

## 1.0 Purpose

- 1.1 The purpose of this briefing note is to provide Dudley Metropolitan Borough Council's Future Council Scrutiny Meeting with an overview of the strong joint working and co-investment that has and is taking place between WMCA and Dudley MBC on housing and regeneration policy, business cases, investment and delivery matters. This includes approved investment which has taken place into locally prioritised projects in the Dudley MBC area such as Cavendish House, Cookley Works and Portersfield as well as key policy work together like Towns Fund and Brownfield regeneration business cases to Government, local delivery and investment plans and the regional investment prospectus. **For reference, this note has been co-developed by WMCA and Dudley MBC teams** and is in response to a request by the Committee for information on WMCA investments in Dudley to support a larger discussion on the Economic Needs of the Black Country.

## 2.0 Collaborative Working between Dudley MBC and WMCA Housing & Regeneration

- 2.1 The WMCA Housing and Regeneration team and Dudley MBC have a great history of working collaboratively and cohesively to bring forward and unlock new and exciting real regeneration and infrastructure projects. Section 3.0 sets out some of the housing and regeneration schemes supported to date in the Dudley area using WMCA devolved housing and land funds which have led to the delivery of over 1,200 homes and over 750 jobs.

We have also worked together on ambitious policy work like the regional design charter, zero carbon homes route map, advanced methods of construction charter and investment prospectus. Dudley have also accessed the expertise offered by industry led taskforces convened by WMCA to support work in the Borough such as the Town Centre Taskforce.

- 2.2 The WMCA team have a dedicated development manager and single point of contact responsible for schemes and projects in the Dudley area who supports project sponsors and applicants through every step of the WMCA approvals process, helping them to overcome any barriers to delivery or funding and bring forward new development and regeneration opportunities. The dedicated development manager alongside the Head of Business Development + Partnerships, the Head of Policy and the Director of Housing and Regeneration meet with Dudley MBC teams on a monthly basis to update on key joint work streams, projects, and programmes whether that is around policy, evidence, delivery or investment. This regular meeting provides an opportunity to review progress of schemes going through the Single Commissioning Framework, identifies any concerns upfront and focuses on the

key future priority projects and how the WMCA may best support the delivery of these projects. It also provides a key point for discussion on HMG funding bids and local plan progress. WMCA and Dudley MBC have worked collaboratively over many years to build a strong project pipeline aligned with priority objectives, to enable projects in Dudley to best secure potential funding under the devolved housing and land funds available through WMCA. These meetings also enable and facilitate engagement on other areas – throughout 2021 Dudley MBC have shaped and contributed to the forthcoming 2022 Investment Prospectus.

2.3 In addition to these monthly engagement meetings, the dedicated Development Manager regularly collaborates with Dudley MBC on a project-by-project basis. The WMCA policy team works closely with Dudley Council on key policy matters such as affordable housing provision and local plan policy. WMCA worked particularly closely with Dudley on the major regeneration schemes at Cavendish House and Portersfield, regularly meeting to review progress, key issues, and supporting with working up applications where required. In addition, the WMCA and Dudley are working intensively across a number of future priority projects, such as Lye Growth area and key commercial development opportunities.

2.4 We also work together closely on a number of different policy areas, via the governance of Housing and Land Delivery Board and the supporting Delivery Steering Group made up of senior regeneration officers. Workstreams that have been co-developed recently include the development of proposals for investment from HMG, support on local plans and policy matters like design, zero carbon and modular constructed homes. Further examples of this successful joint working include the co-development of bids by Dudley MDC for investment from the Towns Fund in late 2020, and the inclusion of Dudley opportunities in the proposals submitted by WMCA to HM Government for further Housing and Land funds. Close collaboration also takes place between our policy teams on Local Plans progress as part of the Housing Deal targets, and regular engagement to ensure developments with transport, environment and skills directorates are included in the joint strategic approach.

### 3.0 Dudley Approved Investments from Housing and Land Funds

The below table sets out approved investments from WMCA’s Devolved Housing and Land Funds in the Dudley MBC area.

| Project Name          | Applicant    | Unit Outputs | Job Outputs | Funding Type | Funding Amount | Approval Date | Press Release |
|-----------------------|--------------|--------------|-------------|--------------|----------------|---------------|---------------|
| Parkes Homes - Gornal | Parkes Homes | 10           | 15          | Loan         | £1,120,000     | Dec-18        |               |

|                                     |                            |     |     |       |            |        |                      |
|-------------------------------------|----------------------------|-----|-----|-------|------------|--------|----------------------|
| WD (Cakemore Ltd)                   | Warmflame Developments Ltd |     | 107 | Loan  | £3,600,000 | Jun-19 | <a href="#">Link</a> |
| Dudley Institute of Technology      | Dudley College             |     | 150 | Grant | £2,121,000 | Oct-19 | <a href="#">Link</a> |
| Former Cookley Works                | Lovell                     | 71  |     | Grant | £1,020,000 | Dec-19 | <a href="#">Link</a> |
| Cavendish House                     | Avenbury                   | 28  |     | Grant | £724,000   | Jan-20 | <a href="#">Link</a> |
| Portersfield                        | Dudley MBC                 | 415 | 500 | Grant | £6,300,000 | Jan-20 | <a href="#">Link</a> |
| Brierley Hill Access Link           | Dudley MBC                 |     |     | Grant | £225,000   | Dec-21 |                      |
| Dudley Brownfield Land Phase 2      | Jessups                    | 121 |     | Grant | £2,711,111 | N/A    |                      |
| Music Institute                     | Richardson                 | 600 | 138 | Grant | £7,155,951 | N/A    | <a href="#">Link</a> |
| Narrowboat Way - Site Investigation | Blackacres                 |     |     | Grant | £30,246    | N/A    |                      |

#### 4.0 Dudley Pipeline Schemes

There are currently a number of identified schemes and projects in the shared pipeline for potential investment from WMCA's devolved housing and land funds in the Dudley MBC area, including town centre schemes and development opportunities that could unlock a further 1,300 homes. There are also over 300 jobs projected for creation in the pipeline for the Dudley MBC area. Due to commercial sensitivity we cannot provide details of these schemes prior to any decisions at WMCA Investment Board, however we maintain regular updates to Dudley MBC officials throughout the application process to ensure alignment with local priorities.

| Further Information         |   |
|-----------------------------|---|
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