

Meeting of the Council – 11th July 2022

Report of the Cabinet

Capital Programme Monitoring

Purpose

1. To report progress with the implementation of the Capital Programme, including the 2021/22 outturn position.
2. To propose amendments to the Capital Programme.

Recommendations

3. The Council is recommended:
 - That the outturn position for 2021/22, as set out in paragraph 4 and Appendix A be noted.
 - That progress with the 2022/23 Capital Programme, as set out in Appendix B be noted.
 - That a budget of £150,000 be approved for the installation of three Changing Places toilets in the borough, as set out in paragraph 8.
 - That the additional spend for the VLRNIC project to be funded by Coventry City Council be approved and included in the Capital Programme, as set out in paragraph 9.
 - That the VLR additional project overspend be noted in the Capital Programme, as set out in Paragraph 9.
 - That the additional spend for the Towns Fund project funded by grant be approved and included in the Capital Programme, as set out in paragraph 10.
 - That a capital budget of £15.6m and consequent revenue budget of £375,000 in 2024/25 rising to £750,000 per year in 2025/26 be approved in respect of the reconstruction of Pens Meadow School, as set out in paragraph 11.
 - That in respect of Coseley Technology Primary School, the request from the Department for Education to provide a capital contribution of £3m towards the development of the new Coseley school and leisure facilities be approved and that the Council's capital and revenue budgets be amended appropriately, as set out in paragraph 12.

Background

Capital Spending and Financing 2021/22

4. The Council's capital expenditure in the year totalled £105.2m, as follows. A comparison with budget is shown in Appendix A.

	£'000
Public Sector Housing	38,408
Private Sector Housing	6,174
Environment	3,602
Transport	9,189
Regeneration and Corporate Landlord	23,557
Culture, Leisure and Bereavement	15,832
Schools and SEND	7,702
Social Care, Health and Well Being	167
Digital, Commercial and Customer Services	557
Total spend	105,188
Revenue	2,935
Major Repairs Reserve (Housing)	24,892
Capital receipts	9,330
Grants and contributions	46,127
Capital Financing Requirement	21,904
Total funding	105,188

5. The table below summarises the *current* 3 year Capital Programme updated where appropriate to reflect latest scheme spending profiles.

	2022/23	2023/24	2024/25
	£'000	£'000	£'000
Public Sector Housing	70,048	70,955	69,075
Private Sector Housing	12,040	4,075	1,413
Environment	15,563	5,000	3,000
Transport	15,146	2,000	2,000
Regeneration and Corporate Landlord	17,914	11,301	5,807
Culture, Leisure and Bereavement	4,080	1,000	0
Schools and SEND	9,634	28,229	0
Social Care, Health and Well Being	1,081	0	0
Digital, Commercial and Customer Services	1,512	1,038	963
Total spend	147,018	123,598	82,258
Revenue	3,785	1,714	1,728
Major Repairs Reserve (Housing)	25,285	25,673	26,045
Capital receipts	24,685	8,866	8,736
Grants and contributions	47,616	13,007	4,644
Capital Financing Requirement	45,647	74,338	41,105
Total funding	147,018	123,598	82,258

Note that the capital programme is subject to the availability of government funding.

6. An update on progress with the Council's most significant capital schemes is shown in Appendix A. It is proposed that the current position be noted.

Changing Places Toilets

7. Approximately 500 new large accessible toilets for severely disabled people are to be installed across England after the Department for Levelling Up, Housing and Communities (DLUHC) awarded £23.5m of funding. Dudley has been allocated £150,000 for 3 Changing Places toilets – to be located at Dudley Zoo, BCLM, Halesowen Cornbow. Spend will be in 2022/23. It is proposed that this budget of £150,000 be approved into the 2022/23 capital programme.

Very Light Rail (VLR) - Welfare Unit and Generator

8. Coventry City Council are providing an additional £25k for capital works in the VLR National Innovation Centre (NIC). It is proposed that this budget of £25,000 be approved into the 2022/23 capital programme.

Very Light Rail (VLR) - Additional Project Costs

9. We note the costs of £890,000 to be incurred in the 2022/23 capital programme, which will be funded via prudential borrowing with associated debt charges funded from Regeneration & Enterprise general fund budget.

Towns Fund

10. Dudley Town Centre is one of 100 centres invited by Government to bid for the £3.6bn Towns Fund. The aim of the Fund is to secure long term economic growth and improved productivity. This will be achieved through investment in connectivity, land use, skills, and enterprise infrastructure. DMBC made submission in January 2021 and in July 2021 it was confirmed we had been successful and received approval to submit the Stage 2 FBC to confirm the project and enable payment of £25 million grant monies.

A decision (ref. DRE/14/2022) was made by the Leader of the Council in consultation with the Chief Officer Finance and Legal Services on 19th May 2022 to approve the increased capital budget for this scheme. It is proposed that the budget for this scheme is amended from £1.6m to £25m with spend profiled across 2021/22 – 2024/25.

