

Housing & Land Delivery Board

Date: Monday 23 January 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
1.	Apologies for Absence (if any)	Chair	None
2.	Nomination 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 - 16 November 2022	Chair	1 - 6
Business Items for Noting/Approval			
5.	Trailblazer Devolution Deal and Investment Zones : Update on Housing & Land Asks	Gareth Bradford/Rob Lamond	7 - 12
6.	Quarterly Report on Housing & Land Portfolio Deliverables, progress on Housing & Land Annual Business Plan and proposed High Level Deliverables for 2023/24	Rob Lamond	13 - 24
7.	Future Homes Strategy : Update on progress	Gareth Bradford/ Pat Willoughby	25 - 30
8.	West Midlands Local Transport Plan : Update	Helen Davies	31 - 48
9.	Exclusion of the Public and Press [To pass the following resolution: 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)]	Chair	None
10.	Appendix to Quarterly Report - Performance on Housing & Land Devolved Funds	Rob Lamond	49 - 58
Date of next meeting - 22 March 2023			



**West Midlands
Combined Authority**

Housing & Land Delivery Board

Wednesday 16 November 2022 at 10.00 am

Minutes

Present

Councillor Mike Bird (Chair)
Councillor Adrienne Fitzgerald
Councillor Andy Mackiewicz
Councillor Charn Padda
Councillor Stephen Simkins
Jo Nugent
Suzanne Ward
Councillor David Welsh

Walsall Metropolitan Borough Council
Cannock Chase District Council
Solihull Metropolitan Borough Council
Sandwell Metropolitan Borough Council
City of Wolverhampton Council
Homes England
Environment Agency
Coventry City Council

In Attendance via MS Teams

Councillor Bhupinder Gakhal
Councillor Richard Smith

City of Wolverhampton Council
Nuneaton & Bedworth Borough Council

Item Title No.

30. Apologies for Absence

Apologies for absence were received from Councillor Butlin (Warwickshire), Sarah Middleton (Black Country LEP) Councillor Overton (Telford & Wrekin), Kevin Rogers (WM Housing Association Partnership) and Dawn Ward (Greater Birmingham & Solihull LEP).

31. Notification of Substitutes

Councillor Gakhal (City of Wolverhampton Council) had nominated Councillor Simkins to attend the meeting in person on his behalf.

32. Minutes - 5 October 2022

The minutes of the meeting held on 5 October 2022 were agreed as a true record.

33. Investment Zones & Devolution Deal : Update

The board considered a report of the Executive Director of Housing, Property and Regeneration that provided an update on the development of Investment Zone proposals in the West Midlands and the subsequent progress made following the submission of Expressions of Interest on 14 October 2022.

The Head of Strategy & Analysis, Rob Lamond, summarised the proposals and reported on the lack of clarity with regards to Investment Zones and Levelling Up following the many changes in Government and to Government policy in recent weeks.

Councillor Simkins commented on the intensive work and resources used by Wolverhampton for the Investment Zones bid instead of other planned work and reported that he did not want the work to be abortive work as this would impact on the authority and partners.

The Executive Director of Housing, Property and Regeneration, Gareth Bradford concurred it had been a very intense nine days to submit the bid but reassured Councillor Simkins that the extensive evidence produced for the Investment Zones submission would enable the WMCA to utilise the data to unlock Government funding and put the region in a very strong position working with local authorities.

Councillor Mackiewicz reported of the need to give consideration to the key issues of employment (getting more people into work/utilising existing resources) and productivity (linked to other policies such as AMC, etc.) if the Investment Zones are taken forward.

The Chair proposed the Mayor of the West Midlands write to the Secretary of State for Levelling Up, Homes & Communities seeking certainty on Investment Zones.

The board agreed the Executive Director of Housing, Property and Regeneration requests the Mayor writes to Secretary of State for Levelling Up, Homes & Communities seeking clarity on Investment Zones so the region can be catalyst for economic growth.

The Executive Director of Housing, Property and Regeneration also advised the board that the WMCA was continuing to lobby Government for flexibility on devolved housing and land funds to progress difficult to deliver sites.

Resolved:

1. The submission of the WMCA's Expression of Interest for Investment Zones on behalf of the region, submitted via the Government's online portal by the deadline of 14 October 2022 be noted;
2. The collaborative approach and collective effort of local authority teams and WMCA in developing Investment Zone proposals be noted and
3. The next steps for Investment Zone proposals and the Trailblazer Devolution Deal outlined in Section 5 of the report be noted.

34. Housing & Land Portfolio Funds : Update

The board considered a report of the Executive Director of Housing, Property and Regeneration that provided an update on the deployment of devolved Housing & Land funds in the region and a reminder of the purpose and requirements of these funds devolved in the region and the restrictions that come with them. The Executive Director of Housing, Property and Regeneration explained that WMCA receives these funds in tranches based on prescribed HM Government targets and that these funds are strongly focussed on new housing delivery.

The Head of Strategy and Analysis, Rob Lamond, presented details of the Housing and Land Funds, the Housing and Land Fund conditions as applied by HM Government, applications for funding and performance updates.

The Executive Director of Housing, Property and Regeneration, Gareth Bradford explained that the main reasons for schemes not being taken forward under this system against the HMG criteria were that applicants cannot prove market failure and prove that WMCA is a funder of last resort. Funding also became more difficult to secure as potential sites require higher levels of funding. He stated that he would look at providing a training session for board members that explains this in further detail.

Councillor Simkins reported on the need to work with local authorities to deliver the worst sites first and to look at how local authorities could work with housing associations as arms-length companies to deliver new housing as well as improving the collaboration between this board and the Investment Board. He also asked how local authorities could tap into new build funding, to improve the stock of local authority housing, much of which is poor quality.

Gareth Bradford concurred with the need to give visibility to this board on housing/land fund schemes approved by Investment Board and undertook to provide the information going forward. With regards to the difficult to deliver sites, he reported several of the most difficult to deliver brownfield schemes have been unlocked and accelerated under this programme. He agreed there was a need for more partnership funding to deliver schemes similar to The Marches scheme.

In relation to an enquiry from Councillor Padda as to whether there is a mechanism in place for prioritising housing where the need is greatest, such as Sandwell, the Chair advised there was a lack of available land in Sandwell and so consideration needs to be given to obtaining redundant former employment land and office space and looking at permitted development to provide meaningful accommodation. The Chair also noted the repurposing of retail units into accommodation through the permitted development route.

The Chair asked the Executive Director Housing, Property and Regeneration to explore the permitted development route and look to extend the Help to Own scheme to generate more housing for the region. He also asked that the board receive information on a quarterly basis that identifies the housing intervention rate for approved schemes and also those projects that do not qualify for WMCA funding.

Cllr Simkins stated that the Black Country is very constrained in terms of land and suggested that estate renewal might be a favourable solution in some cases. WMCA should strengthen discussions with local authorities around priority sites and suggested that the Mayor should argue for the abolition of intervention rates to help increase delivery rates. The need to integrate retrofit into housing land supply was also discussed but it was acknowledged that, where costs are high, it might be preferable to consider demolition and new build. The Chair commented that the same principle applied in relation to improving the energy efficient of existing homes.

