

Dudley Regeneration Project Update

Oct 2024

Towns Fund		Budget	Programme
		Risk	Benefits
Project Description	This is a £25 million Towns Fund (Ministry for Housing, Communities Local Government (MHCLG)) project to deliver a university facility of approximately 3,700m2 on Castle Hill, Dudley. It is to be constructed by DMBC and leased to Dudley College of Technology who will manage the facility. The University of Worcester will provide the education programmes, including Level 4 and 5, degree and post-graduate programmes. The first students have started their courses, currently being delivered from the IoT. Scheme being delivered through an Innovative Insurance Backed Alliance contract (IBA)		
Source of Funding	£25m MHCLG Up to £1.641m DMBC (excluding pain share)		
Activity Update (last quarter)	Compulsory Purchase Order (CPO) Challenge Period ended – no objections raised Demolitions of newly acquired properties now completed Construction has commenced and progresses well		
Next steps (next quarter)	Demolition of newly acquired properties Commencement of steel frame (December) Completion sign off of remaining pre-commencement planning conditions		

Metro – Complementary Measures		Budget	Programme
		Risk	Benefits
Project Description	Alongside the delivery of the Wednesbury to Brierley Hill Extension (WBHE) Metro extension being led and delivered by Transport for West Midlands (TfWM), DMBC put £9.1m in its budget to fund complementary measures uplifts to key areas of public realm and highways integration along the Metro route. Delivery of the complementary measures is contingent on TfWM/Midland Metro Alliance (MMA) delivery of the Metro.		
Source of Funding	£9.1m DMBC – at Cabinet Jan 24 the unspent/uncommitted budget was deferred until Sept 25 when it will be reviewed.		
Activity Update (last quarter)	The design process of complementary measures uplifts in Dudley (WBHE Metro Extension Phase 1), with the budget currently available, has now been fully concluded satisfactorily with the WBHE project contractors. Some of the measures have already been implemented, with the remainder due to complete by December 2024. The latest updates from MMA on delivery of the Metro in Dudley can be found here		
Next steps (next quarter)	The next quarter will see, as part of the delivery of the WBHE Metro Extension (Phase 1), construction of the DMBC specified enhancement measures on the Interchange Tramstop section for which materials from suppliers is currently pending (through the supply chain) and for which alternatives are being explored with the suppliers to mitigate impact on the programme from supply chain issues. Also in this quarter, through the Metro Construction programme, the traffic signals in Dudley town centre will be upgraded with the relevant functionality to integrate the Metro tram requirements as well as with		

	the new (TfWM approved) cycleway routes that are being constructed as part of the WBHE project.
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Interchange		Budget	Programme
		Risk	Benefits
Project Description	A new multi modal transport Interchange to be delivered by Transport for West Midlands (TfWM). DMBC, via a funding agreement, are delivering the highway access changes required to support the overall interchange project. Redevelopment of the bus station is required to integrate bus and metro services and provide a step change in public transport connectivity for Dudley Town Centre. To be delivered summer 2025.		
Source of Funding	£24m City Region Sustainable Transport Settlement (CRSTS)		
Activity Update (last quarter)	<p>Activity on site has now started with demolition of the bus station. The properties on St Joseph St and Birmingham St, required for the highway works, are now demolished. The construction works for the associated highway access works on Trindle Road and St Joseph Street (being carried out by DMBC) are progressing well.</p> <p>Latest estimates for both elements of the scheme (Interchange and highways) exceed budget, so a review of costs and a value engineering exercise is being undertaken, together with identifying potential additional budget opportunities from within the overall CRSTS programme.</p> <p>The latest Interchange Informer can be found here</p>		
Next steps (next quarter)	Demolition of all properties necessary for the Interchange site, together with some early site preparation activity. Construction of the retaining wall for Bourne St car park started in September and the wall is due to be completed in November. Highway works on Trindle Road and St Joseph Street continue and works to the Church wall and for their car park have commenced.		

Portersfield		Budget	Programme
		Risk	Benefits
Project Description	Portersfield is a key regeneration site for Dudley Town Centre and is identified as a Priority Site in the emerging Dudley Local Plan. The site(s), encompassing an area of 3 hectares, is located adjacent to the Dudley Interchange and the proposed Metro Stop. Given the investment in the transport network through Metro and the Dudley Interchange, the comprehensive development of this site will provide the opportunity to create a new and attractive residential led urban quarter connecting new and existing residential communities by delivering high quality residential development, public realm and green corridors for walking and cycling. The Council is committed to facilitating the regeneration of the wider Portersfield area to create a vibrant residential quarter providing quality homes set, within well designed and welcoming public spaces. This new quarter will support the Council's aspirations to increase town centre living, and along with other developments, to increase footfall to support town centre businesses and provide infrastructure to support the growing tourism/educational offer for Dudley town centre and the wider borough.		
Source of Funding	Options being explored with any DMBC investment being subject to Cabinet approval.		
Activity Update (last quarter)	<ul style="list-style-type: none"> Initial Development Appraisal completed and presented to WMCA to facilitate funding discussions. Further appraisal work ongoing. 		