Reconstruction of Pens Meadow School

11. On 27th June, 2022, the Cabinet considered a report on the reconstruction of Pens Meadow School. The Cabinet noted the current challenges with the Pens Meadow school site, feedback from the Schools Forum meeting of 21st June, 2022 together with the risks and uncertainties, including financial risks, as set out in the report. The full report considered by the Cabinet is available on the Council's website and on request from Democratic Services (Telephone 01384 815238 or email democratic.services@dudley.gov.uk). The Cabinet recommended the Council to

approve a capital budget of £15.6m and consequent revenue budget of £375,000 in 2024/25 rising to £750,000 per year in 2025/26.

Coseley Technology Primary School

12. On 27th June, 2022, the Cabinet considered a report on the current position with plans to redevelop the former Coseley High School site and the implications of this development on the adjoining leisure centre facilities. The full report, which was considered in private session, is available to Members of the Council on request from Democratic Services (Telephone 01384 815238 or email democratic.services@dudley.gov.uk).

On considering the report, the Cabinet:

- recommended the Council to approve the request from the Department for Education to provide a capital contribution of £3m towards the development of the new school and leisure facilities and that the Council's capital and revenue budgets be amended appropriately.
- approved the proposed changes to leisure facilities on the site
- approved the closure of the leisure centre and 3G football pitch from the end of October 2022.

Finance

13. This report is financial in nature and information about the individual proposals is contained within the body of the report.

Law

14. The Council's budgeting process is governed by the Local Government Act 1972, the Local Government Planning and Land Act 1980, the Local Government Finance Act 1988, the Local Government and Housing Act 1989, and the Local Government Act 2003.

Risk Management

15. Risks, and their management, are considered prior to proposals being brought forward to include projects in the Capital Programme. This includes risks relating to the capital expenditure itself, funding of that expenditure (e.g. grant availability and conditions), and ongoing revenue costs and/or income.

Equality Impact

16. These proposals comply with the Council's policy on Equality and Diversity.
17. With regard to Children and Young People:
- The Capital Programme for Schools will be spent wholly on improving services for children and young people. Other elements of the Capital Programme will also have a significant impact on this group.

- Consultation is undertaken with children and young people, if appropriate, when developing individual capital projects within the Programme.
- There has been no direct involvement of children and young people in developing the proposals in this report.

Human Resources/Organisational Development

18. The proposals in this report do not have any direct Human Resources / Organisational Development implications

Commercial / Procurement

19. All procurement activity will be carried out in accordance with the Council's Contract Standing Orders, and the relevant officers will take the procurements through the Procurement Management Group to monitor compliance at the relevant Gateways.

Council Priorities and Projects

20. Proposed capital projects are in line with the Council's capital investment priorities as set out in the approved Capital Strategy.



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Leader of the Council

2021/22 Capital Outturn

Service	Budget*	Outturn Spend	Variance	Comments
	£'000	£'000	£'000	
Public Sector Housing	38,408	38,408	0	
Private Sector Housing	6,174	6,174	0	
Environment	3,600	3,602	2	
Transport	9,190	9,189	-1	
Regeneration and Corporate Landlord	23,509	23,557	48	See note 1
Culture, Leisure and Bereavement	15,852	15,832	-20	See note 2
Schools and SEND	7,675	7,702	27	See note 3
Social Care, Health and Well Being	166	167	1	
Digital, Commercial and Customer Services	557	557	0	
Total	105,131	105,188	57	

* Updated where appropriate to reflect latest scheme spending profiles

1. Overspend on the Woodside Library demolition project to be funded by Black County Living Museum.
2. Underspend of £26k on Crystal Leisure Centre heat pump slightly offset by small overspend on Gornal Wood Cemetery Burial Space (£6k).
3. Overspend on Pens Meadow acquisition costs due to Stamp Duty Land Tax not included in the original budget.

Progress with Major Capital Schemes

Public Sector Housing

New Council Housing

Completed:

- No completions since last Cabinet

On site and progressing:

- New Swinford Hall – conversion to 18 affordable apartments (mix of one and two beds).

Planning approval achieved and commencement imminent:

- The Vista – 2 affordable two bed bungalows (6th June 2022 if grant approved)
- Corporation Road B – 5 units (16th May 2022)
- Corporation A – 3 units (20th June 2022)
- Whitegates Road – 3 units (11th July 2022)
- St Georges Road – 7 units (July 2022)
- Beacon Rise – 11 units (September 2022)

Planning approval achieved and commencement on successful site acquisition – CPO proposed

- Colley Lane, Cradley – 9 affordable apartments

Schemes submitted for planning:

- Lower Valley Road – 17 affordable homes, 14 apartments (mix of one and two beds) and 3 x two bedroom wheelchair bungalows. £935,000 Homes England Grant secured.
- Swan St, Netherton – 75 affordable units including a sheltered housing scheme of 54 units. £4m Homes England Grant secured.
- Enville St, Stourbridge - 10 affordable apartments
- Broad Street, Coseley – 9 affordable houses

Schemes due to be submitted for planning:

- Langstone Road, Russell's Hall – 3 affordable bungalows
- Wells Road, Brierley Hill – 6 affordable apartments

There are also ongoing feasibility works on a number of potential affordable sites.

The programme will also support the delivery of:

- The Brierley Hill Future High Streets Fund project by delivering new housing in the Brierley Hill area, subject to the purchase of land from the private sector, now that we have a successful MHCLG bid.

