



Housing & Land Delivery Board

Date: Wednesday 2 March 2022

Time: 10.00 am **Public meeting** Yes

Venue: Room 116, 16 Summer Lane, Birmingham B19 3SD

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 Richard Overton	Telford and Wrekin 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 A Wright	North Warwickshire Borough Council

The quorum for this meeting shall be 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).		None
3.	Chair's Remarks (if any)	Chair	None
4.	Minutes -19 January 2022	Chair	1 - 8
5.	Affordable Housing Delivery with Housing Associations : Progress Update	Gareth Bradford/Rob Lamond	9 - 14
6.	WMCA Housing & Land Devolved Funds : Progress Update	Gareth Bradford/Rob Lamond	15 - 20
7.	Housing & Land Portfolio Deliverables 2022/23 : Update Report	Gareth Bradford/ Rob Lamond	21 - 26
8.	Date of next meeting - 27 April 2022 at 10.00am		None



West Midlands Combined Authority

Housing & Land Delivery Board

Wednesday 19 January 2022 at 10.00 am

Minutes

Present

Councillor Mike Bird (Chair)

Councillor Zahoor Ahmed

Bill Blincoe

Councillor Peter Butlin

Councillor Matthew Dormer

Councillor Bhupinder Gakhal

Councillor Shabrana Hussain

Councillor Ian Kettle

Councillor Andy Mackiewicz

Sarah Middleton

Jo Nugent

Dawn Ward

Suzanne Ward

Councillor David Welsh

Councillor Richard Smith

Walsall Metropolitan Borough Council

Sandwell Metropolitan Borough Council

Coventry and Warwickshire LEP

Warwickshire County Council

Redditch Borough Council

City of Wolverhampton Council

Birmingham City Council

Dudley Metropolitan Borough Council

Solihull Metropolitan Borough Council

Black Country Local Enterprise
Partnership

Homes England

Greater Birmingham and Solihull Local
Enterprise Partnership

Environment Agency

Coventry City Council

Nuneaton and Bedworth Borough Council

Item Title

No.

27. Apologies for Absence

Apologies were received from Councillor Potter, Cllr Wilson and Kevin Rogers.

28. Nominations of Substitutes

Councillor Richard Smith was nominated as a substitute for Councillor Kristofer Wilson (Nuneaton and Bedworth Borough Council).

29. Minutes - 4 November 2021

Resolved: That the minutes of the meeting held on 4 November 2021 be approved as a correct record.

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

The board considered a report of the Director of Housing and Regeneration that provided a regular quarterly update on progress and next steps in delivering the Housing and Land Deliverables for the Housing and Land portfolio. The report also included draft deliverables for 2022/23 that would be submitted to the WMCA Board for approval in February 2022.

The Strategic Planning Manager, Rob Lamond, outlined the report and provided an update on the Commercial Land Fund proposal and continuing discussions with Government to seek brownfield and infrastructure funding for the region.

Resolved:

1. That the positive progress underway to achieve the Housing and 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 be noted;

2. That the key performance highlights as set out in Section 3.0 of the report be noted and

3. That 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) 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 on 'difficult to deliver' schemes be noted.

31. Single Commissioning Framework : Outputs and Performance Monitoring

The board considered a report of the Director of Housing and Regeneration that summarised the history of the Single Commissioning Framework (SCF) and reported on the additional measures that are being utilised to capture data on the wider outputs, outcomes and impact of WMCA's Housing and Land Investments.

Projects Officer, Rachel-Ann Atterbury, reported that the WMCA was not looking to amend the key operating principles, scheme eligibility determinants or governance systems of applications for SCF at this stage. Instead it would be focusing on output and performance management across schemes to better align housing and land investments with the 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.

The board received a presentation from Rachel-Ann Atterbury that set out what is being measured, details of the metrics, key parts of the process, staging, examples and next steps.

The Director of Housing and Regeneration, Gareth Bradford reported that we do this already with the vast majority of developers and the objective now is to turn best practice into the norm. This would establish a level playing field for measuring impact and outcomes for everyone seeking SCF funding and the process would capture best practice across all schemes in the SCF. The monitoring systems would also allow us to demonstrate that funding is not just delivering new homes but also impacting on other key areas e.g. quality, modular homes, jobs, local sourcing of employees and apprentices, etc.

The board noted the impact of market forces on property affordability, the need to retrofit homes is dependent on supply and demand and the difficulties of simultaneously achieving both green and affordable homes.

The Chair asked that the Zero Carbon Homes Standard be an agenda item at the next meeting.