	<ul style="list-style-type: none"> • A new 2 year lease has been agreed with Dudley Motor Company from July 2024. This clarifies ownership of the “Beach” land and provides certainty of delivery for this parcel of land. • Collaboration Agreement with Avenbury – Discussions are ongoing and a draft agreement is in circulation.
Next steps (next quarter)	<p>Ongoing funding discussion with key funding partner WMCA, Homes England etc</p> <p>Progress £4.5m CRSTS application and submit to WMCA</p> <p>Progress and finalise Collaboration Agreement with Avenbury.</p> <p>Procurement/ marketing - marketing to identify a delivery partner is being targeted for Q1 2025.</p> <p>Commence procurement of advisory team for Development Partner identification, preparation of tender pack and data room.</p> <p>Ongoing land acquisition work.</p>

Long Term Plan for Towns		Budget	Programme
		Risk	Benefits
Project Description	The Council has been awarded £20m for a 10-year socio-economic regeneration programme, focused on the town of Dudley and surrounding area. LTPFT funding was due to be able to be drawn down from Government from the summer of 2024, subject to the identification of an inclusive Town Board and the preparation and approval of a ‘Long Term Plan’.		
Source of Funding	£20m from MHCLG subject to meeting various milestones including establishing a Town Board, agreeing a boundary and submitting a Long Term Plan.		
Activity Update (last quarter)	<ul style="list-style-type: none"> • No further activity or progress as the boundary while the project has been on hiatus following the General Election 		
Next steps (next quarter)	<ul style="list-style-type: none"> • Autumn Statement has confirmed continuation of the programme albeit with revised guidance and timescales. Await revised guidance to inform next steps. 		

Eton		Budget	Programme
		Risk	Benefits
Project Description	<p>Star Academies is a mixed Multi-Academy Trust that runs a diverse network of primary and secondary schools across the Country. Eton College signed a partnership agreement with Star Academies with the intent of opening 3 selective sixth form colleges in the state sector in the next 5 years. These will be in Middlesborough, Oldham and Dudley. We understand that each new college will admit 240 students per year and will offer educational and extra-curricular opportunities available to pupils at Eton College itself. Each new college will be part of the Star Academies multi-academy trust and will focus their recruitment on young people on free school meals, in receipt of the pupil premium, or who live in particularly deprived areas.</p> <p>Star Academies submitted a funding bid through the Government's Free Schools programme to set up the new colleges and it was announced in August 2023 that this bid has been successful. This grant allocation covers the capital build costs only. They initially identified a site on Castle Street, Dudley as their preferred location for a new college. This site required several tenant relocations, significant demolition, and the relocation of a substation. The Department of Education (DfE) will not</p>		

	<p>cover the costs of these “abnormal” development costs and to have continued with this site would have cost the Council anywhere up to £4m in actual cost and lost opportunity cost. After lengthy discussions between Star Academies, the DfE and DMBC the decision has been made to seek an alternative location. Star Academies/Eton have chosen Stafford Street car park.</p> <p>Eton & Star Academies are targeting an opening date of Sept 27. Change from 2026 as all three sites being opened at the same time.</p> <p>Impact of the general election unknown.</p> <p>Cabinet report can be found here</p>
Source of Funding	<p>DfE / Eton & Star</p> <p>DMBC – land value/ Opportunity cost (TBC once land take is known) and lost car parking income- anticipated that some of this will be redirected to other town centre carparks.</p>
Activity Update (last quarter)	<p>Report to Cabinet 11/3/24</p> <p>Application made to declare site surplus</p>
Next steps (next quarter)	<p>Work with Star Academies to facilitate the surveys on site they need to undertake.</p> <p>Continue to negotiate Heads of Terms with DfE for the site. Decision sheet being drafted to agree to Heads of Terms and consider appropriation to education if required.</p> <p>Star Academies to submit a pre application submission.</p>

Dudley Market		Budget	Programme
		Risk	Benefits
Project Description	<p>Dudley Market is currently managed by Tudor Markets on behalf of the Council.</p> <p>Officers are looking to reconfigure the design in the hope of making it more appealing to both customers and traders.</p> <p>Market trading is clearly struggling at the moment due to the rise in online shopping and the increase in the number of budget stores, therefore Tudor have been asked to focus on increasing footfall by arranging more events and creating a catering area / event space within the market footprint.</p> <p>Officers are currently working on a design that will be approved by planning and that Tudor believe will enhance the market offer and meet the above-mentioned objectives.</p>		
Source of Funding	UKSPF		
Activity Update (last quarter)	Planning application has been submitted for determination		
Next steps (next quarter)	After planning consent approvals moving towards project commencement		