



Housing & Land Delivery Board

Date: Wednesday 13 March 2024

Time: 10.00 am **Public meeting** Yes

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

Membership

Councillor Ian Courts (Chair)	Portfolio Lead for Housing & Land
Councillor Mike Bird	Walsall Metropolitan Borough Council
Councillor Peter Butlin	Warwickshire County Council
Councillor Matthew Dormer	Redditch Borough Council
Councillor Steve Evans	City of Wolverhampton Council
Councillor Jayne Francis	Birmingham City Council
Councillor Tony Johnson	Cannock Chase District Council
Councillor Wayne Little	Dudley Metropolitan Borough Council
Councillor Andy Mackiewicz	Solihull Metropolitan Borough Council
Jo Nugent	Homes England
Councillor Richard Overton	Telford and Wrekin Council
Kevin Rodgers	West Midlands Housing Association Partnership
Councillor Laura Rollins	Sandwell Metropolitan Borough Council
Councillor Chris Schofield	Shropshire Council
Councillor Richard Smith	Nuneaton and Bedworth Borough Council
Councillor Paul Turner	Tamworth Borough Council
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 Tanya Patel, Governance Services Officer
Telephone 07825 356685
Email tanya.patel@wmca.org.uk

AGENDA

No.	Item	Presenting	Pages
Items of Public Business			
1.	Apologies for Absence	Chair	None
2.	Declarations of Interest Members are reminded of the need to declare any disclosable pecuniary interests they have in an item being discussed during the course of the meeting. In addition, the receipt of any gift or hospitality should be declared where the value of it was thought to have exceeded £25 (gifts) or £40 (hospitality).	Chair	None
3.	Chair's Remarks (if any)	Chair	None
4.	Minutes - 17 January 2024	Chair	1 - 6
5.	WMCA Housing, Property & Regeneration Taskforces Review	Robert McGrath / Leo Pollak	7 - 12
6.	Town Centres and High Streets in the West Midlands	Leo Pollak / Tom Burton	13 - 24
7.	West Midlands Housing Monitor	Leo Pollak / Rob Lamond	25 - 38
8.	West Midlands Investment Prospectus 2024	Lauren Rigby-Hopkins	Verbal Report
9.	West Midlands Strategic Place Partnership Update	Lauren Rigby-Hopkins / Rob Lamond	39 - 60
Date of Next Meeting			
10.	TBC	Chair	None



West Midlands
Combined Authority

Housing & Land Delivery Board

Wednesday 17 January 2024 at 9.30 am

Minutes

Present In Person

Councillor Ian Courts (Chair)
Councillor Mike Bird
Councillor Peter Butlin
Councillor Andy Mackiewicz
Jo Nugent
Councillor Richard Smith

Portfolio Lead for Housing & Land
Walsall Metropolitan Borough Council
Warwickshire County Council
Solihull Metropolitan Borough Council
Homes England
Nuneaton and Bedworth Borough Council

Present Virtually

Councillor Steve Evans
Councillor Wayne Little
Councillor Richard Overton
Councillor Laura Rollins
Suzanne Ward

City of Wolverhampton Council
Dudley Metropolitan Borough Council
Telford and Wrekin Council
Sandwell Metropolitan Borough Council
Environment Agency

In Attendance

Rachel-Ann Atterbury
Maria Bailey
Aysha Bateman
Mark Clarke
Hamish Colley
Jim Crawshaw
Ian Culley
Maria Dunn
Nigel Ford
John Godfrey
Mia Higgins
Amanda Holland
Rob Lamond
Richard Lawrence
Sharanjit Mahal
Joel Maybury
Robert McGrath
Leo Pollak
Jo Snell
Hannah Worth

West Midlands Combined Authority
Nuneaton & Bedworth Borough Council
West Midlands Combined Authority
Dudley Metropolitan Borough Council
West Midlands Combined Authority
Coventry City Council
City of Wolverhampton Council
Birmingham City Council
West Midlands Combined Authority
West Midlands Combined Authority
West Midlands Combined Authority
West Midlands Combined Authority
West Midlands Combined Authority
City of Wolverhampton Council
West Midlands Combined Authority
Walsall Metropolitan Borough Council
West Midlands Combined Authority
West Midlands Combined Authority
West Midlands Combined Authority
West Midlands Combined Authority

Item Title

No.

