



Housing & Land Delivery Board

Date: Wednesday 22 March 2023

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 Richard Marshall	Shropshire Council
Councillor Jeremy Oates	Tamworth Borough Council
Councillor Richard Overton	Telford and Wrekin Council
Councillor Daren Pemberton	Stratford on Avon District 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
Items of Public Business			
1.	Apologies for Absence	Chair	None
2.	Notification of Substitutes (if any)	Chair	None
3.	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
4.	Minutes - 23 January 2023	Chair	1 - 6
5.	Trailblazer Devolution Deal Update	Rob Lamond	Verbal Report
6.	Quarterly Report on 2022/23 Housing & Land Portfolio Deliverables, and Progress on Housing & Land Annual Business Plan	Rob Lamond	7 - 16
7.	Place Pilots Programme: Introduction	Patricia Willoughby	17 - 20
Items of Private Business			
8.	Exclusion of the Public and Press [In accordance with s100(A) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business as it was likely to involve the disclosure of exempt information as specified in paragraph 3 of the Act.]	Chair	None
9.	Quarterly Report on 2022/23 Housing and Land Portfolio Deliverables, and Progress on Housing and Land Annual Business Plan - Appendix [Private appendix relating to agenda item no. 6]	Rob Lamond	21 - 30
Date of Next Meeting			
10.	Monday 24 April 2023 at 10.00am	Chair	None



**West Midlands
Combined Authority**

Housing & Land Delivery Board

Monday 23 January 2023 at 10.00 am

Minutes

Present

Councillor Mike Bird (Chair)
Councillor Andy Mackiewicz
Councillor Charn Padda
Jo Nugent
Councillor Richard Smith

Walsall Metropolitan Borough Council
Solihull Metropolitan Borough Council
Sandwell Metropolitan Borough Council
Homes England
Nuneaton and Bedworth Borough Council

In Attendance via MS Team

Councillor Richard Overton

Telford and Wrekin Council

Item Title No.

39. Inquorate meeting

It was reported that the meeting was inquorate and therefore the recommendations contained within the minutes would be submitted to the WMCA Board on 10 February 2023 for formal approval and adoption.

40. Apologies for Absence

Apologies for absence were received from Councillor Butlin (Warwickshire), Councillor Fitzgerald (Cannock), Councillor Gakhal (Wolverhampton), Councillor Sullivan (Dudley), Kevin Rodgers (West Midlands Housing Association Partnership) Dawn Ward (Greater Birmingham & Solihull Local Enterprise Partnership), Suzanne Ward (Environment Agency) and Councillor Welsh (Coventry).

41. Minutes - 16 November 2022

It be recommended to the WMCA Board that:

The minutes of the meeting held on 16 November 2022 be agreed as a true record.

42. Trailblazer Devolution Deal and Investment Zones: Update on Housing & Land Asks

The board considered a report of the Executive Director of Housing, Property and Regeneration that provided an update on discussions with Government relating to the Trailblazer Devolution Deal.

The Head of Strategy and Analysis, Rob Lamond outlined the report and highlighted the four headline Housing and Land Portfolio asks of Government within the Trailblazer Devolution Deal which comprised of a Single West Midlands Regeneration Fund; a West Midlands Land Reform Programme;

Affordable Housing; and Levelling Up Zones. It was noted that these Levelling Up Zones are distinct from the Investment Zones proposed by HM Government in October 2022. The Head of Strategy and Analysis stated that WMCA is working with local authority partners on a regular basis to develop these further.

The Chair asked about the Wednesbury to Brierley Hill Levelling Up Zone given that it is based on the proposed Metro extension. Rob Lamond confirmed that WMCA remained committed to the Metro extension and that discussions were continuing with Transport for West Midlands and local authority partners, especially Dudley Metropolitan Borough Council.

The board welcomed the report that set out the positive progress made in discussions with Government to secure funding for the region.

It be recommended to the WMCA Board that:

1. The development of the Housing and Land Asks within the Trailblazer Devolution Deal be noted and
2. The latest version of the Housing and Land Asks (as set out in Section 3 of the report) be supported.

