	0	0	0	0	0	0	0	0	0	
	Grove Lane Intervention Area, Smethwick	Private	Concept	£26.82	£12.53	Not secured	HCA support in place HIF		Fragmented Ownership over 30 registered titles. Contaminated Land	1.1	40	450	0	0	0	4	600	0	0	0	0	0	0	0	0	0	0	Housing Zone Status from HCA - HIF Funding £15.3m Targeted. FBC under development ready Feb 18 will undergo Gap. Decision March 18
Economic Capital	Bull Street West Bromwich	Sandwell MBC / Private sector	Feasibility	£1.47	£1.45	Soft market testing completed	No		Demolition of existing buildings. Potential land contamination	0.0	0	0	0	0	0	1	14,772	0	0	0	0	0	0	0	0	0	0	Amended scheme name to Phase 1 - FBC under development. SMBC contribution cannot be considered as "Match" going to cabinet Dec 17

Super Corridor - Wednesbury to Brierley Hill

Development will be delivered without any great difficulty
Development faces barriers to delivery but likely to succeed
Not Likely to succeed due to significant barriers

Feasibility/Planning
Site Investigation
Site Assembly / Remediation
Main Scheme Development

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						Private	Public				Jobs	Housing	Business Assists	Learner Assists	Apprenticeships	Land Remediated (ha)	Commercial Floor Space (sqm)	Learning Floor Space (sqm)	16/17	17/18	18/19	19/20			20/21	21/22+	
																			Q1/Q2	Q3/Q3	Q4/Q4	Q1/Q1			Q2/Q2	Q3/Q3	Q4/Q4
Garden City	Dudley Brownfield Land Improvement Programme Phase 2	Dudley MBC / Private Sector	Implementation - Main scheme development	£15.88	£2.72	Developer interest secured	DMBC match		Land Contamination	0.0	0	320	0	0	0	6	0	0									Full business case received, been through appraisal, been approved by boards, awaiting grant agreement to be signed, applicant started on site and is delivering
Economic Capital	DYS Brierley Hill Package - DYS and Strategic Centre	Dudley MBC / Private Sector	Feasibility	£12.00	£11.00	EZ Approved by Govt, first schemes to be submitted summer 2017.	Private sector match funding under review		None other than funding	0.0	0	0	0	0	2	0	0										
	The Black Country Living Museum: Forging Ahead	BCLM	Implementation - Main scheme development	£23.69	£9.00	None. Charity funding.	HLF fully engaged & design stage progressing.		None other than funding	1.8	58	0	0	308	19	2	12,491	2,530									Full business case received, been through appraisal, been approved by boards, awaiting grant agreement to be signed
	Dudley Zoological Gardens Investment Package	Dudley and West Midlands Zoological Society	Feasibility	£6.00	£3.49				None other than funding	1.3	20	0	0	0	5	0	1,250	0									
	Dudley Town Centre Town Heritage Scheme Building and Site Programme	Mixed	Feasibility	£0.58	£0.12	Private Sector	HLF, ERDF, DMBC		Land Assembly/Funding	22.3	10	35	5	0	0	1	0	0									
	Portersfield Retail Scheme	DMBC/Private	Due Diligence	TBC	TBC	Initial scheme prepared, first IPs to be submitted summer 2017.	Private sector match funding under review		None other than funding	0.0	0.00	0.00	0.00	0.00	0.00	0.81	0.00	0.00									Full business case received, been through appraisal, currently awaiting board approval

Super Corridor - Outside and Serving

SEP Proposition	Scheme Name	Land Ownership	Stage	Total Investment (£m)	Funding Grant Requested (£m)	Funding Status		Viability (RAG)	Barriers to development description	BCR Rating	Core Outputs												Delivery Timeline	Comments			
						Private	Public				Jobs	Housing	Business Assists	Learner Assists	Apprenticeships	Land Remediated (ha)	Commercial Floor Space (sqm)	Learning Floor Space (sqm)	16/17	17/18	18/19	19/20			20/21	21/22+	
																			Q1/Q2	Q3/Q3	Q4/Q4	Q1/Q1			Q2/Q2	Q3/Q3	Q4/Q4
Garden City	Brownhills Residential Masterplan Phase 3	Walsall Council / Walsall Housing Group	Feasibility	£14.62	£2.20	WMBC majority land owner and working in partnership with whg	WMBC currently reviewing delivery options for Phase 3b, whg commencing Phase 3a through SOAHP funding		Land Contamination	2.1	0	90	0	0	0	2	380	0									
	Friar Park, Wednesbury	Sandwell MBC / Midland Land Portfolio 50/50 Seven Trent	Feasibility	£103.03	£10.06	Neogations with co-owner progressing	HCA support in place HIF		Heavily contaminated land	0.7	0	600	0	0	0	27	0	0									
	Goscote Lane Residential Development Scheme	St Francis Group	Implementation - Main scheme development	£35.82	£3.59	Options agreement being finalised between land owner and public sector purchaser	Business Case for site remediation being prepared by land owner		Land Contamination	0.8	0	233	0	0	0	9	0	0									Full business case received, been through appraisal, been approved by boards, awaiting grant agreement to be signed
	Garden City - Holloway Street, Gornal	Dudley MBC / Private Sector	Feasibility	£29.60	£4.00	Awaiting completion of feasibility studies prior to partner engagement	Private sector match funding under review		Funding and land contamination	0.6	0	200	0	0	0	11	0	0									
	Brookside (Wednesbury)	Private/Mix	Feasibility	£0.00	£0.00	Strong developer interest	No		Contamination, ground conditions, expensive remediation and demolition of factory premises due to decommissioning of machinery	0.0	0	100	0	0	0	32	0	0									
HVM City	Ironpark Moxley Tip Top	Private and Public	Due Diligence	£54.50	£14.70	Working closely with landowner to address issues and bring forward site	TBC subject to outcome of site investigations		Land Contamination	0.0	0	0	0	0	0	11	0	0									Full business case has been received and is in appraisal