The Executive Director of Housing, Property and Regeneration commented that a number of estate renewal schemes have been discussed with local authorities but current funding criteria allow only the net increase in homes to be taken into account when assessing applications for funding, not improved quality of homes or more mixed use. WMCA has explained to Government that both of these would result in a real benefit to local communities which funding criteria should recognise. These discussions are taking place in the context of the Devolution Deal 'asks' of Government.

Resolved:

1. The update on devolved Housing and Land Funds secured by WMCA since 2018 be noted;
2. The conditions set by HM Government relating to regional deployment of these funds be noted and
3. The performance reporting mechanisms in place for WMC Boards and HM Government audiences be noted.

35. Future Homes Strategy : Progress Report

The board considered a report of the Executive Director of Housing, Property and Regeneration that provided an update on progress in developing the Future Homes Strategy and an aligned technical standard.

Projects Officer, Rachel Atterbury, outlined the report and in particular the work being undertaken to develop a future homes technical standard. She explained that the future homes technical standard for the West Midlands seeks to go further and faster than the current HM Government requirements - this includes addressing shortfalls in these requirements.

In relation to an enquiry from Suzanne Ward as to whether water usage would be considered for housing development as well as materials, Rachel Atterbury confirmed this would be picked up with the carbon consultants as part of a 2025 route map.

[Councillor Mackiewicz declared a non-pecuniary interest in this item in working directly with a modular building company and working with another contractor]

The Chair stated how modular building is now a popular and innovative method of construction. WMCA needs to show the way and encourage more modular construction in the region.

Resolved:

1. The work to date to develop a Future Homes Strategy including specialist consultancy support and input from the Future Homes Taskforce and local authority partners across the region be noted be noted;
2. The proposed content of the emerging strategy, the research findings to date and the technical issues summarised in the report be noted;

3. The proposed technical basis of an aligned WMCA Future Homes Standards be endorsed.

36. Plan for Growth : Update

The board considered a report of the Executive Director for Housing, Property and Regeneration on the WMCA's Plan for Growth produced by the Economy, Skills and Communities Directorate that was launched July 2022 and highlighted the opportunities for alignment with the work of the Housing and Land Delivery Board.

The Head of Economic Development, Paul Edwards, presented the report and outlined the focus of the Plan for Growth including how the plan would be used and the opportunities for aligning workstreams with those areas where there is potential for high value growth. He reported that dialogue was welcomed with local authorities and partners on employment land, placemaking and town centre regeneration. The Plan for Growth is focussed on the development of economic clusters. He highlighted the link to the Board's work on the Future Homes Strategy, making reference to skills interventions and supply chain innovations.

The Chair reported that the WMCA needs to look at where it can make a difference and emerging growth sectors. He highlighted the opportunities presented by the re-purposing of town centres and said that their regeneration needs to be top of the agenda. There were opportunities for change of use from retail to leisure and residential and suggested a focus on community-building for town centres.

Councillor Simkins reported of the need for a pipeline of projects that are taken forward with local authorities and suggested that this work is aligned with the work of the Investment Board.

Gareth Bradford advised that the WMCA's Investment Prospectus 2023 could help in this regard.

Resolved:

1. The purpose and content of the West Midlands Plan for Growth be noted and
2. The WMCA's Economic Growth Board identified the need for interventions to be aligned and streamlined to catalyse additional growth in key clusters be noted.

37. 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).

38. Housing & Land Fund Dashboards

The board considered the Housing and Land dashboards on the Brownfield Housing Fund, National Competitive Fund and Land Fund along with a dashboard summary of all the funds.

Resolved: That the report be noted.

The meeting ended at 11.22 am.



Housing & Land Delivery Board

Date	23 rd January 2023
Report title	Trailblazer Devolution Deal: Update on Housing and Land Asks
Portfolio Lead	Housing & Land – Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rob Lamond, Head of Strategy & Analysis (Report Author)

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** the development of the Housing and Land Asks within the Trailblazer Devolution Deal; and
- b) **Discuss and support** the latest version of the Housing and Land Asks (as set out in Section 3).

1.0 Purpose

- 1.1 The purpose of this report is to provide an update on discussions with HM Government on discussions relating to the Trailblazer Devolution Deal.

2.0 Context and Background

- 2.1 Since the publication of the Levelling Up White Paper in February 2022, WMCA has been working closely with Local Authorities, HM Government and other regional partners to develop the West Midlands Trailblazer Devolution Deal. The Deal is seeking further devolved funding and powers for the region – building from previous devolution deals secured by the West Midlands. WMCA and partners are identifying the existing barriers and possibilities in the West Midlands, highlighting where devolution can best support the region to unlock and accelerate its regeneration potential and meet the needs of local residents.
- 2.2 The Trailblazer Devolution Deal consists of four headline Housing and Land Portfolio asks of Government:
 - A Single West Midlands Regeneration Fund

- A West Midlands Land Reform Programme
- Affordable Housing
- Levelling Up Zones

2.3 The Housing & Land Delivery Board and its supporting officer group (Delivery Steering Group) have been an integral part of developing and shaping these asks throughout 2022 alongside the industry-led taskforces that support the Board, providing clear steers, advice, challenge and insight. A further update on these Asks is detailed below as we begin 2023.

3.0 Housing and Land Asks of the Trailblazer Devolution Deal

3.1 The Housing and Land Asks of the Trailblazer Devolution Deal as previously reported to and supported by the Housing and Land Board are summarised below:

A Single West Midlands Regeneration Fund

3.2 A Single West Midlands Regeneration Fund (including revenue funding) is being sought through the Devolution Deal to build on the success of the brownfield funds deployed since 2017 and overseen by the Housing & Land Delivery Board and Investment Board.

3.3 This new funding would **unlock and accelerate stalled and challenging residential and commercial brownfield sites, and support town and city centre regeneration**. It would be targeted at sites identified in the land and development pipeline that has been created with local authorities and industry as reported to Housing & Land Delivery Board and Investment Board. The fund will leverage new private investment as well as delivering new housing supply and commercial floorspace.

3.4 The fund will specifically seek to **unlock and accelerate the more ‘difficult to deliver’ brownfield development sites** which have for many years proven unviable such as those requiring higher intervention rates or significant upfront remediation.

3.5 Potential schemes for this new fund also include mixed use or commercial schemes that require public funding to be unlocked and accelerated, as well as estate renewal schemes which deliver wider community benefits, support zero carbon ambitions and, potentially, deliver new homes through redevelopment and increasing density. These sites will also in turn unlock adjacent housing schemes.

3.6 Existing Housing and Land Funds as previously reported to Housing & Land Delivery Board and Investment Board are restricted in being able to support and accelerate such schemes and projects due to funding criteria from Central Government being focused on housing outputs and specific intervention rates.

A West Midlands Land Reform Programme

3.7 A major area identified by the Housing & Land Delivery Board where the WMCA can make a significant difference is around the development and disposal of public land. This was one of the key deliverables for the Housing and Land Portfolio approved by the WMCA Board for 2022/23.

3.8 In the Devolution Deal we are requesting HM Government backing and support to establish the West Midlands as the first region for the Cabinet Office’s new “Place Pilots” programme.

3.9 The Deal asks for a strong partnership with HM Government which will provide the region with the ability to significantly influence Government department and agency decisions on their land assets in the West Midlands. This will also allow WMCA to

enable corridor-based disposals of Government and public agency land. Wherever necessary, expanded Compulsory Purchase Powers (in line with those held by other public agencies) would also be available to Local Authorities.

