



Housing & Land Delivery Board

Date: Wednesday 5 October 2022

Time: 10.00 am **Public meeting** Yes

Venue: Room 116, West Midlands Combined Authority, 16 Summer Lane, Birmingham. B19 3SD

Membership

Councillor Mike Bird (Chair)	Walsall Metropolitan Borough Council
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 Andy Mackiewicz	Solihull Metropolitan Borough Council
Councillor Charn Padda	Sandwell 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
Councillor Richard Smith	Nuneaton and Bedworth Borough Council
Councillor Wayne Sullivan	Dudley Metropolitan Borough Council
Councillor Sharon Thompson	Birmingham City 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 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
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AGENDA

No.	Item	Presenting	Pages
1.	Apologies for Absence (if any)	Chair	None
2.	Declarations of Interests (if any) Members are reminded of the need to declare any disclosable pecuniary interests they have in an item being discussed during the course of the meeting. In addition, the receipt of any gift or hospitality should be declared where the value of it was thought to have exceeded £25 (gifts) or £40 (hospitality).	Chair	None
3.	Nomination of Substitutes (if any)	Chair	None
4.	Chair's Remarks (if any)	Chair	None
5.	Minutes - 20 July 2022	Chair	1 - 10
6.	Quarterly Report on Housing & Land Portfolio Deliverables and Progress on Housing and Land Annual Business Plan	Rob Lamond	11 - 18
7.	Levelling Up : Trailblazer Devolution Deal - Update	Rob Lamond	19 - 24
8.	Affordable Homes Supply Strategy : Discussion Paper	Rob Lamond	25 - 42
9.	Future Homes Strategy Update : Themes and Structure	Pat Willoughby	43 - 52
10.	West Midlands Brownfield Regeneration Strategy : Discussion Paper	Pat Willoughby	53 - 60
11.	WMCA & Homes England - Strategic Partnership Opportunity	Colin Clinton	61 - 64
12.	WMCA Housing Deal Local Plans : Progress Update	Pat Willoughby	65 - 70
13.	WMCA Taskforces : Progress Update	Pat Willoughby	71 - 78
14.	Exclusion of the Press and Public To pass the following resolution : In accordance with s100(A) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business as it was likely to involve the disclosure of exempt information relating to the	Chair	None

	financial or business affairs of any particular person (including the authority holding that information).		
15.	Confidential Appendix to Quarterly Report	Rob Lamond	79 - 88
Date of next meeting - 16 November 2022			

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West Midlands Combined Authority

Housing & Land Delivery Board

Wednesday 20 July 2022 at 10.00 am

Minutes

Present

Councillor Mike Bird (Chair)
Chris Lawes
Councillor Charn Padda
Dawn Ward

Walsall Metropolitan Borough Council
Coventry and Warwickshire LEP
Sandwell Metropolitan Borough Council
Greater Birmingham and Solihull Local
Enterprise Partnership

Participating via MS Teams

Councillor Peter Butlin
Jim Davies
Councillor Bhupinder Gakhal
Councillor Daren Pemberton
Jo Nugent
Councillor Sharon Thompson

Warwickshire County Council
Environment Agency
City of Wolverhampton Council
Stratford on Avon District Council
Homes England
Birmingham City Council

Item Title No.

1. Apologies for Absence

Apologies for absence were received from Councillors Fitzgerald, Mackiewicz, Overton, Smith, Sullivan, Welsh and Wright and Sarah Middleton, Kevin Rogers and Suzanne Ward.

2. Nomination of Substitutes

Suzanne Ward (Environment Agency) had nominated Jim Davies to attend on her behalf.

3. Terms of Reference - to note

The terms of reference for the board were submitted for information.

Resolved : That the report be noted.

4. Minutes - 27 April 2022

The minutes of the meeting held on 27 April 2022 were agreed as a true record.

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

The board considered a report of the Executive Director of Housing, Property and Regeneration that provided the end of year report for 2021/22 on progress 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.

This report provided a summary of the end of year position and highlighted progress on the portfolio's High Level Deliverables for 2022/3.

Resolved:

1. The positive progress 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 2022/23 be noted;
2. The key performance highlights set out in Section 3.0 of the report be noted and
3. The positive performance and effective deployment of WMCA's Devolved Housing and Land funds illustrated by the Single Commissioning Framework schemes summarised in the confidential Annex to this report (many of these schemes are now in delivery phase, having progressed through to the end of the process, which shows the role of WMCA in unlocking, accelerating and problem solving on '*difficult to deliver*' schemes) be noted.

6. Levelling Up: Trailblazer Devolution Deal Update

The board considered a report of the Executive Director Housing, Property and Regeneration that provided a further update on the work taking place around the formation of the Housing, Property and Regeneration proposals within the West Midlands Trailblazer Devolution Deal (TDD).

The Head of Strategy and Analysis, Rob Lamond outlined the progress made since the last meeting and reported that positive discussions have been held with Government recently with regards to the headline TDD proposals. He explained that there had been extensive engagement with Delivery Steering Group, WMCA taskforces, including special meetings, and that this had provided valuable insight into how the devolution asks should be shaped.

In relation to a comment from Councillor Padda regarding the need for the WMCA's processes to be made simpler, the Executive Director Housing, Property and Regeneration, Gareth Bradford, reported that he was seeking a single regeneration fund from Government as part of the Trailblazer Devolution Deal that would allow the WMCA more flexibility on deploying housing and land funds.

Resolved:

1. The progress made since the last meeting of Housing & Land Delivery Board on the development of the Housing, Property and Regeneration

proposals within the West Midlands Trailblazer Devolution Deal be noted;

2. The current version of these proposals as set out in the report be endorsed;
3. The ongoing extensive internal and external engagement programme supporting development of and testing these proposals be noted;
4. The ongoing engagement and input from Delivery Steering Group members in this process be welcomed and
5. The direction of travel set out for the further development and refinement of the Trailblazer Devolution Deal proposals be noted.

7. **Presentation : Affordable Housing**

The Head of Strategy and Analysis, Rob Lamond, summarised the WMCA's approach to affordable housing over the last 12 months and explained that the work is seeking to integrate a number of WMCA activities as an enabler e.g. working with Housing Associations, leveraging private sector funding, developing new products (e.g. help To Own), aligning funding with Homes England's National Affordable Housing Programme and aligning with the identified needs of local authorities. He also explained that WMCA's own definition of affordable housing is being applied to WMCAs own investments. He reported that progress has been excellent on the Help to Own Scheme in Wolverhampton and that there is the opportunity to develop other schemes across the region. WMCA has exceeded its target of 20% minimum affordable housing (26% currently) and a Partnership Board will look at how all parties can work together better to address the issues impacting affordability.

The Chair along with Councillors Gakhal and Butlin commented on the great success of the Help to Own Scheme in Wolverhampton and considered the need to implement the scheme/adopt the model in more areas. The Chair also credited Sue Summers (West Midlands Development Capital) who has been instrumental in setting up the Help to Own scheme.

Councillor Thompson noted that the West Midlands could be losing skills and talent where people are forced to move to take-up jobs where housing is more affordable and enquired whether Help to Own could help in this regard.

The Head of Strategy and Analysis reported that there are great variations with regards to affordability across the region but could look at this issue as part of the strategy and would check on the Help to Own figures.

Councillor Thompson added that she would like to see more options on shared ownership and would like more information on the Help to Own scheme.

The Chair asked that the Executive Director Housing, Property and Regeneration provide a one page briefing note on the Help to Own scheme for Councillor Thompson and all board members.

Resolved: That the presentation be noted.

8. Future Homes Strategy : Discussion Paper

The board considered a report of the Executive Director Housing, Property and Regeneration of the work being undertaken to develop a Future Homes Strategy that would integrate workstreams on Advanced Manufacturing in Construction (AMC), Zero Carbon Homes and the Government's proposed Future Homes Standard.

It was noted that the strategy was directly linked to the West Midlands Plan for Growth and West Midlands Investment Prospectus alongside delivering the key components of the Housing & Land Delivery Board's Business Plan and 2018 Housing Deal.

The Head of Policy and Planning, Patricia Willoughby, presented the report that set out the scope of the strategy, progress to date, proposed next steps and invited members to provide a steer on what they would want to see included in the strategy.

The Chair reported that he would like to see more modular build/zero carbon homes manufacturing companies based in the region and for the WMCA to champion this. Councillor Thompson concurred with the Chair and the need to progress this action quickly, particularly on small sites.

In relation to an enquiry from Councillor Gakhal as to whether the work of the Future Homes Taskforce would impact or restrict a local authority's powers, the Head of Policy and Planning advised that the WMCA would help local authorities with their own policies and provide additional support. The Chair confirmed that the WMCA does not have planning powers but would impose grant conditions if these were applicable to the relevant funding streams.

Resolved:

1. The work undertaken to progress a '*Future Homes Strategy*' to drive take up of advanced modular construction techniques, zero carbon homes and the roll out of the Future Homes Standard with the aim of establishing the West Midlands as the leading UK region in terms of future homes policy and delivery be noted ;
2. The product of this work will be an integrated strategy that directly supports key policy agendas of WMCA such as the Plan for Growth, WM2041, 2018 Housing Deal and the 2022 Investment Prospectus be noted;
3. The potential contents and remit of a Future Homes Strategy as discussed be noted ;
4. The work of the Future Homes Taskforce (previously called the AMC Taskforce) chaired by Mark Farmer to support and drive the work forward be noted and supported and

5. The proposed next steps be endorsed.

9. Brownfield Regeneration Strategy : Discussion and Scope

The board considered a report of the Executive Director Housing, Property and Regeneration that set out the suggested aim, purpose, scope of work and forward work programme for a West Midlands Brownfield Regeneration Strategy for discussion by the Housing & Land Delivery Board.

It was noted that the board had agreed, at its last meeting, that an Integrated Brownfield Regeneration Strategy be produced to bring together the different brownfield, housing and regeneration initiatives, projects and programmes being delivered by the board.

The Head of Policy and Planning, Patricia Willoughby outlined the approach to developing the strategy, including the scope, expected outcomes and next steps and invited members to be put forward their views.

The Chair reported that the implementation of the Cannock Chase Special Area of Conservation (SAC) by Stafford Borough Council for developments within 15km of Cannock Chase has implications for any future housing developments proposed by neighbouring authorities such Walsall and considered the need for this to be discussed.

The Head of Policy and Planning reported that this issue would be discussed as part of the work being undertaken with local authorities.

The Chair also reported on the need to persuade Government of the need for further funding to tackle the issue of contaminated land which is a particular feature of the Black Country due to its industrial heritage.

Resolved:

1. The broad scope of the Brownfield Regeneration Strategy commissioned by the Housing and Land Delivery Board in April 2022 be endorsed;
2. That the purpose of a Brownfield Regeneration Strategy (Delivery and Investment) is similar to the 2022 Investment Prospectus and West Midlands Plan for Growth in providing an enabling strategic framework and robust evidence base to support, underpin and advise future policy, delivery and investment work in the region on brownfield regeneration be noted;
3. That in line with the clear steer of the Board, this strategy is not a planning/land use document: it is a high level strategy supported by an understanding of key projects that will inform and guide delivery and investment in the region on brownfield sites and the case for further funding to the region be noted;
4. That the strategy be discussed at a number of industry-led taskforces including public land taskforce, town centre taskforce and commercial property taskforce be noted and
5. That as with other successful strategies, charters and frameworks

produced by WMCA, the brownfield regeneration strategy will be developed by WMCA, and a dedicated local authority officer group nominated by the Delivery Steering Group reporting to the Board be noted.

10. Public Land Charter: Implementation

The board considered a report of the Executive Director Housing, Property and Regeneration that reported on the successful launch of the West Midlands Public Land Charter at the UK's Real Estate Investment and Infrastructure Forum (UKREiif) in May 2022 and asked the board to consider how the principles of the Charter should be implemented and embedded in our region.

The Head of Policy and Planning, Patricia Willoughby, outlined the report and next steps that would build on the successful launch of the Public Land Charter and seek to secure additional funding from Government.

To demonstrate support for the Charter to Government, the Head of Policy and Planning asked that local authority colleagues seek endorsement for the Public Land Charter through their own governance arrangements which would enable a letter of support to be sent to Government.

The Chair noted that reviews of the Single Commissioning Framework (SCF) had been referred to in the previous 3 reports and asked whether a separate report could be submitted on the subject to provide consistency.

The Director of Housing, Property and Regeneration, Gareth Bradford, undertook to submit a report on the Single Commissioning Framework to a future meeting.

Resolved:

1. The successful launch of the Public Land Charter in May 2022 be noted;
2. The outline of the proposed next steps to be taken forward by WMCA with the Public Land Taskforce and other partners to implement and embed the principles of the Charter on work around public land, property and buildings across the West Midlands and influence national policy thinking and investment decisions around public land and buildings be endorsed;
3. The opportunity to inform wider HMG thinking on property strategy and public land through the Trailblazer Devolution Deal, One Public Estate and wider engagement with the Department for Levelling Up, Homes & Communities, HM Treasury and Cabinet Office be noted and
4. The importance of this agenda to the West Midlands Investment Prospectus and unlocking private sector investment and opportunity be noted.

11. WMCA Housing Deal 2018 : Local Plans Progress Update

The board considered a report of the Executive Director Housing, Property and Regeneration that provided a further update on the progress of local plans in the region following a request from the Housing & Land Delivery Board at its meeting in April 2022.

The Head of Policy and Planning outlined the report that had been produced in conjunction with local authority colleagues.

Resolved:

1. Progress made on local plans in the region in relation to WMCA's 2018 Housing Deal be noted and
2. Officers are working with local authority colleagues to develop a suitable approach to the regional employment land provision question as requested by the Housing & Land Delivery Board at its last meeting in April 2022 be noted.

12. Strategic Partnership Programme : Update

The board considered a report of the Executive Director Housing, Property and Regeneration that sought endorsement to the Strategic Partnership Programme and provided an update on progress to date.