43. Quarterly Report on Housing & Land Portfolio Deliverables, progress on Housing & Land Annual Business Plan and proposed High Level Deliverables for 2023/24

The board considered a report that provided a regular quarterly update on deliverable progress and sought endorsement for the proposed High Level Deliverables for 2023/24.

The Executive Director of Housing, Property and Regeneration, Gareth Bradford, reported on key highlights during the quarter which included the West Midlands Place Pilots, private and public sector engagement and pipeline building, and the Trailblazer Devolution Deal. In relation to the new High-Level Deliverables for 2023/24 it was noted these build on the current High Level Deliverables and were included for comment/review prior to consideration by the WMCA Board on 10 February 2023.

In relation to the West Midlands Place Pilots, the Chair reported on the need to re-invent town and city centres following the decline of retail outlets and to utilise the opportunity for housing that would attract people back into the centres. The Chair noted that more people living in town and city centres will encourage expenditure in the local economy and highlighted that some change of use, from retail to residential, can be achieved through permitted development rights in certain circumstances. He also enquired as to the progress being made on the WMCA's target for homes in the region.

Gareth Bradford advised that 16,700 houses had been built in the region in 2021/22 and that the housing numbers would continue to be monitored closely this year. He undertook to include this information as part of the main (public) report going forward.

It be recommended to the WMCA Board that:

1. The positive progress in achieving the Housing and Land Portfolio's approved Annual Deliverables in Q3 2022/2023 be noted;
2. The key performance highlights set out in Section 3 of the report be noted;
3. The positive performance and effective deployment of WMCA's Devolved Housing & Land Fund illustrated by the schemes summarised in the confidential annexe to this report (many of these schemes are now in the delivery phase, having progressed through to the end of the process which shows the role of the WMCA in unlocking, accelerating and problem solving on '*difficult to deliver*' schemes) be noted and
4. The draft High Level Deliverables for the Housing and Land Portfolio for 2023/24 (attached as Appendix 1 to the report) be endorsed prior to consideration by the WMCA Board on 10 February 2023.

44. Future Homes Strategy: Update on progress

The board considered a report of the Executive Director of Housing, Property and Regeneration that provided an update on progress on one of the key approved deliverables for the Housing and Land Portfolio – the development of a Future Homes Strategy.

The Head of Policy and Planning, Pat Willoughby, outlined the report and highlighted that excellent feedback has been received from the Delivery Steering Group and Future Homes Taskforce on the structure and content of the emerging strategy and Future Homes Technical Standard which supports it. She further stated that WMCA is canvassing a broad range of opinion in developing the Future Homes Strategy including developers, investors, technical specialists, suppliers, etc. Based on our work to date, we expect this engagement to give confidence that, when the Future Homes Strategy is presented to the Housing & Land Delivery Board for consideration, it will be deliverable and achievable.

Councillor Mackiewicz reported that the building trade is reluctant to change unless change is forced upon them and considered that the WMCA should consult with the sector to understand the timescales which are needed to implement any changes. He added that, when given clarity on what needs to happen, the building trade does adapt and the imperative for WMCA was to progress the strategy as quickly as possible. Councillor Mackiewicz further stated that the reluctance of the building trade to change current practices is as much about culture as it is about cost.

The Chair highlighted the need for the strategy to consider a wide range of new construction techniques: there are multiple methods of Advanced Manufacturing of Construction (AMC) not just timber frame. He also reminded Members of WMCA's ambition, supported by local authorities, to develop factories in the West Midlands, thereby increasing the capacity of the region.

Gareth Bradford agreed on the need for clarity, particularly if the West Midlands is to be a market leader in this field. He stated that work is progressing to help WMCA understand what the true costs for developers of implementing the strategy might be. He highlighted that the West Midlands

has a history of innovation. He also reminded Members of the likely benefits to occupiers from the new future homes standard.

It be recommended to the WMCA Board that:

1. Progress with work to date to develop a Future Homes Strategy (one of the Housing and Land Portfolio Deliverables) including support from local authorities, specialist consultancy and input from the members of the Future Homes Taskforce be noted;
2. The proposed direction of travel for the Future Homes Strategy and the work taking place to prepare supporting materials be endorsed;
3. The intention that, when approved the technical standard will be an investment criterion for WMCA's devolved Housing and Land Funds be noted and
4. The intention to incorporate the standards and aspirations of the strategy into existing and future strategic partnerships and joint ventures be noted.

