

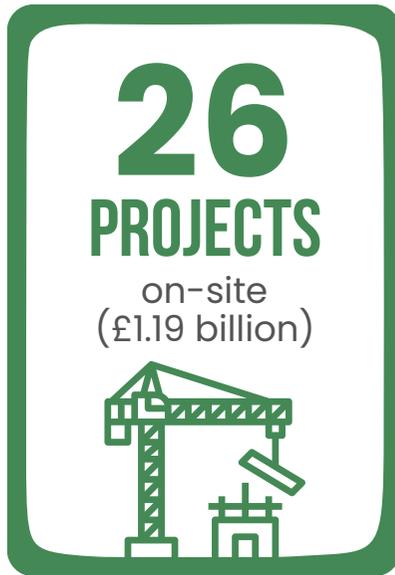
May 2025



REGENERATION IN SANDWELL

Regeneration Pipeline Projects 2025 – 2027





www.regeneratingsandwell.co.uk

We Are Sandwell

Sandwell is a borough in the Black Country, made up of six towns - Oldbury, Rowley Regis, Smethwick, Tipton, Wednesbury and West Bromwich.

Perfectly positioned in the Midlands, Sandwell borders Birmingham - England's second largest city - as well as the neighbouring Black Country boroughs of Dudley, Walsall and Wolverhampton.

The borough boasts exceptional transport links, with five motorway junctions connecting directly to the M5 and M6, providing easy access to the South West, South East and North West regions of the UK.

Sandwell is also served by a mainline railway station, Sandwell & Dudley, and Wednesbury is the key hub for the Midland Metro network.

With over 1,200 hectares of parks (many of them Green Flag awarded), sports fields and green spaces – as well as more than 30 miles of historic canals – Sandwell offers plenty of opportunities for outdoor recreation, healthier lifestyles and community events throughout the year.





REGENERATION

Pipeline Projects 2025 - 2027

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Galton Bridge, Smethwick

REGENERATION

INTRODUCTION

This is a period of unprecedented investment in Sandwell from both public and private sources.

The Regeneration Pipeline for the borough covers a five year period between 2022 and 2027 and was approved by Cabinet in March 2022.

The pipeline currently represents an estimated **investment value of £3 billion comprising 68 live projects and 18 completed projects.** This is across a wide range of sectors including education and skills, sustainability, health, transport, housing, digital, employment, town centres and heritage. Regeneration is about improving places and creating opportunities for everybody to prosper and participate in society - having access to a home, skills and employment.

The Regeneration Pipeline delivers the long-term infrastructure and facilities for the borough's residents. Flagship investments such as the **Midland Metropolitan University Hospital in Smethwick** (£700m),

the **Wednesbury to Dudley Metro extension** (£450m), the **Enfinium Energy from Waste Plant in West Bromwich** (£500m), the **Midland Met Learning Campus in Smethwick** (£18.52m) and the world class **Sandwell Aquatics Centre in Smethwick** (£92.25m) provide services to residents not only from Sandwell, but also the wider West Midlands, for decades to come.

However, this is not just about large construction projects, the Pipeline has also seen the delivery of **Urban Greening and Public Realm** initiatives in West Bromwich and Wednesbury, creating more attractive and vibrant town centres.

Across the borough, there is significant investment of an estimated £55m+ in education and skills at Primary, Secondary and Further Education levels, ensuring our younger residents are able to access the jobs of the future.

“Situated at the heart of the West Midlands, the time is now for Sandwell to show that it really is the destination of choice for people to live, visit and do business. We want everyone to have fair and equal chances in life and our Regeneration Pipeline will help to deliver a meaningful future for more people in Sandwell.”

Councillor Peter Hughes, Cabinet Member for Regeneration & Infrastructure

Equally important, this investment programme is designed to deliver real benefits for local residents and businesses by creating jobs in construction, supply chains and apprenticeship schemes. The council is working closely with local businesses to showcase and support these opportunities in a variety of ways.

A great example is the Midland Metropolitan University Hospital in Smethwick, where 44% of the total project spend has been invested within a 30-mile radius. This has already helped create 492 construction jobs, 163 apprenticeships, and provided valuable work experience placements for 40 students.

Similarly, 41% of the total project spend for the Town Hall Quarter Project in West Bromwich took place within a 20-mile radius - an impressive figure given the specialist nature of renovating a listed building. The project provided employment for 135 local people, supported 18 work experience students, a graduate site manager and seven new apprentices in trades such as scaffolding, construction, joinery and electrical work.

In addition, the project gave back to the community by raising and donating over £24,000 to local charities. Its dedication to heritage and craftsmanship was recognised with the prestigious Victorian Society’s Conservation Award in 2025.

Sandwell Council continues to strengthen its partnerships with key stakeholders and contractors to maximise the positive impact of regeneration on the local economy. A vital focus of this work is aligning the Regeneration Pipeline with the council’s low-carbon and climate change goals.

As part of this commitment, the Pipeline includes the commercialisation of a new low-carbon heat network and proposals for battery energy storage solutions.

This prospectus presents the progress made during year three (2024/25) of the five-year programme and outlines the key objectives still to be delivered.



**Councillor Peter Hughes
Cabinet Member for Regeneration &
Infrastructure**



Urban Greening Project, West Bromwich

KEY FUNDING RESOURCES

There are a wide variety of funding sources that support the delivery of the Regeneration Pipeline.