- 3.10 The West Midlands will also pilot, with HM Government's support and backing, new approaches to best value and public land disposal in line with the Place Pilot work and principles of the regional Public Land Charter.
- 3.11 WMCA is seeking the ability and flexibility to acquire land ahead of the market to secure land value, assemble sites and tackle fragmented land ownership and recycle investment for further schemes.

Affordable Housing

- 3.12 Since 2017, a key goal of the Housing and Land Portfolio of WMCA has been to increase the supply of affordable homes to meet local needs. As a result, a minimum affordable housing target was introduced by the WMCA Board when WMCA was investing devolved Housing and Land Funds and an affordable homes pilot was successfully launched ('Help to Own') at the Marches in Wolverhampton.
- 3.13 A key ambition of WMCA is to work with local authorities, HM Government, housing associations and industry to double the supply of affordable homes in the West Midlands to meet identified local housing needs.
- 3.14 In order to do so new funding is needed. One of the significant Devolution Deal asks from the outset, as discussed previously at this Board, has been a £500m Affordable Housing Settlement to the West Midlands alongside funding flexibilities and revenue budget to ensure successful delivery of affordable homes.
- 3.15 As reported to Housing & Land Delivery Board previously, it is important to note that this is additional funding to that which already exists and is being secured in the West Midlands. This would be additional to the National Affordable Homes Programme, administered by Homes England, alongside the West Midlands being prioritised for funding through the National Affordable Homes Programme. It will also be in addition to ongoing work taking place with the private sector to drive new affordable housing.
- 3.16 Local authorities are working closely with WMCA to co-design how best this funding should be deployed for maximum impact and additionality.

West Midlands Levelling Up Zones

- 3.17 Levelling Up Zones have formed part of the West Midlands Trailblazing Devolution Deal proposals from the very outset and have been the subject of extensive conversations and co-development across the region and with Local Authorities and HM Government. The Housing & Land Delivery Board, WMCA Board and industry-led taskforces have discussed Levelling Up Zone areas, the approach and key elements throughout 2022 and its steers and support have shaped the resulting proposals to Government.
- 3.18 The Levelling Up Zones currently being developed in the West Midlands are:
 - East Birmingham North Solihull Corridor
 - Wolverhampton Corridor (incl. Green Innovation Corridor)
 - Walsall Central
 - Wednesbury to Brierley Hill (focused on the new Metro line)
 - Coventry and Warwickshire (including the Gigafactory)
- 3.19 Levelling Up Zones are proposed as fundamental to driving economic growth and wider Levelling Up outcomes in the region, tackling long-standing barriers and challenges

faced by these areas, supporting identified regeneration proposals and unlocking and accelerating private sector investment for the West Midlands. The areas identified by local authorities for Levelling Up Zones all have real economic growth and investment potential but suffer from long-standing, inter-related market failures.

- 3.20 Significant work has been undertaken by local authorities and WMCA to identify in detail sites and opportunities in each Levelling Up Zone, the challenges and barriers to delivery and the package of measures required in each zone to achieve the potential—all providing strong evidence to support the Devolution Deal ask. Such challenges can only be addressed through an innovative, long-term, comprehensive approach to unlocking private sector growth with coordinated public investment, and a focus on delivering wider outcomes for local communities. This will require comprehensive investment packages for each zone. The Levelling Up Zones provide a transformational opportunity for system change, social infrastructure provision, addressing inequalities, tackling deep-seated challenges and exemplifying the path to net zero, in line with approved wider policy objectives of WMCA.
- 3.21 We are awaiting detailed feedback from HM Government on all the Housing and Land Trailblazer devolution Deal asks including Levelling Up Zones and this will inform the update to the next Housing & Land Delivery Board.

4.0 Next Steps

- 4.1 The next steps for the development of the Housing and Land Asks of the Trailblazer Devolution Deal are outlined below:
- Ongoing co-development by WMCA, Local Authorities and other partners of the asks and offer to HMG and the supporting evidence base that underpins those asks.
 - Detailed work with Local Authorities to co-develop Levelling Up Zone proposals and supporting evidence
 - Further discussion at the Mayor and Met Leaders Meeting of 19th January 2023
 - Formal feedback from HMG of the West Midlands Trailblazer Devolution Deal asks

5.0 Financial Implications

- 5.1 It is noted that the Report provides updated progress of the Housing and Land Asks of the Trailblazer Devolution Deal and requests endorsement of the latest version of the Housing and Land Asks. There are financial impacts arising from the continued work on the Devolution Deal negotiations and further potential financial impacts dependent on from the outcome of the Devolution Deal.
- 5.2 There is a continued need to focus activity on and involve external consultants in the process of negotiating the Devolution Deal and in aiming to maximise the fiscal benefits of the Devolution Deal.
- 5.3 The Funding Asks noted within the report would require more capacity to deliver the associated outputs. Note that the Devolution Deal requests revenue funding, as well as capital funding, and this revenue funding is required to support the delivery of the capital outputs of the Devolution Deal.

- 5.4 Any emerging financial implications, resulting from continued negotiations and depending on the outcome of the Devolution Deal, will be presented to the Housing & Land Delivery Board and then WMCA Board at a future date.

6.0 Legal Implications

- 6.1 It is noted that the Report provides an update on the progress of the Housing and Land Asks of the Trailblazer Devolution Deal. There are likely to be significant legal implications arising from the negotiation and agreement of the deal.
- 6.2 Each of the 4 proposals will have separate legal issues and implications attached to them depending on the nature of the negotiations and the outcome of such negotiations. There will also be legal implications arising from any additional Powers required and granted to WMCA and the conditions attached by the Government in agreeing the proposals. Legal advice will need to be sought at the appropriate stages of the negotiations with a view to ensuring that WMCA and the Local Authorities understand responsibilities and requirements in administering and delivering the final devolution deal. Appropriate governance systems will also need to be established to support delivery.

7.0 Equalities Implications

- 7.1 There are no immediate equalities implications in relation to this report. However, individual projects 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 There are no immediate inclusive growth implications in relation to this report. Individual projects, however, will need to take into account local area needs and local stakeholder needs to ensure that they benefit local communities.

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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West Midlands
Combined Authority

Housing & Land Delivery Board

Date	23 January 2023
Report title	Quarterly Report on 2022/23 Housing and Land Portfolio Deliverables, Progress on Housing and Land Annual Business Plan and Proposed High-Level Deliverables for 2023/24
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 in achieving the Housing and Land Portfolio's approved Annual Deliverables in Q3 2022/ 2023;
- b) **Note** the key performance highlights set out in Section 3.0;
- c) **Note the positive performance and effective deployment of WMCA's Devolved Housing & 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; and
- d) **Consider and endorse** the draft High Level Deliverables for the Housing and Land Portfolio for 2023/24 (attached as Appendix 1 to this report) prior to consideration by WMCA Board on 10 February 2023.

