



Black Country Executive Joint Committee
Dudley, Sandwell, Walsall and Wolverhampton

BLACK COUNTRY EXECUTIVE JOINT COMMITTEE

On Wednesday 24 January 2024 at 11:00am

To be held at Walsall Council House, Lichfield Street, Walsall

MINUTES - PUBLIC

MEMBERS - In person

Dudley MBC - Councillor Patrick Harley (Voting), Balvinder Heran (sub)
Sandwell MBC - Councillor Kerrie Carmichael (Voting), Shokat Lal
Walsall MBC – Councillor Mike Bird (**Chair person**) (Voting), Shaun Darcy (sub)
City of Wolverhampton Council - Tim Johnson

INVITED GUESTS – in person or via Teams

City of Wolverhampton Council - Councillor Steve Evans (sub) (Non-Voting)
City of Wolverhampton Council - Richard Lawrence
Dudley MBC – Helen Martin
Walsall MBC – Kelly Valente

1. Apologies

Emma Bennett, Walsall.
Councillor Stephen Simkins, Wolverhampton
Kevin O’Keefe, Dudley

2. Notes of Meeting held on 21 June 2023

Decision Number 24/0001

Councillor Bird confirmed that it was Resolved that the minutes of the meeting held on 21 June 2023 be confirmed as a true record.

3. Matters Arising from the notes of the previous meeting.

None.

4. Declarations of Interest.

None.

5. Local Government (Access to Information) Act, 1985 (as amended):

There were no items in private session.

6. Black Country Executive Joint Committee Governance Changes : LEP Assurance Framework change control and delegated authority

Shaun Darcy referred to the report previously circulated and explained that the report covers removing the current delegations from the Heads of Regeneration Working Group and providing new delegations to the Single Accountable Body (SAB) Section 151 officer (S151). The new delegations are very minor delegations detailed in Section 3.7, Table 1 of the report. The delegations will reduce the number of meetings required by the Black Country Executive Joint Committee as the SAB S151 officer will be able to make re-profiling and reallocating decisions along with output and outcome decisions. Some (but not all) of the new delegations will require consultation with the other three Black Country S151 officers where indicated in the table. The delegations will be reviewed annually prior to the BCJC AGM where the Constitution and delegations can be discussed if needed.

Decision 24/0002

Councillor Bird moved the recommendations that were put to the vote by way of a show of hands of BCJC members. The motion was subsequently declared carried and it was Resolved (unanimously) that the Joint Committee:

approve BCJC Delegated Authority to Walsall Council's Section 151 Officer (SAB s151 officer) as set out in Table 1 (paragraph 3.7), in consultation with the other three Black Country Section 151 Officers (BC s151s) where indicated.

approve that the Black Country Local Enterprise Partnership (BCLEP) Assurance Framework be amended to reflect the delegations, as per the BCLEP Assurance Framework Appendix 23 attached to the report.

7. Land and Property Investment Fund (LPIF)

- a) Project withdrawal: Dudley Brownfield Land Programme**
- b) Project recommendation: Loxdale residential scheme**
- c) Programme management costs approval.**

Kelly Valante referred to the report previously circulated and explained that the Dudley Brownfield Land Programme project was no longer able to meet the timescales and therefore unable to spend its grant allocation of £1,0040,000. Local Authorities were asked to submit a replacement project for the Land and Property Investment Fund grant.

Wolverhampton City Council submitted the Loxdale Residential Scheme proposal that will provide redeveloped land for an estimated 112 new homes. The Loxdale Residential Scheme is a circa £5.6m development in the heart of the Loxdale community, Wolverhampton, with close proximity to the city's transport links and public amenities. The project proposes to relocate the taxi licencing service from the Loxdale site, owned by the City of Wolverhampton Council, as part of its asset transformation programme to consolidate, rationalise and optimise service delivery in its buildings. This in turn would unlock the land occupied by the former Loxdale Primary School for redevelopment of the 'brownfield site' for key worker and family housing. The LPIF grant support is sought to address an initial phase of the applicant's submitted viability assessment for redevelopment. The proposed package

of funding will enable Wolverhampton City Council to undertake part demolition and addressing underlying mineshafts and mineworkings to the existing Loxdale Primary school site, part-site remediation and servicing, and supporting relocation of its service provision in taxi licencing from the school premises. The site preparation will need to be phased. It is understood that an application to West Midlands Combined Authority (WMCA) is for grant support to the final phase of site preparation works and for financial support to the procured developer to deliver 112 proposed housing outcomes.

Together with Wolverhampton City Council's resources totalling £1,621,000, grant support of £1,000,000 is being requested from LPIF, with £2,950,000 further funding sought from WMCA. The requested LPIF would be subject to the conditions detailed in section 3.11 of the report.

The project has a good fit with Black Country, WMCA and Wolverhampton City Council priorities and is considered to provide an 'acceptable' value for money for LPIF grant support.

Councillor Evans confirmed that Wolverhampton support this project and recently attended a West Midlands Combined Authority (WMCA) meeting where Councillor Courts the Portfolio Lead for Housing and Lane at WMCA advised that the funding from the WMCA was available and ready to be granted.

Kelly also advised that the balance of £40,000 is proposed to be allocated to the Accountable Body programme management budgets. This would cover additional due diligence and contracting costs associated with the replacement of a project given that similar costs associated with the Dudley Brownfield Land project are now abortive. The additional budget will cover external charges related to technical appraisal and due diligence, legal, and subsidy control compliance advice plus staff resource required for contracting.

Decision 24/0003

Councillor Bird moved the recommendations that were put to the vote by way of a show of hands of BCJC members. The motion was subsequently declared carried and it was Resolved (unanimously) that the Joint Committee:

Approves of the withdrawal of £1,040,000 allocated to the Dudley Brownfield Land project (Dudley Council) from within the LPIF Programme, as outlined in paragraph 3.1 of the report.

Approves for the Accountable Body for the LPIF (Walsall Council) to proceed to enter into a Grant Agreement with Wolverhampton City Council for £1,000,000, to deliver the LPIF funded elements of the Loxdale Residential Scheme project, subject to the funding conditions outlined in paragraph 3.11, with project delivery to commence in the 2023/24 financial year.

Approves for £40,000 of the remaining balance of LPIF funds to be allocated to Accountable Body programme management costs, to cover additional due diligence and contracting costs associated with the replacement of a project.

The meeting closed.