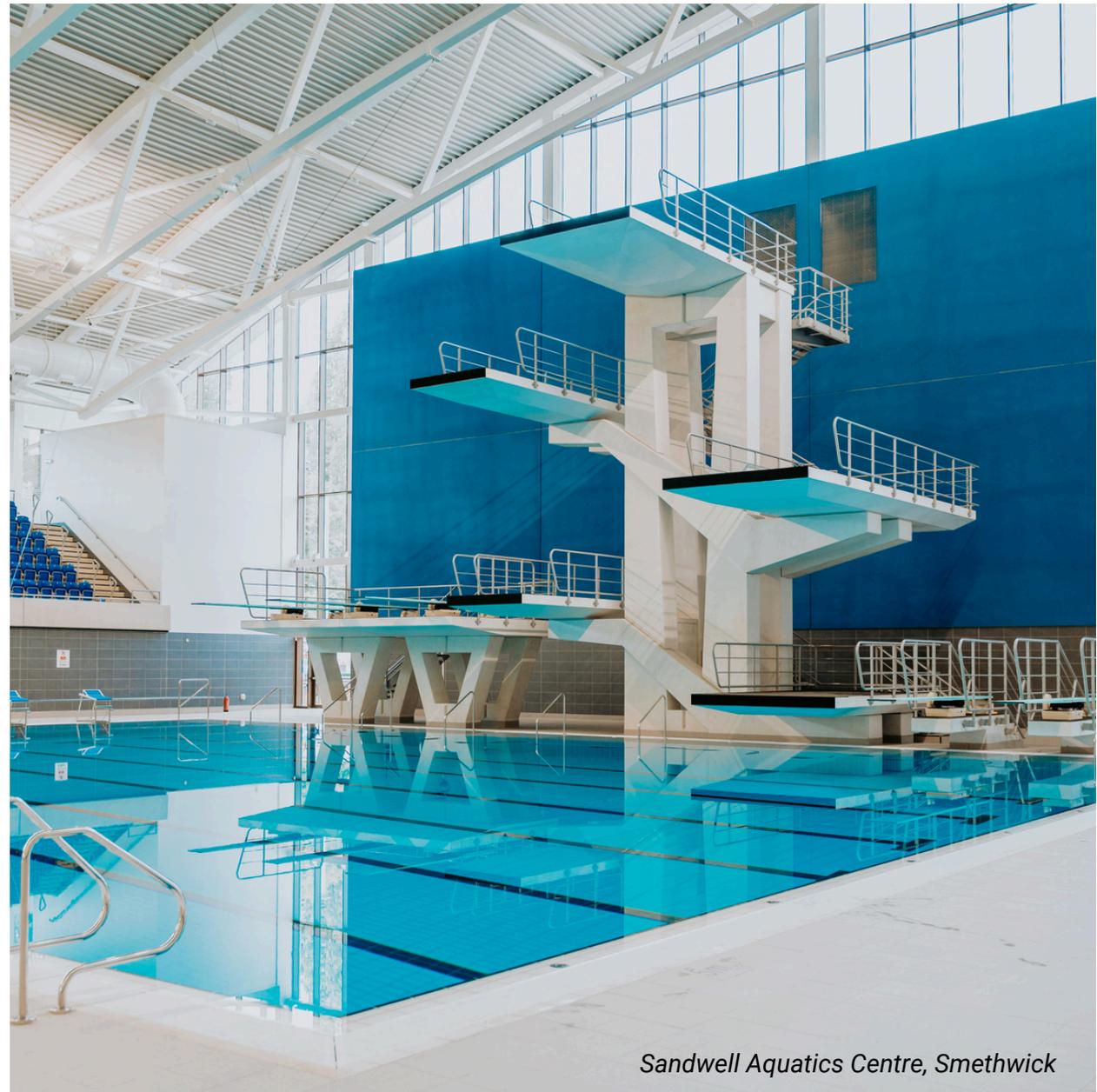
The council works proactively with a range of funding bodies to secure the resources needed to support regeneration. Attracting both public and private investment is essential, as a balanced funding mix creates a more sustainable foundation for long-term growth. In many cases, public funding can act as a catalyst - unlocking opportunities for significant private sector investment.

Most Regeneration Pipeline schemes are delivered through strong public private sector partnership working. This makes it crucial for the council to maintain healthy, collaborative relationships with key delivery partners - and work alongside developers to secure more investment in Sandwell.

Here are some examples of the types of investment secured already: -

- NHS (national and local level) – New Acute Hospital
- Enfinium – private investment in new Energy from Waste Plant
- Wednesbury to Dudley (Phase 1) Metro Extension (Department for Transport and West Midlands Combined Authority)
- Renewable Energy Battery Storage Facilities – private investment in West Bromwich
- Residential – private and public investments including Housing Associations (various)
- Programme for Full Fibre connectivity in Sandwell – Private Investment
- City Region Sustainable Transport Settlement (CRSTS) – DfT funding channelled via the West Midlands Combined Authority

- Department for Education – funding for five new schools in the borough
- Department for Culture, Media and Sport – funding contribution for Aquatics Centre
- Sandwell Council – Housing Revenue Account and Prudential Borrowing
- Homes England
- Ministry of Housing, Communities and Local Government (MHCLG)
 - Towns Fund programme of 16 schemes (£67.5m), June 2022
 - Levelling Up Fund to replace Haden Hill Leisure Centre (£20m), January 2023
 - Capital Regeneration Fund to regenerate Tipton Town Centre (£20m), March 2023
 - Levelling Up Partnership for Wednesbury (£20.4m), September 2023
 - Levelling Up Fund Round 3 for Smethwick (£18m), October 2024
 - Plan for Neighbourhoods offered (Smethwick is identified as one of 75 towns to receive up to £20m), March 2025



Sandwell Aquatics Centre, Smethwick



Sandwell Meet the Buyer Event 2025

REGENERATION

WHY INVEST IN SANDWELL?

Sandwell, located in the heart of the West Midlands, offers a dynamic and diverse economy driven by innovative companies and a highly skilled workforce. With a pro-business council committed to supporting growth and development, Sandwell is the perfect place for businesses looking to thrive.

The region is home to over 9,000 companies, collectively employing approximately 140,000 people across various industries. As part of the West Midlands and Birmingham city region, Sandwell boasts expertise in key sectors such as advanced manufacturing and production, health and care, and logistics, amongst others. These industries are supported by a young, diverse and talented workforce, ensuring a continuous stream of skilled professionals ready to meet the demands of growing businesses.

In addition to its talent pool, Sandwell offers competitive property prices that provide excellent value for money compared to many other areas in the UK.

This combination of affordability and a robust business environment makes Sandwell an attractive choice for companies seeking long-term success.

Positioned at the centre of England, Sandwell enjoys outstanding transport links via the M5 and M6 motorways, direct West Coast Mainline rail services and easy access to Birmingham Airport, making it convenient for businesses to connect with customers and suppliers locally, nationally and internationally. The region's strategic location and excellent infrastructure continue to attract companies looking to fulfil their business needs efficiently and cost-effectively.

Sandwell's ambitious regeneration plans aim to enhance the quality of life for residents, create well-paid, fulfilling jobs and build a healthier, wealthier community. These forward-thinking initiatives make Sandwell not only an ideal place to invest but also a thriving region where businesses and people can flourish together.

Sandwell College's Sandwell Science, Engineering & Manufacturing Centre

Major regeneration projects are underway, transforming the area with state-of-the-art infrastructure, modern business spaces and improved amenities. These developments not only enhance the quality of life for residents but also create a business-friendly environment that attracts top talent and drives sustained economic growth.

Sandwell is also investing in skills and education, ensuring that the local workforce remains highly skilled and adaptable to meet the evolving needs of businesses. This commitment to workforce development provides companies with a strong talent pipeline and reinforces Sandwell's position as an attractive destination for long-term investment.





 REGENERATION

OPPORTUNITIES IN SANDWELL

WEST BROMWICH DELIVERY PARTNER

Sandwell Council is thrilled to announce the launch of the West Bromwich Delivery Partner opportunity, a key milestone in our commitment to revitalising West Bromwich.

The council is seeking a strategic development partner to shape the future development of sites across the town centre and deliver the West Bromwich Masterplan Vision. The council has been strategically assembling and de-risking key regeneration opportunities across a number of priority sites in West Bromwich, Sandwell's strategic centre.