1.0 Purpose

- 1.1 The purpose of this paper is to:
- **provide the regular quarterly update** on deliverable progress, and,
 - **seek endorsement for** the proposed High Level Deliverables for 2023/ 2024.
- 1.2 The paper updates the Board on progress on achieving the 2022/2023 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. **During the third quarter of 2022/2023, strong progress has been made against deliverables. The report provides an executive summary of the progress made.**
- 1.3 The paper in addition sets out the **proposed High Level deliverables for the Housing and Land Portfolio in 2023/2024** and seeks endorsement for these prior to their consideration by the WMCA Board on 10 February 2023. These deliverables directly support the implementation of WMCA's Strategic Aims and Objectives approved by the WMCA Board in November 2021.

2.0 Background

- 2.1 As part of the formal process to determine WMCA's budget, levy and precept levels, 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 in section 4.0 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 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 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 Q3 2022/23

- 3.1 During the third quarter 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.

West Midlands Place Pilots

- 3.2 In Q3 2022, the Cabinet Office approached the Housing, Property Regeneration team to deliver an 18 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.
- 3.3 The programme includes a series of workshops, the first of which took place on 28th November 2022. This was the first of its kind in the country and presented the opportunity to shape the whole debate with Government around the future of public estate, public land policy and development.
- 3.4 The workshop brought together property directors and experts from across Government bodies, Local Authorities and the wider public sector, with representatives from every WMCA constituent Local Authority and the majority of non-constituent authorities in attendance. The high level of interaction revealed a clear willingness from all involved to collaborate in order to tackle commonly experienced issues.
- 3.5 The Housing, Property & Regeneration team is now working on a network to develop the relationships and networks that were formed during the event; collating and analysing the data gathered across the day to inform the next steps; and working to ensure that the programme continues to strengthen and expand potential opportunities across the West Midlands for all involved.
- 3.6 The first workshop concluded that a further session should be organised around public land and buildings in town centres. This will take place on 31 January 2023 and will focus on how public land and buildings can be used to support town centre regeneration and public services.

Private & Public Sector Engagement and Pipeline Building

- 3.7 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.

- 3.8 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

- 3.9 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.
- 3.10 During September and October 2022, WMCA and local authority partners worked at short notice and with great collaboration to deliver submissions for the West Midlands Investment Zone proposals by the deadline of 14th October 2022. Whilst the new Government has signalled its intention to review investment zones, the concept of Levelling Up Zones remains a core element of the region's asks for further devolution to the West Midlands. The efficient, productive and timely collaboration between local authorities, WMCA and wider partners has put the region in a strong position for further stages or ongoing development of the agenda. Work is continuing on the construction of a comprehensive database on these zones.
- 3.11 Dialogue is also ongoing with the Black Country Consortium regarding their development pipeline database and all of the region's universities or their representatives have been approached in line with Government's ambition to engage them directly in the growth agenda. This ongoing, collaborative process will provide the region with an excellent basis for further dialogue and proposals to Government in due course.

4.0 Progress and current activity: Summary table

- 4.1 Table 1 summarises the key activities on housing and land deliverables up to and including Q3 of the 2022/3 financial year.

Table 1: Q3 progress update on Housing and Land Portfolio High Level Deliverables 2022/23

High Level Deliverable	Q3 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 investments made through the Single Commissioning Framework.</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>Throughout Q3, we have continued to work co-operatively with our constituent and non-constituent Local Authorities to support Local Plans progress and evidence.</p>
Policy Development: Develop and collaborate on Board approved policy development work and masterplanning	<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>
Brownfield Regeneration: Deliver our nationally leading brownfield regeneration and delivery programme	<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 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>
Covid Recovery: Implement the approved Housing & Land Board Covid19 Recovery Strategy	<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>
Housing Sector Insights: Run a series of industry led taskforces to provide critical insight and support	<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>In Q3, the Commercial Property, Public Land, Town Centre and Future Homes Taskforces continued to operate and act as a vital resource and advisor to WMCA, with quarterly meetings taking place throughout October, November and December. The Taskforces remain key sounding boards in the development of the Trailblazer Devolution Deal proposals and in securing support for the West Midlands approach to Housing and Land matters.</p>

Partnership Ventures: Establish a series of new partnerships, ventures and joint ventures with public and private sector partners	<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>
Funding Opportunities: Deliver and submit compelling business cases for additional funding from HMG	<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>
OPE Programme: Oversee delivery of the regional One Public Estate Programme (OPE)	<p>We have continued to submit 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>
AMC Investment: Deliver AMC investment attraction campaign and investment business case to HMG to accelerate	<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>

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 High Level Deliverables for 2023/24

- 5.1 The draft High Level Deliverables for the next financial year (2023/2024) are set out in Appendix 1. These are attached for comment and endorsement by the Housing & Land Delivery Board prior to their consideration by the WMCA Board on 10 February 2023. The draft deliverables reflect and develop current workstreams and provide flexibility for new programmes, specific to the Housing and Land agenda, to be developed through the year in line with priorities identified by the Housing & Land Delivery Board.
- 5.2 As for the current financial year (2022/23), the Housing & Land Delivery Board will continue to receive quarterly performance updates on progress against each of the agreed High Level Deliverables alongside detailed papers on specific items throughout the forthcoming year (2023/24).

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.

Appendix 1: Draft Housing and Land Portfolio High Level Deliverables 2022/23

AIM	OBJECTIVE	DRAFT HIGH LEVEL DELIVERABLE
To connect our communities by delivering transport, and unlocking housing and regeneration		
3.3	We will invest in and support housing and regeneration schemes, working closely with the private sector and local authorities to unlock and accelerate sustainable delivery	Delivery of prescribed requirements, measures and output targets of the 2018 Housing Deal & subsequent funding deals and agreements with HMG
		Supporting Local Planning Authorities with evidence requirements for Local Plans and other policy requirements
		Develop and support Board approved policy development work e.g. Masterplanning and West Midlands Design Charter
		Lead, manage and deliver the WMCA's' nationally leading brownfield regeneration, housing and land programmes
		Work closely with all local authorities across the WMCA and developers/ investors/ HMG agencies to develop a strong regeneration and development project and investment pipeline
		Organise and lead a series of industry led taskforces to provide critical insight, challenge, advocacy and support to the work of the Housing and Land Board
		Lead WMCA Strategic Acquisitions, Disposals and Asset Management programmes
		Establish new and strengthen existing partnerships, ventures and joint approaches with public and private sector partners across the whole of the region to deliver local priorities
		Support and enable Affordable Housing Delivery across the West Midlands including new partnerships and pilot approaches
		Deliver and submit compelling business cases for additional funding and support to the West Midlands from HMG
3.4	We will support and deliver coordinated investment packages with our partners across key corridors and	Oversee and manage the development and delivery of the regional One Public Estate and Place Pilots Programmes
		Produce the annual West Midlands Investment Prospectus and deliver associated partner engagement
		Support local authorities and other partners on policy, projects, funding bids and investment plans in town centres
		Lobby/engage with HMG on behalf of the region on a diverse range of housing, land and regeneration matters

	local, town, and city centres	
		Lead the development and coordinate the delivery of a Single Property and Estates Strategy including a single asset register for the WMCA Estate
		Deliver a comprehensive programme supporting the effective implementation of the public land charter through collaborative working with the Cabinet Office, LGA, industry taskforces & local partners
		Leading the development and negotiation of the approved Housing and Land Board asks of the Trailblazer Devolution Deal
To reduce carbon emissions to net zero, enhance the environment and boost climate resilience		
4.2	We will be national pioneers in advanced manufacturing in construction, zero carbon housing and brownfield regeneration and delivery, informed by research at the National Brownfield Institute	Develop, lead and support the preparation of a landmark West Midlands Future Homes Strategy
		Deploy devolved Housing and Land Funds in accordance with the principles and targets of the approved AMC and Zero Carbon Homes Charters

