



Housing & Land Delivery Board

Date: Wednesday 19 January 2022

Time: 10.00 am **Public meeting** Yes

Venue: To be held remotely via MS Teams

Membership

Councillor Mike Bird (Chair)	Walsall Metropolitan Borough Council
Councillor Zahoor Ahmed	Sandwell Metropolitan Borough Council
Bill Blincoe	Coventry and Warwickshire LEP
Councillor Peter Butlin	Warwickshire County Council
Councillor Matthew Dormer	Redditch Borough Council
Councillor Adrienne Fitzgerald	Cannock Chase District Council
Councillor Bhupinder Gakhal	City of Wolverhampton Council
Councillor Shabrana Hussain	Birmingham City Council
Councillor Ian Kettle	Dudley Metropolitan Borough Council
Councillor Andy Mackiewicz	Solihull Metropolitan Borough Council
Sarah Middleton	Black Country Local Enterprise Partnership
Jo Nugent	Homes England
Councillor Jeremy Oates	Tamworth Borough Council
Councillor Daren Pemberton	Stratford on Avon District Council
Councillor Ed Potter	Shropshire Council
Kevin Rodgers	West Midlands Housing Association Partnership
Dawn Ward	Greater Birmingham and Solihull Local Enterprise Partnership
Suzanne Ward	Environment Agency
Councillor David Welsh	Coventry City Council
Councillor Kristofer Wilson	Nuneaton and Bedworth Borough Council
Councillor David Wright	Telford and Wrekin Council
Councillor David A Wright	North Warwickshire Borough Council

The quorum for this meeting is eight members

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

Contact Wendy Slater, Governance Services Officer
Telephone 07557 831344
Email wendy.slater@wmca.org.uk

AGENDA

No.	Item	Presenting	Pages
1.	Apologies for Absence (if any)		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.	Chair's Remarks (if any)	Chair	None
4.	Minutes - 4 November 2021	Chair	1 - 4
5.	Quarterly Report on Housing and Land Portfolio Deliverables and Progress on Housing & Land Annual Business Plan	Rob Lamond	5 - 14
6.	Single Commissioning Framework : Outputs and Performance Monitoring	Rachel- Ann Atterbury	15 - 20
7.	Public Land Charter : For Approval	Gurdip Nagra	21 - 26
8.	Affordable Housing Programme : Update	Rob Lamond	27 - 32
9.	Help to Own : Update On Progress	Rob Lamond/ Graham Russell/ Sue Summers	33 - 38
10.	West Midlands Investment Prospectus 2022	Colin Clinton/Graham Russell	39 - 44
11.	Exclusion of the Press and Public [To pass the following resolution: That in accordance with Section 100A4 of the Local Government Act 1972, the press and the public be excluded from the meeting during consideration of the following items of business as they involve the likely disclosure of exempt information relating to the business affairs of any particular person (including the authority holding that information)]	Chair	None
12.	Appendix to Quarterly Report	Rob Lamond	45 - 48
13.	Presentation: Investment Prospectus	Colin Clinton/ Graham Russell	Verbal Report
14.	Date of next meeting - 2 March 2022		None



West Midlands Combined Authority

Housing & Land Delivery Board

Thursday 4 November 2021 at 10.00 am

Minutes

Present

Councillor Mike Bird (Chair)
Councillor Zahoor Ahmed
Councillor Ian Kettle

Walsall Metropolitan Borough Council
Sandwell Metropolitan Borough Council
Dudley Metropolitan Borough Council

Participating in the meeting via Teams

Councillor Bhupinder Gakhal
Councillor Andy Mackiewicz
Sarah Middleton

City of Wolverhampton Council
Solihull Metropolitan Borough Council
Black Country Local Enterprise
Partnership

Jo Nugent

Homes England
Stratford on Avon District Council
West Midlands Housing Association
Partnership

Councillor Kristofer Wilson

Nuneaton and Bedworth Borough
Council

Item Title No.

18. Apologies for Absence

Apologies for absence were received from Bill Blincoe, Councillor Dormer, Councillor Hussain, Councillor Welsh and Councillor David Wright.

19. Minutes -15 September 2021

Resolved: That the minutes of the meeting held on 15 September 2021 be approved as a correct record.

20. Quarterly Report on Housing & Land Portfolio Deliverables and Progress on Housing & Land Annual Business Plan

Gareth Bradford introduced the report and also advised the Board of Government's recent budget announcement of a £1.8bn Housing Fund and the opportunity for the West Midlands to secure funding from £300m Brownfield Fund. He added that the WMCA was working with Government on the criteria for the fund and hoped the West Midlands would again obtain a significant amount of funding.

The Chair reported that he had re-iterated brownfield sites first on every occasion rather than building on green belt land and the need to bring forward brownfield sites.

Councillor Mackiewicz enquired whether Government funding for brownfield

sites could be utilised for making land accessible as Solihull had a number of brownfield sites that would require funding to make them accessible for housing.

Gareth Bradford advised that he hoped Government would allow the brownfield funding criteria to be flexible as needed to utilise sites for housing.

The Chair undertook to raise the matter with Government next week.

Rob Lamond presented the report that provided a quarterly update on progress to date and the next steps in delivering the High Level Deliverables for the Housing and Land Portfolio and outlined the key highlights since the last meeting including the delivery of the Brownfield Land Fund.

Resolved:

1. That the positive progress underway to achieve the Housing and Land Portfolio's Annual Deliverable thus far in 2021 and the clear plans in place for progressing the agreed High Level Deliverables work programmes during the remainder of 2021/22 be noted ;
2. That the key performance highlights set out in Section 3 of the report be noted and
3. That the positive performance and effective deployment of the WMCA's Devolved Housing and Land Funds (illustrated by the Single Commissioning Framework schemes summarised in Appendix 1 to the report) and many of these schemes are now in delivery phase having progressed through the end to end SCF process which shows the role of the WMCA in unlocking, accelerating and problem solving difficult to deliver schemes be noted.

21. Affordable Housing Programme Update

Gareth Bradford introduced the report, highlighting that affordable housing was a high priority for the WMCA and reported that the board would receive a presentation on the 'Help to Own' Scheme by Sue Summers at its next meeting.

Rob Lamond outlined the report and provided an update on progress on the Affordable Housing Programme, the Affordable Housing Delivery Vehicle and the Help to Own Scheme in Wolverhampton.

In relation to the Help to Own Scheme, the Chair reported of the need to promote and publicise the scheme more and suggested a promotional video be made that includes interviews with tenants participating in Help to Own.

Gareth Bradford advised that the Help to Own scheme has featured recently on the BBC's Midlands Today news programme which told the story of a homeless couple who had benefited from the scheme. He reported that the story had generated a significant level of interest in the scheme and undertook to share a link to video and news article with the board. He added that Rob Lamond was looking at how to roll-out the scheme across the West Midlands.

Councillor Gakhal reported that Help to Own was a fantastic scheme that was a real success in helping local people and key workers get on the property ladder.

Resolved:

1. That general progress in securing a minimum of affordable housing through the Devolved Housing and Land Funds under the WMCA's Single Commissioning Framework be noted;
2. That specific progress in the development of a full business case for the Affordable Housing Delivery Vehicle/Joint Venture proposal with housing associations be noted and
3. That progress of the Help to Own Scheme in Wolverhampton and the potential (subject to ongoing evaluation) for further Help to Own schemes across the region be noted.

22. A Public Land Charter : Progress Report

Gurdip Nagra presented a report that provided an update on progress of a Public Land Charter that is being co-developed with the Public Land Taskforce and a wide range of stakeholders from the public and private sector.

It was noted that the development of the charter is following a similar process to that of the Design Charter, the AMC Charter and the Zero Carbon Homes Charter.

Gurdip Nagra outlined the next steps for the charter and reported that various groups/boards and stakeholders would be consulted on the document before the final draft charter is submitted to this board for approval at its next meeting on 19 January 2022.

Resolved:

1. That the progress and next steps to developing and launching the charter be noted and
2. That the formation of an officer working group to co-develop the charter alongside the public land taskforce in a similar manner to the approach used successfully for the Design Charter and AMC Charter be noted.

23. Presentation : Investment Prospectus Update

The board received a presentation from Lauren Rigby-Hopkins on the development of an Investment Prospectus that is to be launched at MIPIM (an international property event) in March 2022.

Lauren Rigby-Hopkins reported that an Investment Prospectus had not been produced in 2020 due to the pandemic and outlined how the latest Prospectus would be co-developed with local authorities and partners.

It was noted that the draft Investment Prospectus would be submitted to this board prior to considered by the Investment Board.

Councillor Wilson enquired whether the Investment Prospectus would include non-constituent authorities as Nuneaton and Bedworth would be interested in being involved.

Councillor Pemberton also indicated that the Investment Prospectus was of interest to Stratford on Avon and he was keen for a meeting to be set up with WMCA Officers to discuss the matter further.

Lauren-Rigby Hopkins confirmed that non-constituent authorities could be involved with the Investment Prospectus and would look to arrange meetings at the earliest opportunity with Councillors Wilson and Pemberton.

Resolved: That the update on the Investment Prospectus be noted.

24. Exclusion of the Public and Press

Resolved: That in accordance with Section 100A4 of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following items of business as they involve the likely disclosure of exempt information relating to the business affairs of any particular person (including the authority holding that information).

25. Appendix to Quarterly Report

The board considered a private appendix relating to the Quarterly report on Housing and Land Deliverables and progress on the Housing and Land Annual Business Plan.

