



<b>Title:</b>	<b>REGENERATION OF KINGHURST VILLAGE CENTRE (PHASE TWO PROJECT) OUTLINE BUSINESS CASE (ENTERPRISE ZONE REGIONAL INVESTMENT FUND)</b>
<b>Lead Member:</b>	Councillor Sharon Thompson, Deputy Leader and Economy and Skills
<b>Relevant Overview and Scrutiny Committee:</b>	Economy, Skills and Culture
<b>Has this report been shared with the relevant Overview and Scrutiny Committee Chair?</b>	Yes
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<b>Authorised by:</b>	Richard Lawrence (Commenced his role on 24 <sup>th</sup> February 2025) – Executive Director for Place, Prosperity and Sustainability
<b>Is this a Key Decision?</b>	Yes  Forward Plan Reference: 013585/2025
<b>Reason(s) why not included on the Forward Plan and confirm who has authorised it to be considered:</b>	Not Applicable
<b>Is this a Late Report?</b>	No
<b>Reason(s) why Late and confirm who has authorised it to be considered:</b>	Not Applicable
<b>Is this decision eligible for ‘call in?’</b>	Yes

**If 'call-in' has been dis-applied, please provide reason(s) and confirm who has authorised:**

Not Applicable

**Wards:**

Not Applicable

**Does this report contain exempt or confidential information?**

Yes

### **Exempt Information**

Appendix 1a is exempt from disclosure by virtue of the following Paragraphs of schedule 12A to the Local Government Act, 1972 as amended:

3. Information relating to the financial or business affairs of a particular person (including the authority holding that information).

**Has this decision been included on the Notification of Intention to consider Matters in Private?**

Yes

**Reasons why not included on the Notification and confirm who has authorised it to be considered:**

Not Applicable

## **1 EXECUTIVE SUMMARY**

- 1.1 The Enterprise Zone Regional Investment Fund (EZRIF) is a £20 million commitment made by the Greater Birmingham & Solihull Local Enterprise (GBSLEP) Partnership Board in 2014 to the eight local authorities in the GBSLEP area and was included in the programme and financial commitments which was transferred from GBSLEP to Birmingham City Council. The purpose of the EZRIF was to ensure that all local authorities in the GBSLEP geography would share in the success of the Enterprise Zone (EZ) and in doing so would contribute to the growth of the wider regional economy.
- 1.2 Kingshurst is based in the heart of North Solihull, which is a community of 40,000 people and, together with neighbouring East Birmingham, is one of the most deprived areas in the West Midlands. The Kingshurst Village Centre project is being led by Solihull Metropolitan Borough Council (SMBC) and will regenerate an area suffering from significant deprivation and clear market failures in the East Birmingham North Solihull Corridor.
- 1.3 The regeneration of Kingshurst Village Centre will transform a large 1950s derelict shopping and housing complex, which SMBC has recently demolished, and deliver a highly connected mixed use village centre. The project responds to clear market failures, providing a strong rationale for public sector intervention.
- 1.4 Full planning permission was granted under reference PL/2021/03072/MAJFDW in April 2022 and the main contractor for demolition and delivery of Phase 1 has been procured. The EZ Regional Investment Fund (EZRIF) funds of £0.799m are required for the development of the Full Business Case for Phase 2 - the building of the new integrated community, health, and commercial hub which is an essential component of the new village centre. Further funding of £1.626m will be required to deliver the scheme, subject to approval of the Full Business Case. The Hub will comprise of the following elements:
- 1,889 sqm of new integrated health, social care, and community hub, providing an expanded GP offer alongside other community health services including a dentist, pharmacy and optician;
  - 524 sqm of new commercial accommodation providing modern, flexible space for a range of retail, cafe, and other high street uses;
  - 235 sqm of high quality commercial office space; and
  - 3.6ha new high quality public realm environment that enhances linkages to adjacent assets including Kingshurst Park and Kingshurst Primary School.

## **2 COMMISSIONERS' REVIEW**

- 2.1 The commissioners have no observations on this report.