18. Inquorate Meeting

The Governance Services Officer reported that the meeting was inquorate, and the decisions taken at this meeting would therefore need to be ratified at the next meeting of the board on 13 March 2024.

19. Apologies for Absence

Apologies for absence were received from Councillor Jayne Francis (Birmingham), Councillor David Welsh (Coventry) and Councillor David Wright (North Warwickshire).

20. Minutes - 10 October 2023

The minutes of the meeting held on the 10 October 2023 were agreed as a correct record.

21. Homes for the Future (Final Consideration)

The committee considered a report of the Interim Executive Director of Housing, Property & Regeneration summarising the work that had been undertaken under the leadership of the Housing & Land Delivery Board on Homes for the Future. The report also set out a wider range of references and estimate for cost impacts over different timeframes and summarised the work to date on the Homes for the Future Implementation Plan and Communications Strategy.

The Chair commented on how the approach taken within the strategy presented organisations with flexibility in order to achieve the standards, which he welcomed. Councillor Steve Evans commented similarly that a balanced approach was required, whilst also noting that inflation and construction industry issues posed some challenges. He stressed that it was importance for current local authority projects to be impacted or delayed upon the new standards being delivered. The Chair encouraged that any issues or delays in projects because of this be raised with either himself or relevant officers. The Head of Policy did however assure members of the intention to ensure that the delivery of existing schemes or pipeline schemes was not affected, and outlined the staggered approach being taken on the introduction of the standards.

Councillor Mike Bird stressed the importance of encouraging businesses to engage more with the West Midlands to encourage them to base their operations the region. This was also echoed by the Chair and other members of the board.

Recommended:

- (1) The progress of the work to date to develop the Homes for the Future programme for the West Midlands, and wide-ranging input from the Future Homes Taskforce and local authority partners across the region amongst relevant stakeholders, be noted.
- (2) The board's comments of the final draft of the Homes for Future Strategy be noted.

- (3) Feedback provided from the Homes for Future event be noted.
- (4) The official release of the WMCA's Homes for Future proposals be endorsed.
- (5) The release of the Government's Future Homes Standard Consultation be noted.
- (6) The progress on the work to date on the Homes for the Future Communications Strategy and Implementation Plan be noted.
- (7) The WMCA's response to the Government's '*The Future Homes and Buildings Standards: 2023 Consultation: Approved Document L – Conservation of Fuel and Power and Minimisation of Greenhouse Gas Emissions Volume 2: Buildings Other than Dwellings*' which considered the standard in relation to non-domestic dwellings be noted.

22. Plan for Growth / Employment Land Update

The committee considered a report of the Interim Executive Director of Housing, Property & Regeneration on the progress relating to the alignment of work on the employment land agenda and the Plan for Growth, specifically the activity of the newly established Employment Land Working Group.

The Chair requested future information on the relationship between land availability and the viability of sites, as well as those sites not viable. He also considered that officers should seek further information on assets owned and available, whilst also stressing the importance of promoting manufacturing locally.

Councillor Mike Bird highlighted potential employment land at junction 3 of the M54, as well as the need to continually seek large sites for employment purposes. Those heavy containment site that required additional funds were to be sought from the Government through engagement. He also noted that further engagement between local authorities was required to allow for better direction on those seeking employment sites.

Councillor Steve Evans highlighted that Wolverhampton had the Brownfield Institute, which should in turn be considered the capital of advanced manufacturing for the region, and offered a visit for the committee if this was of interest. He also noted that each authority had information on industrial sites and encouraged that the WMCA added value to help with the remediation of land.

Recommended:

- (1) The work relating to the employment land agenda, specifically the activity of the working group and alignment of the West Midlands Plan for Growth, be noted.

- (2) The board's comments on how the WMCA could add value to the agenda around employment land so as to align with the priorities in the Plan for Growth be noted.