45. West Midlands Local Transport Plan: Update

The board considered a report of the Principal Policy & Strategy Officer, Transport for the West Midlands. This provides a summary of the WMCA Board report that seeks approval to adopt the final version of the West Midlands LTP5 '*Reimagining Transport in the West Midlands*' Core Strategy; and also seeks approval for undertaking engagement on the draft LTP5 Big Move documents which form a part of the suite of documents within the wider LTP framework.

The Principal Policy & Strategy Officer, Helen Davies, outlined the report that follows the Draft LTP 5 and Big Move document, '*Accessible and Inclusive Places*' that was presented to the board in July 2022. She explained that the '*Accessible and Inclusive Places*' document includes a number of policies in 5 key areas: accessibility; spatial planning; transport design; digital transport/connectivity and digital infrastructure/platforms. The LTP document has been developed and shared with local authority officers and, subject to WMCA approval on 10 February 2023, the Big Moves document would go out to public consultation in February 2023.

The Chair stated that the document makes inadequate provision for the car which is still a mode of transport and is often the only choice of transport for many people. He considered that public transport needs to be convenient, reliable and on time in order to encourage its use.

Councillor Mackiewicz concurred with the Chair and reported that rural parts of the West Midlands have no alternative to the car and enquired whether autonomous vehicles could be considered for rural areas as there would be no costs for drivers. He also reported on the need to link North Solihull with South Solihull and for superfast broadband to be seen as a priority for rural areas. He also expressed the view that broadband is now an essential utility.

Councillor Padda also considered the car needs to feature in the Local Transport Plan and for parking facilities to be considered when new rail

stations are built. He added that the automotive industry creates substantial revenue for the West Midlands region.

The Chair reiterated his comments on the provision of the car in the Local Transport Plan and added that rates of revenue and return need to be considered in the development of the West Midlands Metro. He highlighted the impact of new ways of working and innovative thinking on existing space.

Helen Davies noted all comments and suggestions on the Local Transport Plan from Members and stated that these will be communicated to colleagues within Transport for West Midlands.

It be recommended to the WMCA Board that:

1. The update on progress in developing the new West Midlands Local Transport Plan, 'Reimagining Transport in the West Midlands (LTP5) and linkages between the LTP and the work of the Housing and Land Portfolio be noted;
2. The LTP 5 Core Strategy sets out the principles and overarching approach on how TfWM approaches transport strategy in the West Midlands be noted and
3. That the next steps (approval of the final adoption of the Core Strategy, consultation on the draft Big Moves documents and the draft Area Strategy guidance at the WMCA Board meeting on 10 February 2023) be noted.

46. Exclusion of the Public and Press

Resolved:

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

47. Appendix to Quarterly Report - Performance on Housing & Land Devolved Funds

The board considered the Housing and Land dashboards on the Brownfield Housing Fund, National Competitive Fund and Land Fund that provided an update on performance since the last meeting.

It be recommended to the WMCA Board that:

The report be noted.

The meeting ended at 11.00 am.

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West Midlands
Combined Authority

Housing & Land Delivery Board

Date	22 March 2023
Report title	Quarterly Report on 2022/23 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, Housing Property & Regeneration (Senior Reporting Officer) Hannah Worth, Programme Support Officer, Housing, Property & Regeneration (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** in achieving the Housing and Land Portfolio's approved Annual Deliverables in Q4 2022/23 to date;
- 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 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 Steering Group and 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 fourth quarter 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 10 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 2022/2023 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 confidential document provides a synopsis of the schemes which have been approved for investment to date or which are in the system and on the path to approval. Due to commercial confidentiality, we are unable to provide exact details of schemes which are yet to be approved.