## **3 RECOMMENDATIONS**

**That Cabinet:**

- 3.1 Notes the Outline Business Case for the Regeneration of Kingshurst Village Centre Phase Two (attached at Appendix 1) approved by the EZ Partnership Board on 11 December 2024.
- 3.2 In its role as Accountable Body for the Enterprise Zone (EZ), approves the use of surplus Enterprise Zone funding of £0.799m to SMBC towards the development of a Full Business Case for the Regeneration of Kingshurst Village Centre Phase Two. The cost of this grant to SMBC will be met by the uplift in business rates income generated within the EZ to 2025/26.
- 3.3 Approves a further £1.626m of EZ Funding to fund the provision of grant to SMBC and £0.075m to Birmingham City Council to facilitate the delivery of the Regeneration of Kingshurst Village Centre Phase Two, subject to approval of a satisfactory Full Business Case and subsidy control compliance.
- 3.4 Notes that the funding of this project does not affect the affordability of the annual assumption to transfer £3m per annum to the Council's General Fund from EZ in year surpluses.
- 3.5 Delegates authority to the Executive Director of Place, Prosperity and Sustainability to take such actions as are necessary to:
  - 3.5.1 Award the EZ Funding to SMBC from the Enterprise Zone (EZ) Fund to deliver the project as outlined in this report and enter into a funding agreement, subject to approval of the Full Business Case by the EZ Partnership Board and SMBC.
- 3.6 Authorises the Interim City Solicitor & Monitoring Officer to negotiate, execute, seal and complete all necessary documents in connection with the above recommendations.

## **4 KEY INFORMATION**

### **EZ Regional Investment Fund**

- 4.1 The Cabinet meeting on 27 June 2023 approved Birmingham City Council taking on responsibility for the management and delivery of the EZ and Legacy programmes from 1 July 2023 following the closure of Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP). Approval was also given to Birmingham City Council continuing in its role as Accountable Body in respect of the capital and revenue funds for these two programmes until such time the funding and associated programme delivery is concluded. The EZ Regional Investment Fund (EZRIF) was a £20 million commitment made by the GBSLEP Board to the eight local authorities in the GBSLEP area and was included in the programme and financial commitments which was transferred from GBSLEP to Birmingham City Council. This commitment has featured in all the EZ Investment Plans since the inception of the EZ.
- 4.2 It was anticipated that investment of EZ resources into the City Centre would enable the EZ to generate significant levels of business rates, such that this would

enable the GBSLEP to support its wider geographical priorities. This £20 million EZRIF funding was forecast to be made available to the eight local authorities to support the implementation of the GBSLEP Strategic Economic Plan (SEP) and form part of the resources aligned to support the delivery of the SEP vision and growth strategy. It was expected that this funding would be made available from 2019/20 onwards and support projects towards the end of the SEP period.

- 4.3 The EZ Programme includes this commitment in its financial model and forms part of the scenario testing for affordability. Regular discussions take place with the eight local authorities who are developing their business cases to draw down this funding. Following demonstration that the EZ Programme could afford to honour this commitment, it was agreed by the GBSLEP Board and EZ Partnership Board for the EZRIF to be made available as £5 million per annum over four years commencing in 2024/25 through to 2027/28.

### **Project Context**

- 4.4 Kingshurst is based in the heart of North Solihull, which is a community of 40,000 people and, together with neighbouring East Birmingham, is one of the most deprived areas in the West Midlands. The 2019 Index of Multiple Deprivation showed that 78% of North Solihull residents – including those in Kingshurst – are ranked within the 20% most deprived nationally, including 62% in the most deprived 10% and 31% in the most deprived 5%. In 2019 a Health Needs Assessment (HNA) of North Solihull highlighted severe health challenges, particularly relating to young people, life expectancy, the prevalence of life limiting illnesses influenced by modifiable risk factors, and mental ill-health. The HNA acknowledged that the poor design and quality of houses and neighbourhoods detracts from local health and well-being and that there are shortcomings in the provision of community and healthcare services. Recent research emphasised that fuel poverty in the Kingshurst area is a major challenge for households.
- 4.5 The project will level up a highly deprived community by transforming a large 1950s derelict shopping and housing complex, which SMBC has recently demolished, to transform the regeneration of an area suffering from significant deprivation in the East Birmingham North Solihull Corridor. The project will deliver a highly connected mixed use village centre, including substantially improved health, social care, and community services; new retail; improved public realm, and integration with enhanced open spaces. The project responds to clear market failures, providing a strong rationale for public sector intervention. The need to regenerate the Centre is stated in the 2013 adopted Solihull Local Plan. The importance of the Centre's regeneration and of establishing new housing are also explicit in the draft Solihull local plan submitted for examination in May 2021. The project is a key priority in the Solihull Council Plan. To facilitate the re-development of the Centre, SMBC has recently acquired all property interests in the 'red line' of development and has full ownership of the land.
- 4.6 Full planning permission was granted under reference PL/2021/03072/MAJFDW in April 2022 and the main contractor for demolition and delivery of Phase 1 has

been procured. The EZ RIF funds are required to contribute to Phase 2 - the building of the new integrated community, health, and commercial hub which is an essential component of the new village centre. Linkages will be enhanced to adjacent assets including Kingshurst Park and Kingshurst Primary school. With the greatly improved health and community facilities and well-designed layout, the benefits include increased levels of health, reduced levels of crime and stronger community pride. The Hub will comprise the following elements:

