



## WMCA Investment Programme Change Request Form

**Part A – To be completed by Project Manager**

Programme:  UK Central Infrastructure Package	Project Name:  Chelmsley Wood Town Centre	Finance Code:  UK Central Infrastructure Package (31105)
Change Reference Number:  INVCR013	Raised By:  Liz Grove	Date Raised:  5 <sup>th</sup> July 2018

Baselined Tolerance Level for the Project (captured in the Business Case)		
Cost Tolerance	Time Tolerance	Scope Tolerance
N/A	N/A	N/A

Change Description
<p>Change Title:</p> <p>Chelmsley Wood Town Centre – Revised timescales for the submission of the outline business case for Chelmsley Wood town centre (CWTC) to allow alignment with Metro consultation and approval of a Strategic Acquisition budget.</p>
<p>Change Description:</p> <p>1. <u>Slippage of outline business case milestone to allow consultation alignment with Metro.</u></p> <p>A key catalyst for change at Chelmsley Wood Town Centre will be the Metro link between Birmingham City Centre and the Airport / NEC / HS2 Interchange which is planned to run immediately adjacent to the main shopping area.</p> <p>Through SOC Phase 1, the WMCA has funded the development of a masterplan for CWTC. Key objectives of the masterplan are to ensure full integration with the metro and maximise the regenerative benefits it will bring. When the masterplan was put out to tender in late 2017 it was understood that the Metro route would have been published and consultation would have commenced in Spring 2018. The aim was to consult on draft masterplan options following the metro consultation, to ensure they were sequenced in the correct way, and therefore consultation was</p>



planned for Summer 2018 – initially in May/June with detailed consultation in July.

There have been some delays to the Metro development programme and as a consequence the initial publication and consultation on metro is now not scheduled to take place until Autumn 2018. As a result, we need to postpone the consultation on the CWTC Masterplan after the initial Metro publication and consultation has taken place.

**2. Strategic acquisition budget**

The acceleration of up to £2.5m of funding to Solihull Metropolitan Borough Council to support the strategic acquisition of a property in Chelmsley Wood Town Centre in accordance with the emerging Chelmsley Wood Town Centre Masterplan.

Solihull MBC has recently been approached by agents appointed by Telereal Trillium to market the Jobcentre for sale, who have enquired whether the Council would be interested in purchasing the property. This is in a critical location, close to the proposed metro route. The Council’s preferred option would be for such an acquisition to proceed, in order to secure the availability of the asset for future redevelopment purposes, subject to vacant possession.

Initial WMCA funding was secured for Chelmsley Wood Town Centre under SOC Phase 1, and the £2.5m strategic acquisition budget is a further request against SOC Phase 1. These requests are within the £288m Devolution Deal. If the Council were unable to proceed with the acquisition the Council would need to work with the existing or future owners of the asset to bring forward the development of the site in accordance with the preferred Masterplan option. Whilst this could potentially be possible, the Council would have little control over the process and there is no certainty that the owners would be prepared to negotiate. In that case, it could become necessary for the Council to consider exercising its compulsory purchase powers should it prove essential to secure the redevelopment of the site to deliver the Masterplan objectives. This would add cost and significant delays to the project

**Part B – To be completed by Project Manager / Stakeholders**

<b>Impact Assessment</b>
Impact on Project Justification/Business Case
<p><u>Slippage of CWTC Masterplan</u></p> <p>Whilst it is possible to continue with the production of the masterplan according to original timescales this would produce a compromised masterplan, as it would not fully align with the emerging metro proposals. There is no significant negative impact from postponing the work until after the metro proposals have been made public.</p> <p><u>Strategic Acquisition</u></p> <p>The strategic acquisition of Chelmsley Wood Jobcentre Plus would represent a direct intervention into the Chelmsley Wood Town Centre Masterplan area, complementing the Council’s existing</p>



land ownership in the area and helping to support the future delivery of the emerging Masterplan which in turn is critical to the regeneration of this important local centre.

Whilst work continues to refine the masterplan options, the baseline and early design work undertaken to date have highlighted the north west quadrant, where the job centre is located, as being essential to the delivery of any scheme at the site. Subject to the preferred option for the future use of the site to be detailed in the final version of the Masterplan, the acquisition of the property represents a valuable opportunity to deliver a range of growth and development options, including residential apartments, together with employment uses such as mixed-use retail, leisure, cafés and restaurants. It would also help to accelerate the delivery of the Masterplan by reducing the risk of the Council needing to use compulsory purchase powers in the future and the timescales associated with such a process.

**Project Cost Impact (£s)**

The strategic acquisition will cost up to £2.5m.

The delay due to consultation alignment with Metro will be managed within existing budgets.

**Time Impact (+/- days)**

Consultation Alignment with Metro Consultation – delay in submission of OBC from June 2019 to March 2020

Strategic Acquisition - difficult to quantify at this stage, but could save up to 3 years compared to making a compulsory purchase order in respect of this property.

**Scope Impact**

None.


**Technical Interfaces**

None.

**Risk Impact**

The key risk identified at this stage is the failure of the Council to complete the acquisition of the property within the required timescales and budget envelope. In mitigation of this risk, it is recognised that the Council will carry out negotiations with the current owners of the property in a timely manner to provisionally agree a purchase price that Council officers consider represents best value to the Council, and which will be supported by a Red Book valuation to be prepared by the Council's Strategic Land Advisors. It is also noted that provision of funding by WMCA will be subject to the Council providing appropriate evidence of actual expenditure incurred.



<p><b><u>Issue Impact</u></b></p> <p>None identified.</p>
<p><b><u>Benefit Impact</u></b></p> <p>As detailed above.</p>
<p><b><u>Finance Comments</u></b></p>  <p>Signed:  PAUL JOHNSON DEPUTY CHIEF EXECUTIVE</p> <p>Date: 31.7.2018.</p>

Areas Consulted		
Business Area	Consultee	Date consulted
e.g. Health & Safety		
e.g. Legal		

**Completed by Project Manager/PMO Manager/Project Delivery Manager**

Change Authority
<p>(state the relevant programme board or individual who has authority to approve, reject and defer this change or suspend the project, refer change management on Change Authority levels)</p>



**Part C – Decision**

Action		
Approve <input type="checkbox"/>	Reject <input type="checkbox"/>	Defer <input type="checkbox"/>
Suspend Project <input type="checkbox"/>	Date(s) of Decision:	
Name(s):		
Signature(s):		
Reason for decision:		

