



WMCA Housing and Land Delivery Board

Date: Wednesday 15 November 2017

Time: 10.00 am **Public meeting** Yes

Venue: Conference Room 2, Town Hall, Walsall, West Midlands

Membership

Councillor Sean Coughlan (Chair)	Walsall Metropolitan Borough Council
Councillor George Adamson	Cannock Chase District Council
Councillor Peter Bilson	City of Wolverhampton Council
Bill Blincoe	Coventry and Warwickshire LEP
Councillor Steven Claymore	Tamworth Borough Council
David Cockroft	Coventry City Council
Councillor Ian Courts	Solihull Metropolitan Borough Council
Gemma Davies	Shropshire Council
Councillor Dennis Harvey	Nuneaton & Bedworth Borough Council
Councillor Majid Mahmood	Birmingham City Council
Simon Marks	Greater Birmingham and Solihull LEP
Councillor Paul Moore	Sandwell Metropolitan Borough Council
Councillor Richard Overton	Telford and Wrekin Council
Kevin Rodgers	West Midlands Housing Association Partnership
Councillor Matt Rogers	Dudley MBC
Mark Ryder	Warwickshire County Council
Councillor Chris Saint	Stratford-on-Avon District Council
Councillor Mark Shurmer	Redditch Borough Council
Karl Tupling	Housing and Communities Agency

Quorum for this meeting shall be eight members

If you have any queries about this meeting, please contact:

Contact Carl Craney
Telephone 0121 214 7965
Email Carl.Craney@wmca.org.uk

AGENDA

No.	Item	Presenting	Pages
1.	Apologies for Absence (if any)	Chair	None
2.	Declarations of Interests (if any) Members are reminded of the need to declare any disclosable pecuniary interests they have in an item being discussed during the course of the meeting. In addition, the receipt of any gift or hospitality should be declared where the value of it was thought to have exceeded £25 (gifts) or £40 (hospitality).	Chair	None
3.	Draft Forward Work Programme	Patrick White	1 - 8
4.	Update on Housing Deal	Patrick White	None



WMCA Housing and Land Delivery Board Meeting

Date	15 November 2017
Report title	Housing and Land Delivery Board – Forward Work Programme
Portfolio Lead	Councillor Sean Coughlan – Housing & Land
Accountable Employee	Patrick White – Interim Director, Housing and Regeneration West Midlands Combined Authority email: patrick.white@wmca.org.uk tel: 0121 214 7940
Report has been considered by	Housing and Land Steering Group – 31 October 2017

Recommendation(s) for action or decision:

The Housing and Land Delivery Board is recommended to:

- a. note the Terms of Reference for the Board, as agreed by the Combined Authority Board. These are attached at Appendix 1
- b. comment on and endorse the forward work programme at Appendix 2
- c. commission the WMCA, working through the Steering Group, to develop the following priorities from the Land Delivery Action Plan:
 - i. Integrated Pipeline (underway)
 - ii. Spatial Expression / Integrated Investment Plan
 - iii. Investment Prospectus
 - iv. Market Ready Site Business Plans

1.0 Purpose

- 1.1 This report proposes a structured work plan for the Housing and Land Delivery Board. The aim is to deliver the increase in housing and employment land needed across the West Midlands, with a focus on implementing the priority actions agreed in the Land Delivery Plan.
- 1.2 We are suggesting the Board meets 5 times during the year, to drive delivery, review progress, commission action as needed.