Resolved: That the report be noted.

26. Date of next meeting - 19 January 2022

The meeting ended at 10.50 am.



West Midlands
Combined Authority

Housing & Land Delivery Board

Date	19 th January 2022
Report title	Quarterly Report on Housing & Land Portfolio Deliverables and Progress on Housing & Land Annual Business Plan
Portfolio Lead	Housing & Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration Rob Lamond, Strategic Planning Manager (report author)
Previous reports	Quarterly monitoring and performance reports have been considered since 2018 by both the Housing & Land Delivery Board and Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note the positive progress** underway to achieve the **Housing & Land portfolio's approved Annual Deliverables in 2021/2022** and the clear plans in place for progressing the agreed High Level Deliverables work programmes during the remainder of 2022;
- b) **Note** the key performance highlights set out in Section 3.0;
- c) **Note the positive performance and effective deployment of WMCA's Devolved Housing and Land funds**, illustrated by the Single Commissioning Framework schemes summarised in Annex 1 to this report. Many of these schemes are now in **delivery phase** having progressed through the end to end SCF process which shows the role of WMCA in unlocking, accelerating and problem solving on 'difficult to deliver' schemes;

- d) Endorse the draft High Level Deliverables for the Housing and Land portfolio 2022/23, as set out in Section 5.1, prior to approval at WMCA Board in February 2022.

1.0 Purpose

- 1.1 The purpose of this paper is to **provide our regular quarterly update** on progress thus far and next steps in delivering the High Level Deliverables for the Housing and Land Portfolio as co-developed with the Housing & Land Delivery Board throughout 2021/22 and agreed by WMCA Board in February 2021. As with previous years, the portfolio's annual deliverables were co-developed with local authorities, industry taskforces and other partners in the region. They are fully informed by, and aligned with, the Housing & Land Recovery Strategy (approved by the Housing & Land Delivery Board in September 2020), the WMCA Business Plan and the regional "Recharge" document from Summer 2020.
- 1.2 **To date in 2021/22, considerable progress has been made against each of these deliverables. This report provides a summary of the current position and highlights particularly notable progress.**
- 1.3 This report also includes draft proposals for the Housing and Land Portfolio 2022/23 High Level Deliverables due for agreement at WMCA Board in February 2022. The approved aims and objectives, alongside initial deliverables, are set out in Section 5.1 for comment and review prior to endorsement at the March 2022 Housing & Land Delivery Board.

2.0 Background

- 2.1 As part of the formal process to determine the WMCA's budget, levy and precept levels, the WMCA Board approves each portfolio's annual deliverables. The Deliverables for the Housing and Land Portfolio were presented in draft at the WMCA Board of 15th January 2021 and agreed by the WMCA Board on 12th February 2021.
- 2.2 The table below sets out each of the approved Housing and Land High Level Deliverables alongside a summary of progress to date and, where appropriate, information on next steps.
- 2.3 In response to feedback from the Delivery Steering Group and the Housing & Land Delivery Board, and to provide both forums with an update on the delivery of the first High Level Deliverable in the table ("Deliver our nationally leading brownfield regeneration and housing delivery programmes"), the appended document (included under the private section of the agenda) provides a synopsis of the schemes which have been approved for investment to date or which are seeking approval through the Single Commissioning Framework to date. Due to commercial confidentiality we are unable to provide exact details of schemes which are yet to be approved.

3.0 Key Highlights Since Last Quarterly Report

- 3.1 Since the last quarterly report significant progress has been made on several of the High Level Deliverables (HLDs). The summary table in section 4.0 gives an update against each HLD, whilst **this section is intended to highlight particularly notable advancements that have been made.**

- 3.2 **Delivery of our nationally leading brownfield regeneration and housing delivery programmes** has progressed well since the last quarterly update, with several schemes moving towards approval at Investment Board since the last Board meeting. A significant number of further schemes are timetabled for decision at Investment Board in Quarter 4 of 2021/22 (see Annex 1 for more detail) to unlock hundreds of new homes and jobs and secure £millions of investment in the region.
- 3.3 The WMCA on behalf of the West Midlands One Public Estate (OPE) Partnership has submitted its proposals to Government for OPE9 funding. This submission is a further evolution and extension of the region’s collective approach to unlocking development sites, delivering high quality homes and maximising the benefits of public assets. The West Midlands OPE Partnership, consisting of a broad coalition of agencies, has co-developed this proposal which includes projects from one local authority, namely City of Wolverhampton Council, and a further project led by West Midlands Combined Authority of behalf of the West Midlands OPE Partnership, working in partnership with Government departments and other public agencies. Through the collective, collaborative approach this proposal seeks to unlock over 400 homes, more than 130 jobs and a range of additionalities including town centre regeneration, local community assets, modernised and rationalised public service provision and a reduction in carbon emissions in line with the region’s and Government’s aspirations.
- 3.4 A **compelling proposal and indicative pipeline** for Commercial Land funding was included as part of the WMCA’s representations to HM Government’s Budget and Spending Review announced in November 2021. Dialogue and continuous engagement is ongoing between WMCA officers and HM Government officials following the Budget announcements of Brownfield and Infrastructure funding, to seek additional benefits for the region. We would like to thank local authorities for their excellent and continued support on this work and ask members of the Delivery Steering Group to continue to identify possible schemes and opportunities in their local areas for inclusion in future pipelines.

4.0 Progress and current activity: summary table

High Level Deliverable	Q4 Update
<p>Deliver our nationally leading brownfield regeneration and housing delivery programmes to achieve the prescribed KPIs and Output Requirements set by HMG and WMCA Board</p>	<p>This is an ongoing extensive programme of investments, interventions and disposals under the Single Commissioning Framework. During 2021 numerous multi-million pound schemes have been progressed all the way through the end to end journey and an increasing number of projects are now on site or in the delivery phase. A strong pipeline of schemes is continuing through due diligence processes ahead of Investment Board decisions in early 2022 (see appended document), in addition to those already approved via Investment Board in previous quarters. There is a good pipeline of new projects coming through and extensive engagement with industry and local authorities to leverage private sector investment and maximise existing public investment.</p>

	<p>Delivery of the Housing Deal Land Fund programme remains ahead of trajectory to exceed the delivery target of 8,000 new homes and the programme for the new Brownfield Housing Fund (BHF) and National Competitive Fund (NCF) forecasts them performing ahead of schedule too. Tranche 2 of the funding from BHF and NCF have been received from HM Government in recognition of the region's performance and continued delivery record of brownfield regeneration.</p>
<p>Ensure delivery of the requirements of the 2018 Housing Deal and lead performance reporting to Government</p>	<p>Local Plan monitoring is a requirement of the Housing Deal and the Housing & Regeneration team reports on a monthly basis to the Department of Levelling up, Homes and Communities (DLUHC) and supports local authorities with local plan progress and evidence. This informs the dialogue held with DLUHC on a monthly basis, the submission of business cases and the quarterly reports included in Land Fund monitoring arrangements.</p> <p>Regular performance updates on the delivery of the Brownfield Housing Fund (£84m) and National Competitive Fund (£24m) are also now programmed on a quarterly basis with DLUHC alongside meetings with key civil servants, in line with the successful approach taken during the Land Fund monitoring.</p>
<p>Effectively develop, collaborate and submit compelling business cases for additional funding from HMG to deliver WMCA approved priorities</p>	<p>An investment proposal for Commercial Land funds, including an indicative project pipeline, was fully co-developed with local authority officers, industry taskforces and other key stakeholders with support and input from members of the Delivery Steering Group central to the proposal. This formed part of the WMCA representations to HMG's Spending Review, and following the announcements at the Budget, discussions are ongoing with HMG officials regarding further funding programmes or allocations that may be forthcoming in due course.</p> <p>Funding submissions for town centres and the Future Homes Standard/Zero Carbon Homes are also under consideration and engagement with partners and industry led Taskforces is informing our approach.</p>
<p>Implement the approved Housing & Land Board Covid19 Recovery Strategy and Pipeline Development</p>	<p>The Housing & Land Board's approved Recovery Plan (September 2020) continues to inform all the deliverables in this report and the work of the WMCA Housing & Regeneration Team, including the work on business cases for HMG, the approaches to Public Land and Employment land, and the development and implementation of town centre strategy.</p> <p>The project pipeline developed as part of the Covid-19 Recovery Strategy is constantly updated and reviewed with local partners at our regular 6-weekly engagement meetings and informs funding schedules and project identification for</p>