Resolved:

1. That the purpose and key operating principles of the Single Commissioning Framework as agreed by the Housing and Land Delivery Board in March 2019, including the process of continuous review be noted;
2. 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 be noted;
3. That 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 corporate level and best practice in the existing pipeline be noted; and
4. 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 be noted.

32. Public Land Charter : For Approval

The board considered a report of the Director of Housing and Regeneration that sought endorsement of the Public Land Charter that has been co-developed with Public Land Charter Working Group and industry experts on the Public Land Taskforce.

The Strategic Delivery Advisor, Gurdip Nagra, outlined the report including its key themes and principles that could be adopted and deployed by public sector organisations across the WMCA area to improve the speed, quality and benefits derived from the disposal, management and development of public sector land assets. The Director of Housing and Regeneration, Gareth Bradford, emphasised that the purpose of the charter is to provide guidance and advice to support public sector organisations in bringing forward their land for disposal.

It was noted that options for potential projects would be considered by the Housing and Land Delivery Steering Group and reported to a future meeting of this board for consideration.

The board agreed to delegate authority to the Director of Housing and Regeneration and the Chair to determine the final version of the Public Land Charter.

Resolved:

1. That the Public Land Charter as set out in draft and attached to the report as Appendix A (final version to be circulated to the board following the meeting in readiness for publication) be endorsed;
2. That the proposal to formally launch the Public Land Charter in early 2022 be agreed;
3. That a pilot project 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 could be delivered be agreed;
4. That 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 be noted and
5. That authority be delegated to the Director of Housing and Regeneration, in consultation with the Portfolio Holder for Housing and Land to agree the final version of the charter.

33. Affordable Housing Programme : Update

The board considered a report of the Director of Housing and Regeneration that provided an update on the WMCA's Affordable Housing Programme and ongoing collaborations with regional partners.

The Strategic Planning Manager, Rob Lamond highlighted key areas within the report and undertook to circulate the definition of Affordable Housing that was approved in 2020. The Strategic Planning Manager also updated the board on the progress of the Affordable Housing Delivery pilot including the next steps for business case approval.

Resolved:

1. That progress in the development of a full business case for the Affordable Housing Delivery Vehicle proposal and pilot schemes for approval in Spring 2022 be noted and
2. That 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 be noted.

34. Help to Own : Update On Progress

The board considered a report of the Director of Housing and Regeneration that provided an update on the Help to Own Scheme, a new affordable housing product including the initial findings from a high-level review of the pilot scheme at The Marches, a 100 unit development in Wolverhampton.

Graham Russell, Amion Consulting, presented the findings from the review which demonstrated strong demand for the Help to Own product, provided

households with a new route to get onto the housing ladder, passed the first risk hurdles and established governance structures and documentation for the concept which could be replicated for other Help to Own schemes.

Sam Miller and Sue Summers (West Midlands Development Capital) also outlined the key features of the Help to Own Scheme and how it could be rolled-out to other local authority areas to meet local housing needs.

Councillor Gakhal commented that the scheme had been a fantastic success in Wolverhampton and considered that the WMCA should be shouting its success more widely, as previously highlighted by the Chair. Other councillors supported this view and agreed that the Help to Own scheme presented another excellent way of increasing the amount of affordable housing across the region.

In relation to an enquiry from Councillor Welsh as to how the Help to Own scheme could be balanced with other social housing options, the Director of Housing and Regeneration reported that the region needs a mix of affordable housing products that meets local housing needs and local planning policy requirements. He advised that the WMCA would support local authorities to provide the housing product that meets its needs which would be different/varied in each local authority area.

The Chair asked that the WMCA write to all local authorities to inform them that the Help to Own scheme qualifies as affordable housing.

Resolved:

1. That 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 the WMCA's approach to housing and regeneration and the Housing and Land Delivery Board's 2021/22 Deliverables be welcomed and endorsed (NB this is not an investment decision and any future funding would need to be subject to receipt of an appropriate application and appraisal);

2. That the initial findings of a review of Help to Own as summarised in Section 3.7 of the report be noted;

3. That further detailed reporting on progress of the pilot would be available in February 2022 be noted and

4. That understanding the progress of Help to Own forms an important part of the board's remit in relation to affordable housing and Housing and Regeneration deliverables be noted.

35. West Midlands Investment Prospectus 2022

The board considered a report of the Director of Housing and Regeneration that provided an overview and update on the engagement and delivery of the West Midlands Investment Prospectus 2022.