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West Midlands
Combined Authority

Housing & Land Delivery Board

Date	23 January 2023
Report title	Future Homes Strategy: Update on Progress
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 (Senior Reporting Officer) Rachel Atterbury, Projects Officer (Report Author)
Previous reports:	<ul style="list-style-type: none"> September, November and December 2022: Housing & Land Delivery Steering Group October and November 2022: Housing & Land Delivery Board

Recommendation(s) for action or decision:

Housing & Land Delivery Board is recommended to:

- Note** progress with the 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;
- Consider, discuss and endorse** the proposed direction of travel for the Future Homes Strategy and the work taking place to prepare supporting materials;
- Note** the intention that, when approved, the technical standard will be an investment criterion for WMCA's devolved Housing and Land funds; and
- Note** the intention to incorporate the standard and aspirations of the strategy into existing and future strategic partnerships and joint ventures.

1.0 Purpose

- 1.1 The purpose of this report is to provide a short update for the Housing & Land Delivery Board on progress on one of the key approved deliverables - the development of a Future Homes Strategy.
- 1.2 It is proposed that, when approved, the technical standard that supports the strategy will be embedded as an investment criterion for WMCA's Housing and Land funds which will enable implementation of the Future Homes Strategy through WMCA's investment decisions, site acquisitions, disposals and strategic partnerships.

2.0 Background

- 2.1 This report builds on the previous reports to the Housing & Land Delivery Board by exploring in more detail the latest thinking on the structure and content of the emerging strategy and the basis for a proposed Future Homes Technical Standard. Detailed discussions with Delivery Steering Group and the Future Homes Taskforce are continuing on both matters.
- 2.2 This detailed work is underpinned by two research pieces which were reported to the last meeting of the Board (November 2022). This research has provided essential information on the regional supply chain capability and an understanding of the the emerging carbon and sustainability standards applied across the construction industry, both of which are critical considerations in ensuring that the strategy can be implemented without detrimental impact on development delivery.
- 2.3 The Future Homes Strategy will support WMCA in its goal to position itself as a national leader in both zero carbon and construction innovation. In addition, by specifically bringing the two streams of activity together, there is even greater potential to realise better performance, industry growth, economic clusters and carbon reduction. Future Homes delivery sits front and centre of WMCA's future funding and public land proposals and is an important element of the housing 'ask' of Government in ongoing discussions on the Trailblazer Devolution Deal.

3.0 Developing a Future Homes Strategy

- 3.1 The overall objective of the Future Homes Strategy is to enable WMCA and partners to take a meaningful leadership position on supporting the development of homes that outperform Government minimum standards on decarbonisation and enhance the extent to which MMC and AMC are utilised to support that aim.
- 3.2 The proposed strategy will be delivery-focused, identifying near term actions where WMCA and its partners' powers, leadership and influence will be most impactful. The aim will be continuing to encourage the growth of modern construction including skills, training and local supply chain growth. The work will take a pragmatic approach, building on what has been done before and securing clear change through incremental growth but ultimately achieving the end goals.
- 3.4 To achieve regional objectives, the Future Homes Strategy will seek to establish the vision, objectives, principles and response through three constituent elements:
 - **An overarching strategy document** which will signal our collective regional intent, aims, vision and expectation and help to drive the development market and supply chain to be able to respond.

- **A technical standard** document which will translate the strategic objectives into real measurable standards – supporting easier assessment of performance in terms of MMC/Zero Carbon delivery by enabling ‘yes/no’ responses.
- **Context and guidance information** that will explain the technical standard and place it into context for the developer and construction sector.

3.5 In terms of context and guidance, two documents are being considered for discussion with Delivery Steering Group and the Future Homes Taskforce as part of this work:

- **A broad set of design and placemaking principles**, aligned to WMCA’s Design Charter, which will support the achievement of the technical standard.
- **A process guidance note** which will provide technical advice for developers on the processes that will need to be in place to deliver the required standard and unlock the enhanced performance.

3.6 Following the steers provided at Delivery Steering Group in December 2022, we are also doing additional work on the potential costs and benefits arising as a result of any agreed standards.

3.7 **The full suite of documents will be prepared in 2023 for consideration by the Housing & Land Delivery Board, following on from the technical standard document.**

4.0 Future Homes Technical Standard

4.1 Both the AMC and Zero Carbon Homes Routemaps (which were agreed by Housing & Land Delivery Board in November 2020 and January 2021) set out performance targets for new residential developments seeking WMCA devolved Housing and Land funds. The proposed Future Homes Technical Standard is intended to build on, and operationalise, these targets.

4.2 The key considerations informing the development of the emerging technical standard are:

- **It should align to, and build on, emerging national standards and metrics of construction and sustainability performance**, rather than creating new measures or areas of focus.
- **It should create a minimum expectation for developers in the West Midlands that is ahead of regulatory minimum performance**, and which signals a long-term direction towards exemplary performance, yet is also achievable.
- **It should be based on clear definitions of required performance** and, alongside setting expectations, should also explain the steps that developers can take to achieve the required standard and the evidence that would be available to test if that this is the case.
- **Phased implementation will be important** and it should test how implementation is happening before launching at scale.

- **Performance measurement and monitoring against the standard is based on quantitative criteria**, providing clarity for applicants on WMCA's funding requirements and enabling comprehensive and consistent reporting of WMCA's performance against the objectives set out in the strategy.

- 4.3 The details of the technical standard and supporting guidance documentation are currently being developed in consultation with the Future Homes Taskforce and Local Authorities.
- 4.4 To support implementation of both this strategy and the actions identified in the Plan for Growth, a series of workshops will take place in early 2023. These will look to identify supply chain interventions and opportunities to support the 'Manufacture for Future Homes' cluster defined in WMCA's approved *Plan for Growth* launched in summer 2022.

5.0 Next Steps

- 5.1 The emerging Technical Standard and Future Homes Strategy will be reviewed at the next meeting of the Future Homes Taskforce and meetings being set up with local authorities and other key WMCA strategic partners – prior to coming to Housing and Land Board later in the year.
- 5.2 The final versions of the Future Homes Strategy and Technical Standard will be taken to Housing and Land Board in Summer 2023.
- 5.3 Subject to endorsement of the strategy and standard by the Housing & Land Delivery Board, WMCA will incorporate the standard and aspirations of the strategy into all current and future agreements with strategic partners. The expectation is that all WMCA strategic partners demonstrate leadership through delivery of WMCA's Future Homes strategy on the ground.

6.0 Financial Implications

- 6.1 At this stage, the direct financial implications of the work for the Future Homes Strategy, as noted in this progress report, relate to the costs of external advice to support the development of the strategy, the costs of research activity and other costs associated with commissioning activity to support the research and other planned activity noted within this report.
- 6.2 There may be, in future, other 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.
- 6.3 Note that, 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 to HM Government by WMCA but, to date, this additional funding has yet to be secured.
- 6.4 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.