2 Background

- 2.1 The WMCA Board agreed the Land Delivery Plan in September. The land delivery plan builds on the report and recommendations of the Land Commission, alongside the wider context of the housing white paper, the West Midlands Mayor's manifesto commitments, and the opportunity to develop a housing deal with Government.
- 2.2 The WMCA's vision is to:
 - Deliver a wide choice of housing and improve the quality of life for those living and working in the West Midlands; and
 - Deliver employment land of national significance, including regenerating large areas of brownfield sites, to support the delivery of a West Midlands Industrial Strategy.
- 2.3 Delivering the economic opportunities we have and accommodating natural population change requires a major step-change in the rate of development to deliver local plans. As it stands, the current rate of housing and employment site delivery needs to be accelerated, beyond the level that individual local authorities have been historically able to deliver.
- 2.4 This is not a new challenge nor a delivery issue specific to the West Midlands. The Government's Housing White Paper "Fixing our broken housing market" (February 2017) and the WMCA's Land Commission both highlight the need for a complex range of actions and interventions over the long term.
- 2.5 The land delivery action plan sets out how the WMCA partners plan to work collaboratively to accelerate the quantum and delivery pace of housing and employment space in the West Midlands.
- 2.6 The Housing and Land Delivery Board is the body that will oversee the implementation of the actions needed to overcome long standing barriers to delivery. The aim is to focus on action, not plans and to work collaboratively across the public and private sector to drive delivery.
- 2.7 In addition to the specific actions set out in the Land Delivery Plan, we anticipate that further work will be needed on estate renewal, social housing and land remediation, as to ensure that the West Midlands makes the most of existing and future funding and policy opportunities. These will be built into the work programme.

3 Progress so far

- 3.1 Since the Land Delivery Plan was approved in September a number of immediate actions have been implemented:
- 3.1.1 A bid submitted to Government for funding from the Housing Infrastructure Fund
 - 3.1.2 Positive action with Government to develop a potential Housing Deal
 - 3.1.3 An integrated pipeline across Transport and Housing projects has been developed and gone through a first test with individual local authorities.
 - 3.1.4 Steering Group has been established and has led the development of HIF and Housing Deal discussions.
- 3.2 WMCA and the Steering Group are committed to working with both providers and wider private sector developers and investors. Action is underway to develop a new strategic partnership with Housing Associations and a new Developer and Investor forum is being established to ensure that we can work directly with the private sector to bring their capacity to bear and to unlock barriers.

4 Next Steps

- 4.1 There are four priority actions which the Delivery Board are recommended to agree are developed by the WMCA and individual local authorities:
- 4.1.2 **Integrated Pipeline** – bringing together housing, employment land and infrastructure projects to give a joined up picture of land supply and housing delivery. This will be a living document and underpin the deliver plan
 - 4.1.3 **Spatial Investment and Delivery Plan (the Spatial Expression)** – a clear map based tool showing the phasing, investment requirements and infrastructure needed for major sites, growth areas and corridors
 - 4.1.4 **Investment Prospectus** – a market facing summary of the biggest investment opportunities in the West Midlands, designed to engage large scale institutional investors in the 4 or 5 biggest land and infrastructure related opportunities.
 - 4.1.5 **Market Ready Site Business Plans** - led by individual local authorities, to bring forward priority market ready sites identified in the land delivery plan.

5 Wider WMCA Implications

- 5.1 The geographies over which land and housing issues are considered, planned and delivered vary depending on the market characteristics and delivery challenges experienced. Whilst the WMCA Strategic Economic Plan is based on a 3 LEP geography the WMCA non constituent membership covers a 4th LEP, the Marches including Telford & Wrekin and Shropshire Council, and work relating to the supply and delivery of land needs to recognise the importance of this geography, the interdependencies and opportunities to deliver the WMC's economic vision. There are also wider housing market areas and functional economic areas (based on commuting and supply chain linkages) which reflect how the market operates. There are also

differences within these geographies that will require different approaches and solutions, and work relating to the supply and delivery of land needs to recognise the importance and interdependencies of areas and markets which are within, outside and adjacent to, the WMCA.

- 5.2 This complexity is why the Land and Housing Delivery Board has such an important role to play in providing the forum for collaboration and resolving barriers and issues.

6 Resources

- 6.1 Alongside aligning existing resources we need to attract additional resource to deliver the actions in the Land Delivery Plan and the Board's forward work programme. The WMCA has invested in a Director of Housing and Regeneration and the West Midlands will seek to secure the additional resources needed from a number of sources (for example, housing devolution deal, strategic bid to Government's Housing Infrastructure Fund, greater leverage of private sector investment).

7 Financial implications

- 7.1 Full delivery of the forward work programme is subject to additional resources being secured to complement the resources already contributed by the WMCA partners.
- 7.2 The immediate actions recommended in this report will be delivered through existing resourced and new capacity funding if secured through a housing deal.