23. Place Pilots Programme: Update

The committee considered a report from the Interim Director of Housing, Property & Regeneration providing it with a progress update on the Place Pilots programme led by the Cabinet Office and the continued work with both the Cabinet Office and Local Government Association to scope, establish and deliver the West Midlands programme.

The Chair supported the principles contained with the report but felt that further direction from Government was required. The Head of Property & Strategic Assets commented that regular meetings with the Cabinet Office were being undertaken as well as engagement with other schemes to share learning. Councillor Mike Bird suggested that a task be undertaken to seek crownland within the region.

Recommended:

- (1) The latest work undertaken in collaboration with the Cabinet Office and the Local Government Association to continue to deliver the Government's Place Pilots programme in the West Midlands be noted.
- (2) The current direction of travel with regard to delivery of the Place Pilots programme be noted and endorsed.
- (3) The potential of the programme to support regional ambitions for public land in line with WMCA's Public Land Charter be noted.
- (4) The continued engagement with the Cabinet Office and the Local Government Association to deliver the Place Pilots programme be endorsed.

24. Affordable Housing Update

The committee received an update from the Head of Strategy & Analysis on the engagement across the region on the Affordable Homes Programme, and information was shared on the established working groups, including representation from local authority officers, registered providers and other partners of the sector / industry bodies. It was the intention that a more in depth detailed report would be submitted to the next meeting.

Councillor Mike Bird requested that a copy of the definition of affordable housing be shared with members. The Head and Strategy & Analysis sought to provide this, but also informed members that one of the working groups implemented would be specifically focused on establishing the difference in affordability across the region.

Recommended:

The update be noted.

25. Housing & Land Fund Update

The Head of Strategy & Analysis provided members with a brief update on the Land Fund and the Brownfield Housing Fund and how they would be deployed against the current pipeline. Information was also shared the new fund available through the devolution deal and the negotiations and being undertaken with Government.

Recommended:

The update be noted.

26. Date of Next Meeting

Wednesday 13 March 2024 at 10.00am.

The meeting ended at 10.40 am.

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Housing & Land Delivery Board

Date	13 March 2024
Report title	WMCA Housing, Property & Regeneration Taskforces Review
Portfolio Lead	Councillor Ian Courts
Accountable Chief Executive	Laura Shoaf, Chief Executive, West Midlands Combined Authority Email: Laura.Shoaf@wmca.org.uk
Accountable Employee	John Godfrey, Executive Director of Housing, Property & Regeneration, West Midlands Combined Authority Email: John.Godfrey@wmca.org.uk Leo Pollak, Head of Policy, West Midlands Combined Authority Email: Leo.Pollak@wmca.org.uk Rob McGrath, NGDP - Housing, Property and Regeneration, West Midlands Combined Authority Email: Robert.McGrath@wmca.org.uk
Report has been considered by	February 2024 - Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

Housing & Land Delivery Board is recommended to:

- (1) **Note** the summary of the four taskforces convened by the WMCA Housing, Property & Regeneration Directorate.
- (2) **Note** the taskforces' plans for 2024, and ongoing efforts to improve representation and diversity of backgrounds and skillsets.

1.0 Purpose

- 1.1 The purpose of this report is to update Housing & Land Delivery Board on the progress to date of the four industry taskforces convened by the Housing, Property & Regeneration Directorate, and to share the proposed next steps for each taskforce.

2.0 Background

- 2.1 The four Taskforces function as a strategic advisory and influencing group: a critical friend, adviser, guide and champion for WMCA's programmes and workstreams.
- 2.2 Going forwards, WMCA are exploring expanding taskforce memberships, so they reflect a more diverse stakeholder mix, industry representation and demographic composition

3.0 Commercial Property Taskforce

Membership and Context

- 3.1 The Commercial Property Taskforce previously existed as the West Midlands Commercial Property Forum. The Forum provided insight into the opportunities and risks associated with commercial property development.
- 3.2 Following the Comprehensive Spending Review, Budget 2021 and the launch of the Levelling Up White Paper, the Forum was renamed the Commercial Property Taskforce in April 2022.
- 3.3 The Commercial Property Taskforce is chaired by Andrew Pilsworth, Chief of Staff at SEGRO, one of WMCA's Strategic Partners.
- 3.4 The Taskforce convenes on a quarterly basis, and last met in December 2023 – with the Mayor in attendance. It is next scheduled to meet in March 2024.
- 3.5 The Commercial Property Taskforce has a core group of approximately 15 commercial property experts and professionals. Members represent the property development, real estate investment and construction industries.