Graham Russell (Amion Consulting) summarised the report including the background to the Strategic Partnership Programme and the purpose of the Memorandum of Understanding (MoUs) that underpins the four Strategic Partnerships that are currently in place between the WMCA and Lovells/ Morgan Sindall, Urban Splash, St Modwen and Legal and General.

The Chair considered that Strategic Partnerships were beneficial, and he would like the board to receive a six-monthly update report that sets out the progress of the partnerships.

Resolved:

1. The positive progress in establishing and launching new Strategic Partnerships between WMCA and major developers/investors in line with the core deliverables of the Housing & Land Delivery Board for 2022/23 and the steers provided at the meeting of the Board in April 2022 be noted;
2. That the approval and monitoring process for the strategic partnership Memorandum of Understanding (MoUs) follow the standard assurance processes of WMCA be noted;
3. That the WMCA is currently in negotiation with additional potential partners with a view to developing further Strategic Partnership MoUs be noted and
4. The Strategic Partnership Engagement Plan and programme timeline for delivering new Strategic Partnerships for the 2022/23 financial year be endorsed.

13. West Midlands Local Transport Plan : Next Steps

The board considered a report of the Executive Director Housing, Property and Regeneration that provided an update on the development of the new West Midlands Local Transport Plan 5 and the next stages of work which included the preparation of Area Strategies.

The Principal Policy and Strategy Officer (TfWM) outlined the report and reported that work was being undertaken with local authorities to bring together land use and a transport in a better way through the development of more Area Strategies, mini 'Big Move' strategies and utilising the active travel plan more effectively.

The Chair considered that the local transport network was very important and hoped the strategy would include the car.

Councillor Butlin reported that the car was often the only viable transport option in rural areas and considered the need for a holistic approach.

Councillor Gakhal commented that whilst he fully supported public transport, the car was necessary for practical reasons such as supermarket shopping and for transporting heavy retail goods.

Dawn Ward reported that many young people cannot afford a car or, choose not to drive for environmental reasons and the need to take their views into consideration.

The Principal Policy and Strategy Officer outlined the next steps and reported that a final draft Local Transport Plan would be prepared for consideration by the WMCA Board later in the year ahead of further public and stakeholder engagement activity.

Resolved:

1. That progress on the West Midlands Local Transport Plan and the development of wider elements including the proposed Area Strategies be noted and
2. That steps are being taken to better integrate transport and planning workstreams to help deliver against shared regional outcomes be noted.

14. Exclusion of the Press and Public

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).

15. Confidential Annex to Quarterly Report

The board considered an appendix to the Quarterly Housing and Land

Portfolio Deliverables report that provided an update on Single Commissioning Framework Schemes. It was noted that the report was also provided to the Investment Board.

The Chair considered that developers receiving investment from the WMCA should state this on their site board.

The Executive Director Housing, Property and Regeneration undertook to follow-up the Chair's proposal.

Resolved: That the report be noted.

The meeting ended at 11.24 am.

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Housing & Land Delivery Board

Date	5 th October 2022
Report title	Quarterly Report on Housing and Land Portfolio Deliverables and Progress on Housing and Land Annual Business Plan
Portfolio Lead	Housing and Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rob Lamond, Head of Strategy & Analysis (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** to achieve the Housing and Land Portfolio's approved Annual Deliverables in Q1 & Q2 2022/2023;
- b) **Note** the key performance highlights set out in Section 3.0; and
- c) **Note the positive performance and effective deployment of WMCA's Devolved Housing & Land funds** illustrated by the Single Commissioning Framework schemes summarised in the confidential annex to this report. Many of these schemes are now in delivery phase, having progressed through to the end of the process, which shows the role of WMCA in unlocking, accelerating and problem solving on '*difficult to deliver*' schemes.

1.0 Purpose

- 1.1 The purpose of this paper is to **provide the regular quarterly update** on progress in delivering the High Level Deliverables for the Housing and Land Portfolio as co-developed with the Housing & Land Delivery Board throughout 2022 and agreed by WMCA Board in February 2022. 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 Covid-19 Recovery Strategy (approved by the Housing &

Land Delivery Board in September 2020), the WMCA Business Plan and the WMCA Aims and Objectives.

- 1.2 **During the first and second quarters of 2022/2023, strong progress has been made against each of these deliverables. The report provides an executive summary of the progress made.**

2.0 Background

2.1 As part of the formal process to determine WMCA's budget, levy and precept levels, the WMCA Board approves each portfolio's annual deliverables. The Deliverables for the Housing and Land Portfolio for the financial year 2022/2023 were agreed by WMCA Board on 11th February 2022.

2.2 The annual deliverables of all portfolios directly contribute to the WMCA Aims & Objectives (the Corporate Strategy). The Housing and Land Portfolio deliverables work to achieve the following Aims of the Corporate Strategy:

- **Aim 3:** To connect our communities by delivering transport, and unlocking housing and regeneration
- **Aim 4:** To reduce carbon emissions to net zero, enhance the environment and boost climate resilience.

2.3 The Housing and Land Portfolio deliverables work to achieve the following objectives under these Aims:

- **Objective 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
- **Objective 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

2.4 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.

2.5 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 in 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 (SCF). Due to commercial confidentiality, we are unable to provide exact details of schemes which are yet to be approved.

3.0 Key Highlights during Q1 & Q2 2022/23

3.1 During the first and second quarters of 2022/2023, good progress has been made on all of the High Level Deliverables (HLDs). The summary table in section 4.0 gives an update against each HLD; this section highlights particularly notable advancements that have been made.

Industry Led Taskforces, Boards and Forums

3.2 Q1 and Q2 of 2022/2023 have seen a number of launches and relaunches of valuable expert advisory bodies in the Housing and Land Portfolio.

- In April 2022, following the Comprehensive Spending Review, Budget 2021 and launch of the Levelling Up White Paper, the Commercial Property Forum was relaunched as a Taskforce. The Taskforce aims to increase, in volume and breadth, investment into

commercial property in the region and wider West Midlands; develop and showcase best practice in commercial property partnerships and joint ventures; collate a single body of evidence of property market trends and analysis; support WMCA on its devolution deal negotiations with Government; and help WMCA to secure a commercial property/land funding package from Government.

- In July 2022, the Future Homes Taskforce was launched. The Future Homes Taskforce combines the remits of the previous Advanced Manufacturing in Construction Taskforce and Zero Carbon Homes Taskforce to provide technical expertise, commercial insight and critical steer to the development of the Future Homes Strategy which is intended to set out a single, coherent approach to achieving the shared ambition across the region of increasing new housing supply; establishing the West Midlands as an exemplar in the take up of Advanced Manufacturing in Construction; responding to the 2041 zero carbon agenda; developing new skills and working practices; and improving the environmental sustainability of new homes.
- July also saw the launch of the West Midlands Housing Association Partnership Board which brings together representatives from a number of Registered Providers across the region to offer insight into the opportunities, barriers and risks in delivering affordable housing in the West Midlands; enhance collaborative and innovative working between parties; and align objectives across the board to support joint working towards achieving the delivery of affordable and future proof developments.

Legal & General Strategic Partnership

- 3.3 In May 2022, WMCA announced a new partnership with Legal & General with L&G committing £4bn worth of investment into the West Midlands over the next 7 years, building on the region's 2022 Investment Prospectus. The partnership commits to supporting the region's target of delivering 215,000 new homes by 2031 and other deliverables of the Housing & Land Delivery Board. A pipeline of investment projects is currently being co-developed with L&G.
- 3.4 The partnership is the fourth strategic partnership which the Housing, Property & Regeneration Team has negotiated under the Housing and Land Portfolio following those with Lovell, Urban Splash and St Modwen Properties. In line with the steers of the Housing & Land Delivery Board, **entering strategic partnerships is a key deliverable for 2022/23.**

Public Land Charter

- 3.5 The West Midlands Public Land Charter was launched at the UKREiIF (UK's Real Estate Investment & Infrastructure Forum) event in May 2022. The Charter provides a guide for public sector organisations across the region and aims to encourage private sector investment; re-purpose public land for new homes and jobs; support inclusive economic growth; and help the West Midlands realise its ambition of becoming a net zero region by 2041. Implementation of the Public Land Charter and consideration of a public land strategy/prospectus is a key next step for 2022/23 and is central to the Public Land proposals included within the region's emerging Trailblazer Devolution Deal.

Trailblazer Devolution Deal

- 3.6 In February 2022, the West Midlands Combined Authority was invited to negotiate a 'Trailblazer Devolution Deal' with HM Government allowing WMCA to seek ambitious changes to its devolved powers and resources; strengthening the region; creating opportunities for future success; driving forward local and regional priorities to bolster economic recovery; and build a fairer, greener, healthier West Midlands. An intensive work programme including wide-ranging public and private sector engagement has been in operation to genuinely co-develop these devolution proposals including extensive work to shape Housing, Property & Regeneration asks to unlock the land, property and investment potential in the West Midlands to secure more homes, jobs, land release and development. The current proposals have received widespread

support and endorsement from public and private sector landowners and partners throughout the intensive engagement process.

3.7 Since the change in Prime Minister for the UK in September 2022, there has been considerable interest expressed by political leaders in providing new opportunities for delivering Investment Zones in key areas across the country and this is expected to include new funding and planning powers. WMCA have been working in partnership with local authority partners and other regional stakeholders to co-develop key Investment Zones in the West Midlands and the proposition which the region will put forward for this new opportunity. These Zones currently include:

- East Birmingham North Solihull
- Wednesbury to Brierley Hill
- Walsall to Wolverhampton
- Coventry/Warwickshire
- M54 Telford to Shrewsbury

3.8 New and existing housing sites, infrastructure requirements, the potential for ‘Levelling Up’ and any other potential elements for a Zone are currently being considered for each area, whilst being linked closely to the region’s 2022 Investment Prospectus and Plan for Growth.

4.0 Progress and current activity: Summary table

High Level Deliverable	Q1 and Q2 Update
Housing Deals: Delivery of key requirements and output targets of Housing Deal & subsequent deals with HMG	<p>Regular performance updates on the delivery of the Land Fund (£100m), Brownfield Housing Fund (£130m in total, comprising £84m awarded in November 2020 and £45m awarded February 2022) and National Competitive Fund (£24m) are 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>As per the entry below, we also continue to support local authorities with local plan progress and evidence, as part of the Local Plan monitoring requirement of the 2018 Housing Deal.</p> <p>The region continues to progress the wider requirements of the Housing Deal including the establishment of the National Brownfield Institute in Wolverhampton, the partnership working with housing associations through West Midlands Housing Association Partnership (see below) and leveraging £millions of private sector leverage through the SCF investments.</p>
Local Planning: Supporting Local Planning Authorities with evidence for Local Plans and policy requirements	<p>As part of the 2018 Housing Deal, the Housing, Property & Regeneration Team is required to report on a monthly basis to the Department of Levelling Up, Housing & Communities (DLUHC) on the progress of Local Plans in the West Midlands region and progress towards meeting the target of 215,000 dwellings by 2030.</p> <p>Across Q1 and Q2, we have continued to work co-operatively with our constituent and non-constituent Local Authorities to support Local Plans progress and evidence. A more detailed update will be included in the Quarterly Report on Local Plan matters brought to this Board.</p>

<p>Policy Development: Develop and collaborate on Board approved policy development work and masterplanning</p>	<p>WMCA maintains frequent engagement with DLUHC and Whitehall more broadly on emerging policy issues and priorities including employment land, Advanced Manufacturing in Construction and affordable homes.</p> <p>As set out below, WMCA's industry led taskforces (town centres, commercial property, Future Homes, public land) act as critical friends and sounding boards for policy development. For example, the Town Centre Taskforce recently undertook a series of workshops with individual local authorities to look at the opportunities and challenges in individual town centres.</p> <p>Working groups set up through the Delivery Steering Group on specific policy areas (e.g. Employment Land, Future Homes, Public Land, Trailblazer Devolution Deal) have been established with local authority representation.</p> <p>The Housing, Property & Regeneration team is working closely with colleagues in TfWM to address shared priorities and establish joint approaches to investment in the region.</p> <p>Work continues internally to develop and refine a number of strategies around Affordable Housing, Brownfield Regeneration and Public Land, and to provide support on masterplans for key development areas.</p>
<p>Brownfield Regeneration: Deliver our nationally leading brownfield regeneration and delivery programme</p>	<p>This is an ongoing, extensive programme of investments, interventions and disposals under the Single Commissioning Framework. An increasing number of projects are now on site or in the delivery phase and many schemes are continuing through due diligence processes ahead of Investment Board decisions in Q3 2022/2023 (summarised in confidential Dashboard). We have also continued to build our pipeline of schemes, with new, exciting projects entering the system every week.</p> <p>Delivery of the 2018 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 both performing ahead of schedule too.</p>
<p>Covid Recovery: Implement the approved Housing & Land Board Covid19 Recovery Strategy</p>	<p>The Housing & Land Delivery Board's approved Covid-19 Recovery Plan (September 2020) continues to inform all the deliverables in this report and the work of the WMCA Housing, Property & Regeneration Team including the work on business cases for HM Government, the approaches to Public Land and Employment Land, and the development and implementation of a 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 the SCF. Business cases to HM Government and inclusions are reviewed on a regular basis with local partners through an extensive suite of bilateral conversations.</p>
<p>Housing Sector Insights: Run a series of industry</p>	<p>The Housing, Property & Regeneration Team runs a number of industry-led expert advisory taskforces to shape, challenge, lobby for and influence WMCA policy.</p>