- 1,889 sqm of new integrated health, social care, and community hub, providing an expanded GP offer alongside other community health services including a dentist, pharmacy and optician;
- 524 sqm of new commercial accommodation providing modern, flexible space for a range of retail, cafe, and other high street uses;
- 235 sqm of high quality commercial office space; and
- 3.6ha new high quality public realm environment that enhances linkages to adjacent assets including Kingshurst Park and Kingshurst Primary School.

### **Proposal and Reasons for Recommendations**

- 4.7 The redevelopment of Kingshurst Village Centre will act as a catalyst for wider public service reform focussed on an integrated service offer designed to tackle health inequalities. The project is in an area of relatively high deprivation. Its delivery will directly support disadvantaged communities and is aimed at helping to ensure the local community thrives.
- 4.8 The East Birmingham and North Solihull zone which includes Kingshurst has been identified by WMCA and its partners as a pilot for Inclusive Growth and as a focus for strategic investment. The community of Kingshurst and much of surrounding North Solihull share many of the disadvantages of East Birmingham including support for vulnerable households as follows:
- Employment concentrated in traditionally low paying sectors;
  - Underperformance in educational attainment, with relatively low levels of higher education participation amongst 18 and 19-year-olds;
  - Workers are less skilled than average;
  - Labour market participation is also worse than average;
  - Long term and youth unemployment are more prevalent than average;
  - Long term sickness and disability in East Birmingham and North Solihull (EBNS) is around 50% higher than the English average. Reported instances of violent/sexual offences, burglary, criminal damage, and vehicle crime are higher than average; and
  - Lack of amenity for children and young people.

- 4.9 Existing issues have been exacerbated by the pandemic. In February 2021, there were nearly 34,000 EBNS residents claiming an unemployment benefit (equating to 13.5% of 16–64-year-olds).
- 4.10 Acting as a catalyst for wider public service reform focussed on an integrated service offer, the Hub will:
- Become a focal point for the delivery of a range of services that contribute to tackling health inequalities including health services, employment support, money advice, etc.;
  - There will be a shared understanding of the offer across service providers who will proactively refer local people to those services that would benefit them, with seamless transitions;
  - Co-location of services will lead to new forms of collaboration and co-production for the wider benefit of the local community; and
  - The Hub will be community driven and open opportunities for people to make a positive contribution to their community, building community confidence and pride in the Hub.
- 4.11 SMBC and the Integrated Care System (ICS) have developed a new approach to developing the model of care based on design thinking which is now being cited across the Birmingham and Solihull ICS as a model approach to developing integrated working and reforming public services.
- 4.12 Several key regeneration principles underpin the North Solihull Framework, which includes Kingshurst Village Centre, as follows:
- To improve the quality of life in North Solihull through large scale, holistic regeneration over the next 15 to 20 years.
  - To deliver regeneration that the communities of North Solihull are committed to.
  - To create high quality neighbourhoods, each with a distinctive sense of place. To create healthy, safe communities with equality of access.
  - To increase prosperity through improved education, training, employment, and transport.
  - To deliver sustainable development to protect and enhance the quality of life of present and future generations.
- 4.13 The vision for Kingshurst is one which contributes to its urban renaissance, that of North Solihull and of the Region as a whole and enables it to become a place with the following attributes:
- Quality of life and choice.
  - An engaged and active population with much improved health.

- A distinctive local character defined by high quality open space. The maximum amount of high-quality affordable housing that helps meet local demand and contributes to the SMBC's and the Region's zero carbon targets.