7.0 Legal Implications

- 7.1 It is noted that the purpose of this report is to update the Housing & Land Delivery Board on progress in developing a Future Homes Strategy and an aligned technical standard. It is proposed that the technical standard is embedded in WMCA's Single Commissioning Framework as an investment criterion which will enable implementation of the Future Homes Strategy through WMCA's investment decisions, site acquisitions, disposals and strategic partnerships.
- 7.2 Legal advice should be sought at appropriate stages in the development and implementation of the Future Homes Strategy to ensure compliance with governance and legal requirements. Once established the requirements will need to be embedded into 'end to end' processes and into the Single Commissioning Framework to ensure consistency of implementation throughout the various interventions.

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 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.

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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West Midlands
Combined Authority

Housing & Land Delivery Board

Date	23 January 2023
Report title	West Midlands Local Transport Plan: Update
Portfolio Lead	Housing and Land – Cllr Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Helen Davies, Principal Policy & Strategy Officer, Transport for West Midlands (Report Author)
Previous reports	<ul style="list-style-type: none"> July 2022: Housing & Land Delivery Board December 2022: Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note** the update on progress in developing the new West Midlands Local Transport Plan '*Reimagining Transport in the West Midlands*' (LTP5) and **discuss** linkages and connections between the LTP and the work of the Housing and Land Portfolio;
- b) **Note** that the LTP5 Core Strategy sets out the principles and overarching approach on how TfWM will approach transport strategy in the West Midlands; and
- c) **Note** that in terms of next steps approval will be sought for final adoption of the Core Strategy, and approval to consult on the draft Big Moves documents and draft Area Strategy guidance, at the WMCA Board meeting on 10th February 2023.

1.0 Purpose

- 1.1 This report informs Housing & Land Delivery Board and provides a summary of the WMCA Board report which will: a) seek approval from the WMCA Board to adopt the final version of the West Midlands LTP5 '*Reimagining Transport in the West Midlands*' Core Strategy; and b) seek approval for undertaking engagement on the draft LTP5 Big Move documents which will form part of a suite of documents within the wider LTP framework.
- 1.2 This report and accompanying presentation highlight those aspects of the Big Move document most relevant to the activities of the Housing & Land Delivery Board. The

relevant Big Move is titled *Accessible and Inclusive Places* and the document aims to provide guidance on how to improve new development through planning, design and delivery (in a coordinated way alongside wider transport policy). This will help to minimise transport impacts and maximise the attractiveness and success of sustainable modes. The ambition of this Big Move document is to set out a comprehensive vision of what good accessibility should look like going forward.

2.0 Background

- 2.1 Under the Transport Act 2000, Local Transport Authorities (LTAs) have a statutory duty to produce and review a Local Transport Plan (LTP) and WMCA is the LTA for the seven constituent metropolitan districts/boroughs.
- 2.2 The LTP must set out policies for the promotion and encouragement of safe, integrated, efficient and economic transport for the WMCA, as well as local authorities in the region, who must then carry out their required functions and implement such policies. The LTP carries statutory weight in a range of decisions made by public authorities as they execute their functions under various statutory provisions and is a critical document for ensuring the regions public interests, with regards to transport and its impacts are delivered.
- 2.3 In July 2022, a report on the Draft LTP5 and introducing the Big Move document '*Accessible and Inclusive Places*' was presented to the Housing & Land Delivery Board. This Big Move document has now been developed and drafts have been shared with local authority officers. Subject to WMCA Board approval on 10th February 2023, the Big Moves document will go out for consultation in February 2023.

A 'different' West Midlands Local Transport Plan

- 2.4 Since Movement for Growth (the fourth West Midlands LTP) was published in 2016, there have been significant changes to the policy context including changes to the political, social, technological and economic landscapes which have implications for transport policy. These include the impacts of the Covid-19 pandemic and the challenge of climate change with the need for rapid decarbonisation. By way of context, the UK has a legal target of being net zero by 2050 whilst WMCA has set a regional ambition to achieve this earlier, by 2041. The current cost of living crisis brings a further challenge to ensuring that people have reliable, affordable and safe options to access opportunities in light of a struggling public transport network and increased costs of operating our transport networks.
- 2.5 There is a limit, however, on the impact that regional and local action alone can have on achieving our outcomes, many of which require a behavioural shift to reduce car usage and dependence. Whilst WMCA and local authorities have some key powers and policy levers, transport behaviour is affected by a range of wider factors, beyond our direct control in the region. The approach, set out in LTP5, will help us to better understand what WMCA/TfWM can realistically do to address these issues.
- 2.6 This is especially important given that the Government is taking a renewed interest in Local Transport Plans and updating national guidance (the first since 2009 being published shortly). In particular, Government wishes local areas to lead the transport response to decarbonisation through local levers to reduce overall travel demand, with future funding allocations - such as the next rounds of City Regional Sustainable Transport Settlement (CRSTS) - being based on quantifiable carbon reductions and

transport improvements being witnessed at a local level. Based on this, engagement on this LTP has been more extensive than ever before and will be on-going as the LTP is developed further and implemented, responding to residents and key partners.

3.0 West Midlands LTP5 suite of documents

- 3.1 In light of the challenges set out above, the approach for this new LTP5 is different. To reflect the need for change, TfWM has been developing the LTP in stages and working differently from previous plans. The first stage was the Core Strategy which was consulted on last year and, in February 2023, the WMCA Board will be asked to approve a final version for adoption. The second stage was the development of 6 Big Moves which set out the key policies to help the region plan and deliver the transport system. This stage of work also includes the preparation of guidance to help WMCA and local authorities develop a set of Area Strategies to help translate the Big Moves locally and build a better understanding of what measures work and have the greatest impact. The Board is therefore also being asked to approve the Big Move documents for public engagement.

LTP5 Core Strategy

- 3.2 The Core Strategy sets out the overarching approach and principles for the new LTP. It is framed around 5 'Motives for Change' where changing transport could help better support inclusive growth by providing a transport system that's fair to everyone and minimises the impacts on the environment. These are based on a 'decide and provide' approach which focuses on the end state it wants to achieve including a safe clean public highway within which it is comfortable to walk or cycle and where public transport is reliable efficient and affordable.
- 3.3 Such measures will further help enable the provision of viable and attractive choices for those without access to a car (equating to 25% of our regions population) and help boost demand for services such as public transport, enabling it to be more commercially viable. Yet without managing demand, the improvements we can make to enable improved access to places and opportunities for those without a car are fundamentally limited – ultimately limiting what can be achieved for wider policy aspirations and the LTP objectives.

Draft LTP5 Big Moves

- 3.4 The Core Strategy sets out outcomes to be achieved through more detailed policies set out within 6 Big Moves. These provide a framework for the actions we will take to improve accessibility and encourage behavioural changes and the principles for how the transport system should be developed and managed. Actions across the Big Moves should not be taken in isolation but considered as a range of complimentary policies, applied to deliver the most effective outcomes.
- 3.5 Local authorities have been engaged on all of these documents, with their feedback been incorporated into the final version.
- 3.6 The 6 Big Moves are:

- **Behaviour Change** - This Big Move focuses on how we will support behaviour change, through the promotion of effective policies, working with the public to understand the benefits of these policies and the consequences of not delivering on them. It also explores how we can deliver our plans with the public around a common understanding and consensus on local appetite for change.
- **Accessible & Inclusive Places** - This Big Move sets out how we will improve our understanding of accessibility and work with local planning authorities to change how we use land and deliver urban growth and new technology to improve sustainable transport outcomes and accessibility.
- **Walk, Wheel, Cycle and Scoot** - This Big Move supports people to walk, wheel, cycle or scoot when, and where they want, safely and conveniently.
- **Public Transport and Shared Mobility** - This Big Move is about how we will develop, operate and promote public transport and shared mobility services (exclusively hired private vehicles) to support LTP outcomes.
- **Safe, Efficient & Reliable Transport** - This sets out how we will develop, manage and maintain the transport network to support LTP outcomes.
- **A Green Transport Revolution** - This Big Move deals with how we will make sure that we make changes to the transport system to deliver behaviour change in the most effective and sustainable way.