The report outlined the structure of the Investment Prospectus document, project programme and key dates and the next steps.

Resolved:

1. The positive progress and substantial engagement to date on the West Midlands Investment Prospectus 2022 project be noted;
2. This is one of the key deliverables for the Housing and Land Delivery Board in 2021/22 which as in previous years, plays an important role in attracting private sector investment and Government interest to the region be noted.
3. Comments on the extensive engagement plan and project timeline for delivering the West Midlands Investment Prospectus as it nears a launch in March 2022 be noted;
4. The latest design and draft of the West Midlands Investment Prospectus based on the structure set out in Section 3 of the report be endorsed (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);
5. As with previous versions of the Investment Prospectus, the document be submitted to the WMCA's Investment Board for endorsement be noted and
6. Authority be delegated to the Director of Housing & Regeneration, in consultation with the Portfolio Holder for Housing & Land to agree the final version of the Prospectus on behalf of the Board.

36. Exclusion of the Press and Public

Resolved:

In accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during the consideration of the following items of business as they involved the likely disclosure of exempt information relating to the business affairs of any particular person (including the authority holding that information).

37. Appendix to Quarterly Report

The board considered a private appendix related to the Quarterly Report on the Housing and Land Portfolio Deliverables and Progress on the Housing and Land Annual Business Plan.

The Strategic Planning Manager, Rob Lamond provided an update on schemes progressing through the Single Commissioning Framework.

Resolved: That the report be noted.

38. Presentation: Investment Prospectus

Further to consideration of the West Midlands Investment Prospectus report, the board received a supporting presentation from Graham Russell, Amion Consulting on the latest draft of the Investment Prospectus.

The Chair asked that the Prospectus summarises the region's outputs and achievements in a couple of pages and also include more photographs of the region's successes such as the developments at Longbridge and Port Loop.

Resolved: That the presentation be noted.

39. Date of next meeting - 2 March 2022

The meeting ended at 11.45 am.

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WMCA Housing & Land Delivery Board

Date	2 nd March 2022
Report title	Affordable Housing Delivery with Housing Associations: Progress update
Portfolio Lead	Cllr Mike Bird, WMCA Portfolio Lead for Housing and Land
Accountable Employee	Gareth Bradford, Director of Housing and Regeneration Rob Lamond, Strategic Planning Manager
Previous reports:	<ul style="list-style-type: none"> February 2022: Delivery Steering Group

The WMCA Board is recommended to:

- a) **Welcome and endorse** the positive progress with the work taking place under the Housing and Land Board to improve the **collaboration and co-investment in the region between housing associations and WMCA** to secure more social and affordable housing to meet local needs
- b) **Note this collaboration is** part of broad package of affordable housing measures and initiatives being progressed under the Housing and Land Portfolio.
- c) **Welcome and note** the specific work taking place on a **new innovative joint approach with a group of housing associations in the region** to deliver additional affordable housing and wider socio-economic outcomes on WMCA land.

*Notes:

1. The Board is not being asked at this stage to approve a pilot scheme, just to note and endorse the work taking place and the positive direction of travel.
2. This endorsement is **not an investment or land disposal decision** and any future consents or approvals will be subject to the appropriate appraisal, business case and approval processes in accordance with WMCA governance.
3. A delivery vehicle or joint venture is not being proposed at this stage.
4. Further detailed reporting on the approach and any pilot initiative will be brought forward to the appropriate WMCA Board for the necessary approval.
5. The new innovative joint approach proposed here is just part of a broad package of initiatives, as set out in Section 2.3, being developed to deliver additional affordable housing across the region.

1.0 Purpose

- 1.1 The purpose of this report is to provide the Housing & Land Delivery Board with a progress update and clear direction of travel on the ongoing work of WMCA and housing association partners to establish a more comprehensive collective approach to the delivery of additional affordable housing across the region - a key deliverable for the Housing & Land Delivery Board in 2022/23.
- 1.2 The report also specifically seeks endorsement for the work underway to develop an **innovative pilot approach** with a small group of Housing Associations based on a packaged land disposal. Any new affordable housing pilot that might come forward (following robust appraisal and due diligence) would naturally follow on and build from the successful Help to Own affordable housing pilot which was successfully delivered last year and supported by the Housing & Land Delivery Board. The piloting of innovative new approaches to housing, land and regeneration matters in the region by WMCA is a key role of the Housing & Land Delivery Board.