<p>led taskforces to provide critical insight and support</p>	<p>A separate paper on the progress of the WMCA Taskforces is included on the agenda for the meeting of the Housing & Land Delivery Board on 5 October 2022. The main points are as follows:</p> <p>In Q1, the Commercial Property Forum was successfully relaunched as a taskforce. Several ad hoc sessions to discuss various elements of the TDD in depth have also taken place and the Commercial Property Taskforce has provided invaluable steer in the development of our TDD asks.</p> <p>Q2 saw the launch of the Future Homes Taskforce, which has been established in response to the introduction of the Future Homes Standard to ensure WMCA is prepared for its implementation and understand where we can go further and act as an exemplar within the field.</p> <p>The Public Land Taskforce and the Town Centre Taskforce have also continued to operate and act as a vital resource and advisor to WMCA.</p>
<p>Partnership Ventures: Establish a series of new partnerships, ventures and joint ventures with public and private sector partners</p>	<p>WMCA announced a new partnership with Legal & General in May 2022 which has committed £4bn worth of investment into the West Midlands over the next 7 years building on the region's 2022 Investment Prospectus. This partnership builds on other agreements with Lovell, Urban Splash and St Modwen. WMCA are currently working with developers, investors and other potential partners to establish Strategic Partnerships in coming months. This includes scoping a Strategic Place Partnership with Homes England.</p> <p>Work remains ongoing with housing association partners to establish a new partnership approach for affordable housing delivery. An update was presented to, and endorsed by, the Housing & Land Delivery Board at its meeting in January 2022 and subsequently by the WMCA Overview & Scrutiny Committee. Since then, the West Midlands Housing Association Partnership Board was re-launched in July 2022 with WMCA bringing together registered providers to offer insight into opportunities for delivering affordable housing in the region.</p> <p>WMCA are continuing discussions with public and private sector partners to create new joint ventures and delivery vehicles building on current joint ventures, including Help to Own and the Friar Park Joint Venture.</p>
<p>Funding Opportunities: Deliver and submit compelling business cases for additional funding from HMG</p>	<p>Following the publication of the Levelling Up White Paper in February 2022, extensive discussions have been taking place with HM Government around the Trailblazer Devolution Deal and opportunities for the region to seek further support and funding to secure regional priorities.</p> <p>WMCA has also been in frequent dialogue with DLUHC officials to co-develop proposals for further funding for the region following the Budget and Spending Review announcements made by HM Government in Autumn 2021 regarding the £1.8bn funding to be made available for brownfield regeneration across England.</p>

<p>OPE Programme: Oversee delivery of the regional One Public Estate Programme (OPE)</p>	<p>Across Q1 and Q2, we have submitted tri-annual OPE Performance reports on the relevant dates as well securing successful approval from the Cabinet Office and Local Government Association for the T3 2021/22 and T1 2022/23 OPE Performance reports.</p> <p>Following the success of the above which provide the Cabinet Office and Local Government Association with a high level of visibility and, therefore, confidence in the delivery of our OPE Programme, this has put us in a strong position to successfully bid and secure OPE 8 funding worth £320K; OPE 9 funding worth £325K; OPE Self & Custom Build funding worth £1.845m; and £5.6m worth of BLRF 2 funding in the pipeline.</p>
<p>AMC Investment: Deliver AMC investment attraction campaign and investment business case to HMG to accelerate growth in regional AMC industry</p>	<p>An AMC business case proposal arising from announcements in the Budget 2021 is the subject of ongoing discussions with HM Government. The £50m ask of Government was included in the region's 2020 "Recharge" document and remains a key element of the proposals for more flexible funding in the Trailblazer Devolution Deal asks.</p> <p>Negotiations and engagement with developers and investors looking to establish new AMC facilities in the region are continuing.</p> <p>As per the above, the AMC Taskforce has now been re-launched as the Future Homes Taskforce with a wider remit. An exercise has been undertaken by specialist consultants to identify the most achievable and beneficial aspects of the AMC Routemap, AMC Charter and Zero-Carbon Homes Routemap. The Taskforce is considering how best to implement these changes.</p>
<p>Zero Carbon Homes: Support delivery of milestones in charter and routemap for Zero Carbon Homes in line with #WM2041 and support partner-led Net Zero neighbourhood plans</p>	<p>As per the above, the Future Homes Taskforce has commissioned work to identify the most achievable and beneficial aspects of the Zero Carbon Homes Routemap and is considering how best to implement these changes through its programme of work.</p>

6.0 Financial Implications

- 6.1 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 in-house resource and any external support requirement will be funded from the existing Housing, Property & Regeneration budget.
- 6.2 Any WMCA investment to meet the Housing and Land Portfolio Deliverables will be governed and administered through the WMCA Single Assurance Framework and in line with the accounting and taxation policies of the WMCA and HMRC.

7.0 Legal Implications

- 7.1 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.

7.2 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.

7.3 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.

7.4 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.

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 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.



Housing & Land Delivery Board

Date	5 October 2022
Report title	Levelling up: Trailblazer Devolution Deal - Update
Portfolio Lead	Housing and Land – Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rob Lamond, Head of Strategy & Analysis, (Report Author)
Previous reports	<ul style="list-style-type: none"> • April 2022: Housing & Land Delivery Steering Group and Housing & Land Delivery Board • June 2022: Housing & Land Delivery Steering Group • July 2022: Housing & Land Delivery Board

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** the progress made since the last meeting of Housing & Land Delivery Board on the development of the Housing, Property & Regeneration proposals within the West Midlands Trailblazer Devolution Deal;
- b) **Discuss and endorse** the current version of these proposals as set out in this paper; and
- c) **Note** the ongoing extensive internal and external engagement programme supporting development and testing of these proposals with the new HM Government, and **welcome** the ongoing engagement and input from Housing & Land Delivery Board Members in this process.

1.0 Purpose

- 1.1 At the meetings of the Housing & Land Delivery Board in April and July 2022, initial and update papers on the implications of the Levelling Up White Paper, and the resulting potential (deeper) devolution proposals between WMCA and the Department for Levelling Up, Housing and Communities (DLUHC), was discussed and clear steers provided by the Board on each of the suggested proposals brought to them. Since the

last meeting, work to develop, refine, clarify and consult upon these proposals in line with the Board's clear steers has continued.

- 1.2 The purpose of this paper is to provide the Housing & Land Delivery Board with a further update on the work taking place around the formation of the Housing, Property & Regeneration proposals within the West Midlands Trailblazer Devolution Deal.
- 1.3 The asks set out in the paper are designed to respond to the work of the Housing & Land Delivery Board since 2017, its delivery track record and the problems it has encountered with current funding rules from Government. The proposals are seeking to provide the tools, regional context and resources needed to achieve the Board's overall goal of unlocking the land, property and investment potential in the West Midlands to secure more homes, jobs, land release and developments.

2.0 Background

- 2.1 The Levelling Up White Paper (LUWP) was published on 2 February 2022, defining levelling up as '*increasing opportunity across the UK and reducing disparities between and within regions.*'
- 2.2 The LUWP sets out 12 levelling up '*missions*' and makes the case for long-term '*system change*' involving more effective spatial considerations in policy-making and further devolution to empower local decision-making.
- 2.3 The LUWP announced three key policy initiatives relating to the Housing and Land Portfolio of the West Midlands:
 - a further allocation of £28m from the Brownfield Housing Fund to WMCA on the back of the West Midlands strong track record to date
 - identification of Wolverhampton as one of the first two places identified for transformational regeneration support
 - an invitation to WMCA to negotiate a Trailblazer Devolution Deal.
- 2.4 The announcement on deepened devolution across the UK, particularly for the West Midlands and Greater Manchester, provides an opportunity for WMCA to seek ambitious changes to its devolved powers and resources, strengthening the region, creating opportunities for future success and driving forward local and regional priorities to bolster economic recovery and build a fairer, greener, healthier West Midlands.
- 2.5 Following the publication of the LUWP, WMCA has engaged with key partners and stakeholders across the region to understand the opportunities, barriers and possibilities that a further devolution deal could unlock for the region, WMCA and its partner organisations; and developed initial draft proposals to be included in the Trailblazer Devolution Deal.

3.0 Progress Update

- 3.1 The emerging Trailblazer Devolution Deal was considered and discussed by the Housing & Land Delivery Board at its meetings in April and July 2022 with clear steers provided. Private sector insight and steer has been provided by the industry-led expert Public Land Taskforce, the Town Centre Taskforce and a '*Devolution and Levelling Up*' special meeting of the Commercial Property Taskforce.

- 3.2 In line with the Board’s endorsement of the initial proposals, a sub-group of housing and regeneration officers across the region was established to develop and refine the proposals relating to housing, property and regeneration, and in-depth sessions have been held with local authority and other public sector representatives from across the region. The wider devolution deal proposals have also been considered in a number of forums with local authority partners including the Senior Local Authority Officers Group and the West Midlands Metropolitan Local Authority Chief Executive Officers Group. The WMCA Overview & Scrutiny Committee has also held working group sessions during August 2022 at which the Housing, Property & Regeneration proposals were discussed.
- 3.3 Engagement and dialogue with Government has continued throughout this period, with regular bilateral sessions with officials at DLUHC, HM Treasury and Number 10 Policy Unit. Following the appointment of the new Prime Minister in September 2022, the WMCA team have been in regular dialogue to gain insight into the emerging priorities of the new administration.
- 3.4 Following the meeting of the Housing & Land Delivery Board in July 2022, several iterations of the proposals pertaining to Housing, Property, Regeneration and Investment matters have been produced to reflect the comments and input received. A specific focus has been on the range and variation of opportunities and challenges across the region, and the identification of compelling case studies for inclusion. We would like to thank members of the Delivery Steering Group, the taskforces and wider regional representatives for their thoughts, insights and contributions, and encourage continued dialogue with partners as we continue to develop these proposals.

4.0 Latest Proposals

- 4.1 The table below sets out the **headline proposals and their fundamental aims** at present as a guide for further discussion at the Housing & Land Delivery Board:

Table 1: Housing, Property and Regeneration Core Proposals for Discussion with Government

Flexible and innovative funding regime: A pioneering Single Regeneration Funding Package (or “Single Fund”) building on the success of existing Devolved Housing and Land Funds. This will overcome the limitations of existing funds which are ring-fenced with constrained output targets and move to a funding model which enables and supports long-term private investment to unlock whole system interventions (e.g. estate renewal). It will also provide the necessary flexibility to tackle different issues facing different parts of our region of 4.2 million people.

Affordable Housing: Securing a bold funding package to support and accelerate affordable housing delivery that meets local housing needs across the region together with broader powers and flexibilities to maximise the delivery of affordable homes to complement the existing work of Homes England and housing associations across our region.

Investment Zones: Government support and endorsement for local designation of dedicated Investment Zones which go beyond the current Enterprise Zone and Freeports models and build on the work of the 2022 Investment Prospectus – to maximise coordinated public and private sector investment; to support local accountability; to achieve transformational ‘levelling up’ by making available a suite of

regeneration, fiscal and financial mechanisms; and securing flexibilities such as business rate retention, new delivery vehicles, etc. Announcements regarding a potential Investment Zone programme were included in the Government's Emergency Budget on 23 September 2022 and further detail, when available, will be provided to the Housing & Land Delivery Board.

Land Reform Programme: Government support, backing and endorsement for WMCA delivering the Housing & Land Delivery Board's Public Land Charter and recommendations of the West Midlands Land Commission and Public Land Taskforce. This includes adopting a bold approach to tackling fragmented land ownership, with the region by default having a major say over any HM Government land disposals in our region and undertaking corridor-based accelerated disposal of public land; a regional testbed for a new approach to best value; and a more effective regime for disposal of public land sites. In his Growth Plan speech on 23rd September the Chancellor of the Exchequer confirmed the new Government's intent to "*increase the disposal of surplus government land to build new homes.*"

4.2 The above proposals continue to be developed and refined. We welcome the support of the Housing & Land Delivery Board in developing these proposals.

5.0 Next Steps

5.1 Following discussion and soundings to this point, the proposals will be developed further in dialogue with the new HM Government administration following the confirmation of a new Prime Minister and ministerial team in September 2022.

5.2 The WMCA Housing, Property & Regeneration Team, supported by the dedicated Delivery Steering Group sub-group and wider engagement programme, will continue to develop the devolution deal proposals further and ensure that the feedback informs WMCA's overall Trailblazer Devolution Deal Process.

5.3 As set out in section 4.2, the team also welcomes any support in refining the framing of the proposals as discussion continues with HM Government.

6.0 Financial Implications

6.1 There are no direct financial implications as a result of the recommendations within this paper. There will be, in future, financial implications associated with securing and deploying future funding as a result of the Devolution paper, which will be funded from existing Housing, Property & Regeneration budgets.

6.2 Any WMCA investment into the devolution agenda would be governed and administered through the WMCA Single Assurance Framework and in line with the accounting and taxation policies of the WMCA and HMRC.

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 the Housing Community Agency (now Homes England) has in relation to the combined area.

- 7.2 It is noted that the purpose of this paper is to provide updates on the implications of the Levelling Up White Paper published by HM Government in February 2022, and to inform discussion at the meeting regarding the potential proposals for negotiation between WMCA and the Department for Levelling Up, Housing & Communities. Legal advice may be required going forward in relation to any new powers being sought by WMCA and to support the negotiations with the Government in regard to the Devolution Deal. This will/should be sought as and when required.

8.0 Equalities Implications

- 8.1 Equalities matters lie at the heart of the Government's levelling up agenda and the Housing & Land Delivery Board is asked to consider how best these might be addressed in the Trailblazer Devolution Deal as it is refined over coming months.

9.0 Inclusive Growth Implications

- 9.1 The Government's Levelling Up White Paper defines 'levelling up' in terms of increasing opportunity across the UK and reducing disparities between and within regions. Both matters present significant opportunities for inclusive growth and the Housing & Land Delivery Board is asked to consider how best these might be addressed in the Trailblazer Devolution Deal as it is refined over coming months.