3.0 Key Highlights during Q4 2022/23 to date

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

West Midlands Place Pilots

- 3.2 The Housing, Property Regeneration Team is delivering an eighteen-month pilot programme in collaboration with the Office of Government Property and the Local Government Association. The purpose of the programme is to address how central and local public sector bodies manage and utilise their estate; support public sector partners to explore opportunities to optimise investment; and explore the opportunities around co-location, property disposals and relocations and land assembly across the West Midlands (see separate report on this matter).
- 3.3 Following feedback from the inaugural workshop, a second workshop took place on 31 January 2023, focussing on public services in town centres.

Private & Public Sector Engagement and Pipeline Building

- 3.4 Positive progress has been made working with investors, developers and other potential partners to develop new Strategic Partnerships that will deliver greater investment and delivery across the region. WMCA is working to create collaborative, non-binding agreements with credible developers, investors and other partners that commit to contributing to a more prosperous and better-connected West Midlands which is fairer, greener and healthier.
- 3.5 WMCA has also been working closely with Local Authorities and strategic partners to build a pipeline of regeneration projects that identifies areas for delivery and demonstrate the region's priorities and capacity to deliver. Regular engagement has identified a range of opportunities and priorities which forms part of the wider work of WMCA to unlock greater devolved funding for the region.

Trailblazer Devolution Deal

- 3.6 In February 2022, WMCA 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 of Government 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 The four areas endorsed and proposed by the Housing & Land Delivery Board for inclusion in the Trailblazer Devolution Deal proposals to HM Government are:

- **A Single West Midlands Regeneration Fund** to unlock and accelerate stalled and challenging residential and commercial brownfield sites, and to support town and city centre regeneration. This would help unlock sites in the regional land and development pipeline, as well as leveraging new private investment and delivering new housing supply and commercial floorspace. Potential schemes for this new fund are generally mixed use and commercial schemes which need public funding to be unlocked and accelerated, as well as estate renewal schemes. The fund will tackle the more '*difficult to deliver*' brownfield development sites such as those requiring higher intervention rates or significant upfront remediation i.e. schemes which the current ring-fenced housing output funds and fund criteria prevent us from supporting, accelerating and unlocking.
- **A Land Reform Programme** establishing the West Midlands as a national centre of excellence for public land policy and delivery including the selection of the West Midlands Combined Authority area as one of the five geographical pilot areas for testing the Place Pilots concept. This includes establishing a partnership with HM Government which provides the region with access and significant control and influence over Government department and agency land and decisions on disposals/development of that land in the West Midlands, and the WMCA trialling, with HM Government support and backing, new approaches to best value and public land disposal in line with the Place Pilot and the principles set out in the Regional Public Land Charter.
- **An Affordable Housing Settlement** (with further funding flexibilities) targeted at brownfield sites struggling to achieve local housing need assessment requirements at planning stage. The focus in deploying the funding will be increasing affordable provision on individual sites to meet local needs. There will also be a specific focus on bringing new products to the market across the region (building on the success of Help To Own pilot). This is additional to the funding national Affordable Homes Programme managed by Homes England, which is predominantly focused on RSLs: we are seeking prioritisation of national Affordable Homes Programme funding for the West Midlands. Revenue support is also requested to ensure there is the local delivery and administrative capacity for success of the new funding.
- **Levelling Up Zones:** these proposals provide a transformational opportunity for real system change, public-private co-investment, social infrastructure provision, addressing inequalities and exemplifying the path to net zero. A key principle from the outset has been that there cannot be a '*one size fits all*' approach as every zone is different, alongside the principle of local designation: that Levelling Up Zones are based on a deep understanding of the local economic and community needs and opportunities. Through the Levelling Up Zone development work, the region has come together to develop this pioneering and compelling approach to comprehensive levelling up and work through the detail on measures, sites and investment asks.

3.8 Due to the ongoing and continuously evolving nature of the discussions on the Trailblazer Devolution Deal at the time of writing of this report, further information on the most current position for the Deal and the above proposals will be presented at the meeting of Housing & Land Delivery Board, to ensure accuracy and currency of the information presented to Board members.