	<p>the SCF. Business cases to HMG and inclusions are reviewed on a regular basis with local partners through an extensive suite of bilateral conversations.</p>
<p>Establish new partnerships and joint ventures and delivery vehicles</p>	<p>Work is ongoing with housing association partners to establish a new vehicle/joint venture for affordable housing delivery. An update is being presented to the Housing & Land Delivery Board at this meeting (January 2022).</p> <p>Negotiations are ongoing with several developers and investors to establish further Strategic Partnerships alongside those already in place with Lovell, Urban Splash and St Modwen, including the final stages of MoU development with a new partner.</p> <p>Discussions are ongoing with public and private sector partners to create new joint ventures and delivery vehicles building on current joint ventures, like Help to Own and Friar Park JV.</p>
<p>Create strong investor engagement and developer relationships, working alongside West Midlands Growth Company</p>	<p>The West Midlands Investment Prospectus is programmed for revision and launch at MIPIM in March 2022. This project is being delivered with support from WMGC and the final document will supplement and complement individual local area prospectuses and investment collateral. As with previous documents, this prospectus is being co-developed with local authorities, LEPs and industry partners to provide key collateral to attract investment to the region. Project sponsors have been engaged and a steering group was launched in August 2021 to oversee the production and strategic focus of the prospectus. The first designed draft includes sheets for key investment opportunities/projects which have been drafted with our LA partners. Scoping for the digital document is ongoing to include a more interactive version than previous years and allow investors to access opportunities easily online. An update will be presented to this meeting (January 2022).</p> <p>WMCA convenes the Commercial Property Forum on a quarterly basis. Feedback and engagement with this forum have informed the Commercial and Employment Land proposal and creation of investible propositions.</p>
<p>Develop and collaborate on identified policy development work that supports delivery of the Housing & Land Delivery Board's KPIs and the Recovery Strategy</p>	<p>WMCA maintains frequent engagement with DLUHC & Whitehall more broadly on emerging policy issues and priorities, including employment land, Advanced Manufacturing in Construction (AMC) and affordable homes.</p> <p>Our industry led taskforces (e.g. town centres, commercial property, AMC, public land) act as critical friends and sounding boards for policy development.</p>

	<p>Working groups of the Delivery Steering Group on specific policy areas (e.g. Employment Land, Town Centres, AMC, Public Land) have been established with local authority representation.</p> <p>The Housing & Regeneration team is working closely with colleagues in TfWM to address shared priorities and establish joint approaches to investment in the region.</p>
Town Centre Regeneration	<p>WMCA investment in town centre schemes continues to progress via the Single Commissioning Framework (see appended document for specific examples).</p> <p>The Regional Town Centre Taskforce is focussing on 3 priority areas for 2021/22: Engagement & Lobbying, the Future of Town Centres and the Role of Public Land in Town Centres. In addition, the Taskforce is working closely to support Local Authority colleagues in Walsall and Dudley on specific areas of interest and potential scheme development.</p>
Advanced Manufacturing in Construction (AMC)	<p>An AMC business case proposal arising from announcements in the Budget 2021 is the subject of ongoing discussions with HMG. The £50m ask of Government was included in the region's 2020 "Recharge" document.</p> <p>Negotiations and engagement with developers and investors looking to establish new AMC facilities in the region are continuing.</p>
Zero Carbon Homes	<p>The ZCH routemap has been completed and approved.</p>
Affordable Housing	<p>The business case for the Affordable Housing Delivery Partnership with registered providers is progressing towards Investment Board decision in early 2022 and is the subject of a separate item on this agenda.</p> <p>The "Help to Own" scheme in Wolverhampton, which was brought forward by joint investment from WMCA and City of Wolverhampton Council, welcomed its first tenants in September 2021 and is subject to high customer demand. Evaluation work is ongoing to assess the opportunities to roll out Help To Own with WMCA support/endorsement on further sites in the region due course. An update is being presented to this meeting (January 2022).</p>
Regional One Public Estate Programme	<p>Submission of the West Midlands OPE Partnership's proposals for OPE9 was completed in November 2021 and is now under consideration by the Cabinet Office and Local Government Association.</p> <p>Existing programmes for OPE6 & OPE7 continue to be managed and evaluated by the WM OPE Board.</p>

Public Land Taskforce	Work of the Public Land Taskforce is progressed through four working groups: Asset Pooling and Mapping, Best Practice Case Studies/Approaches, the Public Land Charter and Projects. The current priority is the Public Land Charter which is the subject of a separate report on the agenda for this meeting (January 2022)
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5.0 Housing and Land Portfolio: Draft High Level Deliverables 2022/23

5.1 In line with the WMCA Corporate Aims and Objectives 2022/23, approved at WMCA Board in November 2021, the table below sets out the draft High Level Deliverables for discussion by the Housing & Land Delivery Board, prior to endorsement in March 2022.

To connect our communities by delivering transport, and unlocking housing and regeneration		
AIM	OBJECTIVE	DRAFT HIGH LEVEL DELIVERABLE
3.3	We will invest in and support housing and regeneration schemes across the region, working closely with the private sector and local authorities to unlock and accelerate sustainable delivery	Delivery of key requirements and output targets of Housing Deal & subsequent deals with HMG
		Supporting Local Planning Authorities with evidence for Local Plans and policy requirements
		Develop and collaborate on Board approved policy development work and masterplanning
		Deliver our nationally leading brownfield regeneration and delivery programmes
		Implement the approved Housing & Land Board Covid19 Recovery Strategy
		Run a series of industry led taskforces to provide critical insight and support
		Lead WMCA Strategic Asset Acquisitions, Disposals and Management programme
		Establish a series of new partnerships, ventures and joint ventures with public and private sector partners
		Support and enable Affordable Housing Delivery including new joint venture and Registered Provider / Homes England partnerships
		Deliver and submit compelling business cases for additional funding from HMG
		Oversee delivery of the regional One Public Estate Programme (OPE)
3.4	We will support and deliver coordinated investment packages with our partners across key corridors and local, town, and city centres	Produce and launch 2022 WM Investment Prospectus and deliver programme of investor engagement and developer relationships
		Support and enable Town Centre regeneration and repurposing through investment and enabling work
		Support delivery of milestones in charter and routemap for AMC (Advanced Manufacturing in Construction)
		Lobby/engagement programme with HMG on behalf of the region on housing, land and regeneration matters
		Programme of acquisitions and disposals of land in line with the public land charter

To reduce carbon emissions to net zero, enhance the environment and boost climate resilience		
4.2	We will be national pioneers in advanced methods of construction, zero carbon housing and brownfield regeneration and delivery, informed by research at the National Brownfield Institute	Deliver AMC (Advanced Manufacturing in Construction) investment attraction campaign and investment business case to HMG to accelerate growth in regional AMC industry
		Support delivery of milestones in charter and routemap for Zero Carbon Homes in line with #WM2041 and support partner-led Net Zero neighbourhood pilots

6.0 Conclusions

6.1 The updates set out above, and the appended SCF schemes quarterly update, illustrate that the WMCA and local authority partners are making considerable progress and added value together in achieving the Housing and Land Portfolio Deliverables for 2021/22. Further reports will be provided to the Housing & Land Delivery Board on a quarterly basis throughout the year.

7.0 Financial Implications

7.1 There are no un-budgeted financial implications as a result of the recommendations within this report. The majority of the work to achieve the Deliverables will be undertaken through existing in-house resource and any external support requirement will be funded from the Housing & Regeneration budget. Sites requiring acquisition or remediation will come, as appropriate, to the WMCA Investment Board.

8.0 Legal Implications

8.1 Section 10.1 and schedule 3 of The West Midlands Combined Authority Order 2016 No. 653 (the Order) confers economic development and regeneration functions to the WMCA in the Combined Authority area. Schedule 3 sets out a duty under section 69 of the 2009 Act for the Combined Authority to prepare an assessment of economic conditions.

8.2 By virtue of section 113A of The Local Democracy, Economic Development and Construction Act 2009 as amended by section 13 The Localism Act 2011 the WMCA may do anything it considers appropriate for the purposes of the carrying-out of any of its functions.

8.3 Section 22 (i) of the West Midlands Combined Authority (Functions and Amendment) Order 2017 expressly states that the power to pay grant is a function exercisable only by the Mayor with Section 22 (2) requiring the Mayor to seek the assistance of members and officers in the exercise of this function.

8.4 There are no direct legal implications identified as a result of this report. However, the proposals set out in this report will have legal implications and risks in the future which will be considered at the appropriate time through future reports as necessary.

9.0 Equalities Implications

- 9.1 There are no immediate equalities implications in relation to this report. However, individual strategies and delivery schemes will need to take into account local area needs and local stakeholder needs to ensure the schemes benefit local residents, including harder to reach groups. To that effect equality impact assessments will need to be conducted to understand demographics, key inequality issues and how investment can help address key inequality gaps. Engagement and consultation with key equality stakeholders is also crucial.

10.0 Inclusive Growth Implications

- 10.1 The High level Deliverables have been developed in close consideration of Inclusive Growth principles and are themselves neutral when it comes to inclusive growth. However, implications will arise as investments are made and strategies are devised – in terms of who benefits from those investments and in who is involved in shaping and contributing to them. As such, any programmes should be devised with the responsibility to deliver inclusive growth.

11.0 Geographical Area of Report's Implications

- 1.1 The recommendations of this report apply to the whole of the WMCA area.

12.0 Other implications

- 12.1 None.

13.0. Schedule of Background Papers

- 13.1 None.

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West Midlands
Combined Authority

Housing & Land Delivery Board

Date	19 th January 2022
Report title	Single Commissioning Framework: Outputs and Performance Monitoring
Portfolio Lead	Councillor Mike Bird, Leader, Walsall MBC
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration Rob Lamond, Strategic Planning Manager Rachel-Ann Atterbury, Projects Officer
Previous Reports	<ul style="list-style-type: none"> • Delivery Steering Group: December 2021

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** the purpose and key operating principles of the Single Commissioning Framework as agreed by the Housing & Land Delivery Board in March 2019, including the process of continuous review;
- b) **Note** that the Single Commissioning Framework has been subject to a number of internal audits since its inception to ensure it continues to operate efficiently and maximises value for money;
- c) **Note** the move towards **more robust and consistent performance reporting processes** for all future schemes seeking WMCA housing and land investment, in line with the recommendations of internal audits, changes to output/outcome monitoring at the corporate level and best practice in the existing pipeline; and
- d) **Note** that the changes detailed in this paper are focused on monitoring **only in line with the continual review process** – it does not propose changes to the Single Commissioning Framework’s key operating principles and governance systems, nor to WMCA’s funding eligibility requirements.