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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Housing & Land Delivery Board

Date	5 October 2022
Report title	Affordable Homes Supply Strategy: Discussion Paper
Portfolio Lead	Housing and Land: Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rob Lamond, Head of Strategy & Analysis (Report Author)
Previous reports:	<ul style="list-style-type: none"> 7 September 2022: Discussion at Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** progress with developing an '*Affordable Homes Supply Strategy*', as commissioned by the Housing & Land Delivery Board, to help drive the increased provision of a range of affordable homes within the region to meet local needs and establish the West Midlands as the leading UK region in terms of affordable homes policy and delivery;
- b) **Note** that the product of this work will be an integrated strategy that directly supports key policy agendas of WMCA and local authorities through enabling affordable housing delivery and driving Advanced Manufacturing in Construction, Zero Carbon Homes and design quality and the Devolution Asks;
- c) **Discuss and consider** the further potential contents and remit of an Affordable Homes Supply Strategy as set out in the supporting slides (attached as Annex 1); and
- d) **Consider and endorse** the proposed next steps.

1.0 Purpose

- 1.1 The purpose of this report and slide pack is to set out the work to date on the preparation of an Affordable Homes Supply Strategy following the steers of the Housing & Land Delivery Board; to invite discussion on these matters and the proposed

approach to preparing the document; the indicative content (to be co-developed with partners); and the proposed next steps. This report should be read in conjunction with the slide pack (attached as Annex 1) which provides further detail and will be presented at the meeting.

2.6 The Strategy will contribute directly to WMCA policy objectives including enabling affordable housing delivery in line with the approved Housing and Land Deliverables of the WMCA including:

- **Aim 3:** *To connect our communities by delivering transport, and unlocking housing and regeneration of the WMCA Annual Business Plan*
- **Aim 4:** *To reduce carbon emissions to net zero, enhance the environment and boost climate resilience by encouraging the use of Advanced Methods of Construction, Zero Carbon Homes and design quality.*

2.0 Background

2.1 Housing is both a facilitator (through attracting and retaining workers) and direct driver (through construction sector and supply chain activity) of economic growth. It is also a key contributor to other policy objectives including health, educational attainment, life chances, and wellbeing – all of which are key to enhancing productivity, utility and growth. Housing can also be an important land use in delivering transformational change in areas such as town centres and those in need of regeneration. Affordable homes that reflect local circumstances are critical to meeting local needs and supporting growth.

2.2 There are significant global and national trends including rapidly rising inflation, declining real income, increasing fuel poverty and a risk of recession. These trends are expected to further increase demand for affordable housing in the West Midlands.

2.3 Research for the National Housing Federation and Crisis estimates the level of housing need nationally at 145,000 affordable homes a year compared to 52,000 delivered in 2020/21 in England. In addition, investment is required in the existing stock including for fire safety and retrofitting for decarbonisation. A key issue in terms of increasing supply is assembling/securing suitable sites and ensuring sufficient funding is available. Increasing the annual supply of affordable housing will require an increase in capital funding for the sector. Analysis by L&G estimates that increasing annual supply nationally to 145,000 homes will require £34 billion of additional capital funding per annum.

2.4 Affordable housing is a cross-cutting regional issue and WMCA will work with local authorities, Homes England, housing associations, developers and investors to ensure that the barriers to delivery are addressed.

2.5 The vision underlying the anticipated Strategy is to ensure that local people can afford to live in decent homes in locations that meet their needs and thereby also support economic growth, increased productivity and Levelling Up.

2.6 The Strategy will demonstrate WMCA's partnership-based approach to delivery on the ground.

3.0 Our approach

3.1 The key principles which will underpin our approach to developing this strategy are:

- WMCA will continue to work with local authorities and other partners to ensure the supply of affordable homes meets local demand and need in terms of cost (property and running costs including fuel), tenure, quality, location, type and size
- The Strategy will incorporate strategies, policies, charters and frameworks including those related to net zero, brownfield first and digital connectivity
- The Strategy will support WMCA asks on deeper devolution
- WMCA will act in its capacity as a facilitator, enabler, co-investor, researcher and innovator to deliver more affordable homes for the region.

3.2 The success of the Strategy will depend on close and effective partnership working with:

- Local authorities – who lead locally
- Homes England – national lead and key funder of Affordable Housing in England
- Housing Associations – delivery partners with strategic links through the West Midlands Housing Association Partnership
- For-profit Registered Providers – including Strategic Partners
- Other providers/organisations – working with Community Land Trusts, housing co-operatives, Shelter, the WMCA Homelessness Taskforce and others where WMCA can add regional value
- Developers – including through SCF schemes and Section 106 requirements
- HM Government – to influence policy and resource allocation

3.3 The key will be working with partners to combine assets and resources in bespoke ‘cocktails’ to ensure that land and funding is available. This will enable joint testing of innovative projects and develop tailored approaches to specific local and thematic circumstances in order to address a key cross-cutting regional issue.

4.0 Next steps

4.1 The proposed next steps in preparing the strategy are for WMCA to:

- Take forward the work, with partners, to co-develop an Affordable Homes Supply Strategy for endorsement in draft and final form
- Form a dedicated officer working group with representatives from local authorities to inform the thinking and delivery of the strategy
- Engage key industry bodies and representatives to assess and grip the latest research and ideas across the sector to shape the strategy
- Continue to engage in discussions with WMCA strategic partnerships to secure commitments to and views on the emerging strategy
- Monitor and evaluate the effectiveness of the Strategy against delivery on the ground.

4.2 The further potential contents and remit of an Affordable Homes Supply Strategy are set out in the supporting slides (attached in Annex A).

5.0 Financial Implications

5.1 There are no direct financial implications arising from the Affordable Homes Supply Strategy paper. There may be, in future, financial implications arising from decisions to progress projects in delivering against the Strategy but any such decisions would be subject to WMCA's approved governance and assurance processes.

5.2 Any WMCA investment into affordable homes delivery would be governed and administered through the WMCA Single Assurance Framework 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 highlight the decision by the Housing & Land Delivery Board to commission an Affordable Homes Supply Strategy to drive affordability in the region, as a scope of work for discussion. It follows the work on affordability in the region, including the regional definition of affordability and the aim to attract further partnership working in the West Midlands and enhance and create opportunities for delivery on the ground.

6.3 Legal advice should be sought at appropriate stages in the development and implementation of the Affordable Homes Supply Strategy to ensure compliance with governance and legal requirements and the Single Commissioning Framework should be strengthened to ensure consistency of implementation of affordability requirements into the funding agreements on a case by case basis.

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 charter 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.

8.0 Inclusive Growth Implications

8.1 The proposed Affordable Homes Supply Strategy will be used to inform WMCA's approach to growing the AMC sector, zero carbon homes and future homes standard to maximise economic benefits, housing quality and job/skills opportunities across the region's communities. Promotion of zero carbon homes and advanced manufacturing in construction have the potential to reduce household energy bills which should have a positive impact on occupier costs.

9.0 Geographical Area of Report's Implications

9.1 The recommendations of this report apply to the whole of WMCA's geographical area.

10.0 Other implications

10.1 None.

11.0. Schedule of Background Papers

11.1 None.

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Affordable Homes Supply Strategy

**(Commissioned by Housing &
Land Delivery Board April 2022)**

Housing & Land Delivery Board

5 October 2022

Structure

1. Strategic context
2. Anticipated contents of an Affordable Homes Supply Strategy
3. Key inter-dependencies and links

Strategic Context (1) – Key Drivers

Housing and economic growth

- ▶ Housing is both a facilitator (through attracting and retaining workers) and direct driver (through construction sector and supply chain activity) of economic growth
- ▶ Housing is a key contributor to other policy objectives including health, educational attainment, life chances, and wellbeing – all of which are key to enhancing productivity and growth
- ▶ Housing can be a critical use in delivering transformational change in areas such as town centres
- ▶ Affordable housing that reflects local circumstances is critical to meeting need (such as social rented accommodation) and supporting growth (such as key worker housing)

Strategic Context (2) – Key Trends

Global/National Trends

- ▶ Rising inflation – 10.1% (CPI) per annum (p.a.) in July 2022
- ▶ Cost of living – wage increases 4.3% p.a. (May 2022)
- ▶ Increasing fuel poverty – 6.5m homes (April 2022) to 8.2m (October 2022)
- ▶ Declining real income - March to May 2022, fell at 2.8% for regular pay

Housing market

- ▶ Housing supply is not keeping up with demographic and social change
- ▶ Forecast growth in WMCA population (expected to grow by half a million over next 20 years) will drive substantial increase in household growth and need for new housing
- ▶ The proportion of stock that is owner occupied and affordable rented has been falling and private rented increasing
- ▶ Significant potential for Advanced Manufacturing in Construction (AMC) to deliver more efficient, energy saving and sustainable housing solutions but the requirement is for scale

These trends are expected to further increase demand for Affordable Homes

Strategic Context (3)

Housing market trends (cont'd)

- ▶ Accessing owner occupation has been restricted (despite low interest rates) by the need for a significant deposit meaning it is unaffordable even though mortgage repayments may be lower than rents
- ▶ Ageing and deteriorating stock that does not meet future needs
- ▶ Key workers (such as health staff) have had difficulty in finding suitable accommodation close to their workplace
- ▶ Some older people are living in inappropriate housing and projection is for an ageing population
- ▶ Rough sleeping and homelessness are important issues and are expected to rise due to 'cost of living'
- ▶ There has been limited provision of supported housing which is key to catering for the specific needs of groups such as older people, people with health and mental health needs, etc.

Strategic Context (4)

Affordable Housing

- ▶ Research for the National Housing Federation and Crisis estimates the level of housing need at 145,000 affordable homes a year compared to 52,000 delivered in 2020/21 in England
- ▶ Key partners in the *increased* delivery of Affordable Housing include:
 - DLUHC (Government Department with responsibility for affordable housing policy)
 - Homes England (non-departmental public body that funds new affordable housing in England)
 - Housing Associations (not-for-profit social landlords)
 - For-profit Registered Providers
 - Local authorities
 - Other providers – such as Community Land Trusts (CLTs), housing co-operatives and self-build/custom build schemes
- ▶ Investment required in the existing stock including for fire safety and retrofitting for decarbonization
- ▶ A key issue is assembling/securing suitable sites
- ▶ Increasing the annual supply of affordable housing will require an increase in capital funding for the sector. Analysis by L&G estimates that increasing annual supply to 145,000 homes will require £34bn of additional capital funding per annum

Strategic Context (5)

Affordable Housing cont'd

- ▶ The National Audit Office (NAO) recently released a report on the Affordable Homes Programme since 2015.
 - There is a forecast shortfall of 32,000 in the number of homes to be delivered compared with published targets for the 2016 and 2021 programmes, as of May 2022
 - The 2021 Programme has clear targets about the tenure (e.g. for rent or for sale) but there are few targets based on wider factors such as the quality or size of homes or environmental standards
 - The Programme is not delivering a high proportion of affordable homes in areas that DLUHC assesses have high general housing need
 - There is a lack of strong incentives for housing providers to deliver affordable homes in area of high housing need or in the most unaffordable areas
 - DLUHC should consider what information it needs to improve its understanding of housing need in local areas and be clear about how the Programme is contributing to wider government objectives such as net zero and savings for other departments and local government

Affordable Homes Supply Strategy (1)

Vision

- ▶ Ensuring that local people can afford to live in decent homes in locations that meet their needs in order to support economic growth, increased productivity and Levelling Up, by helping to remove barriers and realise opportunities
- ▶ Ensuring that affordable homes contribute fully to delivering wider policy objectives including Advanced Manufacturing in Construction, Zero Carbon, Decent Homes, design quality, SME support

WMCA Approach

- ▶ Partnership-based
- ▶ Based on the WMCA's broader regional definition of affordability
- ▶ Co-investment focused
- ▶ Responding to local issues with a bespoke approach
- ▶ Recognising the importance of quality and sustainability
- ▶ Comprehensive, multi-sector, multi-tenure and multi-client group approach
- ▶ Innovation and research-based

Affordable housing is one of WMCA's key deliverables and central to the WMCA Business Plan

Anticipated Strategy (2)

WMCA Approach

- ▶ To work with partners to ensure the supply of affordable homes meets local demand in terms of cost (property and running costs including fuel), tenure, quality, location, type and size
- ▶ To ensure that the delivery of affordable homes contributes to achieving the vision for a more prosperous and better-connected West Midlands which is fairer, greener and healthier; supports economic growth; and at least meets the criteria set out in WMCA's various strategies, policies, charters and frameworks including those relating to:
 - Net Zero (including retrofit technologies)
 - Decent Homes
 - Design
 - Brownfield First
 - Innovative construction/AMC
 - Social value
 - Skills and employment
 - Digital connectivity
 - Sustainable Transport

Anticipated Strategy (3)

Roles of the WMCA

1. Facilitator/coordinator

- ▶ Influencing/shaping Government policy
- ▶ Influencing/shaping Investor policy and commitments
- ▶ Supporting strategic planning and policy (including local plan adoption)
- ▶ Stimulating locally-led solutions

2. Enabler

- ▶ Undertaking activities that indirectly support affordable homes such as transport investments
- ▶ Disposing of existing owned land for affordable homes

3. Co-Investor

- ▶ Using SCF funds
- ▶ Acquisition and subsequent disposal of land

4. Researcher and innovator

- ▶ Undertaking and disseminating research
- ▶ Supporting novel initiatives and innovative pilots

5. Oversight

- ▶ Oversight by Housing & Land Delivery Board and Overview & Scrutiny Committee

Anticipated Strategy (4)

Delivery Arrangements

- ▶ Governance and oversight – Housing & Land Delivery Board
- ▶ Setting clear targets with partners
- ▶ Strategic Partnerships – including with Homes England, West Midlands Housing Association Partnership, institutions and developers
- ▶ Project delivery
- ▶ Research/evidence dissemination and lobbying
- ▶ Monitoring and performance management
- ▶ Evaluation

Key Interdependencies and Links

- ▶ Close and effective partnerships with:
 - Local authorities – who lead locally
 - Homes England – national lead and key funder of Affordable Housing
 - DHLUC – lead Government Department for Affordable Housing
 - Housing Associations – delivery partners, with strategic links through WMHAP
 - For-profit Registered Providers – including Strategic Partners
 - Other providers/organisations – working with Community Land Trusts, housing co-operatives, Shelter and others where WMCA can add regional value
 - Developers – including through SCF schemes and Section 106 agreements
 - HM Government – to influence policy and resource allocation
- ▶ Land availability and funding – combining assets and resources in bespoke ‘cocktails’
- ▶ To jointly test innovative projects and develop tailored approaches – to specific local and thematic circumstances in order to address a key cross cutting regional issue



Housing & Land Delivery Board

Date	5 October 2022
Report title	Future Homes Strategy Update: Themes and Structure
Portfolio Lead	Housing and Land: Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rachel Atterbury, Projects Officer (Report Author)
Previous reports:	<ul style="list-style-type: none"> September 2022: Discussion at Housing & Land Delivery Steering Group July 2022: Housing & Land Delivery Board

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** work undertaken to date to develop an integrated West Midlands Future Homes Strategy which will **establish the West Midlands as the centre of excellence for low carbon living and modular construction in the UK and demonstrate that we are going faster than national regulatory standards due to be introduced in 2025;**
- b) **Note** that the expert Future Homes Taskforce has now been established and is fully engaged in development of the strategy and its successful implementation;
- c) **Consider and endorse** the proposed key themes and points of difference of the West Midlands Future Homes Strategy; and
- d) **Consider and endorse** the proposed structure of the Future Homes Strategy.