4.0 Progress and current activity: Summary table

4.1 Table 1 summarises the key activities on housing and land deliverables in 2022/23

Table 1: Progress update on Housing and Land Portfolio High Level Deliverables 2022/23

High Level Deliverable	Q4 Update
<p>Housing Deals: Delivery of key requirements and output targets of Housing Deal & subsequent deals with HMG</p>	<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 the Department of Levelling Up, Housing & Communities (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 investments made through the Single Commissioning Framework.</p>
<p>Local Planning: Supporting Local Planning Authorities with evidence for Local Plans and policy requirements</p>	<p>As part of the 2018 Housing Deal, the Housing, Property & Regeneration Team is required to report on a monthly basis to 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>Throughout the first months of 2023, we have continued to work co-operatively with our constituent and non-constituent Local Authorities to support Local Plans progress and evidence.</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 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. 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 Q4 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 led taskforces to provide critical insight and support</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>The Commercial Property, Public Land, Town Centre and Future Homes Taskforces continue to operate and act as a vital resource and advisor to WMCA. The Taskforces remain key sounding boards in the development of the Trailblazer Devolution Deal</p>

	<p>proposals and in securing support for the West Midlands approach to Housing and Land matters.</p>
<p>Partnership Ventures: Establish a series of new partnerships, ventures and joint ventures with public and private sector partners</p>	<p>WMCA continues to work with developers, investors and other potential partners to establish Strategic Partnerships. Good progress is being made and new partnerships are planned to be launched in 2023, unlocking further private sector investment, regeneration schemes and wider policy commitments across the West Midlands. This includes scoping a Strategic Place Partnership with Homes England that aims to align resources and funding to unlock greater housing delivery for the region.</p> <p>Work remains ongoing with housing association partners to establish a new partnership approach for affordable housing delivery.</p> <p>WMCA is 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>Work progresses to launch the Virtual Hub Solution pilot by April 2023.</p> <p>OPE Board continues to be updated on progress and successes to date; since the start of the programme £19m capital receipts and £5m reduced running costs have been successfully secured.</p> <p>WMCA has also been working closely with the OPE team at the Local Government Association and the Office for Government Property to deliver the Place Pilots programme set out above.</p>
<p>AMC Investment: Deliver AMC investment attraction campaign and investment business case to HMG to</p>	<p>Negotiations and engagement with developers and investors looking to establish new AMC facilities in the region are continuing.</p> <p>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.</p>

accelerate growth in regional AMC industry	
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	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.

5.0 Financial Implications

- 5.1 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.
- 5.2 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.

6.0 Legal Implications

- 6.1 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.
- 6.2 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.
- 6.3 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.

6.4 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.

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 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.

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Housing & Land Delivery Board

Date	22 March 2023
Report title	Place Pilots Programme: Introduction
Portfolio Lead	Housing & Land: Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Patricia Willoughby, Head of Policy & Planning (Senior Reporting Officer) Ciaran Bolton, NGDP, Housing, Property & Regeneration Directorate (Report Author)
Previous reports:	February 2023: Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

Housing & Land Delivery Board is asked to:

- a) **Note** the work undertaken to date in collaboration with the Office of Government Property and the Local Government Association around HM Government's Place Pilots Programme;
- b) **Note** the selection of the West Midlands Combined Authority area as one of the five geographical pilot areas for testing the Place Pilots concept;
- c) **Note** the potential of the programme to support regional ambitions for public land in line with WMCA's Public Land Charter; and
- d) **Endorse** continued engagement with the Office of Government Property and the Local Government Association in the Place Pilots programme.

1.0 Purpose

- 1.1 The purpose of this paper is to provide an overview for the Housing & Land Delivery Board of the Place Pilots programme, led by the Cabinet Office, and its initial launch in the West Midlands.

2.0 Background

- 2.1 The '*Place Pilots: Public Property in Place*' Programme is a Cabinet Office initiative, delivered through the One Public Estate programme, which aims to bring together public sector landowners and puts place and the needs and ambitions of an area, at the centre of the transformation.
- 2.2 The programme aims to:
- Bring together multiple public estate owners under joint local and central government leadership
 - Optimise investment by driving efficiency and value across the public estate and better public services by identifying opportunity for co-location, disposals, relocations, land assembly and other multi-portfolio collaboration
 - Embed a stronger focus on place into strategic asset management planning by mapping future estate demand alongside key growth and opportunity areas
 - Test new approaches and develop recommendations that can be replicated and scaled up to drive future uptake of a place-based approach across departmental and public sector estate strategies and different scale of place.
- 2.3 The Place Pilots programme has the potential to become a powerful additional tool for delivering transformational change across the region by promoting a more strategic approach to asset management through estate mapping and the development and testing of new approaches that are scalable across departmental and public sector estate strategies.