This is an opportunity to be a major development partner in the regionally significant regeneration of the town centre delivering over 1,300 new homes, leisure and key ancillary commercial and retail floorspace.

Key Facts

- Opportunity to be a major development partner on a regionally significant town centre scheme
- To deliver over 1,300 new homes, leisure and key ancillary commercial and retail floorspace
- To develop the cultural and educational offer around the town
- To provide better quality public realm, green spaces and leisure space
- To improve and diversify the current retail and commercial offer in the town
- To improve the lives of residents and create new jobs in the area

Target Investors

Developers and investors with key skills in innovative town centre, residential led, mixed use regeneration.

Delivery Period

2025 - 2035

Delivery Timescale

Immediate

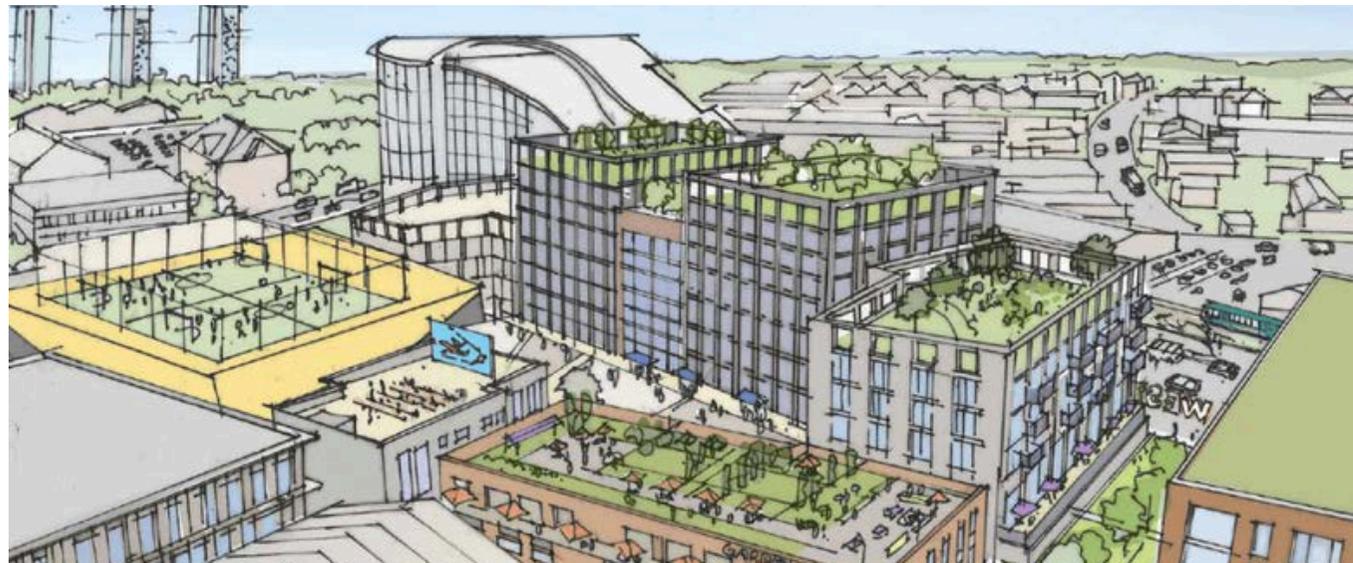
Procurement Key Dates

Invitation to Participate (ITP) to be launched following UKREIF 2025 via the Sandwell Council InTend Procurement System.

February - April 2026: Selection of preferred partner.

Contact Details

regenerating@sandwell.gov.uk



West Bromwich Masterplan Artist Concept



Brandhall Greenspace, Oldbury

BRANDHALL VILLAGE DEVELOPER

Sandwell Council is excited to offer a unique opportunity to become a development partner for Brandhall Village, a project that will redefine sustainable living in Sandwell.

Located two miles south of Oldbury Town Centre, this development includes the creation of Sandwell's first new park in 50 years, a stunning 27-hectare eco-park that will serve as a central hub for community recreation, a state-of-the-art 420-place primary school and 190 new homes.

The creation of the eco-park also presents opportunities to utilise sustainable drainage features to establish new water-based habitats and enhance the existing ecology on-site, meeting biodiversity net gain requirements.

This is a prime opportunity for a developer to focus on the delivery of 190 high quality homes that will attract families and professionals seeking a balance between modern amenities and natural surroundings.

With excellent transport links and a growing demand for sustainable housing, Brandhall is perfectly positioned for success.

By becoming a development partner, you will not only contribute towards meeting the much-needed housing supply, but also contribute to the long-term legacy of the highly sustainable and thriving community.

Key Facts

- A 36-hectare site, of which 27-hectare will be transformed into a new public greenspace embodying eco-park principles
- Around 2.7-hectare earmarked for a replacement primary school
- Remaining 5-hectare to be developed in two parcels to provide 190 houses, including a minimum of 25% affordable homes
- Entire site is local authority owned
- Well connected for pedestrians, cyclists, bus users and nearby Rowley Regis rail station

Target Investors

A private sector partner to deliver the residential elements and possibly assist with some of the park proposals.

Delivery Period

2025 - 2030

Delivery Timescale

Park and School: Commence Autumn 2025
Housing: 2026

Procurement Key Dates

Autumn 2025: Invitation to Participate (ITP) to be launched via the Sandwell Council InTend Procurement System.

Contact Details

regenerating@sandwell.gov.uk

Brandhall Greenspace, Oldbury





PROGRESS UPDATE

FOR 2024/25 BY TOWN

YEAR THREE OF THE
REGENERATION PIPELINE

SMETHWICK

- Delivery of the Midland Metropolitan University Hospital, providing a hub for emergency care, acute medical wards, maternity, general and specialist surgery to serve more than half a million people.
- Delivery against £23.5m Towns Fund national funding for five specific projects with support of local MP: -
 - Completed phase 4 of the Smethwick Connected Scheme.
 - Construction commenced on the £18.5m Midland Met Learning Campus in Smethwick, opening in 2026.
- Work continues on delivering the vision of the Rolfe Street Masterplan through discussions with major investors to bring forward social housing on a site at Rolfe Street and progression of the Towns Fund site at Smethwick Enterprise Centre.

- A Regeneration Plan for Smethwick will be produced and aligned to the Plan for Neighbourhoods programme which enables access to £20m of funding.
- Working closely with Chance Heritage Trust and West Midlands Combined Authority to identify regeneration proposals for the Glassworks site between J1 and J2 of the M5.
- The Council House New Build Programme has delivered 11 new homes, comprising two and four-bedroom houses at West End Avenue.
- 108 properties programmed to benefit from SHDF Wave 2.1 funding to receive retrofit work by September 2025.
- 3,446 properties received thermography imagery surveys to the council's low-rise housing stock. Fully funded remedial measures (cavity wall insulation, top up loft insulation) to eligible households are anticipated to complete April 2026, utilising Energy Company Obligation (ECO 4) funding.