1.0 Purpose

- 1.1 This report provides an update on the wide-ranging activity that has been undertaken since the last meeting to develop **a new Future Homes Delivery Strategy and programme of targeted action.** The Future Homes Taskforce has been established to support this work.

- 1.2 The Future Homes Strategy will integrate the objectives, opportunities and benefits of previously separate AMC/ZCH initiatives and establish the West Midlands as the **centre of excellence for low carbon living and modular construction** in the UK. This means that WMCA would be explicitly **ahead of national policy and regulatory roll out of, for example, the Government's Future Homes Standards**.

2.0 Background

- 2.1 In April 2022, HLDB agreed a programme of work to develop a '*Future Homes Strategy*' - a coherent strategy to accelerate delivery and investment in Advanced Manufacturing in Construction (AMC), zero carbon homes (ZCH) and the accelerated roll-out (ahead of national regulation) of the Future Homes Standard across the region. Cast Consultancy was commissioned to support WMCA in the development of the strategy and its supporting evidence base.
- 2.2 The proposed Future Homes Strategy is intended to build on the work to date around AMC and ZCH under the leadership of the Housing & Land Delivery Board. To address the immediacy of the cost of living and energy crises, as well as the opportunities emerging through sectoral change, the strategy will focus on near term actions where WMCA and its partners' powers, leadership and influence will be most impactful.
- 2.3 This new integrated strategy is directly linked to unlocking the potential of the Future Homes economic cluster in the West Midlands Plan for Growth (launched July 2022), and the investment opportunity into future homes set out in the West Midlands Investment Prospectus (launched March 2022) alongside delivering the key components of the Housing & Land Delivery Board's Business Plan and 2018 Housing Deal.
- 2.4 A Future Homes Taskforce has been convened, chaired by Mark Farmer, CEO of Cast Consultancy and the UK Government's MMC Champion. The group contains membership from West Midlands local government, housing associations, developers, AMC manufacturers and industry experts (see Appendix 1 for full membership list). Members are engaging regularly through both the taskforce and expertise-specific bi-laterals to shape the strategy development programme and identify opportunities for industry-driven leadership on Future Homes in the West Midlands.

3.0 Context for the Future Homes Strategy

- 3.1 The climate emergency and current energy crisis demonstrate the imperative to deliver future-proofed energy efficient, low carbon homes which are affordable to run and comfortable to occupy. Past work on both the AMC and ZCH routemaps has clearly demonstrated that the West Midlands is well-placed to respond to these challenges and has the potential to become a **national exemplar** in the manufacture and construction of advanced, energy efficient, low carbon homes.
- 3.2 Whilst the regional context for these agendas remains broadly the same, there have been fundamental shifts in the sector and in HM Government policy since both routemaps were published.
- 3.3 In terms of AMC, there have been a number of high profile announcements in the sector in the past year including companies with significant reputations and funding ceasing their production (e.g. Countryside). These are signs of the wider sector maturing: in

most cases, these companies have been rapidly acquired and trading has continued, typically through large and well-funded/financed contractors or developers looking to expand their core, traditional construction model to include AMC/MMC capability.

3.4 This is a move away from the new entrant/SME model of AMC that has been predominant in the sector over the past few years. The shift is now towards experienced and trusted traditional construction/development companies - with a clear knowledge of their markets and processes - enabling incremental change through a more diverse range of AMC/MMC solutions and projects.

3.5 In terms of Zero Carbon, the complexity and quality of new developments is increasing as a result of regulation change and a focus from investors and developers on the Environmental, Social and Governance (ESG) credentials of the buildings they are creating. In turn, this is driving reductions in embodied carbon and better operational energy performance with more urgency than before. In practice, it will mean new technologies and processes across the whole construction supply chain, and these increasingly being seen as an opportunity rather than just a risk.

4.0 Key Points of Difference: Putting the region in pole position

4.1 The significant opportunity for WMCA lies in its **strategic approach to aligning any enhanced AMC and Zero Carbon performance standards with a realistic assessment of the speed at which the sector matures.**

4.2 These West Midlands performance standards should reflect the extensive supply chain capability already identified in the region and respond to the opportunity for this supply chain by:

- tapping into the broader industry trend for incremental change led by leading large, “traditional” construction companies; and
- ensuring regional SMEs and new entrants have clear routes to access new opportunities delivered through the Future Homes Strategy.

4.3 With these considerations in mind, four **key points of difference** which frame the Future Homes Strategy and demonstrate the change in the scale of ambition from WMCA’s previous work in this space and the West Midlands regional comparative advantage, have been identified:

- 1) No other region has made the **explicit connection between AMC and decarbonisation**. By aligning modern technical solutions to an enhanced sustainability standard, West Midlands will be alone in driving the “how” as well as the “what” of future homes delivery.
- 2) It is **creating, not picking, winners** – by moving away from prescribed AMC solutions to performance-driven outcomes, the strategy can support **more inclusive and diverse supply chain growth**. The opportunities it creates will be open to any supplier or innovator who can robustly achieve the technical standard, from major businesses to start ups and SMEs.
- 3) It is **driven by delivery** and is not just a strategy – the focus, even now, is on **interventions that WMCA/partners can make** to secure short-medium term delivery and build momentum.
- 4) This momentum is underpinned by **proactive industry leadership** through the Future Homes Taskforce - beyond providing technical expertise and market insight, the taskforce is identifying **practical opportunities** to influence the market,

accelerate delivery and leverage better outcomes through their national networks and regional activities.

4.4 **These points of difference will establish the West Midlands' leadership position as first-mover in this space.** It is proposed that these form the basis of the strategy's vision and mission.

5.0 Key Themes and Structure of the Future Homes Strategy

5.1 As a starting point for developing the structure and contents of the emerging strategy, the actions identified in both the AMC and ZCH routemaps were reviewed in the context of WMCA's amplified ambition and changes to the sector. These actions were then prioritised to ensure the strategy's focus is on:

- the activities that will have the **greatest impact** – those where the impact of change can be scaled up through collaboration and aggregation e.g. by sharing risk, pooling funding, driving national change through leadership with other CAs, etc.; and
- the activities where WMCA has enough **direct control** using the tools and mechanisms at its disposal, such as land and funding, to deliver the outcome.

5.2 These activities were considered by the Future Homes Taskforce to determine whether the prioritisations were correct and their actions fully addressed the opportunities and challenges. Following this, the **individual activities were grouped within key themes** as follows:

- New Future Homes performance requirements
- Maximising Future Homes delivery on public land/with public money
- Enabling implementation of enhanced regulatory/planning requirements
- Maximising partnership-led Future Homes delivery
- Brokering and enabling Future Homes supply chain growth.

5.3 It is proposed that **these themes form the basis of a delivery-focused Action Plan** for the strategy. Whilst the reference to the previous routemaps is clear in this approach, this plan will provide a **condensed and refined** set of actions which could be fully progressed by WMCA in the current political and economic context and where realising success is not dependent on external factors or partners.

5.4 A **programme of complementary activity and early interventions has been established** to simultaneously inform and support the strategy and delivery plan development while also building delivery momentum through early wins. These are focused on creating a robust and technically credible case for change through research, developing and testing new West Midlands Future Homes standards on current SCF projects, alongside industry engagement through Strategic Partnerships and the Taskforce. Appendix 2 provides more detail on the specific components.

5.5 The precise details of the strategy's contents will emerge as this programme progresses, though work undertaken to date with the Taskforce, Local Authority partners and WMCA officers have identified, which key points to address and myths to bust to ensure the strategy and its action plan are grounded in its present and future context. An outline strategy structure has been formed based on these areas and the activities described above and has been included in Appendix 3 to provide the Housing & Land Delivery Board with further insight into the proposed direction of travel and '*feel*' of the final document.

6.0 Next Steps

- 6.1 Following feedback from this Housing & Land Delivery Board on the objectives, themes and structure of the Future Homes Strategy, a first draft of the Future Homes Strategy will be developed, incorporating results from research activity and any early wins identified up to that point. This version of the document, and the route to finalising any areas for development, will be brought to Housing & Land Delivery Board's meeting in November 2022 for endorsement.
- 6.2 The intention is to then bring a final version, including the proposed Future Homes standards for SCF investments, to the January 2023 meeting of Housing & Land Delivery Board. Subject to the Board's approval of this final draft, and inclusion of any further comments, the **strategy could then be published in early 2023**.
- 6.3 Both the Taskforce and Delivery Steering Group will be fully engaged between meetings on the contents of the strategy, the local and regional opportunities which may emerge from it and the approach to building momentum now and post-publication.

5.0 Financial Implications

- 5.1 There are no direct financial implications arising from the Future Homes Strategy paper. There may be, in future, financial implications arising from decisions to progress projects in delivering a regional increase in homes built to higher standards using new technology but any such decisions would be subject to WMCA's approved governance and assurance processes.
- 5.2 At present there is no dedicated funding for the higher standards implied by the use of new technology and application of higher standards, any investment in these matters through WMCA will come through the existing devolved funding. An investment case for an AMC Acceleration Fund was previously submitted by WMCA but, to date, this additional funding has yet to be secured.
- 5.3 Any WMCA investment into future homes delivery would be governed and administered through the WMCA Single Assurance Framework 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 highlight the decision by the Housing & Land Delivery Board to commission a Future Homes Strategy to drive the take up of

AMC in the region, to encourage zero carbon homes and to accelerate the roll out of the Future Homes Standard as well as to provide a scope of work for discussion. It follows the work on AMC and zero carbon homes including the development of charters and routemaps and recognises the importance of the sustainable construction practices, in particular the need for modular homes and zero carbon homes to be the focal point in meeting the West Midlands targets for new homes, the aim being to attract more suppliers to the region and enhance and create opportunities for manufacturers and suppliers and constructions companies delivering new homes and to promote the growth of the supply chain.

- 6.3 Legal advice should be sought at appropriate stages in the development and implementation of the AMC and Future Homes Strategy to ensure compliance with governance and legal requirements and the Single Commissioning Framework should be strengthened to ensure consistency of implementation of AMC requirements into the funding agreements on a case by case basis.

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 charter 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.

8.0 Inclusive Growth Implications

- 8.1 The proposed future homes strategy will be used to inform WMCA's approach to growing the AMC sector, zero carbon homes and new energy standards in an equitable way, maximising economic benefits, housing quality and job/skills opportunities across the region's communities. Promotion of zero carbon homes and advanced manufacturing in construction have the potential to reduce household energy bills, which should have a positive impact on occupier costs.
- 8.2 The proposed strategy and technical standard has the potential to support growth across numerous elements of local construction and manufacturing supply chains and with it, new skills and employment opportunities for West Midlands residents.

9.0 Geographical Area of Report's Implications

- 9.1 The recommendations of this report apply to the whole of WMCA's geographical area.

10.0 Other implications

- 10.1 None.

11.0. Schedule of Background Papers

- 11.1 None.

APPENDIX 1: Future Homes Taskforce Membership

Member	Organisation and Role
Mark Farmer, Chair	CEO & Founding Director, Cast Consultancy
Megan Adlen	Group Sustainability Director, Travis Perkins
John Alker	Head of Sustainability, Legal and General
Peter Blunt	Managing Director, Innovare
Paul Griffiths	Head of Housing Assets & Development, Dudley MBC
Paul King	Managing Director Sustainability & Social Impact, Lendlease
Richard Lawrence	Director of Regeneration, Wolverhampton Council
Simon McWhirter	Director of Communications, People and Places, UKGBC
Sadie Morgan	Board Member, Homes England
Joe Reeves	Executive Director of Finance & Growth, Midland Heart
Simon Underwood	CEO, Elements Europe
Kate Warburton	External Affairs Manager, National Housing Federation
TBC	University of Wolverhampton

APPENDIX 2 – Activities to support the development and implementation of the Future Homes Strategy

Activity & Objectives	Components
<p>RESEARCH To create a robust, evidence-based and technically credible basis for a WM Future Homes Strategy and standard</p>	<p>The WM-based supply chain in AMC and NZC delivery. Initially developed in preparing the AMC Routemap and now to be expanded to include WM suppliers of broader forms of manufacture and decarbonisation solutions.</p>
	<p>The real cost and practical delivery implications of the FH thresholds for decarbonisation. This will include an assessment of how AMC might support and de-risk the achievement of enhanced carbon performance, and potentially reduce any premium otherwise associated with a Future Homes standard.</p>
	<p>The development-level cost and viability implications of achieving the Future Homes thresholds to identify the potential impact on project viability and funding requirements and enable a review of the opportunities to address viability pressures.</p>
<p>WMCA FUTURE HOMES STANDARDS Aligning the SCF with vision and objectives set out in the emerging Future Homes Strategy</p>	<p>Identification of blockers and friction in the SCF process that can be addressed as part of the Future Homes Strategy action plan</p>
	<p>Drafting a WMCA standard aligned to the FH strategy, which can be applied to Single Commissioning Framework investments. To include a programme of training and lessons learned reviews to drive improved Future Homes performance through SCF investment.</p>
	<p>Live-testing on suitable projects moving through the SCF - to test deliverability, identify challenges and secure early wins</p>
<p>TARGETED INVESTOR/DEVELOPER PARTNERSHIPS Working with key stakeholders and sector leaders to identify opportunities for industry-driven projects and initiatives in the region which could form the basis of a centre of excellence and demonstrate Future Homes leadership on the ground</p>	<p>Reviewing strategic partnership/site pipeline opportunities to deploy the emerging enhanced Future Homes standard on development sites to enable rapid delivery</p>
	<p>Identification of priority opportunities that can be delivered as part of Taskforce agenda/wider FHS programme</p>

APPENDIX 3 – Proposed Strategy Structure

1) Executive summary

- Context
- What will WMCA and partners do and why
- To include case studies and progress to date

(2) Building Future Homes: The Opportunity and the Challenge

- Climate context
- Construction context
- WM in context compared to other regions and comparative advantages
- What might national and international leadership look like?