Private Sector Housing

Homes for Sale – Himley Road & Brierley Hill:

- 4 new detached homes commenced Feb 22

- Feasibility and design briefs are progressing for Homes for Sale as part of the wider mixed tenure regeneration of Brierley Hill within the Future High Streets Fund project at Daniels Land and the High Plateau, and rear of the Moor Street Shopping Centre.

Environment

Lister Road Depot Redevelopment

No change since the last report. The overall project is currently paused to review links with other sites and ensure the best strategic use of space. Further proposals will be brought back to Cabinet and Council in due course. The demolition works to the mobiles and garage buildings at the front of the site have now been completed thus eliminating the health and safety risks associated with these buildings.

Stevens Park, Quarry Bank Lottery & Council funded project

The refurbishment & extension of Tintern House is complete including a new mess room for Greencare. New community facilities including toilets, community rooms, kitchen, cafe & external terrace are all open to the public.

The Emily Jordan Foundation Projects are running their various projects from the house: 'Spokes' (Bicycle restoration & sales) 'Twigs' (Horticultural training & sales) & 'Go Green' (recycling).

The new Community Development Officer is carrying out a series of events & activities until Autumn 2024.

Wrens Nest Wardens' Base

The acquisition of 113 and 115 Wrens Hill Road was completed on the 6th August 2021. We have engaged with architects to begin a feasibility process with a view to producing some outline drawings for the proposed building.

Regeneration

Dudley Townscape Heritage Initiative

The Townscape Heritage (TH) programme is funded through the National Lottery Heritage Fund which offers grant assistance to carry out repair, reinstatement and refurbishment works to historic buildings, as well as a programme of complementary education and community engagement activities. The Phase 2 TH programme, operating with a grant budget of £1.178m from the NLHF and £300,000 match funding from the Council, commenced in February 2017. Following agreement by the Heritage Fund for an extension to the Grant Expiry Date, in the light of delays because of the pandemic, the programme is now due to run until December 2022.

The programme focuses on buildings in the town centre's historic core. The work at 203/204 Wolverhampton Street has been completed. Other properties within the programme include the following:



- 216 Wolverhampton Street: the project is practically complete and in the final defects liability period.
- 208 and 209 Wolverhampton Street: increase agreed and accepted for 209 Wolverhampton Street towards more extensive work to render. Works programme to be adjusted to include re-rendering. Programme to be confirmed, but scaffolding expected to be erected in June.
- 204a Wolverhampton Street: work re-commenced on site in March. Shopfront has now been reinstated and practical completion is imminent.
- 14 New Street: work recommenced on site w/c 14th May and internal refurbishment and shopfront reinstatement well underway. Expected completion in August.
- Fountain Arcade: repairs to Market Place elevation have been completed and scaffolding dismantled. Shopfronts to former jewellers and gadget shop have been reinstated. Internal shopfront to butcher's shop to be addressed next, involving reinstatement and revealing of the original leaded fanlights.
- Plaza Mall: work to façade off scaffold has been completed and scaffolding dismantled. Shopfront designs currently being finalised with view to shopfront being reinstated during September.
- 207 Wolverhampton Street: grant offer agreed and project was due to start in spring 2022, when the weather more appropriate for lime rendering, but contractor has gone into liquidation in meantime. Tenders from alternative contractors being sought. The project includes comprehensive repairs to the building and reinstatement of shopfront.

A wide-ranging activities programme, running alongside the capital works programme, has been developed and delivered in conjunction with teams in Adult and Community Learning, Museums, Communications and Public Affairs and the Historic Environment Team. A revised programme was agreed with the Heritage Fund which was adapted in light of Covid-19 restrictions. Further activities were included in the programme working with delivery partners (Co Lab) who already have established links with the community of Dudley. This has seen the successful 'Growing up in Dudley' project, which has gathered images and oral reminiscences of those 'Growing Up in Dudley' and 'Dudley Days' which held workshops with a small group of participants to create music inspired by connections with Dudley. Teaching resources have been produced as part of the programme and have been shared with schools. The project also works closely with the Historic Environment Team to produce information in the form of trails and leaflets to enhance understanding and appreciation of the historic environment, including a suite of guides, which are currently being drafted, to assist owners of historic buildings. The project continues to work with volunteers where possible. The Heritage Open Days event in September (this year running from 9th -18th September) will form the focus for the publication and display of much of the material being produced, including the re-issuing of various Dudley trails, and exhibiting of material gathered through the Growing Up in Dudley initiative. The Heritage Open Days will again publicise the virtual tours, including a new virtual tour of Dudley Central Mosque, former St Edmund's School. The programme has also included the installation of a blue plaque on the former School of Art to commemorate Percy Shakespeare, a 4-page insert in the autumn (2021) edition of the Home magazine and the printing of the City ID map for Dudley.

Brierley Hill High Street Heritage Action Zone

The High Street Heritage Action Zone Programme (HSHAZ) is a nationwide initiative designed to secure lasting improvements to our historic high streets for the communities who use them. It is Government funded and run by Historic England with the aim of making the



high street a more attractive, engaging and vibrant place for people to live, work and spend time. It is designed to unlock the potential of high streets across England, fuelling economic, social and cultural recovery. Brierley Hill High Street was one of 68 High Street across England selected to receive a share of the fund.