2.0 Background

- 2.1 As part of the formal process to determine WMCA's budget, levy and precept levels for 2021/22, 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 An "Affordable Housing" deliverable was included as part of this process, with the development of proposals for additional delivery in the region forming a key part of this programme. The draft High Level Deliverables for 2022/23 (see separate report on agenda) also include the following items as part of delivering WMCA's Aims and Objectives:
- 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
- 2.3 In order to deliver the significant additional affordable homes required in the region, the WMCA, under the governance of the Housing and Land Board, is focusing on providing added value to affordable housing supply in the following key areas:
- Working with Registered Providers to maximise investment into affordable homes in the West Midlands
 - Securing more private sector investment into affordable homes in the region
 - Leveraging WMCA's brownfield funds to maximise increased delivery of affordable housing, supply of new products and wider benefits to the region
 - Working with Homes England to align funding programmes and systems for delivery of affordable housing
 - Maximising the impact of public sector land disposals to address housing needs and deliver the homes local areas need

- 2.4 These Aims, Objectives and High Level Deliverables form the basis on which WMCA has been working with partners to deliver additional affordable housing through various approaches/projects including those funded under the Single Commissioning Framework and exemplar pilots such as Help to Own.
- 2.5 Back in 2019, housing association partners from WMHAP first approached WMCA with proposals for an exciting joint approach to affordable housing delivery in the region on brownfield sites. From the wider WMHAP, a smaller group of housing associations decided to form a partnership to work directly with WMCA on a new joint initiative. The group of housing associations is a subset of the wider WMHAP and supported by the wider partnership, each association choosing individually whether or not they wished to be a part of the joint initiative. As a pilot, the proposal is similar to Help to Own which is a new affordable housing pilot at The Marches involving WV Living, Frontier Development Capital and the City of Wolverhampton Council.
- 2.6 The creation of a new innovative pilot approach between WMCA and housing association partners to deliver more affordable housing in the region has been the subject of detailed feasibility, assurance and due diligence work since 2019 and several reports and progress updates to Delivery Steering Group and Housing & Land Delivery Board in 2020 and 2021.
- 2.7 In January 2021, the Housing & Land Delivery Board approved the strategic context and rationale for developing a new joint affordable housing proposal between WMCA and a small group of housing associations. The Board was clear that the focus was to be on a proposition that could demonstrably help address regional need, support brownfield regeneration and provide true additionality.
- 2.8 As set out in previous reports, a joint approach has the potential to deliver multiple benefits to the West Midlands, for example:
- it can help to influence the quality, delivery and community benefits of new development;
 - it can secure further investment into affordable housing in the region and deliver genuine additionality above the existing delivery plans of providers; and
 - it can implement policy objectives centred on additional affordable housing, design, construction, brownfield development and promoting inclusive growth.
- 2.9 The pilot approach produced in this report brings together the combined expertise and resources of several of the largest housing associations within the region, who are themselves creating a dedicated Limited Liability Partnership known as the West Midlands Housing Association Partnership Investments (WMHAPI). **Other Housing Associations can join the group**, and the affordable homes developed by the partnership will be available for 'offtake' by any Registered Provider (subject to the necessary agreements).

- 2.10 The pilot approach will utilise the resources and expertise of WMCA and WMHAPI to directly deliver new affordable homes in the West Midlands. As set out in the report to the January 2022 meeting of the Housing & Land Delivery Board, WMCA is also expanding its work with all Registered Providers in the region in a range of ways to deliver more affordable homes to meet the needs of the region and local areas.
- 2.11 The wider context for affordable housing delivery also includes Homes England recently entering into 31 Strategic Partnerships with Registered Providers, committing almost £5.2bn in affordable housing grant over the next four years. Together, they will deliver nearly 90,000 grant-funded affordable homes that are much needed across the country. Included within the 2021 Strategic Partnership announcements is over £1bn in allocations for RPs active in the West Midlands (**NB: this does not mean all the funding will be deployed in the region, due to the geographic spread of RP business across regions**). It does indicate, however, that there are significant resources available amongst the partner housing associations (and others) to bring forward affordable housing.