8 Legal implications

- 8.1 The WMCA does not have any statutory planning powers. The role and powers of the local planning authorities will not be altered through the delivery of this action plan.
- 8.2 The proposed Housing & Land Delivery Board is not a decision making body, but will make recommendations to the WMCA Board as appropriate.

9 Equalities implications

- 9.1 There are no direct equalities implications arising from this report. Equalities Impact Assessments will be undertaken at the appropriate stages of the projects and strategy development actions contained within the action plan.

10 Appendices

- 10.1 Appendix 1 – Terms of Reference
- 10.2 Appendix 2 – Proposed Forward Work Programme

Housing and Land Delivery Board

Proposed terms of reference

The Board will bring together local authority member representation, nominated by the Leaders of the constituent and non-constituent members, and senior public sector and private sector partners to significantly assist in the accelerated delivery of housing and employment space across the West Midlands region. It will also identify the policy freedoms and flexibilities that should underpin the continued negotiations with Government on the devolution agenda. The Board will be responsible for delivering the Land Delivery Action Plan and reviewing it periodically to ensure its being actioned and remains current, and for making recommendations to the WMCA Board. Other responsibilities include:

- Provide co-ordination and direction on strategic matters relating to the housing and employment development needs of the region. Provide the forum for facilitating strategic conversations between the local authorities around the supply of the right land, in the right places to deliver the homes and jobs the population and the economy needs to grow in a sustainable way.
- Commission a 'spatial expression' of land supply and use, and develop a collective understanding of the key housing and employment development needs of the region.
- Develop and implement a strategy for accelerating housing growth and employment across the region. Ensure alignment between WMCA led strategies and programmes e.g. transport, One Public Estate, and West Midlands Growth Company.
- Recommend bids for government funding to the WMCA Board.
- Collaborate with those external organisations that also have responsibility for housing delivery and policy.
- On behalf of the WMCA lead dialogue with Government on the West Midlands housing devolution / housing deal agenda. As part of devolution negotiations with Government to lead on developing propositions and asks that relate to housing delivery.
- Commission and publish research on housing and employment land to inform decisions made by the WMCA Board.

A local authority subgroup may meet as required to:

- Support continued alignment of local plans to maximise their contribution towards the SEPs delivery;
- Consider the spatial implications of the SEP's economic growth ambitions through the Duty to Cooperate and local planning process;
- Establish a set of agreed guiding principles to help the local authorities' progress statutory plans;

- Resolve strategic issues of cross-boundary significance.

HOUSING AND LAND DELIVERY BOARD – WORK PROGRAMME

15 NOVEMBER 2017

- Agree Forward work programme as basis for commissioning officers and steering group.
- Commission the following Immediate actions from Land Delivery Plan:

Land Supply

- Integrated pipeline – update on progress and commission next steps, including prioritisation methodology
- Spatial Expression – Agree initial scope and commission
- Integrated Investment Plan (this is an immediate priority) - agree scope and commission

Housing and Employment Delivery

- Investment Prospectus – CA and Growth Company to develop jointly.

Housing Delivery

- Market Ready Sites – Commission business cases from lead councils
- Review progress on West Mids Housing Deal

• FEBRUARY 2018

- Review HIF and Housing Deal progress
- Consider for endorsement the Investment Prospectus
- Consider draft Integrated Investment and Delivery Plan
- Consider implications of Strategic Growth study if required
- Review Land funds / remediation funds at close to year end.

• MAY 2018

- Review and Sign off Market Ready site business cases and financial plans, first phase.

- Review of land acquisition / route to market strategy with the HCA
- Consider initial proposals for West Midlands Planning Charter

- Consider Housing and Land evidence base report on business needs and links to West Midlands Local Industrial Strategy

- **JULY 2018**
 - Review emerging and existing arrangements across HMAs on delivery
 - Pipeline Review and Delivery Plan progress review.

 - One Public Estate – review and endorse the West Mids approach and plan, including priority targets / partnerships.
 - Investment Review

- **SEPTEMBER 2018**
 - Land Supply and Green Belt methodologies – endorse.
 - Annual review of Land Delivery Plan actions and next steps.

WMCA November 2017