1.0 Purpose

- 1.1 This paper provides a summary of the history of the Single Commissioning Framework (SCF) and updates the Housing & Land Delivery Board on additional measures we are using to capture data on the wider outputs, outcomes and impact of WMCA's housing and land investments. This would see existing best practice measures, monitoring and reporting processes applied to all SCF schemes as the norm, in line with key recommendations of internal audits and the desire for more prescription and monitoring of impacts of WMCA interventions.
- 1.2 It is important to note that **WMCA is not looking to amend the key operating principles, scheme eligibility determinants or governance systems of applications for SCF funding at this stage.** These changes are focused solely on **performance and output measurement** across schemes and are intended to better align housing and land investment outputs with WMCA's wider organisational outputs, corporate strategy, inclusive growth framework and to provide assurance on the delivery of those outputs earlier in the SCF process.
- 1.3 Accompanying this paper will be **a presentation to provide further detail on progress to date and the proposed performance measuring and monitoring approach which has been used recently on a number of high profile SCF schemes and tested with developers.**

2.0 Background

- 2.1 In March 2019, the Housing & Land Delivery Board, Investment Board and WMCA Board all agreed the key operational principles of the SCF. These principles had been prepared collectively by officers of WMCA, local authorities, LEPs, government and other organisations over an extensive 12-month co-development programme. The SCF acts as a single portal for accessing WMCA Housing and Land funds and provides a streamlined and consistent approval process with explicit links to WMCA's Housing and Land deliverables. This [guidance booklet](#) provides further information on the process for prospective applicants.
- 2.2 In recognition of the dynamic nature of the construction and real estate sectors, it was agreed that the SCF would be subject to a process of continuous review and amendment (as necessary) which would be agreed by the Housing & Land Delivery Board under delegated authority from WMCA Board. This would ensure that the SCF process could respond to legislative, technical, financial and organisational changes which would impact future delivery whilst also enabling WMCA to continue to align its investment criteria with its policy ambitions.
- 2.3 The SCF has been in operation since April 2019. Since this time, a number of updates have been made to its eligibility criteria in line with WMCA's policy development, and with agreement by the Delivery Steering Group and the Housing & Land Delivery Board. These include strengthened requirements around Advanced Manufacturing in Construction (AMC), Affordability, Zero Carbon and Design.

3.0 Improving performance-monitoring of new schemes

- 3.1 In its three years of operation, there is demonstrable evidence of the SCF expediting investment, driving additionality on ‘difficult to deliver’ sites and delivering value for money by enhancing quality outputs in line with WMCA’s policy objectives. However, as WMCA’s Housing and Land programme has matured, opportunities to improve efficiency, monitoring and added value have been identified and incorporated within the SCF’s continuous review process including the four external audits that have been undertaken on the SCF and its operation.
- 3.2 WMCA’s wider strategic and corporate objectives and governance systems have also developed in this time. By aligning SCF measuring and monitoring processes with the wider WMCA approach, we will be better able to evidence the impact of housing and regeneration investment on inclusive growth, skills and employment, net zero and other areas identified in the WMCA’s Corporate Aims and Objectives.
- 3.3 In collaboration with relevant WMCA teams, a series of metrics which demonstrate a scheme’s contribution to WMCA’s strategic objectives have been identified. These metrics fit within the following broad categories:
- Skills and Employment
 - Affordable Housing
 - AMC and Zero Carbon Homes
 - Mobility and Connectivity
 - Design and Environment
 - Local Economy Benefits
- 3.4 More detail on the specific data, which WMCA is collecting from applicants for SCF funding, will be presented at the meeting and circulated afterwards. It is important to note that WMCA is **not** seeking to introduce any new requirements for funding at this stage. The purpose of this work is to develop a **more robust and consistent reporting system** for those requirements already in place so we can clearly demonstrate impact and added value.
- 3.5 To ensure that the SCF process continues to be recognised as **simple and efficient**, WMCA has actively sought to avoid creating additional work for those applying for funding as well as those administering the process. The identified measures focus on **definitive and quantifiable** outputs – in terms of time, money or numbers – which would be assessed as part of programme management, Corporate Social Responsibility reporting or typical Public Sector tendering processes. WMCA has tested the additional measures on many new schemes entering the SCF in 2021 and those delivered with our strategic partners and this has confirmed that the proposed reporting process is not unduly onerous nor cost/time-prohibitive for the applicant.
- 3.6 In addition to demonstrating added value to WMCA’s Corporate Strategy, these metrics will capture wider benefits leveraged through housing and land investments, providing evidence of ‘levelling up’ in the West Midlands and building HM Government’s confidence and trust in the region’s ability to deploy funding effectively – thus supporting our case for future devolved funding.
- 3.7 Furthermore, these datasets will provide a much clearer picture of delivery and change on the ground. At the regional scale, this will enable us to identify improvement and opportunity areas and inform our overall strategic direction, whilst also demonstrating

how housing and land investment is driving inclusive growth, delivering skills and employment opportunities, responding to #WM2041, enhancing residents' mobility and connectivity and supporting other corporate priorities. At the local scale, it will enable us to provide more detailed reports to Local Authority and other partners on the precise outputs and outcomes of our housing and land investments and inform conversations around how best to utilise future funding to support local ambitions.

4.0 Next steps

4.1 The presentation given at the January 2022 meeting will provide the Housing & Land Delivery Board with further information on the process to date, the proposed measures and monitoring processes which WMCA is looking to undertake for future schemes and the programme for implementing these changes. The presentation will be shared following the meeting.

5.0 Financial Implications

5.1 The purpose of this paper is to update the Housing & Land Delivery Board on additional measures being put in place to capture data on wider outputs of WMCA's housing and land investments.

5.2 There are no direct financial implications arising from approval of the SCF monitoring update by the Housing & Land Delivery Board. There may be, in future, financial implications arising from decisions to capture the additional outputs but any such decisions would be subject to WMCA's approved assurance processes.

5.3 Any WMCA investment to deliver the West Midlands Investment Prospectus would be governed and administered through the WMCA Single Assurance Framework, Single Commissioning Framework, the Commissions Pathway and in line with the accounting and taxation policies of the WMCA and HMRC. All disposals of land must follow the disposals policy following approval at Strategic Asset Board.

6.0 Legal Implications

6.1 Section 113A(1)(a) of the Local Democracy, Economic Development and Construction Act 2009 gives WMCA a power of competence appropriate for the purposes of carrying-out any of its functions. Part 4 of The West Midlands Combined Authority Order 2016 (2016 No 653) confers that the functions relating to any economic development and regeneration in the constituent councils are exercisable by WMCA. Part 3 of The West Midlands Combined Authority (Functions and Amendment) Order 2017 confers functions corresponding to the functions of the Homes and Communities Agency has in relation to the combined area. Paragraph 10 (2) (a) of the 2017 Order confers the function of improving the supply and quality of housing to the Combined Authority, 10 (2) (b) to secure the regeneration or development of land or infrastructure in the combined area, 10 (2)(c) to support in other ways the creation, regeneration or development of communities in the combined area or their continued well-being and 10 (2)(d) confers the function of contributing to the achievement of sustainable development and good design.

6.2 It is noted that the purpose of this paper is to update the Housing & Land Delivery Board on additional measures being put into place to capture data on the wider outputs of WMCA's housing and land investments. This is to ensure that all existing best practice measures and monitoring processes are captured under the SCF process. The

SCF requirements will be implemented through the funding agreements on individual schemes and legal input should be sought as and when required.

7.0 Equalities Implications

7.1 There are no immediate equalities implications in relation to this report. The proposed performance monitoring process includes measures which address the impact of schemes on local residents, including 'harder to reach' groups.

8.0 Inclusive Growth Implications

8.1 The measures identified are fully aligned with those of the Corporate Strategy and Inclusive Growth Decision-Making Toolkit and Framework. The proposed performance monitoring process will provide WMCA with a clearer picture of how Housing and Land investments are delivering benefits for local residents in terms of access to housing, services, skills and employment as well its impact on the local environment and economy.

9.0 Geographical Area of Report's Implications

9.1 The implications of this report cover the whole WMCA geography.

10 Other implications

None.

11 Schedule of Background Papers

None.

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**West Midlands
Combined Authority**

Housing & Land Delivery Board

Date	19 th January 2022
Report title	Public Land Charter: For approval
Portfolio Lead	Councillor Mike Bird, Leader, Walsall MBC
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration (Accountable Director) Gurdip Nagra, Strategic Delivery Advisor, Housing & Regeneration (Report Author)
Previous reports	<ul style="list-style-type: none"> • September 2020: Work commissioned by Housing & Land Delivery Board • March and September 2021: Further consideration by Housing & Land Delivery Board • August 2020; February, August, October and December 2021: Consideration by Delivery Steering Group • Throughout 2021: Consideration by the Public Land Taskforce and working groups

Recommendation(s) for action or decision:

The Housing Land & Delivery Board is recommended to:

- a) **Consider and agree** the Public Land Charter as set out in draft in Appendix A (the most up-to-date version of the charter will be shown at the meeting and circulated afterwards to all Board members in readiness for publication);
- b) **Agree** the proposal to formally launch the Public Land Charter in early 2022;

- c) **Agree** that a pilot project should be identified via the Delivery Steering Group to test how the principles of the Public Land Charter could be applied in practice and showcase what can be delivered;
- d) **Note** the excellent support from local authority officers on the Public Land Charter Working Group and industry experts on the Public Land Taskforce in formulating the charter; and
- e) **Delegate** to the Director of Housing & Regeneration, in consultation with the Portfolio Holder for Housing & Land, authority to agree the final version of the charter.