3.0 Current position

- 3.1 Significant progress has been made in recent months regarding the innovative joint pilot approach and its potential to deliver additional affordable homes beyond those already being delivered in the region and in a way that is complimentary to local authorities and Homes England.
- 3.2 In line with the clear steers provided by the Housing & Land Delivery Board and WMCA's Overview & Scrutiny Committee, the proposed approach is focused on the key principle of maximising affordable housing delivery on all potential schemes, alongside commitments to low carbon, and wider inclusive growth requirements including social returns and benefits. The housing association partners are developing delivery proposals for example schemes and central to these proposals will be the potential to deliver significantly more affordable housing on WMCA sites than the conventional market would achieve.
- 3.3 The proposed pilot package would need to deliver:
- 100% affordable housing i.e. more than would be delivered by private developers
 - Other WMCA policy priorities, including:
 - provision of key worker housing adjacent to a new hospital
 - provision of new homes adjacent to a Metro station
 - progress towards Zero Carbon Homes
 - meeting high design standards and placemaking
- 3.4 Further detailed analysis of a potential pilot is ongoing and independent external advisors have been commissioned. Once this is complete any potential pilot project would be brought forward for approval to this Board and Investment Board, in a similar way to the Help to Own project. The pilot would then be evaluated and the lessons learned used to inform future investments.

4.0 Financial Implications

- 4.1 This purpose of this report is to endorse the new innovative pilot approach to dispose of a package of WMCA sites, delivering additional Affordable Housing through working with housing association partners. This is not the approval of the disposal of any WMCA land or any investment into a partnership of any kind.
- 4.2 As part of this pilot WMCA have commissioned independent external advisors to value the land, assess the costs and benefits and ensure risks and implications are fully understood before any decision can be made to progress.
- 4.3 There are no un-budgeted financial implications as a result of the recommendations within this report. There will be, in future, financial implications arising from disposing of Land and investment in into a partnership, both of which will require approval at Investment Board.
- 4.4 Any WMCA investment to deploy the funding or submit further business cases 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 WMCA and HMRC.

5.0 Legal Implications

- 5.1 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.
- 5.2 It is noted that the purpose of this report is to: i) provide the Housing & Land Delivery Board with an update on the progress of the ongoing work of the WMCA and Housing Association partners to establish a more comprehensive joined up approach to the delivery of additional affordable housing across the region; and ii) to endorse the work being undertaken to develop an innovative pilot approach with a small group of Housing Associations based on a packaged land disposal.
- 5.3 Legal input should be sought as and when required and any co-investments including grant/and or loan funding from WMCA will be subject to necessary approvals and will need to comply with the criteria and governance systems set out in the WMCA Single Commissioning Framework. Each scheme will be considered on a case by case basis.

6.0 Equalities Implications

6.1 A full Equalities Impact Assessment will be completed in parallel with the development of an investment case for the pilot project. This will assess the potential impacts of the proposed pilot and any mitigations required.

7.0 Inclusive Growth Implications

7.1 The proposed pilot project would operate via the WMCA's Single Commissioning Framework which includes Inclusive Growth outcomes including affordable housing, use of local labour and suppliers, and quality of design and placemaking as part of the key criteria for investment by the WMCA.

8.0 Geographical Area of Report's Implications

8.1 The pilot proposal covers the whole geography of the WMCA region.

9.0 Other Implications

9.1 None

10.0 Schedule of Background Papers

10.1 None.



WMCA Housing & Land Delivery Board

Date	2 nd March 2022
Report title	WMCA Housing & Land Devolved Funds: Progress update
Portfolio Lead	Cllr Mike Bird, WMCA Portfolio Lead for Housing and Land
Accountable Employee	Gareth Bradford, Director of Housing and Regeneration Rob Lamond, Strategic Planning Manager
Previous reports	Regular updates in quarterly reports on the Housing & Land Portfolio Deliverables and Business Plan

The Housing & Land Delivery Board is recommended to:

- a) **Welcome and endorse** the success of the WMCA Housing and Land Portfolio in securing devolved housing and land funds from Government, and our strong performance to date against the targets set out in these funds.
- b) **Note and endorse** the business case work being undertaken by the WMCA Housing and Land Portfolio to secure further funding from Government to support the objectives set by the Housing & Land Delivery Board including: housing, jobs, commercial development and brownfield land remediation; and innovative new proposals like modular construction and zero carbon homes.

1.0 Purpose

- 1.1 The purpose of this report is to provide the Housing & Land Delivery Board with a short update on the funding which WMCA has secured to date from HM Government on housing and regeneration matters and which it has administered via the Single Commissioning Framework across the West Midlands. This compliments other funding that has been secured in the region e.g. Towns Fund, Future High Streets Fund and One Public Estate funding. The paper also brings the Housing & Land Delivery Board up to speed with ongoing discussions with HM Government to secure further housing, land and regeneration funding for the region.