Objectives

- 3.6 The **objectives** of the Taskforce are:
 - 3.6.1 Increase, in volume and breadth, investment into commercial property in the West Midlands
 - 3.6.2 Develop and showcase best practice in commercial property partnerships and joint ventures
 - 3.6.3 Collate a single body of evidence of property market trends and analysis.

Outputs and Outcomes

- 3.7 In 2023, the Taskforce focussed on the implications of the Deeper Devolution Deal for Commercial Property, with a particular focus on the implications of the Levelling Up Zones. The Taskforce also received 'State of the Market Updates'.

4.0 Public Land Taskforce

Membership & Context

- 4.1 The Public Land Taskforce was established in September 2020, and is chaired by Stephen Barter, Chair of Wilton Capital Advisers.

- 4.2 The Taskforce is comprised of roughly around 30 industry experts who support, challenge, champion, advise and lobby for public land and policy matters. Attendees are mostly from the private sector, but there is representation from Local Authorities, the Local Government Association and the Office for Government Property.

Objectives

- 4.3 The **objectives** for the Taskforce moving forward are:
- 4.3.1 Offer insight into the barriers, risks and opportunities in developing and disposing of public land, and on the latest research and trends around public land
 - 4.3.2 Advise on a collaborative and strategic approach to the asset management of public land
 - 4.3.3 Support and champion new ways of working between the public and private sectors
 - 4.3.4 Enable the alignment of public sector objectives facilitating the joining up of ownerships
 - 4.3.5 Influence national policy and investment case work, and secure decision-making around public land development

Outputs and Outcomes

- 4.4 The Taskforce has engaged on the development of the Place Pilots Programme, and its direction of travel as well as the development of the One Public Estate Board.

5.0 Future Homes Taskforce

Membership & Context

- 5.1 The Future Homes Taskforce was formed in April 2022 to co-develop a new Future Homes Strategy and to “help the region be the national frontrunner in AMC and Future Homes Standards – ahead of the national timetable.”
- 5.2 The Taskforce was chaired by Mark Farmer, CEO and Founder of Cast. He has indicated he would like to step down as Taskforce Chair as it evolves into the strategy implementation phase.
- 5.3 The Taskforce convened on a regular basis in 2023, with regular input from members on the draft Homes for the Future Strategy, and broader net zero housing themes.
- 5.4 The taskforce consists of circa 15 members from a variety of sectors and industries.

Objectives

- 5.5 There are four key **objectives** for the Taskforce moving forward:
- 5.5.1 Coordinate and collaborate on the implementation of the Homes for the Future Strategy
 - 5.5.2 Act as a sounding board for the identification of opportunities for collaborative working between different public sector partners and private sector organisations
 - 5.5.3 Share honest insights from implementation approaches and feedback on best practice in relation to adoption of the standard

5.5.4 Oversee and analyse the outcomes of projects that meet the standard to support research and best practice

Outputs and Outcomes

- 5.6 During the strategy development phase, the Taskforce's role was to support the joining-up and enhancement of WMCA's existing zero-carbon and AMC programmes under a coherent Future Homes Strategy, acting as a strategic advisory and influencing group.
- 5.7 The Taskforce has previously discussed broader issues animating the development of the Homes for the Future Strategy, including supply chains, employment & skills in the housebuilding sector, HMG's Future Homes Strategy consultation and market conditions.

