

# **BLACK COUNTRY EXECUTIVE JOINT COMMITTEE**

**Wednesday 13 March 2019, 9.30am**

**Held at Sandwell Council Committee Room 1**

## **MINUTES**

### **VOTING MEMBERS**

Councillor Qadar Zada, Dudley MBC  
Councillor Syeda Khatun, Sandwell MBC  
Councillor Mike Bird, Walsall MBC

Councillor Peter Bilson,  
Wolverhampton CC (sub)

### **IN ATTENDANCE**

Sarah Norman, Dudley MBC  
Jan Britton, Sandwell MBC  
Dr Helen Paterson, Walsall MBC  
(Secretary)  
Mark Taylor, Wolverhampton CC (sub)  
Sarah Middleton,  
The Black Country Consortium Ltd

### **NON VOTING MEMBERS**

Ninder Johal,  
Black Country LEP Board(sub)

### **INVITED GUESTS**

Alison Knight, Sandwell MBC  
Simon Neilson, Walsall MBC  
Richard Lawrence, Wolverhampton CC

### **19/0001 Apologies**

Councillor Roger Lawrence, Wolverhampton CC  
Tim Johnson, Wolverhampton CC  
Alan Lunt, Dudley  
Stewart Towe, Black Country LEP

### **Notes of Previous Meeting held on 23 January 2019**

Decision 19/0002

It was resolved that the notes of the meeting held on 23 January 2019 were approved.

### **Matters Arising from the notes of the previous meeting.**

None.

## **Declarations of Interest**

None.

## **Local Government (Access to Information) Act, 1985**

Decision 19/0003

It was resolved that the public be excluded from the private session during consideration of Agenda Item 19 - Black Country Local Growth Deal – BIRCHLEY ISLAND MAIN SCHEME (SEPPL121) (Not for publication by virtue of paragraph 3 of Schedule 12(A) of the Local Government Act 1972 (as amended))

And

Agenda Item 20 - Black Country Local Growth Deal – PHOENIX 10 PHASE 1 (SEPB5) (Not for publication by virtue of paragraph 3 of Schedule 12(A) of the Local Government Act 1972 (as amended))

## **Black Country Local Growth Deal – GROWING PRIORITY SECTORS INDIVIDUAL PROJECT DECISION - UK RUBBER & PLASTICS (SEPB1)**

Alison Knight was present and referred to the report previously circulated which is a £166,000 project and although thought to be State Aid complaint but cannot the programme's guidance nor find adequate finance elsewhere.

Decision 19/0004

It was resolved that the BCJC:

- 2.1 approves for Sandwell Council to move to contracting with UK Rubber & Plastics Ltd for a funding allocation of £50,000 (from the Growing Priority Sectors programme of works totalling £8.627m), to deliver the Local Growth Fund (LGF) funded elements of the Growing Priority Sectors UK Rubber & Plastics Ltd project - with delivery to commence in the 2018/19 financial year.
- 2.2 This request is for £50,000.

**Black Country Local Growth Deal – GROWING PRIORITY SECTORS  
INDIVIDUAL PROJECT DECISION - THOMAS DUDLEY FOUNDRY (SEPB1)**

Alison Knight was present and referred to the report previously circulated which is a request from Thomas Dudley Foundry to help implement at £3,150,000 project and create 40 new jobs and two apprenticeships by March 2021.

Decision 19/0005

It was resolved that the BCJC:

- 2.1 approves for Sandwell Council to move to contracting with Thomas Dudley Foundry for a funding allocation of £315,000 (from the Growing Priority Sectors programme of works totalling £8.627m), to deliver the Local Growth Fund (LGF) funded elements of the Growing Priority Sectors Thomas Dudley Foundry Ltd project - with delivery to commence in the 2018/19 financial year.
- 2.2 This request is for £315,000.

**Black Country Local Growth Deal – SHIDAS LAGOON SITE INVESTIGATION -  
ADDITIONAL FUNDING REQUEST (SEPPL82)**

Alison Knight was present and referred to the report previously circulated which is a request for additional funding to locate 3 mine shafts and obtain reliable quotations and costings for the remediation works needed for the site.

Decision 19/0006

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to amending the existing Grant Agreement with Stoford Properties Ltd, to the additional value of £35,000 to deliver the Local Growth Fund (LGF), funded elements of the Shidas Lagoon Site Investigation project – with delivery to commence in the 2018/19 financial year.

**Black Country Local Growth Deal – WOODS LANE PHASE 2 (SEPPL103)**

Alison Knight was present and referred to the report previously circulated which is seeking funding to address the financial deficit of the project between the costs of assembling land, constructing 105 new affordable homes for transfer to Accord Housing Association, letting within the Affordable Rent tenure that are founded on piled foundations together with a substantial retaining wall to the western boundary of the Phase 2 development area.