2.0 Funds secured 2018-2021

- 2.1 Since its formation the WMCA Housing and Land Portfolio has successfully secured significant funding for investments in housing and regeneration across the region. The Housing Deal between HM Government and WMCA, announced in March 2018, included a £100m Land Fund to acquire and remediate land around priority sites to deliver 8,000 new homes. As per the quarterly performance reports received by the Housing & Land Delivery Board, delivery via this fund is above trajectory and on track to secure significant wider benefits including a minimum of 20% affordable homes, thousands of new jobs, support for advanced modular construction methods and leveraging £multi-millions of private sector investment. As part of the Housing Deal, WMCA also secured £165m through the Housing Infrastructure Fund to support the regeneration of Perry Barr following the Commonwealth Games; this funding is administered by Birmingham City Council.
- 2.2 During 2020 and on the back of a successful delivery record against the 2018 Housing Deal, WMCA secured £84m from HM Government's Brownfield Housing Fund (BHF) and a further £24m from a £40m National Competitive Fund (NCF). Both funds come with housing targets of 6,000-7500 dwellings for the £84m and 1,800-2,300 for the £24m together with requirements relating to value for money, market failure and being the funder of last resort. During negotiations to secure these funds it was noted that the region's delivery of new homes and our successful track record, demonstrated by the deployment of the Housing Deal Land Fund, were crucial factors in establishing the reputation of the West Midlands as the national pioneer in brownfield regeneration and our credibility in housing delivery.
- 2.3 As with the Land Fund, deployment of the BHF and NCF is ahead of target and already unlocking significant new developments in the region. This successful deployment of funds is a further demonstration to HM Government of how WMCA and our local authority partners are bringing forward difficult to deliver, constrained sites to create new homes, jobs and communities.

3.0 Funding announcements in 2022

- 3.1 HM Government published its '*Levelling Up White Paper*'¹ on 2 February 2022, setting out its proposals "*to transform the UK by spreading opportunity and prosperity*" through 12 national missions. Housing and regeneration challenges and opportunities are key parts of this approach and there is a particular focus within the White Paper on the importance of brownfield regeneration and infrastructure to drive growth and sustain communities.

¹ Available at <https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>

- 3.2 An extension of the Brownfield Housing Fund was included in the ‘Levelling Up’² announcements, with WMCA securing a further £28m, the largest allocation of any Mayoral Combined Authority from a total of £120m (See Table 1).

Table 1: Extract from Levelling Up White Paper (2022): Brownfield funding allocated to Mayoral Combined Authorities

Place	Funding (Rounded to nearest £m)
West Midlands	£28m
Greater Manchester	£27m
West Yorkshire	£22m
Liverpool City Region	£15m
South Yorkshire	£13m
North of Tyne	£8m
Tees Valley	£6m
MCA BHF, sub-total:	£120m

Figure 1: MCA Brownfield Funding: source Levelling Up White Paper, page 210.

- 3.3 In addition to the £28m BHF extension, WMCA has also successfully secured a further £17.4m from the BHF (with an associated housing target of 1,115-1,425 dwellings) through direct negotiations with HM Government, all to be administered through WMCA’s Single Commissioning Framework. This brings the total Brownfield Housing Fund monies secured to date by WMCA to £153.5m (See Table 2).

Table 2: Total grant funding secured to date by WMCA Housing & Land Portfolio

FUND	AMOUNT SECURED BY WMCA*	DATE
Housing Deal Land Fund	£100 million	2018
Brownfield Housing Fund (1)	£84 million	2020
National Competitive Fund	£24 million	2020
NEW Brownfield Housing Fund Extension (awarded as part of Levelling Up announcements)	£28 million	2022
Brownfield Housing Fund	£17.5 million	2022

*Excludes £165m HIF administered by Birmingham City Council

4.0 Further opportunities

- 4.1 The Levelling Up White Paper confirmed that the £1.8bn funding announcement for brownfield regeneration and infrastructure within the Spending Review 2021 will be made available across England to support new housing, communities and critical infrastructure for growth.

² <https://www.wmca.org.uk/news/government-s-levelling-up-plans-see-wmca-secure-extra-28m-for-new-homes-and-jobs-on-derelect-land/>

4.2 As agreed by the Housing & Land Delivery Board and following co-development with local authorities and other key partners, a compelling proposal on Commercial Land Funding was included as part of the WMCA's representations to HM Government's Budget and Spending Review 2021. Since the fiscal event in November 2021, dialogue and continuous engagement is continuing between WMCA officers and HM Government officials regarding the deployment of Brownfield and Infrastructure funding included in the Spending Review, to seek additional benefits and flexibilities to support development in the region. This work is ongoing and will be the subject of regular updates to the Housing & Land Delivery Board in due course. We would like to thank local authority officers and all Members of the Housing & Land Delivery Board for their excellent and continued support on this work, and request that colleagues continue to identify possible schemes and opportunities in their local areas for inclusion in future pipelines.