The Brierley Hill High Street HAZ is a 4 year programme, due for completion by March 2024. At the start of the programme a grant budget of £1.8m was awarded by Historic England with £400,000 match funding coming from the Council, equating to an overall grant of 81.80% from Historic England. At the end of September 2021 however, this figure was increased further due to an additional £242,171 grant increase provided by Historic England, which with the 18.20% match from the Council provides a total grant increase of £296,052.46.

The programme provides grant assistance to third parties to carry out repair, reinstatement and refurbishment works to historic buildings as well as grant assistance towards bringing vacant floorspace back into use. It also provides grant towards public realm improvements, plus there is a programme of complementary education and community engagement activities.

Buildings Programme

As part of the original bid submission to Historic England a number of buildings were identified to be a priority for grant assistance. Work has now commenced on-site at 2a and 2 Albion Street where a series of internal and external repairs are being undertaken and contact has now been established with the owners of all the priority projects and the majority of them are positively engaging with the Council and have now appointed a Conservation Accredited Architect in order to progress their proposals.

- 96-100 High Street
- Former Brierley Hill Library and Technical Institute, Moor Street
- 3-5 Church Street
- 123 High Street
- 109 High Street
- 8 Mill Street
- 163 High Street
- 104. 104a and 106 High Street
- 68 High Street

In addition, there are several other priority projects where the owners are in the process of appointing a Conservation Accredited Architect and holding pre-application discussions with the local planning authority, one such project is Brierley Hill Market.

Public Realm Programme

With respect to the public realm parts of the programme, for year one, the priority has been works to the Brierley Hill War memorial. The works to the memorial have been divided up into two phases. Phase 1 commenced on-site in August 2021 with a focus on repairs and architectural reinstatement works to the Brierley Hill War Memorial and its immediate setting. Majority of the works for this phase were completed in-time for the centenary of the War Memorial in November 2021, with the rest of the works due to be completed late May in-time for the launch of Brierley Hill in Bloom and the Platinum Jubilee. Phase 2 works commenced on-site late November 2021, the focus of this being the War Memorial Garden where significant stabilisation works to the embankment have been undertaken along with structural



repairs to the intermediate wall that runs through its centre plus the laying out of a soft landscaping scheme. The majority of the soft landscaping scheme is now in-place, there is however still hard landscaping to be installed on the terrace (located at the base of the War Memorial), installation of 4 planters in the 4 inset bays, laying of a new tablet for the Delph War Memorial and various snagging items. Also to be installed is a cascade of knitted flowers which have been prepared by local community volunteers and along with Dudley Adult Community Learning Team as part of the Brierley Hill in Bloom launch, see Community Programme below.

In terms of public realm proposals for the Civic Hall Green and St Mary's Church, this is currently at the design stage. A topographical survey and ground penetrating radar survey commenced in Brierley Hill High Street during the week of the 16th May to inform the design. Please refer to the Future High Street report for further information on the overall public realm programme which this forms a part.

Community Programme

Community engagement and activities are also being positively progressed and developed in conjunction with Brierley Hill Community Forum, Friends of Marsh Park, Dudley Market, Black County Living Museum and also with teams in Adult and Community Learning, Museums, Communications and Public Affairs, Dudley Business First and the Historic Environment Team. There is in-place an Activity Plan for the project. The last quarter of 2021/22 focused on making preparations for the 'Hug your Heritage' event on Saturday 5th March 2022 where the HAZ Project Team collaborated with the Cultural Consortium, Brierley Hill Community Forum and Brierley Hill Market on delivery of the event. This current quarter has focused on making preparations for the launch of the Brierley Hill in Bloom Project on the 26th May where the HAZ Project Team has been collaborating with Top Church Training, Brierley Hill Primary School, Brierley Hill Community Forum and the Brierley Hill Neighbourhood learning centre on delivery of cascade of knitted summer flower and sustainable flower hoops for display at Brierley Hill War Memorial and throughout the town.

Cultural Programme

Another major element of the High Street Heritage HAZ is the development of a Cultural Programme. The Arts Council England, National Heritage Memorial Fund and Historic England are providing funding for the development and delivery of the HS HAZ Cultural Programme. On the 25th June it was confirmed by Historic England that the application submitted to them jointly by Brierley Hill Community Forum and Dudley Council for funding for a Cultural programme had been successful and that the total sum of £94,000 was to be awarded. Work is now underway on pulling together a programme of cultural events and activities which are required to accord with the milestones and instalment schedule issued by Historic England. The programme requires the appointment of a Cultural Programme Project Coordinator, this has been done and the post is hosted by Dudley Council for Voluntary Service (CVS).

On the 14th March 2022 a second Progress update report was submitted to Historic England and then on the 13th May the third progress report was submitted. On the 14th January 2022 an Expression of Interest was submitted to Historic England for Brierley Hill to be the host of a national music commission in the summer of 2022. It was confirmed late January that the submission had been successful, and that Brierley Hill is one of 6 High Streets selected to participate in this event. Preparations are underway on the line up for this event which is to be hosted on the 10th July 2022 at Brierley Hill Civic Hall.