- 4.14 The above principles were considered in defining the first critical success factor: how various design options fitted with the vision for the re-development of the Centre and met business needs.
- 4.15 Another critical success factor was value for money. Each design option was assessed in terms of how it contributed to social, economic, and environmental benefits, what it would cost and associated risks. Affordability was a further consideration. However, it was acknowledged that the broad scope of outputs of the project would probably enable it to secure funds from a wide range of sources.
- 4.16 Deliverability was another critical success factor. In 2017, it was considered it might be too ambitious to expect contractors to build zero carbon housing and health facilities. However, in 2021 when SMBC and WMCA signed up to the Region becoming net zero in 2041, it was acknowledged that the construction industry had become developed enough to deliver such buildings affordably.
- 4.17 Establishing the Hub, which is the Preferred Option 2, achieves a Benefit Cost Ratio (BCR) of 1.6 which represents medium value for money and the inclusion of the non-monetised benefits are likely to substantially increase this further.

### **Other Options Considered**

- 4.18 Community consultation undertaken in January 2017 generated over 400 responses from local people and parade users. Five alternative design approaches were presented including complete demolition, partial demolition, and retention with refurbishment. The most supported approach was complete demolition, and the least popular option was retention and refurbishment. The response showed that the community would like to see a high level of change. In addition, this early engagement provided a valuable insight into how the centre is used including its strengths and weaknesses. Feedback reinforced several issues: principally that the area is attracting lower levels of activity that might be expected from a local centre, with evident decline in satisfaction, levels of footfall and expenditure. Alongside wider trends in the retail sector, the worsening trading conditions were also attributed to poor local design factors.
- 4.19 Following this early engagement, four layout concepts were developed. Because the case for removing the old, dilapidated shopping parade was so compelling and so strongly supported by the local community, each concept proposed its demolition and replacement with new residential use, retail, new health centre to accommodate a GP and dentist, community centre - including a replacement library and a small amount of office space. A preferred option was approved by SMBC cabinet in December 2019.



- 4.20 Through SMBC's recent work with the NHS, a more up to date analysis of the economic benefits associated with the establishment of the new community, health and retail Hub based on RIBA Stage 3 design have been undertaken. The shortlisted set of options based on delivering the remaining phases of the project are:
- 4.21 **Option 1 Reference Case:** The Centre has been in decline for an extended period and parts are beyond economic repair to enable beneficial occupation. In the absence of a clear vision for the re-generation of the centre it is envisaged that the existing centre would continue to deteriorate, resulting in increasing maintenance and management liabilities. Over time, the SMBC would promote the managed decline of the centre. The continued decline of the accommodation would entail SMBC holding assets that were no longer fit for occupation and would need to be demolished. For the purpose of the Economic Case, it has been assumed that the facility becomes not fit for purpose in three years and is demolished. SMBC will have to manage the vacant brownfield site, and the community is left without a critical community asset.
- 4.22 **Option 2, Phase 2 Establishing a New Community, Heath Centre and Retail CHR (Proposed Option):** New build health & wellness hub incorporating Primary Care, Dental, Pharmacy, Health & Social care, voluntary services and community facilities as part of the Kingshurst Masterplan delivered by SMBC. The project will deliver a food and beverage floorspace and health and community hub consisting of primary care facilities, a family hub and community centre, and a library. The co-location of these facilities will enable an enhanced level of care to residents, helping to relieve pressure on the surrounding secondary care services and delivering a joined-up service to individuals in need.
- 4.23 **Option 2a, Phase 2 CHR and Phase 2a (Do More):** This option will also deliver Phase 2- but also include the establishment of 6 affordable housing units and a vicarage built to very high-quality standards (Lifetime Homes and SHAP level 3) in accordance with the policy objectives of WMCA and SMBC.
- 4.24 **Option 3, Phase 2 CHR, 2a and 3 (Do Maximum):** The more comprehensive plan to combine all proposed phases in one commission to create a high quality, connected village centre for the local community. This would result in 53 new affordable housing units, representing a total of 78 new homes in Kingshurst (including those just built in Phase 1).
- 4.25 As far as the proposals for support from the EZRIF are concerned, it is proposed to proceed with **Option 2**.