(3) Setting a Baseline

- Defining an integrated technical performance standard for AMC/ZCH
- What is the current performance baseline against these metrics? What are the impacts and problems caused by this level of delivery? (e.g. is small scale, pocket development making Future Homes cost-prohibitive or limiting supply chain growth?)
- What is needed to address these problems?

(4) Technologies, Solutions & The WM Supply Chain

- How can AMC technology support enhanced performance today
- What other technologies and solutions are relevant – and what could be relevant in the future.
- What does the WM supply chain look like and what opportunities for scaling up are there?

(5) The Future Homes Standard & Future Trajectory

- Based on the previous analysis, what should the Future Homes technical standard be?
- How does this align to other industry benchmarks?
- What might the future evolution of the technical standard look like – level and type of uplift and at what time? How do we bring partners with us?

(6) Delivering Future Homes

- Who will do what to deliver future homes and what do they need to do so?
 - Developers
 - Housing associations
 - WMCA and stakeholders

(7) Enabling Factors

- What is required to enable funding (with a focus on areas where WMCA has the greatest control)
 - Land
 - Funding
 - Regulation
 - Asks of Government

(8) Delivery Plan

- Append action plan (focusing on actions which will be the most impactful)



West Midlands
Combined Authority

Housing & Land Delivery Board

Date	5 October 2022
Report title	West Midlands Brownfield Regeneration Strategy: Discussion paper
Portfolio Lead	Housing & Land Portfolio - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Patricia Willoughby, Head of Policy (Housing, Property & Regeneration) (Senior Reporting Officer) Mia Higgins, NGDP Graduate, Housing, Property & Regeneration (Report Author)
Previous reports	<ul style="list-style-type: none"> September 2022: Discussion at Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Consider and endorse** the proposed approach to developing a West Midlands Brownfield Regeneration Strategy in a format similar to the tried and tested West Midlands Investment Prospectus;
- b) **Consider and endorse** the inclusion of **town centres** as a specific feature of this strategy in recognition of their critical importance to local communities and the particular challenges they face as a result of the decline in retailing, particularly in a post-pandemic world;
- c) **Note** progress to date with developing a Brownfield Regeneration Strategy for the West Midlands as commissioned by the Housing & Land Delivery Board to help drive the supply of brownfield land in the region and continue to strengthen the West Midlands as the leading UK region in terms of brownfield policy and delivery;
- d) **Note** that the product of this work will be an integrated strategy that directly supports key policy agendas of WMCA and local authorities such as enabling affordable housing delivery, public land and driving Advanced Manufacturing in Construction, zero carbon homes, design quality and the devolution asks; and
- e) **Consider and endorse** the proposed next steps.

1.0 Purpose

- 1.1 The purpose of this paper is to seek views from members of the Housing & Land Delivery Board on our **current thinking on the nature and form of a West Midlands Brownfield Regeneration Strategy** as previously commissioned by the Housing & Land Delivery Board. The paper seeks to invite discussion on these matters, the proposed approach to preparing the document, the indicative content (to be co-developed with partners) and the proposed next steps.

2.0 Background

- 2.1 At the meeting of the Housing & Land Delivery Board in April 2022, it was agreed that **an integrated brownfield regeneration strategy should be produced** to bring together the different brownfield, housing and regeneration initiatives, projects and programmes under the Housing & Land Delivery Board (e.g. public land, town centres, etc) into a single coherent strategy.
- 2.2 At the meeting of the Housing & Land Delivery Board in July 2022, the **Board further endorsed the overall approach and scope of the strategy**, its importance to drive the supply of brownfield land in the region and gave some early steers on its content and form. Further discussions have taken place with members of the Delivery Steering Group and with industry-led taskforces on the proposed strategy scope and impact.

3.0 Brownfield Opportunity

- 3.1 The West Midlands is a region of significant potential which sits at the heart of the UK. Its industrial legacy has left swathes of brownfield land in need of remediation but ripe for development.
- 3.2 The region operates at the heart of the national devolution agenda, having secured new powers and funding, and now has an invitation in the Levelling Up White Paper to go further and submit a 'trailblazer devolution deal'. The National Brownfield Institute at the University of Wolverhampton also increases significantly the region's capacity and expertise.
- 3.3 Collaborative working through the many public sector organisations is helping to put the region on a national and global stage as a place to learn about and deploy brownfield regeneration thinking/techniques/activity and to showcase, nationally and internationally, the 'brownfield first' policy and the potential to deliver even more than has been achieved to date. Growing and augmenting this opportunity is central to the Brownfield Regeneration Funding ask in our devolution deal proposals and thus central to this new brownfield regeneration strategy.
- 3.4 Underpinning this ambition is a demonstrable and growing capability in the West Midlands to unlock and accelerate stalled brownfield sites and to attract private sector capital for deployment in brownfield sites. The confidence of HM Government has been amply demonstrated in the high levels of brownfield funding which has been awarded to WMCA and the confidence of the private sector through new industry investment and the strategic partnerships which WMCA has been able to sign.

- 3.5 The strategy document will demonstrate the West Midlands proof of difference nationally and its additionality. It will highlight its combination of scale (a region with 4.2 million people); prime location as the most connected region in the UK; business and investor confidence; local and regional leadership; the region's extensive capability; its outstanding delivery record; its ability to connect the dots between different types of infrastructure; its record of devolution leadership; public landowner collaboration; as well as its access to, and confidence of, HM Government.
- 3.5 As an investor-facing strategy, the document will act as a best practice guide, to be used by WMCA to demonstrate our proof of difference and value added. It would be used by WMCA when assessing applications for funding and supporting business cases to Government. The document would showcase the ambition around brownfield regeneration in the West Midlands and our regional desire to be a global leader driving changes in the scale, type and delivery of brownfield regeneration. Following discussion at Delivery Steering Group, the document would also address town centres and the particular challenges that are faced in these locations.
- 3.6 The document will articulate a move away from individual "initiatives" and "projects" and towards a strategic approach that can be applied across the region and referenced by partner organisations in their own work. The underpinning framework would have a strong evidence base and clear policy logic demonstrating our robust attitude towards delivery.
- 3.7 The intention is that the document would be produced in early 2023 and would be similar in format to the West Midlands Investment Prospectus 2022, a highly visual, attractive statement of a shared ambition across the region.

4.0 Key themes

- 4.1 It is suggested that that certain key themes or principles need to be front and centre of the strategy document:
- **Scale of Opportunity** – showcasing the region's industrial past, extensive land supply, diverse public sector land development opportunities, exceptional connectivity through HS2, experience with devolution, potential to build on the legacy of the Commonwealth Games and Coventry's City of Culture.
 - **Innovation** – supporting new models of delivery, use of public sector land, density on brownfield sites, re-purposing of town centres, levelling up investment zones and the strength of wide-ranging academic institutions in the region.
 - **Unlocking private sector investment** – emphasising the role of the private sector, working with public sector organisations to deliver a shared ambition and shared success, and deploying public sector funding to provide essential infrastructure, improved connectivity, enhanced public realm.
 - **Strengthening HMG investment, support and confidence** – creating an environment of delivery and innovation to unlock additional public sector funding

- **Speed and clarity of decision making** - through WMCA's exemplary Single Commissioning Framework and collaborative decision-making across public sector organisations.

4.2 The initial review of successful brownfield regeneration projects also demonstrates that key interventions including those listed below, must be deployed at the appropriate stage. This also highlights the importance of having the necessary skills and resources available:

- Land assembly
- Capital infrastructure
- Delivery vehicles
- CPO
- Strategies/frameworks to give confidence
- Strategic partnerships
- Mapping of land and assets

5.0 Next steps

5.1 To be fully effective, the strategy will need to be underpinned by authoritative research and understanding of the particular challenges relating to brownfield land in the West Midlands, in a similar way to the approach taken with our Future Homes Strategy work.

5.2 Indicative milestones have been identified for the programme:

- October/November/December 2022 – commissioning specialist advice and research, co-design with officers on Delivery Steering Group and engagement with taskforces
- December 2022 - an early draft of the strategy will be presented to the Housing & Land Delivery Board
- January – revised draft strategy presented to Housing & Land Delivery Board
- February – preparation of publication version
- March - launch

6.0 Financial Implications

6.1 There are costs associated with the external advice noted within the document, and with the compilation and production of the strategy document proposed as a recommendation within this report. The research, external advice costs and other costs required for the development of this document will require external commissioning, to provide expertise and knowledge not held within the current team. It is not currently clear whether the costs will be fully covered within existing resources and there may be a need to seek further funding. Further details on the progress of the initiative, including any potential/emerging financial implications and any requirement for spend outside the existing budget, if any, will be reported to Housing & Land Delivery Board before onwards approval by the relevant Board.

7.0 Legal Implications

7.1 It is noted that this paper considers the proposed approach to the creation of an integrated Brownfield Regeneration Strategy with the aim of being a best practice

guide that can be applied across the region and wider. As it is intended that the strategy document will be a published document, care will need to be taken over the wording to ensure that it is factually correct and that all representations made in the document can be validated. In delivering an integrated strategy there will be legal implications around such matters as the powers of the Combined Authority and the different interventions to be deployed as referred to in the Paper for example delivery vehicles, CPO, land assembly and strategic partnerships etc and also the commissioning of work from specialist consultants. Governance systems will need to be in place at the appropriate stages to facilitate decision making and ensure compliance with the relevant frameworks. Legal advice should be sought as and when required.

8.0 Equalities Implications

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

9.0 Inclusive Growth Implications

9.1 There are no direct inclusive growth implications arising from this report. However, it can be expected that there will be positive inclusive growth outcomes from the publication and implementation of the Brownfield Regeneration Strategy.

10.0 Geographical Area of Report's Implications

10.1 The report relates to the whole of WMCA's geographical area.

11.0 Other Implications

11.1 None

12.0 Schedule of Background Papers

12.1 None

APPENDIX 1

International Exemplars

Innovative brownfield transformations are being undertaken across the world and WMCA could learn from these examples of best practice. Examples include:

1 Schumacher Quartier, Germany

The site is based at the east end of Berlin's now defunct Tegel Airport. The new neighbourhood has focused on climate adaptation with a climate neutral aim with the largest collection of mass timber buildings in the world and almost every home Passivhaus or equivalent efficiency.

The neighbourhood has also made itself car free, instead prioritising excellent bike route connections. It consists of 5000 non-market homes (50% social housing, 40% cooperatives, 10% student houses), as well as a range of amenities: school campuses, day-care facilities, retail space, commercial space, large green space areas and very close to 2 metro stations. The plans for the neighbourhood were established through urban planning competitions with citizen participation prioritised.

2 Vauban, Freiburg, Germany

Construction began in the mid-90s and was completed in 2000. The site was a former French barracks but now houses 5000 inhabitants and provides around 600 jobs. The area began as a squatting community who collaborated to develop the neighbourhood plan through a people's forum.

Green transportation was placed at the core of the neighbourhood with a community car park and cars rarely present, as well as many cycling and walking paths with large pedestrianised zones. All houses are in walking distance of a tram stop and 70% of people live within 500m of a tram stop with trams coming every 7.5 minutes during rush hours and their costs subsidised for residents. All schools, businesses and shopping centres are also in walking distance with many shops and offices on the ground floor of blocks of flats.

All buildings must also meet the minimum low energy consumption standards of 65 kWh/m²a and all buildings have solar panels. Public energy and heat are generated by a woodchip-powered combined heat and power generator connected to a district heating grid and surplus energy is sold back to the city grid and households split profits. There is also a local organic sewage system.

The project is being monitored and is considered to be the greenest area of the greenest city within Germany with easy recycle units, 5000 hectares of forest, 600 hectares of parks, 160 playgrounds, reduced mowing, 3800 allotments on the outskirts, farmers market, local winery, beehives, butchers, bakers and plant nursery.

3 Seestadt, Vienna, Austria

This project totals 5 billion euros of investment in order to create 20,000 workplaces and homes for 25,000 residents. It is one of Europe's largest urban development projects, recognised as a smart city with multi-phase development, essentially a city within a city. It prioritises high quality of life with economic drive, as well as a diverse,

open plan for the future with excellent transport links, a business hub of international calibre and mix of urban flair and laid-back pace of life.

4 Merwede, Utrecht, the Netherlands

Utrecht showcases many schemes. Previously, an island of dilapidated factories and a business park, it is to be transformed into a home for 12,000 people, with 60 acres and 6000 dwellings in 200 buildings. With the first residents are expected in 2024, non-market housing accounts for around 50% of homes.