1.0 Purpose

- 1.1 The purpose of this paper is to seek endorsement from the Housing & Land Delivery Board of the Public Land Charter co-developed with the Public Land Charter Working Group and industry experts on the Public Land Taskforce.
- 1.2 The Public Land Charter sets out key themes and principles which can be adopted and deployed by public sector organisations across the WMCA area in order **to improve the speed, quality and benefits derived from the disposal, management and development of public sector land assets.**
- 1.3 For the purposes of the paper, public land is defined as *'land that is owned or in use by a public sector organisation, or company or organisation in public ownership, or land that has been released from public ownership and on which housing, employment or commercial development is proposed'*.

2.0 Background

- 2.1 The Housing & Land Delivery Board has recognised that a more co-ordinated effort on the part of public sector organisations will maximise delivery from publicly owned assets.
- 2.2 The Board agreed in September 2020 that a Public Land Charter for the West Midlands should be developed to set out a series of key principles which will help us, collectively, to unlock and enable development of land in our region using our intelligence, expertise and creativity, seeking out delivery focused solutions on agreed sites. The intention was that the charter could be endorsed by public sector organisations across the WMCA area. The goal was to improve the speed, quality and benefits derived from the disposal, management and development of public sector land assets.
- 2.3 Co-development of the charter with other public sector organisations was emphasised by the Housing & Land Delivery Board as an essential pre-requisite in taking forward the charter and any subsequent work. The Board asked that that the charter would follow a similar process to that of the Design Charter, the Advanced Manufacturing in Construction Charter and the Zero Carbon Homes Charter i.e. the approach, utilisation and purpose of the document would be agreed in the same collaborative manner, capturing the expertise of a wide range of stakeholders including, for example, local authorities, other public sector organisations and the private sector (including those represented on the Public Land Taskforce and the Commercial Property Forum). This approach has worked well in the past producing documents that have secured wide-

ranging support and, therefore, is exactly the approach used here on the Public Land Charter

3.0 Work to date

- 3.1 Discussions on the key themes and principles forming the Public Land Charter took place at the meetings of the Delivery Steering Group held in October and December 2021 and were discussed at the Housing & Land Delivery Board in November 2021; these meetings gave a very clear steer on the intended purpose and added value of the charter. Attached to the papers was an initial list of key themes and principles which were suggested for inclusion in the charter. The draft charter was initially identified by WMCA officers with the support of the Public Land Taskforce, and versions were subsequently discussed and agreed by both Delivery Steering Group and the Housing & Land Delivery Board.
- 3.2 To ensure that there was widespread engagement in the preparation of the charter, the Housing & Land Delivery Board agreed that, as part of the consultation and co-development process, a series of workshops should be held on the charter. The suggested themes, principles and possible format were also shared with a broad group of stakeholders so that they could provide additional comments after the workshops.
- 3.3 The workshops involved a wide range of interests and included representatives from Delivery Steering Group, the Public Land Taskforce and WMCA/TfWM. The purpose of the workshops was to facilitate discussion around the draft charter, advising on the proposed key themes and principles, and developing an approach to deliver best practice.

4.0 The Public Land Charter

- 4.1 The workshops and wider consultations were very helpful in shaping the Public Land Charter. Comments were captured and used to inform the charter attached, in draft, as Appendix A.
- 4.2 In terms of feedback from the workshops, overall there was strong support and a clear consensus for a co-developed Public Land Charter and agreement that a collective, partnership approach between both the public and private sectors would result in the delivery of a number and scale of projects not previously seen at a regional level. Key messages from the workshops which have been incorporated in the draft charter include:
- The need to embed partnership working, provide clear direction and give confidence to all stakeholders on the intended approach for the disposal and development of public land
 - The benefits of a clear understanding of the practical considerations underlying each of the principles
 - Public sector organisations should proactively seek out long term partnerships/joint ventures with the private sector where this can deliver greater outcomes and bring together land assembly
 - The idea of launching the charter alongside a pilot project to showcase how the principles can be used in practice

- The need for public sector organisations to be transparent about land and assets in their ownership and to collaborate with partners to deliver wider regional benefits that would be otherwise missed; and
- The potential to deliver inclusive growth through the projects using public land assets.

4.3 The format of the charter reflects the discussions to date i.e. a series of key themes supported by specific principles and best practice which will help public sector organisations to identify surplus land and accelerate its delivery.

5.0 Next steps

5.1 Members of the Housing & Land Delivery Board are asked to consider, comment on and endorse the content of the charter attached, in draft, as Appendix A. Members are also asked to agree that authority to agree any minor changes (which do not affect the overall purpose or sense of the document) be delegated to the Director of Housing & Regeneration, in consultation with the Portfolio Holder for Housing & Land.

5.2 Subject to the approval by the Housing & Land Delivery Board, the charter will be made available for individual public sector organisations to take through their own governance processes.

5.3 WMCA, in collaboration with local authority officers and the Taskforce, will explore options for implementing the Public Land Charter including the identification of a pilot project to test how the principles of the charter could be applied in practice and to showcase what can be delivered. Options for potential projects will be considered by the Delivery Steering Group and reported to a future meeting of the Housing & Land Delivery Board for consideration.

5.4 The Public Land Charter is a ground-breaking policy and delivery initiative which merits a launch event involving all partners who sign up to the charter. This would showcase the work of the public sector in the West Midlands, generate interest in the policy initiative and highlight the potential of public sector land, not least by highlighting the positive steps being taken by public sector landowners across the region.

6.0 Financial Implications

6.1 The purpose of this paper is to seek endorsement of the Public Land Charter attached, in draft, as Appendix A.

6.2 There are no direct financial implications arising from approval of the charter by the Housing & Land Delivery Board. There may be, in future, financial implications arising from decisions to progress projects in line with the provisions of the charter but any such decisions would be subject to WMCA's approved assurance processes.

6.3 The Single Commissioning Framework provides a single set of criteria and governance systems that will be applied to all applications for available devolved WMCA Housing, Land and Property Development funds, together with a consistent process and timelines for decision.

6.4 All disposals of land must follow the disposals policy following approval at Strategic Assets Board.

7.0 Legal Implications

- 7.1 Section 113A(1)(a) of the Local Democracy, Economic Development and Construction Act 2009 gives the Combined Authority a power of competence appropriate for the purposes of carrying-out any of its functions. Part 4 of The West Midlands Combined Authority Order 2016 (2016 No 653) confers that the functions relating to any economic development and regeneration in the constituent councils are exercisable by the Combined Authority. Part 3 of The West Midlands Combined Authority (Functions and Amendment) Order 2017 confers the functions corresponding to the functions of Homes England in relation to the combined area.
- 7.2 It is noted that the Public Land Charter seeks to encourage a collective and co-ordinated approach by public sector organisations with the purpose of achieving maximum delivery from publicly owned assets. This may lead to varied contractual arrangements on individual schemes and legal input should, therefore, be sought as and when required.

8.0 Equalities Implications

- 8.1 There are no immediate equalities implications in relation to this report. However, individual strategies and delivery schemes will need to take into account local area needs and local stakeholder needs to ensure that the schemes developed through the delivery vehicle benefit local residents, including 'harder to reach' groups. To that effect equality impact assessments will need to be conducted to understand demographics, key inequality issues and how investment can help address key inequality gaps. Engagement and consultation with key equality stakeholders is also crucial.

9.0 Inclusive Growth Implications

- 9.1 None at this stage.

10.0 Geographical Area of Report's Implications

- 10.1 The recommendations of this report apply to the whole of the WMCA area.

11.0 Other implications

- 11.1 None.

12.0. Schedule of Background Papers

- 12.1 None.

**Appendix A
Public Land Charter**

Theme	Placemaking
Principle 1	Public Land as an enabler Public sector landowners utilise public land as an enabler, particularly within town and city centres and around public transport hubs, to support local growth, levelling up and sustainable and inclusive urban regeneration.
Principle 2	Public Land supporting Inclusive Growth Proposals for public land have a clear commitment to promote accessible and sustainable placemaking.
Theme	Partnership Working
Principle 3	Public Land as more than the sum of its parts Landowners use their land efficiently and work collaboratively to achieve social impact that is greater than the sum of their parts by delivering at pace and regional scale.
Principle 4	Public Land as an opportunity to develop collaborative partnerships Public sector landowners proactively seek out long-term partnerships and use these to foster cross-sector transparency, collaboration and information sharing.
Theme	Redefining value
Principle 5	A regional approach to Best Consideration Public sector landowners apply a consistent, joined-up approach to best consideration and should aim for clarity around when it is appropriate to accept less than the highest short-term capital receipt.
Principle 6	Consistently quantifying the benefits Public sector landowners take a consistent approach in articulating and measuring the Inclusive Growth benefits from the utilisation, disposal and development of public land.
Theme	Delivery and implementation
Principle 7	Public Land supporting regional ambitions Public sector landowners actively consider how their land can contribute to regional ambitions, including inclusive growth, developing skills, delivery of new homes, sustainable transport and the net zero agenda.
Principle 8	Clear objectives, outcomes and timescales for Public Land Clear objectives, outcomes and timescales for public land disposals and development stated up front and departmental objectives are consistent within organisations.
Theme	Future-readiness
Principle 9	Long-term vision for Public Land to grow value Wherever possible, public sector landowners take a sustainable long-term view of their assets and consider how best to grow value through them.
Principle 10	A holistic view of Public Land portfolios Public sector landowners strive to have clear aspirations for their entire estate and have a robust plan for how they will deliver Inclusive Growth benefits in addition to capital receipts.