5.0 Financial Implications

5.1 This report endorses the success of the WMCA Housing and Land Portfolio in securing devolved housing and land funds, the strong performance against the funding targets and the business case work undertaken to secure further funding from Government to meet objects set by H&LDB.

5.2 There are no un-budgeted financial implications as a result of the recommendations within this report. There will be, in future, financial implications arising from deploying the funding received to date and in the development and submission of further business cases to Government.

5.3 Any WMCA investment to deploy the funding or submit further business cases 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.

6.0 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 funding secured from HM Government for deployment via the Single Commissioning Framework in the West Midlands and the ongoing discussions with HM Government to secure further funding. The deployment of the additional funds into unlocking new schemes will result in increased responsibilities and may require the strengthening of the SCF to incorporate any new requirements associated with the new funding. These requirements along with the existing criteria would need to be implemented on a case by case basis through the legal funding documentation.

7.0 Equalities Implications

7.1 There are no direct equalities implications arising from this report but any funding secured by WMCA will be deployed in line with the Single Commissioning Process, Single Assurance Framework and decisions taken by the relevant WMCA Board.

8.0 Inclusive Growth Implications

8.1 There are no direct Inclusive Growth implications arising from this report, but Inclusive Growth outcomes are intended to be delivered by the Housing and Land Portfolio deliverables.

9.0 Geographical Area of Report's Implications

9.1 This report covers the whole of the WMCA regional geography.

10.0 Other Implications

10.1 None.

11.0 Schedule of Background Papers

11.1 None.

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WMCA Housing & Land Delivery Board

Date	2 nd March 2022
Report title	Housing and Land Portfolio Deliverables 2022/23: Update report
Portfolio Lead	Councillor Mike Bird, WMCA Portfolio Lead for Housing and Land
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration (Accountable Director) Rob Lamond, Strategic Planning Manager (Report Author)
Previous reports	<ul style="list-style-type: none"> January 2022: Housing & Land Delivery Board February 2022: Delivery Steering Group

The Housing & Land Delivery Board is recommended to:

- a) **Note and endorse** the Housing and Land Portfolio High Level Deliverables for 2022/23 prior to approval by WMCA Board on 18th March 2022.

1.0 Purpose

- 1.1 The purpose of this update report is to seek endorsement from the Housing & Land Delivery Board with the draft Housing and Land Portfolio High Level Deliverables prior to approval at the WMCA Board on 18 March 2022. These deliverables directly support the implementation of WMCA's Strategic Aims and Objectives approved by the WMCA Board in November 2021.

2.0 Background

- 2.1 As part of the formal process to determine WMCA's budget, levy and precept levels for 2022/23, at its meeting in November 2021 the WMCA Board approved the Corporate Aims and Objectives (the full list of WMCA Aims and Objectives are set out in Appendix 1 to this report).
- 2.2 Following this approval, each portfolio of WMCA ensures alignment of its work with the Corporate Aims and Objectives through its High Level Deliverables which set out the key work programmes and targets for the forthcoming year.
- 2.3 The Housing and Land Portfolio High Level Deliverables set out how WMCA (namely through its Housing & Regeneration Directorate) will continue to develop and work on the programmes that the Housing & Land Delivery Board has been overseeing throughout the last year. As with previous years, the portfolio's annual deliverables have been co-developed with local authorities, industry taskforces and other partners in

the region. Draft Deliverables for the Housing & Land Portfolio were endorsed at the meeting of the Housing & Land Delivery Board in January 2022.

- 2.4 In line with WMCA's Corporate Aims and Objectives 2022/23, approved at WMCA Board in November 2021, Table 1 below sets out the latest draft High Level Deliverables for endorsement by the Housing & Land Delivery Board, prior to approval by WMCA Board in March 2022.

Table 1: Housing and Land Portfolio High Level Deliverables 2022/23 (Draft)

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 the 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 manufacturing in construction, zero carbon housing and brownfield regeneration and delivery, informed by research at the National Brownfield Institute	<p>Deliver AMC (Advanced Manufacturing in Construction) investment attraction campaign and investment business case to HMG to accelerate growth in regional AMC industry</p> <p>Support delivery of milestones in charter and routemap for Zero Carbon Homes in line with #WM2041 and support partner-led Net Zero neighbourhood pilots</p>

2.5 The Housing & Land Delivery Board will continue to receive quarterly performance updates on progress against each of the High Level Deliverables alongside detailed papers on specific items throughout the forthcoming year.