Midland Metropolitan University Hospital, Smethwick



Tipton Town Centre Project Concept Designs (x2)

TIPTON

- Delivery against the Tipton Town Centre Regeneration Scheme (£20m funding from MHCLG).
 - A second round of public consultation took place in February and March 2025 on the public realm proposals.
 - Sites 1 and 2 were demolished in Summer 2024.
 - Planning application approved in October 2024 to redevelop sites 1 and 2 with 55 new, socially rented apartments. On-site works expected to begin by Summer 2025.
 - Planning application approved to convert and refurbish a derelict locally listed building, plus build a further 15 new council apartments.
 - A series of traffic calming, environmental and urban greening improvements are proposed for the town centre, including along the canal branch walkway.
- The Council House New Build Programme has delivered: -
 - 18 new EPC A homes at Beever Road; being a mix of two-bedroom bungalows and one-bedroom apartments with an anticipated completion date of Spring 2025 and designs are underway to bring forward a site at Railway Street for residential development, subject to planning permission.
- 4,978 properties received thermography imagery surveys to the council's low-rise housing stock. Fully funded remedial measures (cavity wall insulation, top up loft insulation) to eligible households are anticipated to complete April 2026, utilising Energy Company Obligation (ECO 4) funding.

OLDBURY

- Construction of 246 new homes at Fountain Lane including affordable and First Homes by Lovell Homes is progressing well, with 103 open market completions to date and the final apartment block of 24 dwellings expected to complete in 2025. All 114 affordable homes have been delivered.
- Works progress on Brandhall Village: -
 - A planning application for the new school is anticipated in Spring 2025 with construction anticipated to start later in the year, funded directly by the council.
 - A draft masterplan for the eco-park, incorporating ecological habitat enhancements, pioneering SUDS infrastructure, Biodiversity Net Gain improvements and improved provision for physical recreation is due to be published in Spring 2025 for community consultation. Implementation works are anticipated following adoption of the masterplan in the Summer/Autumn 2025.
 - The tender opportunity is expected to be released in Autumn 2025, with a start on site anticipated in 2026.

- The Council House New Build Programme has delivered: -
 - 12 new council homes at Crosswells Road; a mix of two and four-bedroom houses and two-bedroom bungalows, and designs are underway to bring forward the former Langley Baths site for residential development, subject to planning permission.
- 194 properties programmed to benefit from SHDF Wave 2.1 funding to receive retrofit works by September 2025.
- 3,962 properties received thermography imagery surveys to the council's low-rise housing stock. Fully funded remedial measures (cavity wall insulation, top up loft insulation) to eligible households are anticipated to complete April 2026, utilising Energy Company Obligation (ECO 4) funding.



Fountain Lane Housing Development, Oldbury



CGI of new Cradley Heath Skills Campus



New Changing Rooms at Britannia Park

ROWLEY REGIS

- Delivery against £19m Towns Fund national funding for five specific projects: -
 - Construction commenced on the Cradley Heath Skills Centre.
 - Britannia Park upgrades continue, including a low carbon changing room facility, play areas, tennis courts and MUGA refurbished, larger car park and extra allotments.
 - Canal towpath resurfacing complemented by repairs and replacement deck at Wrights Bridge in Old Hill - a key access point onto the canal.
 - Work commenced on Blackheath Bus Interchange to deliver a five-stop interchange around Market Place, along with a new paved, landscaped public space.
 - Rowley Connected Phase 1 (Moor Lane path and steps, serving Rowley Hospital) and Phase 2 (Oldbury Ringway new crossings, wider footpaths and cycle lanes) complete.
- Works continue on the refurbishment of Haden Hill Leisure Centre with an estimated completion of Spring 2027 (£24m comprising £20m Levelling Up Fund and £4m co-funding).
- Delivery against the Council House New Build Programme: -
 - Construction continues to build six new council homes at Highams Close; two semi-detached and four detached houses each with four-bedrooms, with an anticipated completion in Spring 2025.
 - Construction continues to build 15 new homes at Hawes Lane, comprising seven houses, two bungalows and six apartments, with an anticipated completion in Spring 2026.
 - Designs are underway to bring forward a site at Harvest Road for residential development, subject to planning permission.
- 4,959 properties received thermography imagery surveys to the council's low-rise housing stock. Fully funded remedial measures (cavity wall insulation, top up loft insulation) to eligible households are anticipated to complete April 2026, utilising Energy Company Obligation (ECO 4) funding.

WEDNESBURY

- Delivery against £20.4m Levelling Up Partnership for Wednesbury - with Sandwell being one of the first in the country to form a Levelling Up Partnership with the government: -
 - Wednesbury Town Centre Masterplan approved by Cabinet in July 2024. Improvements to the town centre underway with improved public realm, CCTV, a retail radio link and safety measures.
 - Wednesbury Town Centre Masterplan identified six development sites to focus regeneration: -
 - High Bullen Car Park: 0.70-hectare (council owned)
 - Former Spires Health Centre: 0.20-hectare (council owned)
 - Former Outdoor Market: 0.21-hectare (council owned)
 - Upper High Street: 0.09-hectare (Private ownership)
 - Addison Street: 0.12-hectare (Private ownership)
 - Wednesbury Police Station: 0.37-hectare (Public sector owned)
- Tender submissions received for the selection of a Delivery Partner to remediate 27-hectares at Friar Park Urban Village and deliver c.600 new homes, with the announcement of preferred partner expected July and planning permission expected for the remediation of the site being secured Summer 2025.
- Plans are in place to improve community facilities in Wednesbury with an extension of the Friar Park Millennium Centre due to start on site in Spring 2025, and plans are being developed for the redevelopment of the Hydes Road Pavilion changing rooms to provide new community space revitalise this and other green spaces.
- Works continue on-site for the expansion of the Metro Depot, Wednesbury to support Metro extension programme.
- 332 properties programmed to benefit from SHDF Wave 2.1 funding to receive retrofit work by September 2025.
- 3,385 properties received thermography imagery surveys to the council's low-rise housing stock. Fully funded remedial measures (cavity wall insulation, top up loft insulation) to eligible households are anticipated to complete April 2026, utilising Energy Company Obligation (ECO 4) funding.



Town Centre Improvements, Wednesbury



Town Hall Quarter Project, West Bromwich



West Bromwich Indoor Market Concept Design



Urban Greening Project, West Bromwich

WEST BROMWICH

- Delivery against £25m Towns Fund national funding for six specific projects with support of local MP: -
 - Restoration works complete on the Grade II listed West Bromwich Town Hall and Central Library buildings.
 - Construction commenced on the new indoor market that is expected to open August 2025.
 - Acquired three sites identified for future development via Retail Diversification Programme.
 - Demolition commenced on selected sites identified for future development.
 - Supporting the delivery of the Urban Greening Project Cultural Programme led by Multistory.
 - Delivered Phase 2 of the West Bromwich Connectivity package.