West Midlands
Combined Authority

Housing & Land Delivery Board

Date	19 th January 2022
Report title	Affordable Housing Programme: Update
Portfolio Lead	Councillor Mike Bird, Leader, Walsall MBC
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration Rob Lamond, Strategic Planning Manager
Report has been considered by	<ul style="list-style-type: none"> • 2020 and 2021: Reports detailing the progress of the Affordable Housing Programme have been received by Housing & Land Delivery Board throughout 2020 and 2021 • December 2021: A presentation covering this subject was received by Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** progress in the development of a full business case for the Affordable Housing Delivery Vehicle proposal and pilot schemes for approval in Spring 2022.
- b) **Note the ongoing collaboration** between housing associations, the National Housing Federation, Homes England, the WMCA and local authorities to develop a strategic approach to investment, delivery and innovation in the supply of affordable homes across the region.

1.0 Purpose

- 1.1 The purpose of this paper is to update the Housing & Land Delivery Board on the work of WMCA's affordable housing programme and ongoing collaborations with regional partners.
- 1.2 This includes an update on the proposed Affordable Housing Partnership with regional housing associations, which is scheduled for decision by the Housing & Land Delivery Board in March 2022, alongside an update on wider collaboration with partners in the region.

2.0 Background

- 2.1 As part of the formal process to determine the WMCA's budget, levy and precept levels, the WMCA Board approves each portfolio's annual deliverables. The Deliverables for the Housing and Land Portfolio were presented in draft at the WMCA Board of 15th January 2021 and agreed by the WMCA Board on 12th February 2021. The "Affordable Housing" programme was included as part of this process. This report provides an update on the latest progress with regard to recent key activities and key developments under the affordable housing work programme.
- 2.2 In addition, the draft High-Level Deliverables for 2022/23 are due to be agreed at WMCA Board in February 2022. The Housing and Land Aims and Objectives for 2022/23 include the draft deliverable to "*Support and enable Affordable Housing Delivery including new joint venture and Registered Provider / Homes England partnerships*".

3.0 Affordable Housing Delivery Vehicle - Update

- 3.1 The proposal to establish a joint delivery vehicle with several of the major housing associations located in the West Midlands has been in development since 2019 and subject to several reports and updates to the Delivery Steering Group and Housing & Land Delivery Board in 2020 and 2021.
- 3.2 In January 2021, the Housing & Land Delivery Board endorsed the background, strategic context and rationale for developing a proposal between WMCA and a select group of housing associations, and agreed a programme of work to develop a Full Business Case to be prepared for approval by Investment Board and full WMCA Board in due course. From the outset of these discussions, the focus was on a regional proposition to help address regional conditions and provide additionality.
- 3.3 Since Board endorsement, work has been ongoing to develop legal and commercial principles, the full business case, the business model for the proposed vehicle and the governance processes for any subsequent approved investment into the venture. An internal group of WMCA officers, including representatives from Finance, Legal, Investment and Assets teams has maintained this momentum, in recognition of the good practice and lessons learned from the Marches/Help To Own proposal development. In addition, there is ongoing engagement with Homes England to ensure

that the proposed vehicle can access the relevant funding programmes and address joint priorities through partnership working.

- 3.4 Significant progress has been made in recent months regarding the proposed vehicle and its potential to deliver **additional affordable homes** beyond those already being delivered in the region. To summarise, in line with the **clear steers provided by the Housing & Land Delivery Board** the business case for the proposed vehicle is focused on the key principle of **maximising** affordable housing delivery on all potential schemes, alongside commitments to low carbon, Advanced Manufacturing in Construction, and wider inclusive growth requirements, social returns and benefits. The housing association partners are developing delivery proposals for example schemes and a Programme Board of officers has been convened to manage the progress of the full business case to Investment Board. Central to these proposals will be the vehicle's potential to **deliver significantly more affordable housing on sites than other development models**, through deployment of National Affordable Housing Programme funds secured by the housing associations via Homes England. In so doing, this approach will help to maximise investment into affordable homes in the West Midlands and secure multiple benefits and outcomes for the region. Dialogue between WMCA, the housing associations and Homes England is ongoing and extremely positive with a collective goal of accelerated delivery of affordable homes and additionality in the region.
- 3.5 Workstreams have also been established with the housing association partners to jointly co-develop the business case for WMCA's Housing & Land Delivery Board and Investment Board in Spring 2022, with the intention that the proposed vehicle could demonstrate, and operationally exemplify, the collaborative approach central to the regional affordable housing programme from 2022 onwards. This includes the development of scheme plans for proposed sites that could deliver 100% affordable homes provision, subject to approval.
- 3.6 As set out in previous reports, the AHDV proposal has the potential to deliver multiple benefits to the WMCA and the region, for example:
- It maintains influence over the **quality, delivery and community benefits** of developments through this vehicle
 - It secures further investment into affordable housing in the region, and delivers **genuine additionality** above the existing delivery plans of providers
 - It **attracts and recycles investment** into further schemes, and provides impetus to further delivery of additionality
 - It implements policy objectives **centred on additional affordable housing**, design, construction, brownfield development, and promoting inclusive growth.

Indicative Timeline for Next Steps

- 3.7 The next steps and proposed timeline all parties are working to are included below:
- Continued working group engagement: January 2022

- Demonstrator scheme(s) site design viability to be finalised: January 2022
- Draft AHDV Business Case completion: January 2022
- AHDV Programme Board: Early February 2022
- Consultation with Overview & Scrutiny Working Group: February 2022
- Final AHDV Business Case completion: February 2022
- Final AHDV Business Case Housing Association Board approval: February 2022
- Final AHDV Business Case Strategic Asset Board endorsement: February 2022
- Final AHDV Business Case Housing & Land Delivery Board approval: March 2022
- Final AHDV Business Case Overview & Scrutiny: March 2022 (TBC)
- Final AHDV Business Case WMCA Board approval: March 2022 (TBC)

4.0 WMCA/WMHAP Partnership Board

- 4.1 In parallel with the ongoing development of the joint partnership proposal detailed above, and in recognition of the wider shared remits, objectives and ambitions of housing associations and WMCA, a broader WMCA/WMHAP Partnership Board is being established to further embed this collaborative approach.
- 4.2 The West Midlands Housing Association Partnership (WMHAP) is a collection of over 30 Housing Associations operating in the region, which seeks to address the “*supply of good quality housing to support growth of the regional economy; homelessness; health and wellbeing; and productivity and skills*”. Housing associations provide homes and support for almost six million people around England. They offer social homes, shared ownership homes, some market homes to rent and buy and essential supported and specialist housing. They also invest in community services and regeneration, provide support to vulnerable people and reinvest all their income into delivering their social purpose. In the recent announcements of Strategic Partnerships with Homes England, housing associations active in the West Midlands secured over £1bn of funding for affordable homes between 2021 and 2026.
- 4.3 The Partnership Board is intended be held on a quarterly basis from February 2022 and provide a forum for strategic priority development on areas including (but not limited to): investment and delivery in the region, regeneration and placemaking, collective engagement with HM Government and other stakeholders, addressing the carbon challenge and Net Zero construction, advanced methods of construction, labour supply and skills development, supply chains and market trends.
- 4.4 This is a welcome strengthening of the relationship between Housing Associations and WMCA on the issues relating to and influencing the delivery of affordable housing. Updates and progress reports from the Partnership Board will be provided to the Housing & Land Delivery Board on a regular basis.

5.0 Financial Implications

- 5.1 There are no immediate financial implications in relation to this report. However, any financial implications associated with example schemes and the associated site designs will be taken into account and directed through the correct governance protocol.

6.0 Legal Implications

- 6.1 There are no immediate legal implications in relation to this report. However, governance processes, including Legal and Procurement implications, are being

discussed as part of the ongoing development of legal and commercial principles of the Affordable Housing Delivery Vehicle (AHDV) structure and any subsequent investment. Trowers & Hamlin have been commissioned to provide Legal and Procurement advice to WMCA in respect of the proposed venture. These implications will be taken into account as part of the full AHDV Business Case proposal.

7.0 Equalities Implications

7.1 There are no immediate equalities implications in relation to this report. However, individual strategies and delivery schemes will need to take into account local area needs and local stakeholder needs to ensure the schemes developed through the commercial land development fund benefit local residents, including harder to reach groups.

8.0 Inclusive Growth Implications

8.1 The proposed new funds will enable investment in sites encouraging housing, business growth and new jobs in local areas. The physical fabric of local environments will see significant improvement where once blighted brownfield sites are transformed into areas of thriving activity. This in turn will lead a better quality of life for existing residents.