## 5 RISK MANAGEMENT

- 5.1 An extensive risk register was submitted with the OBC (attached at Appendix 1) which highlights the scheme's key risks. A number of the key risks with mitigations are set out in Table 1 below:

Table 1:

Risk	Mitigation
Suitable development partner / contractor cannot be secured for phases 2, 3 and 4	Soft market testing and engagement, followed by an effectively managed procurement process at FBC stage
Acquisition of private land not completed in accordance with the programme	All required land has recently been acquired under shadow of Compulsory Purchase Order (CPO)
Lack of coordination with Health Provision stakeholders	Ongoing engagement with NHS and ICS who are strongly supportive Joint health and community subgroup and steering group established

## **6 CONSULTATION**

- 6.1 In February 2019, SMBC Cabinet considered and approved the Kingshurst Village Centre draft Planning Brief for public consultation. Following the consultation, Cabinet considered and approved the Kingshurst Village Centre Planning Brief.
- 6.2 Public consultation on the proposed masterplan and outline planning application was undertaken in February 2020. Overall, there was strong community support for the proposed scheme and progress towards a new village centre.
- 6.3 In September 2021, the SMBC project team undertook public consultation prior to the full planning application submission. This included two outdoor events which were both well attended.
- 6.4 Full details of all SMBC community consultations undertaken are within the Statement of Community Involvement which was submitted as part of the Full Planning Application (Planning reference: PL/2021/03072/MAJFDW).
- 6.5 Members of the EZ Partnership Board support the recommendations of this report and provided approval of the OBC at its meeting on 11 December 2024.

## **7 MEMBER ENGAGEMENT**

### **Ward Councillor(s)**

- 7.1 Due to the proximity of the project to East Birmingham, the Ward Members in the Shard End, Glebe Farm & Tile Cross and Sheldon Wards have been consulted. Councillor John Cotton (Glebe Farm and Tile Cross) confirmed he had no objections to the proposal; no other comments have been received.
- 7.2 Officers in SMBC have consulted with the Ward Councillors for Kingshurst and Fordbridge, and Smith's Wood. The local MP for Meriden and Solihull East, Saqib

Bhatti, is a strong supporter of the project. He gave his written support for the project when a bid was submitted to the Levelling Up Fund. He also raised his support for the project in the House of Commons.

### **Overview and Scrutiny**

- 7.3 Councillor Katherine Iroh, Chair of Economy, Skills and Culture Overview and Scrutiny Committee has been consulted, and no comments have been received.

### **Other**

- 7.4 Not applicable.

## **8 IMPACT AND IMPLICATIONS**

### **Finance and Best Value**

- 8.1 Within the EZ all business rates are collected by the City Council and any net uplift is allocated to the EZ for a period to 31st March 2046. The EZ Partnership Board decide how and where these funds are deployed, making the investment decisions in line with the EZ Investment Plan, subject to the City Council in its Accountable Body role ensuring compliance with the financial governance principles.
- 8.2 Funding for the project as outlined and profiled in table 2 includes £0.799m for Business Case Development, £1.626m for project delivery and £0.075m for Birmingham City Council project management costs totalling £2.500m. This can be met from existing EZ revenue resources with no borrowing cost associated with this funding. The EZ model has been tested to confirm that the funding is affordable.
- 8.3 Once Cabinet approval for the budget is obtained, the Council's spend control process will be used to award and defray Enterprise Zone expenditure.
- 8.4 Table 2 below summarises the revenue cost of the EZ development funding and potential balance of the EZRIF commitment should the Full Business Case (FBC) be approved. The profile below is dependent on the timing of the FBC and approval timescales. It is anticipated that the project will benefit from grant monies associated with monies already allocated from the WMCA Investment Programme to SMBC, subject to approval of the FBC. The estimated BCR value of 1.6 gives confidence that this approval will be forthcoming. The most significant proportion of funding is expected to be provided by SMBC through their prudential borrowing, subject to SMBC Cabinet approval once the FBC is finalised.

Table 2: EZ Funding Contribution

Year	2024/25	2025/26	2026/27	2027/28	Total
	£m	£m	£m	£m	£m

EZ Revenue – Development Funding	0.106	0.693	0.000	0.000	0.799
EZ Revenue – EZ RIF Commitment	0.000	1.246	0.380	0.000	1.626
<b>Total Project Cost</b>	<b>0.106</b>	<b>1.939</b>	<b>0.380</b>	<b>0.000</b>	<b>2.425</b>
EZ Revenue – BCC PM Costs	0.003	0.059	0.013	0.000	0.075

- 8.5 There is no direct additional Business Rates Income generated for Birmingham City Council as a result of the delivery of this project.
- 8.6 The £2.500m request for this project forms part of the wider RIF funding totalling £20.000m that has been earmarked for the eight local authorities in the former Greater Birmingham and Solihull area. The EZ model has been tested to ensure that the overall £20.000m is affordable subject to a maximum award of £5.000m per annum over the next 4 years.
- 8.7 Given the current Financial Position for the Council and the need to balance its budget, the testing of affordability takes into account the ongoing commitment to transfer a minimum of £3m per annum to the General Fund from In year EZ surpluses. The funding of this project does not impact this assumption.
- 8.8 There are financial risks associated with the Accountable Body role, the main one being failure of the EZ to deliver sufficient business rates uplift to cover the level of up-front revenue expenditure or borrowing incurred by the City Council. These risks have and will continue to be managed primarily through detailed financial modelling and by receiving, for independent examination/approval, detailed individual business cases for project expenditure.