Public Sector Decarbonisation

As previously reported the council was awarded a grant of approximately £4.4m through the Public Sector Decarbonisation Scheme (PSDS) and managed by Salix, the purpose being to switch sites from carbon-intensive forms of heating such as oil and gas, to electrical forms of heating (air source heat pumps) with additional works including Solar photovoltaic (PV), battery storage and LED lighting upgrades where possible. The scheme covers Dudley Council House and Town Hall, Stourbridge Library, Himley Hall and Ward House as well as the following schools: Amblecote, Caslon, Cotwall End, Glynne, Queen Victoria, Straits, Milking Bank and Wrens Nest Primary Schools.

Works commenced during the summer of 2021 with all the installations at the named schools now nearing completion. Network operator approval to the works at both schools and corporate premises has been received. Planning permission for the installation of air source heat pumps at Council House, Ward House, Himley Hall and Stourbridge Library have now all been granted. Works to all properties have now started on site and following an approval of the project change request by Salix for an extension of an additional 3 months (to June 2022) progress is being closely monitored to ensure that works are completed on time.

Low Carbon Place Strategy

The Council was awarded approximately £2.5m European Regional Development Funding (ERDF) to deliver a project that will reduce carbon emissions. This is a joint project between Housing and Corporate Landlord Services that will reduce carbon emissions from council owned homes as well as corporate buildings such as the Council House. £2.5m of match funding is being met from existing HRA budgets. In November 2021 the council appointed a new central heating installer for council housing as the previous went into administration.

The programme recommenced slowly in December as the contractor mobilised. A project change request has been granted requesting a further 18 months be added to the programme deadlines, to enable this resultant delay to be accommodated which affects the Housing side of the programme. It should also be noted that where homes are sold under the Right to Buy scheme, but have had the benefit of the grant, the council is required to refund the capital impact of the grant. The programme of energy efficiency improvements to the corporate estate is nearing completion.

Very Light Rail (VLR)

Following a detailed review of the various issues, delays and variations that have happened on the VLRNIC scheme with the Contractor (Clegg Construction), RLB have now presented their assessment of the final account for the project which is indicating an overspend of approximately £890,000 against the available budget.

By way of a background to this overspend it is important to highlight that the project has absorbed a number of external factors in getting to its current position:

- The budget having been established over 4 years ago and not being increased to take account of inflation increases and the passage of time, and a significant amount of contingency funding disallowed by the BCLEP in the Spring of 2020 which would have served as project contingency.

- The project continuing through the Covid Pandemic relatively unscathed and implications being absorbed by the existing budget.
- Accommodating additional works to allow the introduction of the Coventry Shuttle prototype vehicle to the Dudley VLR site including the new loop extension, workshop, vehicle charger and equipment in a total value of £2.44M. All of which have had either a direct effect on the logistics and programme for the NIC site or power infrastructure.
- Accommodating changes to the site layout for the new MMA tramstop location and associated urban realm works affecting the access road and parking layouts off Zoological Drive. Costs have been covered by other funds but works in the area did require a redesign and impacted on programme resource.
- The overall VLR Development construction programme being prolonged due to necessary sequencing of projects and funding agreement delays. The retaining wall needed to be completed before the NIC Building and Test Track could be commenced. In addition, during the summer of 2019 the BCLEP withdrew the funding agreed and it wasn't until September 2020 that the GBF funding source was agreed and allowed the project to move the Track and NIC into the Construction Phase.
- The requirement to return remaining budget to Coventry City Council from the Retaining Wall project in 2019 which, if taken as part of the whole Development would have left approximately £740,000 available to support the remaining elements of the project.

Unfortunately, and despite the team's best efforts, additional costs cannot be contained within the available budget and the key factors are:

Costs attributed to the Contractor's programme extension:

The project was initially due for completion at the end of February 2022, which was subsequently delayed to May 2022. This has now been extended to the end of July 2022. The main change causing the initial delay was due to the introduction of the Test Track Loop extension and DMBC highway works and urban realm changes, both of which had a significant impact on site access and logistics for the delivery of the NIC building.

In addition, a number of internal layout amendments to suit changes in the environment in which the building user will be operating have been initiated and undertaken. The original layouts were fixed over 3 years ago and clearly time has moved on since then. Changes include accommodating hydrogen battery testing, creation of a 3D simulation space and a track control room.

Delays due to utility company infrastructure slippage, principally Western Power which have meant the services in the building have been unable to be completed, tested and commissioned. All services are now programmed to be in by the 7 July 2022 and on this basis the completion date has been agreed as the end of July 2022.

Approximately £550,000 has been included in the financial assessment for extension of time costs.

The Coventry Loop introduction:

The new loop extension which has been funded through the BCLEP has had an impact on the shape and positioning of the drainage attenuation tank, levels and boundary segregation. The costs included in the forecast for this work is in the order of £120,000.

Permanent power amendments:

Required to the new building to accommodate increased requirements from the additional features on the site including the new workshop, loop extension, tunnel lighting and vehicle charger. The final quantum is still under review but the forecast includes an allowance of £400,000 based on RLB's current assessment of the Contractor's submissions.