9.0 Geographical Area of Report's Implications

9.1 The implications of this report cover the whole WMCA geography.

10.0 Other implications

10.1 None.

11.0. Schedule of Background Papers

11.0 None.

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WMCA Housing & Land Delivery Board

Date	19th January 2022
Report title	Help to Own: Update on Progress
Portfolio Lead	Cllr Mike Bird, WMCA Portfolio Lead for Housing and Land
Accountable Employees	Gareth Bradford, Director of Housing and Regeneration Rob Lamond, Strategic Planning Manager
Previous reports	<ul style="list-style-type: none"> • January 2020: WMCA Board • November 2020: WMCA Investment Panel • December 2020: WMCA Investment Board

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Welcome and endorse** the positive findings of a review undertaken by WMCA into Help to Own which provides strong evidence to support the case for a wider roll-out beyond the pilot project, consistent with WMCA's approach to housing and regeneration and the Housing & Land Delivery Board's 2021/22 Deliverables. (NB this is not an investment decision and any future funding would need to be subject to receipt of an appropriate application and appraisal);
- b) **Note** the initial findings of a review of Help to Own, presented overleaf and summarised in Section 3.7;
- c) **Note** that further detailed reporting on progress of the pilot will be available in February 2022;

- d) **Note** that understanding the progress of Help to Own forms an important part of the Board's remit in relation to affordable housing¹ and H&R deliverables.

1.0 Purpose

- 1.1 Help to Own (HTO) is a new affordable housing product which provides a rental solution to local residents that gives long-term tenure security, the benefits of home ownership without many of the risks and complete flexibility to leave whenever the tenant wishes. HTO has been developed to address the substantial issues that many potential buyers who are in work face in raising the deposit to secure a mortgage.
- 1.2 The first HTO scheme was established at The Marches development in Wednesfield (Wolverhampton) in April 2021. It makes 100 properties available to tenants who meet the criteria in an allocation policy and who can demonstrate that they can afford to rent the properties at a market rent over the long-term.
- 1.3 This paper summarises the findings of an initial high-level review of the HTO pilot project undertaken by AMION Consulting and commissioned by WMCA, which involved analysis of management information and consultation with key stakeholders.

2.0 Background

- 2.1 In January 2020, the WMCA Board approved investment of up to £4.78 million from WMCA's devolved housing and land funds, alongside City of Wolverhampton (CWC) investment to deliver a 100 unit HTO pilot scheme at The Marches site.
- 2.2 Under HTO, the customer pays a market rent for 25 years for the home and after that period they can purchase it for £1. The annual increase in rent is set aside into a loyalty account, which is built up over the 25 years and the customer is able to withdraw this pot at any time if they exit the property. During the term, after operational costs, debt servicing and contributions to the loyalty account the net amount is distributed to the shareholders as a dividend. If customers stay for the full 25 years then, at the end of the period, the investors have access to their loyalty account pot. Customers can also use their loyalty account to help with a deposit to purchase the property they occupy at any point during their tenancy, providing additional flexibility for customers. Any disposal during the 25 years results in a capital receipt to the Marches HTO.
- 2.3 The Marches HTO purchased the 100 homes on The Marches development in April 2021. These are being received in tranches as they are completed.

3.0 Review Findings

- 3.1 One important element of the HTO pilot was to **test demand for this new affordable housing product** – to check whether there is a market for a long-term rent to buy offer. **This aspect of the pilot is progressing well.** The most recent management information shows that there has been **considerable interest in the product** which has converted into applications from households which meet the eligibility and affordability

¹ Based on the WMCA broader definition of Affordable Housing

criteria. By December 2021 all of the properties had been allocated to prospective tenants.

- 3.2 The provision of homes through HTO is providing a new route on to the housing ladder for 100 households, complementing other affordable housing policies and products and meeting the needs of a specific group of households for whom raising the deposit is the greatest barrier to home ownership. Whilst the number who go on to purchase their properties will only be known in the long-term, **in the short-term the scheme is already proving attractive to target households.**
- 3.3 The financial performance of the Marches HTO pilot will also only be fully known in the longer term. However, **the project has to date successfully addressed several key financial risks identified at appraisal including securing the debt funding on appropriate terms and achieving rental levels in line with the project's financial model.**
- 3.4 The pilot project has also allowed HTO to develop and refine a number of processes / ways of working which have proved to be successful and could therefore be rolled out to other HTO schemes. For example, the approach to marketing the product included the use of social media and harnessed early adopters as effective advocates, whilst resources were invested in educating the local legal community in how HTO works to enable them to advise clients who wished to participate. An allocations policy was developed which ensures support is targeted on key workers but has not constrained demand for the scheme. Important lessons have also been learned about the types of properties which are most attractive to the target market, and how the handover of properties from the developer to the property manager should be handled.
- 3.5 The pilot has also provided very valuable learning with regard to the management and governance of what is a complex scheme, involving a number of different funders, partners and stakeholders each of whom have their own priorities and responsibilities.
- 3.6 The pilot has benefited from considerable investment of Senior Officer time from within the public sector organisations involved, reflecting the high profile, innovative nature of the intervention and the level of public sector funding invested in HTO.
- 3.7 **The results of the initial high level review are very positive and indicate that the pilot has:**
- demonstrated that there is demand for the HTO product;
 - provided a new route for households to get onto the housing ladder – complementing rather than duplicating other schemes;
 - established governance structures and documentation that could be replicated for any future HTO projects offering economies if more schemes are brought forward;
 - successfully passed the first risk hurdles, although as would be expected various potential risks remain such as longer-term void levels, long-term attractiveness of the properties and the impact of economic downturn / higher unemployment / higher interest rates;

- The Marches HTO has secured debt funding, achieved the target rental levels and expenditure has been in line with expectations. Any future scheme will need to show whether the concept can be delivered without the need for grant funding; and
- indicated that the approach is potentially scalable. Finding appropriate sites will be key - the homes will need to be affordable for those who do not have sufficient funds for a deposit – but of a high enough quality and in an attractive enough area to be appealing as a long-term home. It is interesting to note that several local authorities in other parts of the Country have already expressed an interest in HTO.

3.8 Overall, the pilot has successfully proved the concept and there is strong evidence from the review by AMION Consulting to suggest that the approach should be endorsed for a wider roll out on policy grounds, although each future investment would need to be fully assessed on its own merits.

4.0 Financial Implications

4.1 This report sets out a review of the progress to date of the HTO pilot. There are no un-budgeted financial implications as a result of the recommendations within this report. There may be, in future, financial implications arising should there be further investment into the HTO product.

4.2 Any WMCA investment to invest further in the HTO would be governed and administered through WMCA's Single Assurance Framework, Single Commissioning Framework, the Commissions Pathway and in line with the accounting and taxation policies of the WMCA and HMRC.

5.0 Legal Implications

5.1 This paper provides an update review on The Marches HTO project. The HTO concept has been developed and implemented with the support of external legal advisors for the purpose of providing strong evidence of a wider roll out beyond the pilot project. Any future applications for funding will be supported by legal advice on individual schemes.

6.0 Equalities Implications

6.1 The Marches HTO project is considered to be having a positive impact on people from lower socio-economic backgrounds due to its delivery of a new form of affordable housing.

7.0 Inclusive Growth Implications

7.1 With its location in Wednesfield, The HTO Marches project is promoting regeneration and supporting the government's "Levelling Up Agenda". It is piloting of a new form of affordable housing and approach to increasing owner occupation including amongst key workers, which is a core element of the WMCA's Regional Affordable Housing definition.

8.0 Geographical Area of Report's Implications

8.1 The report relates to The Marches site but the principles could be applied across the whole of the WMCA area.

9.0 Other Implications

9.1 None

10.0 Schedule of Background Papers

10.1 None

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WMCA Housing & Land Delivery Board

Date	19 th January 2022
Report title	West Midlands Investment Prospectus 2022
Portfolio Lead	Councillor Mike Bird, Leader, Walsall MBC
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration Dr Colin Clinton, Head of Business Development & Partnerships Lauren Rigby-Hopkins, NGDP Graduate
Report has been considered by	<ul style="list-style-type: none"> • November 2021: Housing & Land Delivery Board • October and December 2021: Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Discuss and endorse** the positive progress and substantial engagement to date on the West Midlands Investment Prospectus 2022 project;
- b) **Note this is** one of the key deliverables for the Housing & Land Delivery Board in 2021/22 which, as in previous years, will play an important role in attracting private sector investment and national HM Government interest to the region;
- c) **Consider and comment** on the extensive engagement plan and project timeline for delivering the West Midlands Investment Prospectus as it nears a launch in March 2022;
- d) **Endorse and provide comments on** the latest design and draft of the West Midlands Investment Prospectus based on the structure set out in Section 3

below. The latest draft prospectus will be shown at the meeting of the Housing & Land Delivery Board and circulated afterwards to all Board members for further comments and views;

- e) **Note** that, as with previous versions of the Investment Prospectus, we will also be sighting and seeking endorsement from WMCA's Investment Board; and
- f) **Delegate** to the Director of Housing & Regeneration, in consultation with the Portfolio Holder for Housing & Land, authority to agree the final version of the Prospectus on behalf of the Board.

1.0 Purpose

- 1.1 The purpose of this paper and supporting presentation which will follow is to enable the Housing & Land Delivery Board to discuss and endorse the very latest draft version of the West Midlands Investment Prospectus. This paper offers an overview and update on this key regional project and a timeline for engagement and delivery, which will be supported by a presentation of the very latest draft prospectus to the Board at the meeting on 19 January 2022. Members of the Housing & Land Delivery Board are invited to provide their comments and views on the prospectus, as the project team works towards finalising the document for publication in early March 2022.