- Construction continues on the £500m Energy from Waste plant to be managed by Enfinium, due to complete 2025 and be fully operational in 2026.
- Works continue on-site to deliver 147 new affordable homes comprising one and two-bedroom apartments and two and three-bedroom houses at Swan Lane.
- The Council House New Build Programme has delivered: -
 - Six new four-bedroom homes at Whitgreave Street.
 - Construction continues to build eight new homes at St Vincent Street, with an anticipated completion in Spring 2025.
 - Designs are underway to bring forward a site at Coppice Street for residential development, subject to planning permission.
- 46,186 properties received thermography imagery surveys to the council's low-rise housing stock. Fully funded remedial measures (cavity wall insulation, top up loft insulation) to eligible households are anticipated to complete April 2026, utilising Energy Company Obligation (ECO 4) funding.



Wildlife Walk in West Bromwich with Wildlife Trust and poet Lee Mackenzie May 2023 © Kelly Hadley



New homes at Whitgreave Street, West Bromwich



TRANSPORT AND DIGITAL (BOROUGH)

- Development across the £168m CRSTS portfolio is ongoing, pending business case approvals by the West Midlands Combined Authority (WMCA), with public consultations planned for Summer/ Autumn 2025.
- Construction commenced in March 2025 on the Blackheath Bus Interchange project, with completion expected in November 2025.
- A contractor has been appointed for the Birchley Island (A4123/M5 Junction 2) upgrade via the Leicestershire Medium Schemes Framework. This scheme will improve pedestrian and cyclist accessibility as well as improving traffic flow and access to Junction 2 of the M5.
- Feasibility and option appraisals for the M5 Junction 1 Congestion Mitigation project are complete. Sandwell Council, in collaboration with West Bromwich Albion FC and National Highways, is considering short and long-term traffic solutions.
- For the Smethwick to Birmingham Inclusive Growth Corridor, the Grove Lane Outline Business Case was submitted in February 2025, with consultations planned at Smethwick Hub and the new hospital.
- The Dudley Port Integrated Transport Hub is receiving a £2.4m investment through a Sandwell Council and Transport for West Midlands partnership to improve station access, lighting and support surrounding development.
- Phase 1 of the West Midlands Metro Extensions (Wednesbury to Dudley) is complete, achieving key milestones including the Hanson's Ale Bridge installation. Phase 2 includes work on the Parkhead Viaduct and is nearing completion.
- Sprint A34/A45 Phase 2 began construction in early 2024 to improve bus priority. Works in Sandwell along the A34 Walsall Road are ongoing, with completion expected by late 2025.

- Rowley Regis Connected has completed Phases 1 and 2, with Phase 3 starting in Summer 2025. An additional £124,000 is funding upgrades in Old Hill (Towns Fund).
- Smethwick Connected has delivered improvements across five phases, including cycle lanes, crossings and lighting. Phase 6, recently approved, will extend connectivity from the Birmingham Canal to Windsor Olympus Academy via Black Patch Park.
- West Bromwich Connected completed Phase 1 and 2. Detailed design and consultations are underway for Phases 3 and 4 due to complete by March 2026.
- The ULEV Charging Scheme has received full business case approval. 11 on-street chargers are expected to be live in Sandwell by Summer 2025, with LEVI Capital procurement planned for early 2025/26.
- The Midland Met Hospital Canal Gateway Project is complete, with additional Sandwell Council works planned to improve alley access and install a pedestrian crossing at Heath Street.
- The West Bromwich East Towpath Link's Yew Tree Gap segment is nearing completion. Further sections along the Tame Valley and Mainline canals require £4.8 million in funding, which is not yet secured.
- The final phase of the Canal Network project is expected to complete by summer 2025, involving the replacement of the deck at Wrights Bridge in Old Hill, a key canal access point that has been closed for many years due to safety concerns.
- £40m investment programme in Sandwell by Openreach. 96,000 full fibre built to date and a further 50,000 planned over the next two years.
- £30m investment programme by Netomnia and Brsk Broadband for a full fibre network to future-proof the infrastructure in Sandwell. 67,700 resident and business premises are connected with Ready for Service (RFS). A further 12,500 premises will be moved to RFS by Summer 2025 and a further 7,150 premises planned for RFS by December 2025.



Plans for the Blackheath Bus Interchange Project



Segregated cycle track installed in Smethwick

KEY DELIVERABLES

PROJECTS THAT ARE ON-SITE

(Work/ Construction is underway on-site)

DIGITAL

- Improving Digital Connectivity
- Netomnia and Brsk Broadband Full Fibre Infrastructure

EDUCATION & SKILLS

- Midland Met Learning Campus
- Cradley Heath Skills Campus

EMPLOYMENT

- Metro Depot

HEALTH

- Rowley Regis Parks Improvements
- Wednesbury Greenspaces

HOUSING

- Land at Hall Green Road (The Millfields)
- Fountain Lane Development (The Junction)
- Pheonix Collegiate, Friar Park (Tame Bridge View)
- Swan Lane Housing Development
- Tipton Town Centre
- Former Gas Showrooms, High Street, West Bromwich

SUSTAINABILITY

- Retrofit of relevant Council House Stock
- Energy from Waste Plant - Enfinium

TOWN CENTRE

- West Bromwich Retail Diversification Programme
- Wednesbury Town Centre Project (Masterplan)
- Wednesbury Community Safety

TRANSPORT

- Metro Line 1 renovation
- ULEV Charging Scheme
- Wednesbury - Dudley Metro Extension
- Smethwick Connected
- Canal Network Connectivity
- Blackheath Bus Interchange
- Rowley Regis Connected
- West Bromwich Connected

PROJECTS IN DELIVERY STAGE

(Funding is secured and work behind the scenes is underway to get on-site)

EDUCATION & SKILLS

- Millennium Centre Expansion

HEALTH

- Haden Hill Leisure Centre

HOUSING

- Friar Park Urban Village
- London Street, Smethwick
- Rolfe Street Canalside Regeneration
- Grove Lane Regeneration
- Former Langley Baths Site
- Grove Lane Levelling Up Fund Round 3

SUSTAINABILITY

- Battery Energy Storage Site

TOWN CENTRE

- Wednesbury Town Centre Project (3 sites)

TRANSPORT

- M5 Junction 1 (Phase 1 Development Only)
- SPRINT A34/A45 Phase 2



Construction of the Midland Met Learning Campus, Smethwick (March 2025)



Construction hoardings at the new indoor market, West Bromwich

ACHIEVEMENTS TO DATE

	18 Completed Projects (Actual) <i>(Excluding HRA/Registered Provider schemes)</i>	26 On-site Projects (Forecast)	14 Delivery Projects (Forecast)	Total
Jobs Created	491	254	22	767
Apprentices	20	64	25	109
New Homes	41	812	1,540	2,393
Construction Jobs	265	4,204	2,394	6,863