Fees and Charges:

The fees for the retained project team have increased due to the project delays. The initial fee profile was due to end in February 2022 but will need to run until the end of July 2022. The overall fee levels have been contained considerably given the extended period to the entire development but to finish the project we are now looking at an additional £142,000.

A substantial part of the above costs have been offset by allowances and omissions in the contract and there have been a number of other more minor increases that have been offset by the same allowances. The net effect on the project cost is £890,000 above the available budget. This is to be funded from resources held within the Regeneration & Enterprise Directorate.

Measures are underway to ensure no further cost increases are incurred or can be offset such as reduction in temporary site accommodation, alignment of remaining services for the retained consultant team toward the available budget as well as a thorough review of the smaller cost items to ensure that the costs apportioned are in line with Contract levels.

It is proposed that the additional costs of £890,00 detailed above are funded by prudential borrowing with the debt charges being funded by revenue budgets held within Regeneration & Enterprise.

Metro Complementary Measures

The £9.1 million budget is to fund the works associated with the delivery of the Wednesbury to Brierley Hill Metro extension.

The legal agreement with Transport for West Midlands (TfWM) states that the Council will fund the complementary measures along the route including pedestrian's crossings. The Council has also agreed with TfWM to fund the uplift of materials where the Metro is built through Dudley Town centre in order to provide high quality public realm. Large public realm interventions have been identified along the route at key stops, notably Station Drive (now Dudley Castle), Flood Street and Brierley Hill, to be funded by this programme of works. The £1million accelerated funding associated with the Towns Fund will be used to fund works to adopt Zoological Way, part of the works for the new loop road to access the Metro stop and some of the public realm work along Castle Hill.

Other interventions along the route, which the Council needs to fund, include creating a new wayfinding system to improve legibility, increase walking and cycling to tram stops and to provide a consistent recognizable branded signage across the borough to residents and visitors giving the information that is needed. The consultant to develop the wayfinding system has been appointed through the OJEU process and started work on the system in October 2020. Dudley print map is now available. The Brierley Hill map is being developed. The Wayfinding Legibility Strategy has been developed and the totems and figure posts are being designed. The intention is cover the costs for the manufacturing and installation through CRSTS funding.

Midland Metro Alliance (MMA) are constructing the Metro extension for TfWM. TfWM have approved MMA's costs and the next stage of the design process has started. The Council is working with TfWM to confirm the costs of the complementary measures, the uplift of materials and the public realm interventions.

CCTV

Phase 1 - Predominantly complete and operational. The only outstanding work is to the healthy hubs where 4 out of the 5 are still waiting fibre circuits. In relation to outstanding items, a contract agreement has now been received from Virgin Media for the supply of the new fibre circuits. This is now being considered by procurement and legal teams. Once the agreement has been finalised the outstanding installations with Virgin will be expedited.

Phase 2 - reflects the initial extension of coverage approved at the outset of the project. The main problems faced in this phase have been access to staff and materials throughout the last 18 months. Additional public realm cameras in this phase include:

- Cameras in Sedgley Bilston Street – now completed and operational.
- Wolverhampton Street Dudley – the column has been erected but we are still waiting on Western Power for an installation date. Anticipated completion of connection in late August/September
- Coronation Gardens – now completed and fully operational.
- Castle Gate – design work is complete, and columns will be erected shortly. Completion to be confirmed.
- The cameras to Lye town centre have been completed and are operational
- All 12 deployable cameras are now in use.

Phase 3 - work includes the additional cameras requested and approved at Council in 2021, to be sited at:

- Kent Street Upper Gornal – column erected, and camera installed. Anticipated completion in late August/September
- Shell Corner Halesowen – columns erected with one head and power connected. Power to the second column anticipated June. Anticipated overall completion in late August/September
- Netherton High Street – completed.
- Wollaston traffic island – column erected, cameras, power and network yet to be completed. Anticipated completion late August / September
- Toys Lane/Furlongs Road Colley Gate – location now agreed and works commissioned. Anticipated completion late August / September.
- Queensway Pedmore – column erected, and camera installed. Anticipated completion September

- Wynall Lane – column erected, and camera installed. Anticipated completion in late August/September.

The phase 3 sites above are due for completion no later than September 2022.

Queensway Halesowen will be surveyed on 20th June 2022 and will be completed by September 2022.

The original location at Jews Lane/Eve Lane Upper Gornal has now been reconsidered and it is proposed to site a fixed camera in Roseville instead. West Midlands Police are also in favour of this revision. We aim to complete this within Quarter 3 of 2022. Site yet to be surveyed, will be decided once final costs of Phase 3 confirmed.

Dudley Interchange

Transport for West Midlands (TfWM) has now secured all the funding for the Interchange. TfWM are out to competitive tender to secure a contractor for the works. Gateley Hamer have recommenced the CPO process. Counsel advice recommends that the CPO is split into two - one for the Interchange and associated highways works and another for the Portersfield scheme and highway works.