2.0 Background

- 2.1 The West Midlands Investment Prospectus (IP2022) is an agreed deliverable by WMCA's Housing & Land Delivery Board for 2021/22.
- 2.2 Since its first publication in March 2018, the West Midlands Investment Prospectus has played an important role in the delivery of economic growth by attracting private sector investment and national HM Government interest to the region. In March 2019, a new format West Midlands Investment Prospectus was produced; this was more market facing.
- 2.3 "IP2022" is the 2022 version of the regional investment prospectus. This is a key strategic document that outlines the capital investment opportunities which exist in the West Midlands, for regional, national and international investors and developers. It will have a sharp focus on recent success and delivery, alongside future sectors and projects where key investment is needed.
- 2.4 Work commenced on IP2022 in Sumer 2021 and members of the Housing & Land Delivery Board and the Delivery Steering Group alongside various private sector project sponsors have been engaged throughout its production. A paper was presented to, discussed and supported at meetings of the Delivery Steering Group in October and December 2021, and at the meeting of the Housing and Land Delivery Board in November 2021.
- 2.5 The **IP2022 programme is now reaching its final stages** which are focused on completing the design of the document, searching appropriate imagery and receiving final comments from across WMCA, local authorities and partners.

- 2.6 Upon the completion of the designed document, work will commence to upload the document online to ensure that the prospectus is easily accessible and interactive for partners and potential investors.
- 2.7 The IP2022 project team (a joint team of WMCA and West Midlands Growth Company) is working closely with each local authority in the WMCA area to finalise the list of investment opportunities and key project sheets which will sit as inserts in the back of the document as it did in previous years. The content for these project sheets has been provided by constituent and non-constituent authorities to showcase the key information for these investment propositions. These project sheets will also be available in the online version of IP2022.

3.0 IP2022 Structure

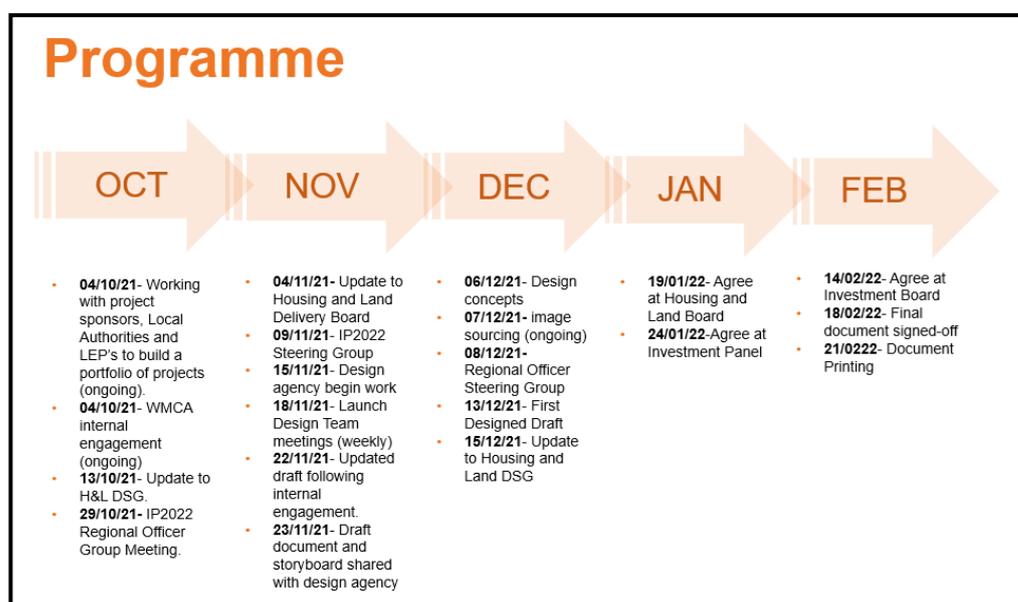
3.1 An outline of the structure and key elements for the 2022 Investment Prospectus are set out below for comments and views:

- **Welcome to the West Midlands:** An introduction to the region and the huge investment potential and global ambition of the West Midlands.
- **Now is the Time to Invest in the West Midlands:** We are the home of world-leading sectors, transformational infrastructure, brownfield regeneration and a rapidly increasing diverse population. Highlighting the connectivity and development, economic growth, people and environment and quality of life.
- **Our Vision:** Our vision for a more prosperous and better-connected region that is truly globally leading and pioneering creating a greener, inclusive economy that all its residents and businesses can benefit from. Key deliverables for the region include: a net zero region of excellence; skills, productivity and world beating sectors; building the homes and places of the future; culture and quality of life; and building an exceptional net zero transport system.
- **Our Offer:** WMCA plays a critical role as a partner, investor, enabler, advocate, and leader in the delivery of the regional vision. Working alongside our local authority and other public sector partners using our: assets; powers; leadership and governance; public sector funds; dynamic and detailed pipeline of projects; appropriately resourced and geared up expert teams; strategic partners and aligned pipelines; industry-led taskforces; strong partnerships with councils; and the capacity and capability to deliver.
- **The opportunities:** A portfolio of investment opportunities in the West Midlands, including growth corridors and hubs, regional investment corridors and town/city centres, strategic sites and projects.
- **Next Steps:** Contact arrangements to discuss how the region can help investors and developers successfully invest in the West Midlands.
- **Project Sheets:** Investment opportunities across the region, which are categorised as: Current Investment Opportunities, Coming Soon to Investors and

Ones to Watch. These project sheets are being co-developed with each relevant local authority and/or project sponsor and are currently being finalised.

4.0 Project Programme and Key Dates

4.1 The investment prospectus has had a clear programme for delivery in March 2022 agreed at Housing & Land Delivery Board in November 2021, which includes engagement across local authorities, Local Enterprise Partnerships and the WMCA teams, as well as, critically, with developers and investors. Below provides an outline of the IP2022 programme which is on track for launch in March 2022.



5.0 Next Steps

5.1 The next steps for IP2022 will be to complete the design and content of the document and source final images, maps and case studies. This is currently underway with our key partners and stakeholders.

5.2 The project team will continue to engage intensively as we have done since the summer with teams across WMCA and local authorities, as well as developers and investors as we finalise the document for publication. This will include our internal IP2022 Steering Group and Regional Officer Steering Group with Local Enterprise Partners in January.

5.3 The project team welcomes comments and views on the draft document in order to support the finalisation of the document for March 2022.

6.0 Financial Implications

6.1 The purpose of this paper is to seek endorsement of the design and latest draft IP2022.

6.2 There are no direct financial implications arising from approval of the West Midlands Investment Prospectus by the Housing & Land Delivery Board. There is likely to be, in

future, financial implications arising from investments or projects arising as a result of the West Midlands Investment Prospectus; these would be subject to WMCA's approved assurance processes.

6.3 Any WMCA investment to deliver the West Midlands Investment Prospectus would be governed and administered through the WMCA Single Assurance Framework, Single Commissioning Framework, the Commissions Pathway and in line with the accounting and taxation policies of the WMCA and HMRC.

6.4 All disposals of land must follow the disposals policy following approval at Strategic Asset Board.

7.0 Legal Implications

7.1 Section 113A(1)(a) of the Local Democracy, Economic Development and Construction Act 2009 gives WMCA a power of competence appropriate for the purposes of carrying out any of its functions. Part 4 of The West Midlands Combined Authority Order 2016 (2016 No 653) confers that the functions relating to any economic development and regeneration in the constituent councils are exercisable by WMCA. Part 3 of the West Midlands Combined Authority (Functions and Amendment) Order 2017 confers functions corresponding to the functions Homes England has in relation to the combined area. Paragraph 10(2)(b) to secure the regeneration or development of land or infrastructure in the combined area, 10(2)(c) to support in other ways the creation, regeneration or development of communities in the combined area or their continued well-being and 10(2)(d) confers the function of contributing to the achievement of sustainable development and good design.

7.2 It is noted that the purpose of this paper is for Housing & Land Delivery Board to endorse and agree the latest draft version of the West Midlands Investment Prospectus. The content of the Investment Prospectus has been developed with the support of legal advisors and with the purpose of unlocking development potential of public land. This is likely to lead to contractual arrangements on individual schemes in the future and hence legal input should be sought as and when required.

8.0 Equalities Implications

8.1 There are no immediate equalities implications in relation to this report. However, individual strategies and delivery schemes will need to take into account local area needs and local stakeholder needs to ensure the schemes developed through the investment prospectus benefit local residents, including harder to reach groups. To that effect, equality impact assessments will need to be conducted to understand demographics, key inequality issues and how investment can help address key inequality gaps. Engagement and consultation with key equality stakeholders is also crucial.

9.0 Inclusive Growth Implications

9.1 The High-level Deliverables have been developed in close consideration of Inclusive Growth principles and are themselves neutral when it comes to inclusive growth. However, implications will arise as investments are made and strategies are devised – in terms of who benefits from those investments and in who is involved in shaping and contributing to them. As such, any programmes should be devised with the responsibility to deliver inclusive growth.

10.0 Geographical Area of Report's Implications

10.1 The recommendations of this report apply to the whole of the WMCA area.

11.0 Other Implications

11.1 None

12.0 Schedule of Background Papers

12.1 None.

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