Sandwell has delivered: -

- 3 new Academies
- 3 skills/training related schemes
- 1 new Leisure Centre
- 1 new Operational Hub for West Midlands Ambulance Service
- Greenspace Improvements
- Community Safety Scheme
- 1 new Acute Hospital
- 1 new Health Centre
- 7 new housing developments
- Improved transportation and access routes
- 2 heritage buildings restored



HRA and Registered Provider Schemes

811 homes currently planned
421 homes delivered to date



Church Hill Street Housing Development (Lowry Close), Smethwick



THE
**REGENERATION
PIPELINE**

2024 - 2027

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Digital	On-site	Improving Digital Connectivity	Borough	BT Openreach	Private	£40,000,000.00	Permitted Development
Digital	On-site	Netomnia and Brsk Broadband Full Fibre Infrastructure	Borough	Netomnia	Private	£30,000,000.00	Permitted Development
Education & Skills	On-site	Midland Met Learning Campus	Smethwick	NHS Trust	Towns Fund, WMCA, NHS Trust	£18,522,000.00	Approved DC/23/68220
Education & Skills	On-site	Cradley Heath Skills Centre	Rowley Regis	Sandwell College	Towns Fund	£9,300,000.00	Approved DC/22/67785
Education & Skills	Business Case	Causeway Green Primary School (Replacement)	Oldbury	Sandwell Council	DfE, Land Receipt, Sandwell Council	£17,000,000.00	Outline Planning Approved DC/23/68540
Education & Skills	Business Case	George Betts Academy	Smethwick	DfE	DfE	£9,000,000.00	No Status
Education & Skills	Delivery	Millennium Centre Expansion & Design Survey	Wednesbury	Sandwell Council	Levelling Up Partnership	£2,000,000.00	Approved DC/25/70154

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2026	Full Fibre Connectivity	0	2	0	0	0	0
2025	Full Fibre Connectivity	0	0	0	0	0	0
2026	Skills	30	6	100	0	31,075.41	0.867
2026	Skills	4	4	32	0	22,873	0.21
2026	School	0	3	70	0	23,465	TBC
2026	School	0	0	0	0	TBC	TBC
2025	Floorspace	0	2	0	0	50,443	TBC

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Employment	On-site	Metro Depot	Wednesbury	Transport for West Midlands	Transport for West Midlands	£68,300,000.00	Approved DC/20/64976
Employment	Concept	International Distribution & Manufacturing Facility, Land off Coneygre Road	Tipton	Coneygre Redevelopments Ltd.	Private, WMCA Rem Fund (TBC)	£40,000,000.00	Approved DC/21/66125
Health	On-site	Rowley Regis Parks Improvements	Rowley Regis	Sandwell Council	Towns Fund, UKSPF, Sandwell Council, Lawn Tennis Association, English Cricket Board	£3,187,732.24	Approved DC/23/68486
Health	Delivery	Haden Hill Leisure Centre	Rowley Regis	Sandwell Council	LUF, Prudential Borrowing	£24,000,000.00	Approved DC/24/70103
Health	On-site	Wednesbury Greenspaces	Wednesbury	Sandwell Council	Levelling Up Partnership	£1,650,000.00	N/A
Heritage	Concept	Chance Glassworks Regeneration	Smethwick	Change Heritage Trust, Historic England	TBC	£20,000,000.00	No Status
Heritage	Concept	Soho Foundry & Mint Historic Buildings	Smethwick	Change Heritage Trust, Historic England	TBC	TBC	No Status

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2026	Jobs	150	2	400	0	23,422	0.217
TBC	Floorspace	150	1	153	0	240,000	8
2026	Public Realm	0	1	10	0	2,798	5.95
2026	Floorspace	2	1	2	0	4,400	TBC
2025	Improved Greenspace	0	0	0	0	0	0
2027+	Floorspace	TBC	TBC	TBC	TBC	TBC	3.08
2027+	Floorspace	TBC	TBC	TBC	TBC	TBC	TBC

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Heritage	Concept	Archives Centre	Smethwick	Sandwell Council	TBC	£12,000,000.00	No Status
Housing	On-site	Land at Hall Green Road (The Millfields)	West Bromwich	Countryside Properties	Private	£35,700,000.00	Approved DC/20/65059
Housing	Business Case	Brandhall Urban Village	Oldbury	Sandwell Council	TBC	£36,000,000.00	Outline Planning Approved DC/23/68540
Housing	Delivery	Friar Park Urban Village	Wednesbury	Sandwell Council and WMCA	Private, WMCA Rem Fund	£11,500,000.00	No Status
Housing	On-site	Fountain Lane Development	Oldbury	Lovell Developments	Private, WMCA Rem Fund	£47,000,000.00	Approved DC/20/64152
Housing	Concept	Edwin Richards Quarry, Rowley Regis	Oldbury	TBC	Private, WMCA Rem Fund (TBC)	£56,000,000.00	Approved DC/23/67924
Housing	Concept	Qualtronic Site	Tipton	TBC	Private	£27,500,000.00	No Status

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027+	TBC	TBC	TBC	TBC	0	TBC	TBC
2025	Homes	0	3	126	223	0	8.59
2027+	Homes, Eco Park, School.	0	2	450	190	26,909	36
2027+	Homes incl. Affordable	0	9	1,310	630	0	27
2025	Homes incl. Affordable	0	4	616	246	0	6.02
2027+	Homes incl. Affordable	0	4	734	278	0	13.95
2027+	Homes incl. Affordable	0	3	360	137	0	5.6

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Heritage	Concept	Site of Former Kings Cinema	West Bromwich	TBC	Private	£23,000,000.00	Approved DC/21/65989
Housing	On-site	Phoenix Collegiate, Friar Park	Wednesbury	Persimmon Homes	Private	£17,000,000.00	Approved DC/23/68742
Housing	Delivery	London Street, Smethwick	Smethwick	Met Holdings	Private	£75,000,000.00	Approved DC/22/67165
Housing	Delivery	Rolfe Street Canalside Regeneration	Smethwick	Sandwell Council	Towns Fund	£2,000,000.00	No Status
Housing	Delivery	Grove Lane Regeneration	Smethwick	Sandwell Council	Towns Fund	£4,350,000.00	No Status
Housing	Concept	Registered Provider delivery programme in Sandwell	Borough	Various	Homes England, Private Sector	£70,000,000.00	Various
Housing	On-site	Swan Lane Housing Development	West Bromwich	Green Square Accord	Homes England, Private Sector	£29,800,000.00	Approved DC/22/66532

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027+	Homes	TBC	2	200	77	21,800	0.18
2027	Homes incl. Affordable	0	2	223	105	0	4.8
2026	Homes incl. Affordable	0	8	747	392	0	0.8
2027	Remediation	0	1	20	115	0	1
2027	Remediation	0	2	20	145	0	2
2027	Affordable Homes	0	9	917	471	0	-
2026	Affordable Homes	30	5	120	147	8,760	4.09