At the September Cabinet it was agreed that DMBC will use its CPO powers to purchase Farm Foods and the properties required for the associated highways. As a result of the need to CPO properties the start date for the Interchange has been moved to Spring 2023, Completion is expected Autumn 2024. The CPO will be submitted to the Secretary of State by the end of July 2022. This has been delayed as counsel has recommended that a single planning application is required for both the building and the highway works. New planning application has been submitted. Updated report to cabinet in June.

An alternative location for the Interchange around Coronation Gardens during construction has been identified.

Ownership of the Photographic Studio on Birmingham Street is in hand and the purchase price is being negotiated. Site visits have been arranged in preparation of demolition once the sale has been agreed.

Dudley Town Centre Highways Infrastructure (Portersfield Link)

As reported previously the WMCA has conditionally approved funding to support changes to the Highways Infrastructure to create access to the Portersfield development site and improve access to the wider Town Centre. This funding amounts to £6.0m. In addition to ongoing design work, some site clearance has already been carried out to allow for intrusive site investigation to provide information to support the design process. In terms of land acquisition for the highways, a CPO will be developed as part of the overall development of the site. Highway design work has currently been frozen to avoid any abortive spend until the review of the overall development site has been completed.

Black Country Blue Network 2

Procurement is being carried out in three separate lots in order to mitigate risk. Sedgley Beacon has closed, tenders are being evaluated. Holloway Street due to go out to tender

later the month, Castle Hill still being worked up. Ecological surveys are being completed for Turls Hill and Coseley and procurement will commence in the summer. We are still anticipating the project to be delivered on time and within budget.

Dudley Town Hall and former Museum

The tender for the Town Hall Bistro refurbishment was won by J R Slee, who are based in Shrewsbury. They are a family business and whilst working on the usual type of projects, specialise in working on Listed Buildings. After initially progressing well with the work a number of unexpected problems have had to be addressed such as repairing an unmarked drainage run beneath the new chair store and the removal of asbestos from behind existing walls. The new Bistro is now complete and is being fitted out with loose furniture with a formal opening in early July.

Refurbishment of Dudley Council House Campus

Following approval this project is now in the early stages of design with essential remedial work to the roof already on site and progressing well. This is so that external scaffolding will be struck in advance of the Commonwealth Games cycling event. A meeting with Access in Dudley was held along with more recent meeting of officers to reflect on a range of access and disability improvements such as automating doors to key access routes, refurbishing the passenger lift and extending the Council House platform lift to the main staircases.

The detailed design of the work progresses with focus on drafting floor plate layouts which incorporate collaboration spaces and senior leadership spaces on the 1st floor of the Council House. The Council's contracted furniture supplier is working on desk layouts that will optimise use of the space using a range of modern furniture suitable for increased agile working.

Brierley Hill (Future High Streets)

The Council secured £9.99m from the Future High Streets Fund in December 2020. This is to support a programme of activity at Brierley Hill, to be implemented in the period 2021 to 2026. The key objectives are to improve footfall, reduce vacancy rates and improve the diversity of shops and facilities. All Future High Streets Funding has to be drawn down by 2023/24. DMBC match funding, identified through existing approvals, will be used to fund projects within the latter part of the programme. The overall investment value of the programme is in the region of £44m.

Project summaries:

Public Realm and Connectivity Improvements (£4.75m) - Funding to connect the new Midland Metro terminus to the High Street, improve existing public realm connectivity between key buildings and provide new public spaces and pocket parks. Lead designer appointed in the autumn of 2021 to prepare and consult on proposals, with a commencement of initial works in Q4 2021/22. The majority of the public realm works will be implemented during 2022/23 and 2023/24 to be ready in advance of the Midland Metro opening.

Key Retail Sites (£1.05m) - The owners of the Moor Centre have submitted a planning application to remodel the precinct and bring parking closer to the shops. If approved, this will free up the rear car park land for development. The Council wishes to redevelop the site



for up to 44 homes. The Future High Streets Fund provides the money for site acquisition and remediation. The shopping precinct redevelopment works are programmed for 2022/23. DMBC build out on land to the rear will be during 2023/24 and 2024/25. Combined overall investment value £8m.

Infrastructure and Air Quality Improvements (£255,000) - Future High Streets will provide support to amend two highway junctions at Venture Way. The intention is to improve pedestrian connectivity between the High Street and medical centre; reduce queuing traffic which has resulted in movement delays; and improve air quality levels. The works on Venture Way are progressing well on site and should be substantially complete by the end of Q1 2022/23.

Addressing Housing Need (£3.55m) - Discussions are underway to acquire 10 acres of brownfield land known as Daniels Land and the High Plateau. These are two long-term vacant sites, formerly part of the Round Oak Steel Works that have remained undeveloped for over 40 years. Future High Streets funding will support site remediation and preparation costs. Dudley Council's Housing Department will then construct up to 220 new mixed tenure homes to meet local housing needs. An urban design study has been prepared that will inform the preparation of an architect's brief. This will allow detailed design proposals to be progressed for the sites.