All homes are low-energy (close to Passivhaus standard) and a fleet of shared cars and bikes allows for 1 car per 3 homes. It aims to enhance Dutch biking culture, by being specifically designed as car free and aiming to connect to the rest of Netherlands through public transport. Everything will be within walking distance with walking routes along the canal.

5 Zug Pi, Switzerland

This scheme will build the tallest wooden tower in Switzerland, consisting of 220 affordable flats. To be constructed by 2024, units will consist of three floors with shared rooms, made to feel bigger through high ceilings and large windows. Each area is designed for a target group with different living requirements: Singles and young couples, families, seniors but also shared apartments with several bedrooms. There will be public areas designed to host cinemas or concerts. Other countries such as Norway and Austria have also invested in tall wooden towers for housing.

6 Champs-Élysées, Paris, France

The aim of this project is to pedestrianise the Champs-Élysées. 4 of 8 driving lanes will be converted to walking lanes, cafes, gardens, playgrounds and bike lanes. There will be a tunnel of trees to improve air quality. The area currently has the highest emissions in Paris with 3,000 drivers per day but 100,000 pedestrians. It is hoped that this scheme will reduce the urban heat island effect. The project is set to begin construction after the Paris 2024 Olympics & Paralympics. 10,000 residents engaged through public engagement.

7 Productive City, Brussels, Belgium

Brussels is currently thought to be one of the highest performing, rapidly transforming city in Europe in terms of construction. This project aims to transform the whole city with 30 schemes to progress. The city currently has large amounts of wasteland alongside the canal. The project therefore centralises the canal. There are various challenges such as de-industrialisation and social contrasts with areas strongly divided by wealth. It seeks to prioritise urban integration, circular economy, vertical and horizontal mixed use living, brownfield redevelopment, dense city living, productivity, multi-functional productivity, micro-zoning, re-localisation, urban farming, learning centre, inclusion, heritage, mix of residential & industrial and a mix of social classes.

8 EU parliament Circular Economy Action Plan as part of the European Green Deal

Central to this plan is to reduce waste, empower consumers, change food systems and make sustainable production the norm. Brussels, Amsterdam and Rotterdam are at the forefront of the movement which prioritises doughnut economics. It centralises disassembly projects and mass timber use (European Bauhaus & Floating Office Rotterdam).



Housing & Land Delivery Board

Date	5 October 2022
Report title	WMCA & Homes England: Strategic Partnership Opportunity
Portfolio Lead	Housing and Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rob Lamond, Head of Strategy & Analysis (Senior Reporting Officer) Lauren Rigby-Hopkins, NGDP Graduate (Report Author)
Previous reports	<ul style="list-style-type: none"> September 2022: Discussion at Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Discuss and endorse** the principles and progress to date on establishing a formal strategic partnership between WMCA & Homes England to unlock the delivery of new homes in the West Midlands;
- b) **Discuss and endorse** the proposed next steps of the work; and
- c) **Note** that this would be part of the work under the Housing & Land Delivery Board to establish formal strategic partnerships.

1.0 Purpose

- 1.1 The purpose of this paper is to enable the Housing & Land Delivery Board to discuss and endorse the initial conversations between WMCA and Homes England to establish a new strategic partnership - the fifth partnership signed by WMCA under the Housing & Land Delivery Board.
- 1.2 The discussions have explored the potential for what Homes England and the Department for Levelling Up, Homes & Communities (DLUHC) refer to as a “*Strategic Place Partnership (SPP)*” in the West Midlands. This SPP model is a mechanism which Homes England has put in place with public authorities in other parts of the country in order to help increase the scale and pace of new housing delivery.

2.0 Background

- 2.1 A key deliverable set by the Housing & Land Delivery Board for 2022/2023 is for WMCA to **establish new partnerships, joint ventures and delivery vehicles**, supporting its commitment to delivering its nationally leading brownfield regeneration and housing delivery programmes.
- 2.2 Since the launch of the first strategic partnership in 2018, WMCA has been actively seeking new opportunities to create collaborative, non-binding agreements with credible developers, investors and public sector partners which commit both parties to work together to implement WMCA's vision for a more prosperous and better-connected West Midlands which is fairer, greener and healthier. To date, four partnerships have been established including WMCA's first 'investor partnership' with Legal & General, announced in May 2022.
- 2.3 Homes England is a non-departmental public body, sponsored by DLUHC, with a remit to accelerate the delivery of housing across England. WMCA and Homes England are key public sector bodies within the West Midlands which offer investment in key regeneration schemes and actively seek collaborative ways of working across local authorities and other key regional partners. **A regionally focused partnership between both parties offers the potential to unlock shared funding opportunities, capacity and expertise** which are additional to the benefits which each organisation can bring to a project. A partnership creates the potential to support key local regeneration priorities which would not be realised without this level of collaborative working between the organisations.
- 2.4 In exploratory discussions to date, WMCA and Homes England have been scoping what a partnership for the West Midlands might help unlock and accelerate, looking at key regional priorities (e.g. the West Midlands Investment Prospectus 2022) and how both parties working together might help drive the delivery of key regeneration schemes. This has involved **identifying key principles** for the partnership and outlining the proposed roles for key regional stakeholders.

3.0 The Principles of a Strategic Place Partnership (SPP)

- 3.1 An SPP could create a **framework for place-based partnership working**, to supply increased housing across the West Midlands. The partnership would align with government priorities in relation to Levelling Up, improving affordability, driving economic growth and recovery and driving innovation in the housing sector, as well as the WMCA's vision and objectives.
- 3.2 An SPP would focus on **what can only be achieved through working collaboratively**. It would aim to work to support regional and local housing needs by unlocking complex brownfield and major city/town centre schemes as well as mixed tenure and additional affordable housing.
- 3.3 Whilst a SPP does not guarantee funding or additional resources, **it has the potential to maximise the use of resources, intelligence and expertise from both Homes England and WMCA** to unlock opportunities of scale, build longer-term supply and achieve place making ambitions. This may include seeking revenue investment to accelerate priorities, drawing upon the respective strengths of the partners to accelerate sites towards delivery. The convening power created by Homes England and WMCA working collaboratively has the potential to enable a joined up approach and increased leverage/alignment of investment.
- 3.4 The principles of the potential Strategic Place Partnership include:

- **Place-based collaboration** with prioritisation and alignment of resources to drive market change
- **Acceleration and consistency in the pace and delivery of new homes**, including affordable homes
- **Combined skills and expertise** to identify solutions and products that unlock localised market challenges
- **Collective pipeline of sites and strategic projects** requiring support to come forward
- **Collaborative approach** with partners to tackle issues of affordability and local market failure
- **Shared housing market intelligence** to inform and monitor delivery
- **Focused and aligned engagement and support** with LAs, RPs, private sector and other partners
- **Shared ambition to challenge traditional norms** in the housing sector and bring forward innovation.

3.5 It is proposed that the Strategic Outcomes would include maximising the quality, pace and number of homes built where they are needed, as well as meeting the WMCA objectives in terms of net zero, retrofit, brownfield land, inclusive growth, design quality, public land, investment and affordable housing.

4.0 Next Steps

4.1 A priority for the WMCA/Homes England strategic partnership would be to ensure that the partnership aligns with the key deliverables of the Housing & Land Delivery Board and wider devolution priorities for the region as in the Trailblazer Devolution Deal proposals.

4.2 WMCA and Homes England will continue to develop the partnership proposals and commitments during Autumn/Winter 2022. Monitoring arrangements will be established in line with the WMCA's existing Strategic Partnerships and performance reviewed on an ongoing basis. This will include updates to Delivery Steering Group and Housing & Land Delivery Board.

4.3 Any feedback and comments from Members of Housing & Land Delivery Board, Delivery Steering Group and local authority engagement will be used to shape the partnership proposals in detail.

5.0 Financial Implications

5.1 There are no financial implications arising as a result of the recommendations within this report. The development of the partnership will be undertaken from within existing resources. Further details on the progress of the initiative, including any potential/emerging financial implications, will be reported to the Housing & Land Delivery Board before onwards approval by the relevant Board.

6.0 Legal Implications

6.1 It is noted that this paper provides an overview of the principles on establishing a Strategic Place Partnership in the West Midlands partnership between WMCA and Homes England to develop a pipeline of opportunities with local authorities that could benefit from revenue funding opportunities. Governance systems will need to be developed in delivering the partnership objectives and to facilitate decision making. Consideration will need to be given to the frameworks that will apply to any co-investments 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. 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.

8.0 Inclusive Growth Implications

8.1 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.

9.0 Geographical Area of Report's Implications

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

10.0 Other Implications

10.1 None

11.0 Schedule of Background Papers

11.1 None.



Housing & Land Delivery Board

Date	5 October 2022
Report title	WMCA Housing Deal 2018: Local Plans Progress Update
Portfolio Lead	Housing and Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director for Housing, Property & Regeneration (Accountable Director) Patricia Willoughby, Head of Policy & Planning (Senior Reporting Officer) Gurdip Nagra, Strategic Delivery Advisor (Report Author)
Previous reports	<ul style="list-style-type: none"> • April 2022: Housing & Land Delivery Board • June 2022: Housing & Land Delivery Steering Group • July 2022: Housing & Land Delivery Board

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** the progress update on local plans in the West Midlands.

1.0 Purpose

- 1.1 The purpose of this report is to provide a further update on the progress of local plans in the region following a request from the Housing & Land Delivery Board at its meeting in April 2022 that a local plans update should be provided as a key agenda item at all future Housing & Land Delivery Board meetings; and to provide an update

on work in progress to take forward the Members’ request for a regional overview on employment land supply and demand.

2.0 Background

- 2.1 At the meeting of the Housing & Land Delivery Board in April 2022, Members considered a report on the monitoring of local plans across the region because timely progress of local plans is a formal requirement of WMCA’s 2018 Housing Deal with Government, all other funding agreements relating to brownfield land and is widely seen as a critical factor in private investment certainty. During the discussion, Members requested further updates and a statement of the summary position on individual plans being prepared by each local authority.
- 2.2 Members also asked WMCA to consider employment land with a view to collating information and providing a regional perspective on supply across the region, thereby supporting local authorities in their work. Specific areas of interest identified were employment land requirements to support manufacturing activity and jobs; the alignment of housing and employment; employment land losses (to other land uses); the potential for re-purposing commercial floorspace in city and town centres; collating employment land supply; and a summary of studies being prepared by local authorities to support their plan preparation process. Members also asked that views of the Young Combined Authority be sought in relation to employment land provision.

3.0 Local Plan Progress

- 3.1 Local Plans in the region are at various stages of development. By way of example:
- the most recent adoption was the North Warwickshire Development Plan in September 2021
 - the examination process for the Solihull Plan took place in Autumn/Winter 2021 and an additional hearing session took place in July 2022
 - the Shropshire plan commenced its examination in July 2022, and
 - the Birmingham Development Plan is at the start of the process.
- 3.2 In line with the request from the Housing & Land Delivery Board, Table 1 shows the stage reached by each constituent, non-constituent and ‘duty to co-operate’ authority. By way of context, it was agreed at the start of the HM Government’s Housing Deal monitoring process that provision made in plans prepared by ‘duty to co-operate’ authorities, to meet unmet need in constituent and non-constituent authorities, could be taken into account in meeting the Housing Deal target of 215,000 dwellings by 2031.

Table 1: Local Plan Progress - September 2022	
Constituent Authorities	
Black Country Plan	Additional Regulation 18 consultation took place Summer 2022. Regulation 19 consultation Autumn 2022.
Birmingham Plan	Issues and Options to be published Autumn 2022.

Coventry Local Plan	Cabinet report to trigger review no later than December 2022.
Solihull Local Plan Review	The Inspectors' 'post hearings' letter was sent to Solihull MBC on 5 September 2022 outlining the next steps.
Non-constituent Authorities	
Cannock Chase: Local Plan Review	Cabinet report considered Regulation 19 plan August 2022, Local Development Scheme timetable has been revised.
North Warwickshire Local Plan	Plan adopted September 2021, no formal timetable for review yet but joint work commissioned with Coventry and Warwickshire authorities.
Nuneaton & Bedworth Borough Plan Review	New Local Development Scheme timetable approved following Regulation 18 consultation.
Borough of Redditch Local Plan No. 5	Regulation 18 consultation due Autumn 2022.
Rugby Local Plan	Plan adopted June 2019, no formal timetable for review yet but joint work commissioned with Coventry and Warwickshire authorities.
Shropshire Local Plan Review	First stage hearings completed and Inspector's interim recommendations have been followed up by Council.
South Warwickshire Joint Local Plan (Warwick and Stratford-on-Avon)	Issues and Options expected November 2022, anticipated submission September 2024–Jan 2025.
Tamworth Borough Local Plan	Issues and Options Autumn 2022.
Telford & Wrekin Local Plan Review	Updated Local Development Scheme went to Cabinet in June 2022. Call for Sites has opened.
Duty to Co-operate Partners	
Bromsgrove District Plan Review	Regulation 18 plan publication has been delayed. New timetable will be published in due course.
Lichfield District Local Plan	Hearing dates for Examination in Public to be announced.
South Staffordshire Local Plan	Regulation 19 Autumn 2022.

4.0 Regional Employment Land Overview

- 4.1 A significant amount of work is already being undertaken by local authorities, particularly in relation to local plans, and the starting point for a regional overview is a database of existing studies, their scope and conclusions. A small sub-group of officers will be convened to assemble existing data and identify any gaps.

5.0 Additional Support and Advice

5.1 As a matter of routine, the Housing & Land Delivery Steering Group is asked to consider areas of work or matters on which WMCA might usefully provide additional support to local authorities to assist with the preparation of local plans. This will be actioned as appropriate in line with requests.

6.0 Financial Implications

6.1 There are no direct finance implications as a result of the recommendations within this paper. There might be, in future, financial implications associated with the continued work on Local Plans which will be funded from existing Housing, Property & Regeneration budgets. It is worth noting that a potential financial risk might arise from some local plan milestones being delayed by more than a three-month period from the stated target of the relevant Local Development Scheme. This risk will crystallise only in the event that a formal escalation is made, and if the problem cannot be rectified as a result of negotiations with the relevant local authority.