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Housing	Concept	Sandwell General Hospital Site	West Bromwich	Catalyst Mutual Enterprise CIC	Private	£18,750,000.00	Approved DC/20/64894
Housing	Concept	Delivery of new Council Homes HRA across the Borough	Borough	Sandwell Council	Homes England Grant funding, RTB receipts	£50,694,045.00	Various
Housing	On-site	Tipton Town Centre	Tipton	Sandwell Council	Levelling Up Fund, Sandwell Council	£33,300,000.00	Various
Housing	On-site	Former Gas Showrooms, High Street, West Bromwich	West Bromwich	Black Country Housing Group (BCHG)	One Public Estate, Homes England	£6,000,000.00	Approved DC/24/69626
Housing	Business Case	Former Rolfe Street Baths	Smethwick	TBC	Private, BLRF2 (TBC)	£12,600,000.00	No Status
Housing	Delivery	Former Langley Baths	Oldbury	Sandwell Council	HRA Account, Homes England SP1, BLRF2 (TBC)	£7,300,000.00	Permitted Development
Housing	Concept	Carrington Road, Friar Park	Wednesbury	Sandwell Council	HRA Account, Homes England SP1, BLRF2 (TBC)	£6,500,000.00	Approved DC/22/67216

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2025	Key Worker Homes	0	2	236	121	0	0.7
Various	Affordable Homes	2	5	664	266	0	10.93
2026	Homes	0	2	70	65	0	0.47
2025	Homes	0	TBC	TBC	26	0	0.107
2027+	Homes	0	TBC	TBC	63	0	TBC
2026	Homes	0	TBC	TBC	17	0	0.46
2027+	Homes incl. Affordable and Supermarket	0	TBC	TBC	30	TBC	TBC

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Housing	Delivery	LUF Round 3 Grove Lane	Smethwick	TBC	Levelling Up Fund Round 3, Sandwell Council	£20,070,142.00	No Status
Sustainability	On-site	Retrofit of relevant Council House Stock	Borough	Sandwell Council	HRA, Government Grant	£155,565,000.00	Permitted Development
Sustainability	On-site	Energy from Waste Plant - Enfinium	West Bromwich	Enfinium	Private	£500,000,000.00	Approved DC/17/61177
Sustainability	Delivery	Battery Energy Storage Site	West Bromwich	AVON Utilities and Generation	Private	£40,000,000.00	Approved DC/22/67275
Sustainability	Business Case	Heat Network Commercialisation	Borough	TBC	Green Heat Network Fund	£50,000,000.00	No Status
Town Centre	On-site	Retail Diversification Programme	West Bromwich	Sandwell Council	Towns Fund, Sandwell Council	£14,700,000.00	Various
Town Centre	Concept	Plan for Neighbourhoods	Smethwick	Sandwell Council	Plan for Neighbourhoods	£20,000,000.00	No Status

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027+	TBC	TBC	TBC	TBC	151	TBC	3.45
2027	Jobs	0	20	400	0	0	0
2026	Jobs	40	1	400	0	107,639	2
2026	Jobs	20	2	264	0	0	1.343
2027+	TBC	TBC	TBC	TBC	TBC	0	TBC
2026	Assets in public ownership	0	0	44	0	105,500	1.1
2027+	TBC	TBC	TBC	TBC	TBC	TBC	TBC

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Town Centre	Concept	West Bromwich Masterplan	West Bromwich	Various	Private, Sandwell Council, WMCA	£165,000,000.00	Various
Town Centre	On-site	Wednesbury Town Centre	Wednesbury	Sandwell Council	Levelling Up Partnership	£4,660,000.00	No Status
Town Centre	Delivery	Former Outdoor Market, Union Street	Wednesbury	Sandwell Council	Levelling Up Partnership	N/A - Investment included as part of Wednesbury Town Centre £4.66m Investment	No Status
Town Centre	Delivery	High Bullen Car Park	Wednesbury	Sandwell Council	Levelling Up Partnership	N/A - Investment included as part of Wednesbury Town Centre £4.66m Investment	No Status
Town Centre	Delivery	Spires Health Centre	Wednesbury	Sandwell Council	Levelling Up Partnership	N/A - Investment included as part of Wednesbury Town Centre £4.66m Investment	No Status
Town Centre	On-site	Wednesbury Community Safety	Wednesbury	Sandwell Council	Levelling Up Partnership	£400,000.00	N/A

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027+	Homes incl. Affordable	20	18	2,162	1,300	430,566	22
2025	Improved Public Realm	TBC	TBC	TBC	TBC	TBC	TBC
2026	Remediation	TBC	TBC	TBC	25	TBC	0.21
2025	Remediation	TBC	TBC	TBC	43	TBC	0.7
2025	Remediation	TBC	TBC	TBC	22	TBC	0.47
2025	ASB and Crime Deterred	0	0	0	0	0	0

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Transport	Business Case	Birchley Island Upgrade (A4123/ M5 J2)	Oldbury	Sandwell Council	Sandwell Council, TCF, MRN	£30,000,000.00	Permitted Development
Transport	Concept	A4123 Multi Modal Corridor	Borough	Sandwell Council	CRSTS	£12,000,000.00	Permitted Development
Transport	Concept	A461 Multi Modal Corridor	Borough	Sandwell Council	CRSTS	£12,500,000.00	Permitted Development
Transport	Delivery	M5 J1 (Phase 1 Development only)	West Bromwich	Sandwell Council	DfT (via TfWM)	£3,000,000.00	Permitted Development
Transport	On-site	ULEV Charging Scheme	Borough	Sandwell Council	CRSTS	£1,670,000.00	Permitted Development
Transport	Concept	Sandwell BC LCWIP (West Bromwich - Cradley Heath)	Borough	Sandwell Council	TBC	£4,000,000.00	Permitted Development
Transport	Concept	SANDWELL WM LCWIPs (Smethwick - West Bromwich - Wednesbury)	Borough	Sandwell Council	CRSTS	£5,000,000.00	Permitted Development

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027+	Highway Capacity Improvements	0	2	276	0	0	0
2027	Connectivity Improvement	0	1	110	0	0	0
2027	Connectivity Improvement	0	1	115	0	0	0
2027	Highway Capacity Improvements	0	0	28	0	0	0
2025	Connectivity Improvement	0	0	15	0	0	0
2027	Connectivity Improvement	0	0	37	0	0	0
2027	Connectivity Improvement	0	0	46	0	0	0