3.7 These Big Moves have been developed as six separate substantive documents which provide more detail on key policies and principles which should be considered in developing and bringing forward transport (and land use and digital) strategy to deliver the LTPs objectives.

4.0. **Big Move ‘Accessible & Inclusive Places’**

4.1 The Big Move document on ‘*Accessible & Inclusive Places*’ is most relevant to the work of the Housing & Land Delivery Board in that it sets out policies to improve how new development is planned, designed and delivered, in a coordinated way alongside wider transport policy to help minimise transport impacts and maximise the attractiveness and success of sustainable modes.

4.2 Taking the “*Triple Access System*” which is presented in the Core Strategy, this Big Move explains how accessibility depends on transport, land use and telecoms and presents policies for creating well-designed walkable and wheelable neighbourhoods with appropriate mixes of land uses, connected through high quality public transport, to deliver on more healthy, liveable and place-based communities. A framework for accessibility will be developed, providing a more comprehensive vision of the key elements which influence and often inform of what good accessibility should look like.

4.3 The document further explores the potential for improved partnership working with our Local Planning Authorities to ensure synergies are made with land use planning and transport policy making, with local development plans complementing the policies and proposals set out in LTP 5. There is also a focus on the necessary strategic transport interventions and schemes being delivered in the right places and at the right time, to

support the delivery of major land use development proposals along with wider growth and investment.

- 4.4 Spatial planning policies are also captured in this Big Move, covering the importance of higher density development, promotion of mixed use development served by good transport infrastructure and services. The strategy also endorses WMCA's 'brownfield first' approach, exploiting the existing urban fabric close to existing transport links and services - reducing the need for additional travel and bolstering sustainable transport demand. The importance of good transport design policies which can support this are also captured.
- 4.5 Finally, policies on the importance of investment in digital infrastructure is covered, to help support wider digital connectivity across all communities and businesses and to reduce digital poverty. Policies in this document, therefore, cover the importance of securing digital infrastructure investment as part of wider transport funding opportunities; ensuring digital infrastructure is embedded into wider transport infrastructure; making available travel planning tools which improve customer information; and making travel information available in more places. TfWM will continue to enhance our transport information, services and levels of accessibility through rolling out well-designed digital platforms and publishing our transport datasets for other transport providers to use.

5.0 Next Steps

- 5.1 Subject to approval from WMCA Board, consultation will be undertaken for 8 weeks on the draft Big Moves documents from 20th February 2023. It is also proposed that TfWM and local authority transport officers will begin initial discussions on the development of the Area Strategy documents.
- 5.2 Following this, and subject to engagement, it is proposed that the final versions of the Big Moves be presented to the WMCA Board for approval in autumn 2023. These documents will also be presented to the Housing & Land Board, as progress updates, during this period. TfWM welcomes the opportunity to continue engaging with the Housing & Land Delivery Steering Group and the Housing & Land Delivery Board as the Local Transport Plan continues to develop and progress.

8.0 Financial Implications

- 8.1 There are no direct financial commitments as a result of approving the approach proposed and adoption of the Core Strategy. As a statutory duty, the development of the LTP is funded by transport levy and expenditure is within with the approved financial budget for 2022/23 and draft 2023/24 budget.

9.0 Legal Implications

- 9.1 In exercising its duties under the Transport Act 2000 (and amended by the Transport Act 2008), WMCA must have regard to national policy in line with the statutory guidance issued by Department for Transport on LTPs as well as on a number of other key legislation documents which have been passed. More details of this will be covered in the main WMCA Board Report in February 2023.

10.0 Equalities Implications

- 10.1 Transport is an essential part of our lives and plays a critical role in creating a fairer society. The aims of the LTP 'motives for change' have been informed by the needs of people in the West Midlands and the role of the transport system in helping to meet those needs. An Equality Impact Assessment (EqIA) is being undertaken as part of the Integrated Sustainability Appraisal to challenge and support the development of the LTP.
- 10.2 The statutory engagement required on the draft LTP Core Strategy also requires an inclusive approach and TfWM will seek to reach a broad range of people and groups when conducting each stage of the public consultation.

11.0 Inclusive Growth Implications

- 11.1 Equity is at the heart of our motives for change and has been fully informed by the WMCA Inclusive Growth Framework. The LTP in particular makes positive reference to Connected Communities, Climate Resilience, Affordable and safe places, Health and wellbeing and delivering on an Inclusive economy – all of which are at the heart of the LTP vision.
- 11.2 Through the development of policy and strategy against the objectives set out in the LTP and Big Move Documents, including reducing the harmful impacts transport can bring, and how people with no or limited access to a car can fully participate in society and our economy is at its centre. It will therefore be important to ensure that these objectives hold firm and deliver on inclusive growth objectives.

12.0 Geographical Area of Report's Implications

- 12.1 The WMCA exercises transport powers overwhelmingly in respect of the area covered by its constituent authority members, however, there is significant interaction with the wider area. The health and performance of the transport system in the metropolitan area has a profound impact on the wider area and vice-versa. Deep engagement with surrounding Local Transport Authorities and with Midlands Connect will be essential. Additionally, opportunities to align policies and timescales with surrounding Local Transport Authorities will be explored, especially noting that transport does not stop or start at administrative boundaries.