3.0 West Midlands Place Pilots

- 3.1 Since September 2022, WMCA has been working collaboratively with the Cabinet Office, the Local Government Association and the Office of Government Property through the One Public Estate programme to trial the Place Pilots programme. The Housing, Property and Regeneration Team has been working with these organisations to explore and scope how the Place Pilots concept could work in practice in the West Midlands.
- 3.2 The programme aims to help foster and cultivate more collaborative approaches to the public estate between central government and local partners to help drive/support local plans and ambitions. Any decision-making in respect of land will, therefore, remain with the landowner.
- 3.3 As an initial part of the programme, a series of collaborative workshops were organised by the Local Government Association and the Office of Government Property, but facilitated and run jointly with WMCA, to engage public sector partners.
- 3.4 The first workshop was held in November 2022 and brought together a wide range of public sector landowners across the West Midlands including representation from all WMCA constituent authorities, many non-constituent authorities and a wide array of central Government bodies.

- 3.5 The workshop focused on six key areas: regeneration; warehouse and industrial; disposal; office space; co-location; and infrastructure (Growth Corridors) to help identify and understand any actual or perceived 'blockers' preventing collaborative, efficient use of the wider public estate and how this could be integrated with ambitions for regeneration across the region.
- 3.6 Following the success of the first workshop, a second workshop was held in January 2023, this time focusing specifically on potential opportunities for central and local public sector bodies to capitalise on potential surplus and under-utilised assets across their shared portfolios in town centres and also improve access to more integrated public services.
- 3.7 This workshop was structured in a way that enabled more one-on-one individual conversations about specific opportunities and gave Central Government partners the opportunity to provide a much deeper insight into their estate strategies and requirements within the West Midlands.
- 3.8 The framework of both workshops has served as the foundation for Place Pilots workshops that are being held across the UK and WMCA continues to be the trailblazer for the programme. As a result of the workshops, WMCA, the Local Government Association and members of the WMCA One Public Estate Partnership have been able to identify a number of exciting opportunities between local and central public sector partners for potential joint ventures across the region.

4.0 Next Steps

- 4.1 Currently, the Housing, Property & Regeneration Team is developing an implementation plan for potential projects and initiatives based on the themes identified for increased strategic asset management planning across the wider public sector.
- 4.2 WMCA, in collaboration with local authorities, will also continue to work closely with HM Government, arms-length bodies and similar agencies to develop the programme and agree what the programme could deliver for the region, identify areas for further exploration and development and build a project pipeline.

5.0 Financial Implications

- 5.1 It is noted that the purpose of this paper is to provide an overview to the Housing & Land Delivery Board of the Cabinet Office led Place Pilots programme and its initial launch in the West Midlands.
- 5.2 There are no financial implications as a result of the recommendations within this report. The development of the implementation plan for potential projects and initiatives 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 Housing & Land Delivery Board before subsequent approval by the relevant Board.

6.0 Legal Implications

- 6.1 Part of the WMCA's economic development and regeneration function is the promotion and facilitation of the improvement, rationalisation, and enhancement of the public sector estate within the WMCA's area. WMCA therefore has the power to undertake and take forward the Place Pilot Concept in conjunction with the other One Public Estate partners.
- 6.2 The source of the power referred to in paragraph 6.1 is Article 10 and Schedule 3 of the West Midlands Combined Authority Order 2016 and Section 113A of the Local Democracy Economic Development and Construction Act 2009.

7.0 Equalities Implications

- 7.1 There are no immediate equalities implications in relation to this report. However, individual initiatives funded under the scheme 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.

8.0 Inclusive Growth Implications

- 8.1 The Place Pilots workstream will give opportunity for inclusive growth relating to the needs of individual places. Implications for inclusive growth will arise as future investments are made and strategies are devised in terms of who benefits from those investments and 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

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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