3.0 Financial Implications

3.1 There are no direct finance implications from this paper, however, there are financial implications in delivering the Housing and Land Portfolio Deliverables for 2022/23 as might be expected. To ensure solid financial stewardship the team will endeavour to utilise internal resource first, only commissioning externally after all internal options have been exhausted.

3.2 Any subsequent WMCA investment to deliver the Housing and Land Portfolio Deliverables for 2022/23 would be governed and administered through the Single Commissioning Framework, WMCA Single Assurance Framework, internal commissioning governance and in line with the accounting and taxation policies of the WMCA and HMRC.

4.0 Legal Implications

4.1 There are no direct legal implications arising from this report.

5.0 Equalities Implications

5.1 There are no direct equalities implications arising from this report.

6.0 Inclusive Growth Implications

6.1 There are no direct Inclusive Growth implications arising from this report, but Inclusive Growth outcomes are intended to be delivered by the Housing and Land Portfolio deliverables.

7.0 Geographical Area of Report's Implications

7.1 This report covers the whole of the WMCA area.

8.0 Other Implications

8.1 There are no other implications arising from this report.

9.0 Schedule of Background Papers

9.1 WMCA's Corporate Aims and Objectives for 2022/23, as agreed by WMCA Board, are appended to this report.

Appendix 1: WMCA Corporate Aims and Objectives 2022/23

Aim	Objective
1. Promote inclusive economic growth in every corner of the region	<ul style="list-style-type: none"> • We will drive growth by developing regional strategies and plans focussed on priority clusters, boosting innovation, and securing investment • We will work with partners to create the optimum conditions for businesses to grow, by ensuring they have the support needed to start up, scale up and succeed • We will invest in training and skills programmes that help businesses grow and our citizens secure good jobs • We will work with local authorities to support the role of culture and sport in making the region a good place to live, work, visit and invest • We will ensure public and private investment opportunities such as HS2 and the Commonwealth Games, create good work opportunities for local people and more contracts for local businesses
2. Ensure everyone has the opportunity to benefit	<ul style="list-style-type: none"> • We will work with partners to give our communities access to training and employment support to secure and succeed in new opportunities • We will work with partners to identify and address the different barriers faced by our diverse communities • We will support social innovation to tackle complex and longstanding challenges facing our communities, where mutually agreed with partners
3. Connect our communities by delivering transport and unlocking housing and regeneration schemes	<ul style="list-style-type: none"> • We will deliver and operate a safe, accessible, affordable, reliable and sustainable transport system together with our partners • We will build and develop transport infrastructure that is sustainable, active, low congestion and integrated with key projects like HS2 • We will invest in and support housing and regeneration schemes, working closely with the private sector and local authorities to unlock and accelerate sustainable delivery • We will support and deliver co-ordinated investment packages with our partners across key corridors and local, town, and city centres
4. Reduce carbon emissions to net zero and enhance the environment	<ul style="list-style-type: none"> • We will work with partners to attract investment in and deliver programmes to support net zero development and infrastructure • 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

	<ul style="list-style-type: none"> • We will convene partners to drive industrial decarbonisation and grow the low carbon and circular economy • We will pioneer and embed transport innovations and drive behaviour change to reduce emissions, improve air quality, and enable the creation of green jobs • We will work with partners to increase investment in nature and our surroundings
<p>5. Secure new powers and resources from central government</p>	<ul style="list-style-type: none"> • We will work with partners to understand their priorities, convene around shared opportunities, and deliver together • We will work with central government to gain new powers and resources for the region, including double devolution
<p>6. Develop our organisation and be a good regional partner</p>	<ul style="list-style-type: none"> • We will deliver as one organisation with a collaborative and inclusive culture, underpinned by best in class enabling services • We will drive cultural change to embed new hybrid and agile ways of working • We will ensure our workforce have the skills and competencies to deliver our strategy • We will empower our organisation through digital-first and data enabled ways of working across all our activity • We will provide leading support for a diverse workforce and demonstrate excellent equality and diversity practice • We will involve citizens with our work to put their views at the heart of our planning, decision making and delivery • We will deliver through clear and effective governance and performance management that supports good, timely, and transparent decision making and the best use of public funds