Following INTU shopping centres entering administration, discussions have continued with Sovereign Centros which is the current managing agent acting on behalf of the creditors. The intention is to phase initial activity around the construction of the Metro rail viaduct that crosses the sites. The parties have agreed the principle of valuation and a registered valuer has been instructed to act on behalf of the Council and creditors. The Council will then instruct solicitors to prepare a conditional purchase agreement to acquire the sites. Early construction of the Metro viaduct and Embankment tram halt is key to delivery of the housing redevelopment project. This is because the Council cannot fully access the sites for redevelopment until these are completed and this will put Future High Streets spend at risk. The situation is currently being monitored and a risk register and mitigation approach is in place. A revised delivery programme is expected from Transport for West Midlands during July of 2022 and this will inform the Council's delivery timetable. The overall value of the redevelopment project will be in the region of £30m.

Public Library (£308,000) - refurbishment of Brierley Hill public library and ground floor housing department reception area. Scheme designs have been the subject of community consultation and have been well received. Freeholder approval has been received in-principle for the refurbishment works. The estimated cost of works is forecast to be above the identified budget, due to higher-than-expected building materials cost inflation. The building works will be tendered shortly and this will provide final costs certainty. A review is currently being undertaken of additional funding to support the project. The refurbishment works are programmed to commence in the autumn and complete during late 2022.

Public Toilets (£80,000) - Reopening of public toilets to support the High Street visitor return following the coronavirus pandemic, and the provision of welfare facilities for Metro tram drivers. Midland Metro Alliance is making an additional contribution of £38,000 to support the works. Feasibility designs finalised that will also include changing facilities after discussions with stakeholder groups. Following higher than expected tender returns, the works are to be retendered during June 2022, with a start on site expected during the early summer and completion during the autumn of 2022.

In addition to the Future High Streets Fund award, the Council has secured further investment from the West Midlands Combined Authority. This is to acquire land to support implementation of the High Street Link. A funding agreement between WMCA and DMBC completed in March 2022. This is a long-term vacant gap site where there is the opportunity to provide a new connection from the High Street to the Metro terminus. The Council has appointed an agent and agreement has been reached to acquire the sites. Initial site safety works will commence in spring 2022, with a start on site for the pedestrianisation works to be confirmed as part of the public realm delivery programme.

A Town Board has now been established to oversee the various interventions underway in Brierley Hill. These include the Future High Streets Fund, Heritage Action Zone and delivery of the Midland Metro. It includes Mike Wood MP, DMBC and business, community and educational sector representatives. The first meeting was held in September 2021 and these will continue on a quarterly basis.

Cultural

Leisure Centres

The new Duncan Edwards Leisure opened on Monday 24 January 2022. Very positive feedback received and membership sales going well.

Phase 1 of the refurbishment of Halesowen Leisure Centre is complete; again, very well received by customers. Phase 2 which includes improvement to the swimming pool has been slightly delayed due to building work issues, now hoping to open 18 August 2022.

Phase 1 improvements to Crystal Leisure Centre have been completed. The new village style changing rooms and improvements to the leisure pool have received positive comments.

Schools

Schools Basic Need Projects

The last phase of projects to be funded from Basic Need capital grant has been agreed, with Brierley Hill Township secondary school places as a priority. The plans include expansion to both Wordsley and Crestwood Secondary Schools to meet projected growth with an additional 300 pupil places for each school.

Unfortunately, the construction company that were managing both projects went into administration in August 2021 and their work on both sites ceased. The works at Wordsley School has now been completed. The Crestwood School needed a larger amount of work, so it was agreed that the school are continuing with the refurbishment work in the main school building and Construction & Design are completing the works to the new science block and the remaining external works. Both projects still have a small amount of work to be completed.

Numbers for both primary and secondary school places continue to be closely monitored and processes are in place to recommend capital projects to address any projected growth across both sectors.

Special Educational Needs and Disability (SEND) Projects

We are continuing the process of re-profiling our special school and mainstream provision to bring it more closely in line with the current SEND pupil cohort and the special provision capital funding is a key component in this process.

The SEND Special Provision Fund capital grant conditions were previously relaxed due to the coronavirus pandemic allowing us to carry forward unspent grant into the 2021/22 financial year. This grant funding has now been allocated in its entirety to the following projects:

- A new 12 place base for primary pupils with Social, Emotional and Mental Health (SEMH) needs at Hawbush primary school – completed and operational.
- Creation of designated care rooms at Summerhill secondary school and the Glynne primary school to promote the inclusion of children with SEND that include physical disabilities and specific personal care needs – completed.
- Expansion of Woodsetton Special School through a new mobile specifically designed to cater for the needs of children with SEND and to provide the additional space the school requires to meet the needs of an increasingly complex cohort of pupils – this was completed last year and has been in use since September 2021.
- Various capital works at Halesbury School in response to independent Accessibility Study – in progress.

In addition to this carry forward, we have received a further allocation of capital funding for SEND. Projects to be funded are still being scoped with the need for detailed feasibility studies to be undertaken but is likely to include further expansion within our maintained special schools. A tender process has now been completed to establish a further primary SEMH base. This tender has now been concluded and the base will be established at Caslon primary school. The base is now operational and work continues to create an outside play area exclusively for the base.

Pens Meadow Special School – Acquisition of Land and Buildings

The acquisition of the site completed on 31st March 2022.