6.2 Any WMCA investment in Local Plans would be governed and administered through WMCA's Single Assurance Framework and in line with the accounting and taxation policies of the WMCA and HMRC.

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 to provide an update on the local plans workstream in relation to the Housing Deal including progress against milestones set out in the 2021 Housing Deal Monitoring Agreement and an outline of the support offered from the Combined Authority to achieve the region's wider strategic objectives on housing and employment land. Progress in the development of plans will encourage delivery of new schemes which may qualify for funding from WMCA through the application of the criteria and governance systems set out in the WMCA Single Commissioning Framework and legal advice should be sought as and when required.

8.0 Equalities Implications

8.1 There is no equality impact in relation to this report.

9.0 Inclusive Growth Implications

9.1 This report is for information only but the functions included support the principles of inclusive growth. The transformation of urban areas through the workstreams noted in the report will have a positive economic impact on all residents and sectors of society in the West Midlands.

10.0 Geographical Area of Report's Implications

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

11.0 Other Implications

11.1 None.

12.0 Schedule of Background Papers

11.1 None.

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West Midlands
Combined Authority

Housing & Land Delivery Board

Date	5 October 2022
Report title	WMCA Taskforces: Progress Update
Portfolio Lead	Housing and Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Patricia Willoughby, Head of Policy & Planning (Housing, Property & Regeneration) (Senior Reporting Officer) Hannah Worth and Mia Higgins, NGDPs (Housing, Property & Regeneration) (Report Authors)
Previous reports	<ul style="list-style-type: none"> April 2022: Housing & Land Delivery Board

Recommendation(s) for action or decision:

Housing & Land Delivery Board is recommended to:

- a) **Note** the positive work and contributions to date of the industry-led taskforces, established by WMCA under its Housing & Land Delivery Board; and
- b) **Note** the recent activity that has taken place around each of the four taskforces in operation.

1.0 Purpose

- 1.1 The purpose of this report is to update the Housing & Land Delivery Board on the **activities of the WMCA taskforces which support the Housing and Land Portfolio and provide vital industry insight, challenge and steers** across its diverse range of projects and programmes. The report provides an update on the work of these taskforces and follows an initial report (April 2022) which set out the purpose, function and operation of each taskforce and its perceived future direction of travel. This background information is attached as Appendix 1 to this report.

2.0 Background

- 2.1 Four WMCA taskforces currently operate to support the policy initiatives of the Housing & Land Delivery Board (and, in the case of public land, also supports the One Public Estate Board):
- Commercial Property Taskforce
 - Future Homes Taskforce
 - Public Land Taskforce
 - Town Centre Taskforce
- 2.2 Taskforce members volunteer their time, to provide insight, advice, advocacy, challenge and, importantly, an industry perspective on the different work programmes and policy areas of the Housing and Land Portfolio. They provide invaluable steers on WMCA's work providing not only advice and support but also critical challenge and different perspectives. They also act as advocates and champions for the work in industry circles and with Government and national forums.
- 2.3 The taskforces are endorsed by both the Mayor of the West Midlands and the Housing & Land Delivery Board.
- 2.4 The taskforces are advisory bodies supporting WMCA's policy and delivery activities. They do not have decision-making powers which remain with the formally constituted boards of WMCA, notably the Housing & Land Delivery Board and the Investment Board in the case of most workstreams in the Housing and Land Portfolio.

3.0 Commercial Property Taskforce

- 3.1 The Commercial Property Taskforce is a product of the relaunch and refresh of the West Midlands Commercial Property Forum in response to the Comprehensive Spending Review, Budget 2021 and the launch of the Levelling Up White Paper.
- 3.2 Since the initial report in April 2022, the inaugural launch meeting (April 2022) and a second plenary meeting (July 2022) have taken place. Several bespoke deep dive sessions have been convened, where required, to support WMCA's work.
- 3.3 In these sessions, the Commercial Property Taskforce has been an invaluable advisor, steer and critical friend, most notably on work to develop WMCA's emerging Trailblazer Devolution Deal providing excellent advice, recommendations and endorsements, derived from their commercial and business perspective, on a number of proposals including the proposed Levelling Up Investment Zones, public land and land assembly, and procurement.
- 3.4 The Commercial Property Taskforce will continue to operate as a vital resource and advisor with continued engagement around Levelling up and Devolution. The third plenary session of the Taskforce is planned to take place on 30 September 2022.

4.0 Future Homes Taskforce

- 4.1 The Future Homes Taskforce was established to support the development of WMCA's Future Homes Strategy, combining the work of two former taskforces,

namely the Advanced Manufacturing in Construction and Zero Carbon Homes taskforces.

- 4.2 Since the initial paper to the Housing & Land Delivery Board in April 2022, the inaugural meeting of the new taskforce has taken place (July 2022), and several bespoke deep dive sessions have been convened, as required, to support WMCA's work.
- 4.3 Consultants have been commissioned to provide specialist expertise on this highly technical work. Work to date has focused on a review of WMCA's Advanced Manufacturing in Construction Routemap and Charter, and the Zero-Carbon Homes Routemap. The objective has been to identify some 'early wins' and other key opportunities so that next steps can be clearly focused on delivery and early impact. A summary of this work was presented to the Taskforce at its last meeting, to seek their industry expertise and advice on how WMCA and partner organisations can best implement these requirements and raise the standard of new homes across the region. A separate report on the emerging Future Homes Strategy paper is also submitted to this Board for consideration.
- 4.4 The Future Homes Taskforce will continue to operate as a vital resource and advisor, with the future work programme focused on providing support and guidance on WMCA's development of the Future Homes Strategy and supporting the devolution deal asks around brownfield regeneration.

5.0 Public Land Task Force

- 5.1 The establishment of the Public Land Taskforce was part of WMCA's wider Public Land programme and emerged from the WMCA's COVID-19 Recovery Plan. The workstream was also a response to the findings of a previous report which has suggested that productive utilisation of the 5,713 hectares of public sector land in the West Midlands could help to drive economic recovery and make a significant contribution to the projected housing and employment needs of the region.
- 5.2 Since its establishment, the Taskforce has acted as a valuable advisor and critical friend, most notably around its support for the publication and endorsement of the Public Land Charter, priority steps to secure delivery of key projects and programmes and supporting the devolution deal asks around public land.

6.0 Town Centre Task Force

- 6.1 For the past year, the Town Centre Taskforce has taken an active role in advising, supporting and engaging with local authorities. It has hosted several advisory workshops for local authorities, supporting them directly with expert industry knowledge and helping them to progress potential development sites and town centre regeneration overall, and to provide support on master plans. To date, the Taskforce has engaged with the Stratford-on-Avon District Council, Telford & Wrekin Council, Warwick District Council and Warwickshire County Council in multiple workshops.

- 6.2 The Taskforce has proven to be a vital resource in advising, critiquing and querying local authority master plans, enabling local authorities to access external expertise and seek reassurance. The workshops have enabled the Taskforce to extend its expertise directly to local authorities and have created a forum within which a number of matters can be explored, capturing the specific opportunities and challenges facing the West Midlands.
- 6.3 The Town Centre Taskforce will continue to operate as a vital resource and key advisor through its continued engagement with, and support of, local authorities through its workshops and future discussions around brownfield land, vacant and underused properties in and around town centres.

7.0 Financial Implications

- 7.1 There are no direct financial implications from this paper, however, there are some budgetary costs associated with the communications campaigns described above which are absorbed into the Housing and Regeneration overall budget. In addition, the work that the taskforces are asked to support has potential budgetary implications for the Housing, Property & Regeneration Directorate.
- 7.2 Any WMCA investment into taskforces would be governed and administered through the WMCA Single Assurance Framework and in line with the accounting and taxation policies of the WMCA and HMRC.

8.0 Legal Implications

- 8.1 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 (now Homes England) 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.
- 8.2 It is noted that the purpose of this report is to provide an update on the current activities of the taskforces that provide industry led expertise on the work undertaken to deliver the Housing and Regeneration Business Plan and also to provide suggestions for future direction of travel. There are no direct legal implications arising from this report, however, the work of the taskforces will encourage delivery of new schemes and legal advice will be sought as and when required. Any co-investments including grant and/or loan funding from WMCA will need to comply with

the criteria and governance systems set out in the WMCA Single Commissioning Framework and will need to be considered on a case by case basis.

9.0 Equalities Implications

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

10.0 Inclusive Growth Implications

10.1 There are no direct inclusive growth implications arising from this report. However, it is likely that there will be positive inclusive growth outcomes from the work of the Taskforces.

11.0 Geographical Area of Report's Implications

11.1 The report covers the whole of the WMCA area.

12.0 Other Implications

12.1 None

13.0 Schedule of Background Papers

13.1 None

APPENDIX 1: Background information

A: Commercial Property Taskforce

- A.1 The West Midlands Commercial Property Forum was formed in 2020 and, historically, was managed jointly by the British Property Federation and WMCA, and independently chaired by Andrew Pilsworth of SEGRO plc. The Forum acted as a taskforce in shaping WMCA's commercial property work, providing insight into the opportunities and risks associated with commercial property development. Members provided expert opinion on specific matters such as funding bids to HM Government and the Investment Prospectus.
- A.2 Following the Comprehensive Spending Review, Budget 2021 and launch of the Levelling Up White Paper, the Forum was re-cast in April 2022 as a 'taskforce' rather than a forum and continued to be chaired by Andrew Pilsworth. The Commercial Property Taskforce has a core group of approximately 12 commercial property experts and professionals. Members were selected for their ability to represent the property development, real estate investment, construction and real estate management industries. The taskforce meets quarterly.
- A.3 The main deliverables of the Commercial Property Taskforce are to:
- Increase, in volume and breadth, investment into commercial property in the region and wider West Midlands
 - Develop and showcase best practice in commercial property partnerships and joint ventures
 - Collate a single body of evidence of property market trends and analysis
 - Support WMCA on its devolution deal negotiations with Government
 - Help WMCA to secure a commercial property funding package from Government.

B: Future Homes Taskforce

- B.1 The Future Homes Taskforce was established to support the development of WMCA's Future Homes Strategy, combining the work of two former taskforces, namely the Advanced Manufacturing in Construction and Zero Carbon Homes taskforces.
- B.2 The Future Homes Taskforce is chaired by Mark Farmer of Cast Consultancy and has a core group of 10 commercial experts and professionals. Members are selected for their ability to represent the zero-carbon, Advanced Manufacturing in Construction/Modern Methods of Construction, circular economy and construction industries. The taskforce meets quarterly.
- B.3 The role of the taskforce is to:
- Offer insight into the barriers, risks and opportunities in relation to Future Homes, and on the latest research and trends around Future Homes
 - Advise on a collaborative and strategic approach to the implementation of the Future Homes Standard
 - Support and champion the adoption of Future Homes building methods
 - Enable the alignment of public sector objectives facilitating the joining up of ownerships

- Influence national policy and investment case work, and secure decision-making around Future Homes development.

B.4 The key objectives of the taskforce are to:

- See public sector partners brought together promoting greater consistency in the development of future homes through strong collaboration and networking
- Act as a sounding board for the identification of opportunities for collaborative working between different public sector partners and between private sector organisations and the public sector.
- Provide insight and experience to facilitate the establishment of a programme of research and analysis to better understand the nature of the challenge and bring about opportunities
- Present a clear agreement on and supports the development of 'asks' of HMG for future homes.

C: Public Land Taskforce

C.1 The Public Land Taskforce is chaired by Stephen Barter of Wilton Capital Advisers and has a core group of 30 public land experts and professionals. The taskforce meets quarterly.

C.2 The creation of the Public Land Taskforce was part of a wider Public Land programme at WMCA which was formed as part of the WMCA's COVID-19 Recovery Plan. The programme is focused on maximising the potential of collective assets by integrating existing uses, identifying surplus land for housing or commercial use and finding opportunities to save costs and/or generate income.

C.3 The main role of the taskforce is to:

- Offer insight into the barriers, risks and opportunities in developing and disposing of public land, and on the latest research and trends around public land
- Advise on a collaborative and strategic approach to the asset management of public land
- Support and champion new ways of working between the public and private sectors
- Enable the alignment of public sector objectives facilitating the joining up of ownerships
- Influence national policy and investment case work, and secure decision-making around public land development

C.4 The main objectives of the taskforce are to:

- See public sector partners brought together, promoting greater consistency in the development and disposal of public land through strong collaboration and networking
- Act as a sounding board for the identification of opportunities for collaborative working between different public sector partners and between private sector organisations and the public sector.
- Provide insight and experience to facilitate the establishment of a programme of research and analysis to better understand the nature of the challenge and bring about opportunities

- Consider and discuss potential ‘asks’ of HMG for public land.

D: Town Centre Taskforce

- D.1 The Town Centre Taskforce is chaired by Rob Groves of MEPC and has a core group of 18 commercial property experts and professionals. Members are selected for their ability to represent cultural heritage, town centre planning, architectural and construction industries. The taskforce meets quarterly.
- D.2 The main deliverables of the Town Centre Taskforce are to:
- Provide joint business, government, community and academic leadership on the development of a regional Town Centres programme
 - Advise on accessing, interpreting and understanding evidence relating to town centres
 - Identify actions which will enable our high streets and town centres to adapt and compete in the face of changing consumer and social trends in
 - Support the work of the regional Town Centres Working Group, providing a forum within which proposed delivery plans can be tested through critical review, mentoring and information sharing
 - Advise on how town centres can best recover from COVID-19 • advise on the formation and delivery of projects to support high streets and town centres with COVID recovery, in the short, medium and longer terms
 - Convene, as necessary, smaller, more specialist, working groups to examine specific issues
 - Convene and attend workshops with local authorities to support and advise on the progression of identified sites.

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