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Transport	Concept	WBHE Sustainable Access Measures (Wednesbury to Dudley)	Tipton	Sandwell Council	CRSTS	£16,000,000.00	Permitted Development
Transport	Concept	Smethwick - Birmingham Inclusive Growth Corridor	Smethwick	TfWM Scheme	CRSTS	£16,000,000.00	Permitted Development
Transport	Delivery	SPRINT A34/A45 Phase 2	West Bromwich	TfWM Scheme	CRSTS	£300,060.00	Permitted Development
Transport	Business Case	Dudley Port Integrated Transport Hub (Phase 1A)	Tipton	TfWM Scheme	CRSTS	£2,400,000.00	Permitted Development
Transport	On-site	Metro Line 1 Renovation	Borough	TfWM Scheme	CRSTS	£10,000,000.00	Permitted Development
Transport	On-site	Wednesbury - Dudley Metro Extension	Borough	TfWM Scheme	TCF, Investment programme, prudential borrowing (Fair Box)	£160,000,000.00	Permitted Development
Transport	On-site	Smethwick Walking and Cycling Infrastructure (Smethwick Connected)	Smethwick	Sandwell Council	Towns Fund	£3,872,800.00	Permitted Development

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027	Connectivity Improvement	0	0	37	0	0	0
2027	Connectivity Improvement	0	2	138	0	0	0
2027+	Connectivity Improvement	0	0	3	0	0	0
2025	Connectivity Improvement	0	0	22	0	0	0
2027	Connectivity Improvement	0	2	92	0	0	0
2025	Connectivity Improvement	0	8	1,472	0	0	0
2025	Connectivity Improvement	0	1	10	0	0	0

Category	Pipeline Status	Project	Location	Developer	Funding Source	Investment Value	Planning Status
Transport	Business Case	West Bromwich East Towpath Link	West Bromwich	Canal and River Trust	TBC (WMCA/ DfT/ Sustrans)	£4,800,000.00	Permitted Development
Transport	Business Case	Galton Bridge & Engine Arm Aqueduct restoration	Smethwick	Canal and River Trust	National Lottery Heritage Fund	£2,000,000.00	Permitted Development
Transport	On-site	Canal Network Connectivity	Rowley Regis	Canal and River Trust	Towns Fund, Sustrans	£2,550,000.00	Permitted Development
Transport	On-site	Blackheath Bus Interchange and Public Realm	Rowley Regis	Sandwell Council	Towns Fund	£2,901,855.00	Permitted Development
Transport	On-site	Rowley Regis Walking and Cycling Infrastructure (Rowley Regis Connected)	Rowley Regis	Sandwell Council	Towns Fund	£1,624,104.00	Permitted Development
Transport	On-site	West Bromwich Walking and Cycling Infrastructure (West Bromwich Connected)	West Bromwich	Sandwell Council	Towns Fund	£1,100,000.00	Permitted Development
						£2,127,067,778.24	

Completion	Outcomes	No. of Jobs	No. of Apprenticeships	No. of Construction Jobs	No. of New Homes	New Floorspace (sq.ft)	Land Remediated (ha)
2027	Connectivity Improvement	0	0	28	0	0	0
2026	Connectivity Improvement	0	0	18	0	0	0
2025	Connectivity Improvement	0	1	20	0	0	0
2025	Connectivity Improvement	0	0	34	0	0	0
2026	Connectivity Improvement	0	0	10	0	0	0
2025	Connectivity Improvement	0	0	10	0	0	0
	Forecast Total:	446	144	13,371	5285	1,004,650	172.294

An aerial photograph of a city street scene. The central focus is a large, multi-story red brick building with a blue roof and a prominent tower on the right side. The building has many windows and a classic architectural style. To the left of the building is a parking lot filled with cars. In the background, there are more buildings, some under construction, and a street with a white van. The text "GET IN TOUCH" is overlaid in large white letters across the center of the image.

GET IN TOUCH

Regeneration Pipeline

There is a dedicated website that holds the details of projects on the Regeneration Pipeline: www.regeneratingsandwell.co.uk

If you have any questions about an individual project that is not covered by the information on the Regenerating Sandwell website, please use the 'contact us' page at:

www.regeneratingsandwell.co.uk

There are also progress updates to Sandwell Cabinet on the Regeneration Pipeline every six months. Updates are published in the public domain and are available to view on the council's Committee Management System:

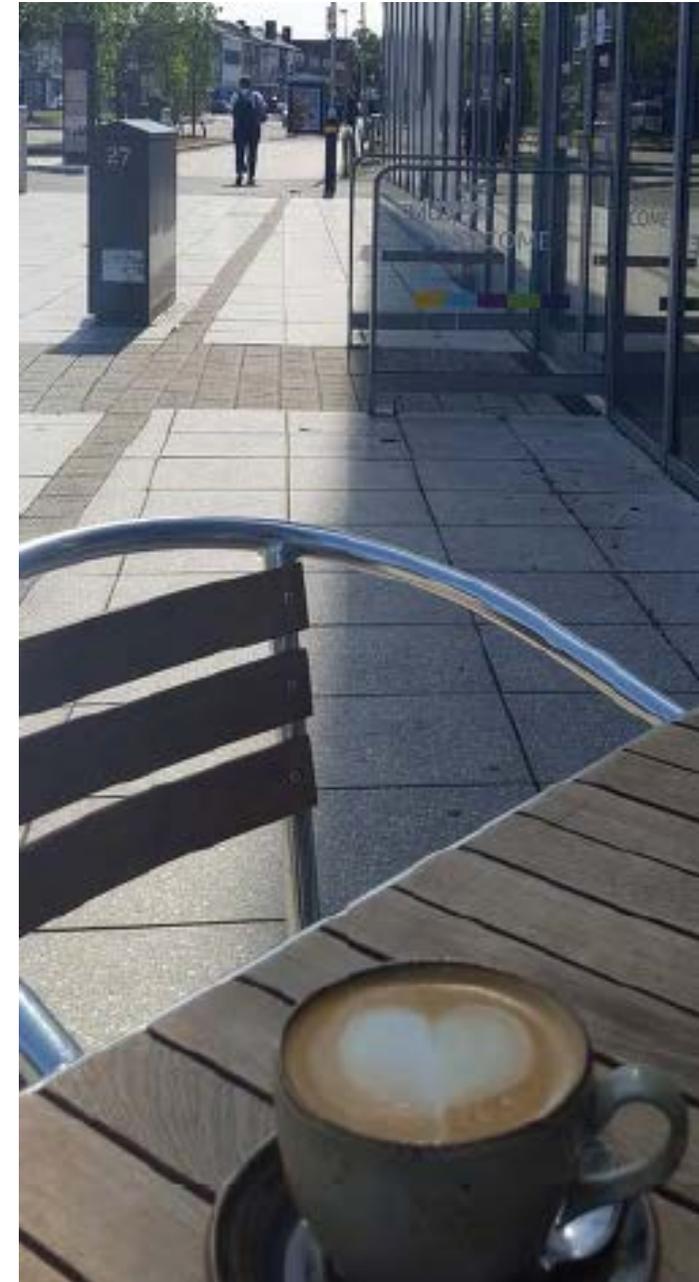
sandwell.moderngov.co.uk

Sandwell: A great place to do business

There is a dedicated website that sets out the way in which the council supports current and new businesses:

www.sandwellbusinessgrowth.com

www.regeneratingsandwell.co.uk





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A number of Sandwell's projects have been supported by UK Government funding