Decision 19/0007

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement with Galliford Try Partnerships Ltd to the value of £1,698,000 to deliver the Local Growth Fund (LGF) funded elements of the Woods Land Phase 2 Project with delivery to commence in the 2018/19 financial year.

### **Black Country Local Growth Deal – CHURCH SQUARE APARTMENTS (SEPP28)**

Alison Knight was present and referred to the report previously circulated which is the conversion of the upper floors of Barclays Bank which is a Grade II Listed building located within the conservation area of Oldbury town centre in Sandwell, to provide a total of 4 two bedroomed apartments.

Decision 19/0008

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement, to the value of £123,121, with Baron Famain Ltd, to deliver the Local Growth Fund (LGF), funded elements of the Church Square Apartments project – with delivery to commence in the 2018/19 financial year.

### **Black Country Local Growth Deal – CITY NORTH GATEWAY PHASE 1 - ADDITIONAL FUNDING REQUEST (SEPPL84)**

Mark Taylor was presented and referred to the report previously circulated which is a highway infrastructure improvement scheme that was approved by the Black Country Joint Committee in November 2017, it is a project that will enhance the capacity for all modes, whilst removing pinch points, thus reducing congestion and subsequently making the i54 enterprise zone more accessible. Since the construction works began, further structural repair works are required to service the road supporting the Industrial Estate bounding the Stafford Road. The additional funding is requested due to considerable deterioration over the period since the actual scheme was designed.

Decision 19/0009

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to amending the existing Grant Agreement with Wolverhampton City Council, to the additional value of £480,000 to deliver the Local Growth Fund (LGF), funded elements of the City North Gateway Phase 1 project – with delivery to commence in the 2018/19 financial year.

## **Black Country Local Growth Deal – I54 WESTERN EXTENSION - ACCESS PACKAGE**

Mark Taylor was presented and referred to the report previously circulated which is the vision of the i54 Western Extension is to build on the highly successful joint venture agreements between partnering authorities, who have successfully delivered the now, internationally recognised, i54 Business Park. I54 Western Extension will provide much needed employment land of scale with great accessibility to the national transport network. Funding is required to open up transport access, and a similar sum to assist in preparing the platforms (subject to separate LPIF funding application). This will unlock this site by providing the appropriate and necessary access.

Decision 19/0010

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement, to the value of up to £5,000,000, with Wolverhampton City Council to deliver the Local Growth Fund (LGF) funded elements of the i54 Western Extension – Access Package project with delivery to commence in the 2019/20 financial year.

## **Black Country Local Growth Deal – HALESOWEN COLLEGE - BUSINESS AND CONSTRUCTION MANAGEMENT CENTRE (SEPP28)**

Helen Martin was present and referred to the report previously circulated which is a project to redevelop areas of the college estate (Buildings 2, 4 and 5) to provide modern and industry standard facilities for increased provision, focused on business, technical, literacy and numeracy qualifications and new provision targeting management in the construction industry. This provision will include both classroom delivery and apprenticeship routes.

Decision 19/0011

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement to the value of £5,932,100, with Halesowen College, to deliver the Local Growth Fund (LGF), funded elements of the Halesowen College – Business & Construction Management Centre project – with delivery to commence in the 2018/19 financial year.

## **Black Country Local Growth Deal – HATHERTON STREET PHASE 2 (SEPPL88)**

Simon Neilson was present and referred to the report previously circulated which is a site partially delivered with Phase 1 of the scheme, comprising of 1,850 sq. m. office accommodation, which was completed for occupation by Jhoots Pharmacy Head Quarters in 2015. A revised planning permission was granted (subject to conditions) on 7th November 2018 for further office use (the proposed Phase 2 project). Investment is required to address an identified financial viability gap for Phase 2 which will deliver 1,526 sq. m. of high-quality office space in the Walsall Gigaport office corridor.

The proposal is for the delivery of 6 speculative office units within this Walsall corridor. The development will support the SEP Growth Objective of creating new jobs by providing cost effective quality office accommodation with excellent transport links for growing or relocating businesses in Walsall and the wider Midlands region. Other secondary outcomes towards SEP Growth Objectives will also include business and learner assists. Development will also strengthen the strategic centre as a destination for investment, thereby generating wider benefits in the local economy.

Decision 19/0012

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement to the value of £799,819, with Jessup Brothers Ltd, to deliver the Local Growth Fund (LGF) funded elements of the Hatherton Street Phase 2 Project, with delivery to commence in the 2019/20 financial year.