### Legal

- 8.9 The Local Government Finance Act 2012 (the 2012 Act) supports the development of Enterprise Zones by enabling Local Authorities to borrow for capital schemes against projected growth in business rates income. The 2012 Act allows the City Council to retain 100% of business rates income from within the Enterprise Zone.
- 8.10 Under the general power of competence per Section 1 of the Localism Act 2011, the Council has the power to enter into the arrangements set out in this report and they are within the boundaries and limits of the general power of competence Section 2 and 4 of the Localism Act 2011. All funding will be assessed and provided in compliance with the Subsidy Control Act 2022.

### Equalities

- 8.11 Due regard and consideration have been given to this Equalities Impact Assessment for the report recommendations. In overall terms, the Regeneration

of Kingshurst Village Centre will benefit disadvantaged groups as shown in the SMBC Fair Treatment Assessment (Appendix 11 to the Outline Business Case) at Appendix 3.

### **Procurement**

- 8.12 There are no procurement implications with the recommendations of this report. The responsibility for the procurement and award of any contract required as part of the grant is with SMBC. SMBC has already appointed a preferred contractor through the Constructing West Midlands Framework. The FBC will be commissioned with a pre-construction services contract with this contractor. On completion of the FBC, SMBC will have the option of commissioning the work through a design and build contract with this same contractor or seek the Most Economically Advantageous Tender through the most appropriate procurement process in line with Public Contract Regulations 2015 or the Procurement Act 2023 (if in force). This would draw on SMBC's own frameworks, other frameworks or another appropriate route in accordance with UKC and SMBC's Governance Framework. The funding agreement will include the requirement to demonstrate compliance with the Procurement Act 2023 and/or the Public Contracts Regulations 2015 (PCR2015).

### **People Services**

- 8.13 All activity identified within this report will be managed by existing Council employees. The scheme's Project Management sits within the EZ delivery team and is resourced through the project.

### **Climate Change, Nature and Net Zero**

- 8.14 An environment and sustainability assessment (Appendix 4) has been completed for the Redevelopment of Kingshurst Village Centre Phase Two project and approved by the ESA team. The report's overall conclusion is that, through the building of new health, community and retail facilities, and a high-quality public realm environment that enhances linkages to adjacent assets including Kingshurst Park and Kingshurst Primary School, the project will have a positive environmental and sustainable impact.
- 8.15 The project directly contributes to the national 'Net Zero Strategy: Build Back Greener 2021' which pledges to "improve the energy efficiency of housing and non-domestic properties across the UK, ensuring they require less energy to heat, making them cheaper to run and more comfortable to live and work in while reducing our dependence on imported energy." The project also contributes to the ambition of the 'British Energy Security Strategy 2022' which is to "ensure all new buildings in England are ready for Net Zero from 2025".
- 8.16 The project is aligned to Birmingham City Council's ambitious target to become net zero carbon by 2030, or as soon as possible thereafter as a just transition allows. The project supports the target set in 2019 by WMCA for the region to be

net zero by 2041, and the similar target set by SMBC in its Net Zero Action Plan after its members unanimously recognised the scale of the climate change emergency in October 2019.

### **Corporate Parenting**

- 8.17 There are no implications or opportunities to the Corporate Parenting responsibilities arising from the recommendations in this report.

## **9 APPENDICES**

- 9.1 Appendix 1 – Outline Business Case
- 9.2 Exempt Appendix 1a – Outline Business Case
- 9.3 Appendix 2 – Kingshurst OBC Conditional Offer Letter
- 9.4 Appendix 3 – SMBC Fair Treatment Assessment (FTA) Form
- 9.5 Appendix 4 – Environment and Sustainability Assessment

## **10 BACKGROUND PAPERS**

- 10.1 Enterprise Zone Investment Plan 2019  
Enterprise Zone Investment Plan 2022 Update