Local Transport Plan 5

Housing & Land Delivery Board

Helen Davies

Principal Policy and Strategy Officer, TfWM

Local Transport Plan Core Strategy

Local Transport Plan Core Strategy



Transport for
West Midlands

6 Big Moves



Behaviour
change



Walk, wheel,
cycle and scoot



Accessible and
inclusive places



Public transport
and shared
mobility



Safe, efficient
and reliable
network



Green transport
revolution



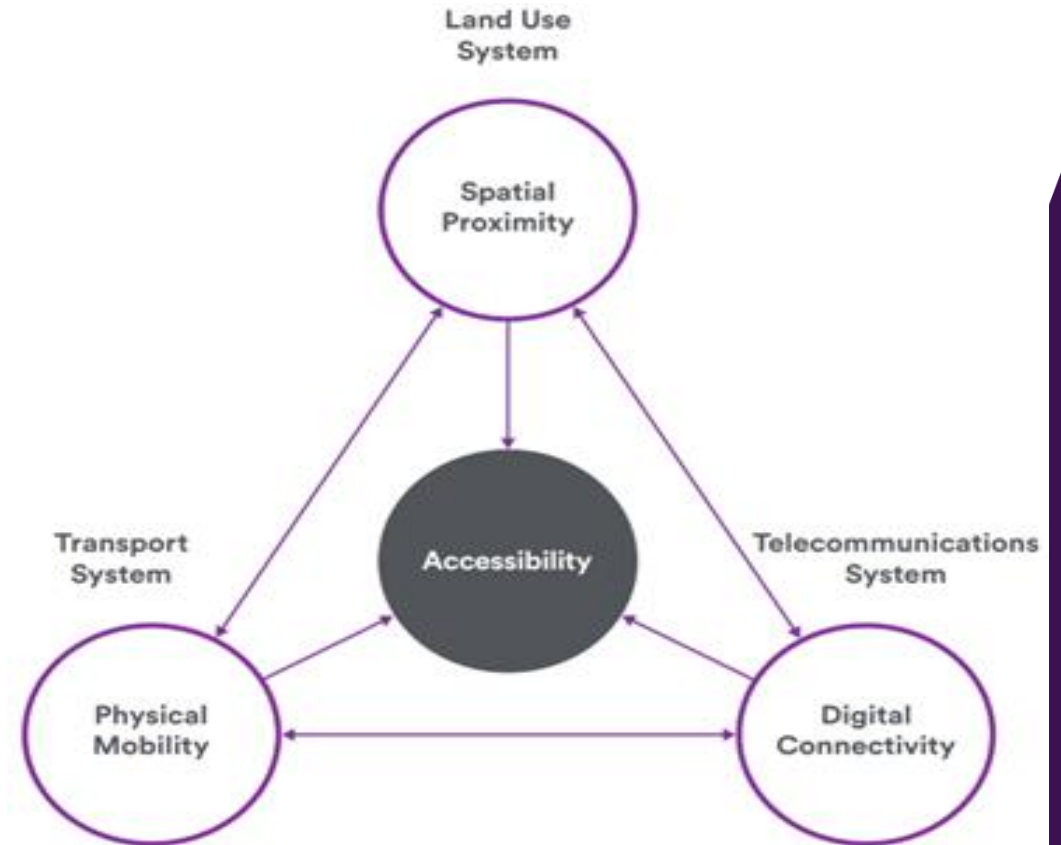
Avoid



Shift



Improve



Big Move Document in the WM LTP: *Accessible and Inclusive Places'*

What is a Big Move?

- The Big Moves provide more detailed policies and building blocks of our longer term strategy, covering key themes and principles of actions which can change the transport system and help deliver on our strategic outcomes and policies within the LTP Core Strategy.
- Lays out the actions needed to decarbonise and deliver on transformative transport improvements; allowing us to move faster, in terms of scale and pace.
- But noting it will require a sustained effort over the next 20 years, with a number of steps and challenges along the way.

Key issues covered in the Big Move: *‘Accessible & Inclusive Places’*

- Poor levels of accessibility
- Growing inequalities and car dependency with limited choice of modes
- Poor digital accessibility and connectivity
- Restrictive streetscape design
- Cumulative impacts of new development and limited opportunity to retrofit existing built environments
- Separate and independent governance structures in place for transport and land use planning

Policies Proposed in the Big Move: *‘Accessible & Inclusive Places’*

A number of policies are proposed in this Big Move Document including:

- Page 43
- Accessibility policies
 - Spatial planning policies
 - Transport design policies
 - Digital transport / connectivity policies
 - Digital infrastructure / platforms policies

Accessibility Policies

- Develop a **framework for accessibility** which provides a more comprehensive vision of key elements which informs on what good accessibility looks like, covering all modes.
- Deepen our understanding of the role played by **land use planning and digital connectivity, alongside transport accessibility** (through the triple access system) and influence the inter-related mechanisms of these 3 areas to deliver on LTP outcomes.
- Build **accessibility measures into the LTP monitoring and the evaluation plan**, to deliver on the targets and aims of the LTP.



Spatial Planning Policies

- Ensure **local plans & planning strategies complement and align with our policies set out in the WM LTP 5.**
- Ensure our **transport interventions align with planned development proposals** and are delivered in the right places and at the right time.
- Encourage **higher density development**, especially in locations close to high frequency transport corridors and hubs.
- Promote **mixed use development** served by good transport infrastructure and services.
- Adopt a **brownfield first approach**, exploiting the existing urban fabric close to good transport links and services and bolstering sustainable transport demand.
- Work alongside LPAs, scheme developers and key stakeholders to **shape masterplans** in a given area or corridor.



Transport Design Policies

- Ensure all new development reflects the road user hierarchy and **fulfils our 'Streets for All' framework.**
- Ensure the **design of new development maximises accessibility** to support travel behaviour change and follows TfWM's new Design Guide Principles.
- **TfWM to work closer with Local Planning Authorities** to encourage pragmatic design principles, which fully reflect accessibility and wider transport policy.
- Ensure new development reflects and **supports future transport development**, especially in terms of EVs, connected & autonomous vehicles, shared & micromobility options and freight & logistics as well as enabling future transport technology and innovation, as it enters the market.



Investment in Digital Infrastructure

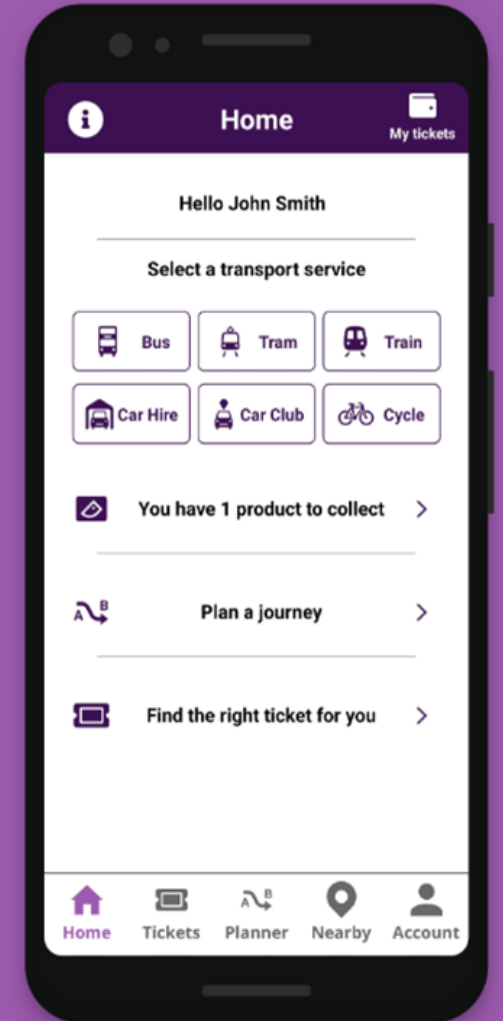
- Support and promote efforts to **deliver high speed, reliable broadband and 5G connectivity** to all communities and businesses, to help reduce digital poverty and create more connected communities.
- **Secure and leverage investment for digital infrastructure**, as part of wider transport investment and funding.
- Continue to **work with digital network planners** to ensure digital infrastructure is embedded into wider transport infrastructure.



Transport Digital Platform Policies

- Continue **developing travel planning tools** which improve customer information, make travel information more available and enable quicker responses to transport incidents.
- Explore new opportunities to **enhance our transport information, services and levels of accessibility** through introducing shared mobility services, Mobility as a Service, new digital platforms and through publishing our transport datasets for other transport providers to use.
- Provide **digital access points across our transport system** including free Wi-Fi at stations and interchanges and on public transport services.

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

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