## **Black Country Local Growth Deal – THE LEATHER INDUSTRY EXPANSION (SEPPL122)**

Simon Neilson was present and referred to the report previously circulated detailing a project that will support the purchase of a site (including machinery within the building) to secure the viable future of the trade and continue to support the plans for growth of leather industry which is local and distinctive priority sector in Walsall.

Decision 19/0013

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement to the value of £450,000, with Abbey England Limited, to deliver the Local Growth Fund (LGF), funded elements of The Leather Industry Expansion project – with delivery to commence in the 2018/19 financial year.

### **Black Country Local Growth Deal – WHARF APPROACH SITE INVESTIGATION - ADDITIONAL FUNDING REQUEST (SEPPL67)**

Simon Neilson was present and referred to the report previously circulated which is to provide the input necessary to complete the required Site Investigation. The feedback from the investigative work will enable the appraisal to be completed in order to consider the viability to develop a new, speculative 35,000 sq. ft. industrial unit. Additional funding is requested due to more detailed work being required due to the initial scoping works undertaken by consultants. The primary objective of the investigative works is to feed in to a financial appraisal to consider the viability of the development.

Decision 19/0014

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to amending the existing Grant Agreement with Hortons Estate Ltd, to the additional value of £10,787 to deliver the Local Growth Fund (LGF), funded elements of the Wharf Approach Site Investigation project – with delivery to commence in the 2018/19 financial year.

### **Black Country Local Growth Deal – BIRCHLEY ISLAND MAIN SCHEME (SEPPL121)**

The report was discussed in private session.

Decision 19/0015

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement with Sandwell Council to deliver the Local Growth Fund (LGF) funded elements of the Birchley Island Project with delivery to commence in the 2018/19 financial year.

### **Black Country Local Growth Deal – DUDLEY TOWN CENTRE INFRASTRUCTURE IMPROVEMENTS - DEVELOPMENT FUNDING (SEPPL120)**

Helen Martin was present and referred to the report previously circulated which is for development funding that will support the design of a range of key highway infrastructure improvements, that will provide and improve access to major redevelopment proposals within Dudley Town Centre, in particular the Portersfield redevelopment project and the proposed new Dudley Interchange Transport Scheme. This request is for a £150,000 contribution towards the design fees for the development of the highway infrastructure to serve these key regeneration interventions.

Decision 19/0016

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement to the value of £150,000 with Dudley Council to deliver the Local Growth Fund (LGF) funded elements of Dudley Town Centre Highway Infrastructure Improvements – Development Funding with delivery to commence in the 2018/19 financial year.

## **PRIVATE SESSION**

### **Black Country Local Growth Deal – BIRCHLEY ISLAND MAIN SCHEME (SEPPL121) (Not for publication by virtue of paragraph 3 of Schedule 12(A) of the Local Government Act 1972 (as amended))**

Alison Knight was present and referred to the report previously circulated which explains Birchley Island provides a link from several locations in the Black Country to the national motorway network (M5), making it a vital asset for many local and national businesses in the surrounding area. It is also part of two major arterial commuter routes passing through the Black Country and Birmingham. The junction suffers from considerable congestion, particularly during peak periods and offers limited or no provision for pedestrians or cyclists. This lack of provision also results in severance and a low level of service for bus users interchanging between services.

The project will provide improvements for capacity and smoother traffic movements leading to more effective connections from the Key Route Network to the national motorway network.

Following consideration of the Private Session report:

Decision 19/0017

It was resolved that the BCJC approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to a Grant Agreement with Sandwell Council to deliver the Local Growth Fund (LGF) funded elements of the Birchley Island Project with delivery to commence in the 2018/19 financial year.



**Black Country Local Growth Deal – PHOENIX 10 PHASE 1 (SEPB5) (Not for publication by virtue of paragraph 3 of Schedule 12(A) of the Local Government Act 1972 (as amended))**

Simon Neilson was present and referred to the report previously circulated which after consideration of the Private Session report

Decision 19/0018

It was resolved that the BCJC:

- 2.1 approves for the Accountable Body for the Growth Deal (Walsall Council) to proceed to an Internal Agreement with Walsall Council to deliver the Local Growth Fund (LGF) funded elements of the Phoenix 10 Phase 1 Project with delivery to commence in the 2018/19 financial year.
- 2.2 approves the reduction of the sum from Land and Property Investment Fund allocation previously agreed.
- 2.3 Confirm the Value for Money of this strategic investment, and acknowledge that the use of BC grant funding is the funding of last resort.
- 2.4 Note that this change request is for the first financial year of the Phoenix 10 project.