Plans for 2024

- 5.8 During the strategy's implementation phase, the purpose of the Future Homes Taskforce will change accordingly. The taskforce's role will now be to share strategy implementation experiences: knowledge pooling, sharing best practice and potential solutions to implementation challenge. A new Taskforce Chair to succeed Mark Farmer will be appointed in due course.
- 5.9 The Future Homes Taskforce will be restructured to reflect its 2024 objectives. WMCA is exploring adding further representation from industry to the group, and as such Taskforce members have been asked by WMCA to suggest individuals who could join the group.
- 5.10 Going forward, the taskforce meetings will be supplemented by 'working groups', which will convene to discuss specific themes/areas which sit within the Taskforce. Taskforce members will join working groups aligned to where they have experience. These groups are:
- 5.10.1 **Development & Delivery** - supporting the sharing of knowledge and best practice with support to be provided for developers to adopt the standard.
 - 5.10.2 **Employment & Skills** – supporting skills development within the sector as the standard progresses, including supporting information collection and research development.
 - 5.10.3 **Supply Chains & Manufacturing** – this group would discuss how advanced / modern methods of construction would impact supply chain structures and the manufacturing process.
- 5.11 These working groups would convene independently and would then feedback to the full Taskforce group on a regular basis. An event is being planned for the Summer to bring stakeholders from all groups and wider networks together.

6.0 Town Centres Taskforce

Membership and Context

- 6.1 The Taskforce was set up by Mayor Andy Street, with the approval of Housing & Land Delivery Board. It was designed to help guide changes and support new investment

plans in each centre and across the region and was regularly attended by the Mayor in its early meetings.

- 6.2 The membership is comprised of circa 25 individuals, from a variety of backgrounds: consultancy firms, research institutions, housebuilding groups and organisations with expertise in placemaking.

Objectives

- 6.3 The Taskforce has four key **objectives**:
- 6.3.1 Provide joint business, government, community and academic leadership
 - 6.3.2 Support WMCA's lobbying asks of HMG
 - 6.3.3 Offer insight into the future of town centres
 - 6.3.4 Advise on how town centres will maintain their role as community and business hubs

Outputs and Outcomes

- 6.4 The Taskforce offered insight to support WMCA's development of the 2023 Investment Prospectus and the Place Pilots Programme.
- 6.5 Working groups gave previously convened on three key themes: Engagement & Lobbying; the Future of Town Centres and Public Land & Town Centres. These were attended by select members of the taskforce and have their own Terms of Reference.
- 6.6 The Taskforce also influenced lobbying asks of WMCA during the Deeper Devolution Deal, inputting to the OPE development. The Taskforce has also considered the implications of the Devolution Deal for Town Centre Regeneration.

Plans for 2024

- 6.7 WMCA have submitted a paper to Housing & Land Delivery Board, summarising investments in the region to date, and putting forward baselining and options for how the CA can best position itself to add value in town centres and high streets based on taskforce feedback, best practice working arrangements with local authorities and BIDs, and learning from other regional bodies.

7.0 Financial Implications

- 7.1 It is noted that the purpose of this report is:
- To update Housing & Land Delivery Board on the progress of the four industry taskforces convened by the Housing, Property & Regeneration Directorate; and
 - To update on next steps for each taskforce
- 7.2 Four taskforces have been set up to cover the following areas:
- Commercial Property
 - Public Land
 - Future Homes
 - Town Centres

7.3 Proposed activity for 2024 has been outlined for the Future Homes and Town Centres Taskforces. The work undertaken with these taskforces will be covered by existing funds. If there are any further cost implications from these taskforces or from the Commercial Property and / or Public Land taskforces, these will be brought to a future Housing & Land Delivery Board meeting.

8.0 Legal Implications

8.1 There are no immediate legal implications from this paper.

9.0 Equalities Implications

9.1 Whilst there are no immediate equalities implications of this report, it should be noted that WMCA has convened a Race Equalities Taskforce.

9.2. The Race Equalities Taskforce has members from a range of backgrounds, including public services, businesses and communities. In 2023, the Taskforce launched Race Forward, its independent strategy setting out proposed changes in policy areas where WMCA and its partners can make an impact – including jobs, skills & education, transport, housing and health & wellbeing.

10.0 Inclusive Growth Implications

10.1 Each Taskforce has a relationship with some of the WMCA Inclusive Growth Framework's **fundamentals**.

10.1.1 The Future Homes Taskforce seeks to grow the AMC sector, zero carbon homes and develop new energy standards in an equitable way, contributing to the **Climate Resilience** Fundamental

10.1.2 The Town Centres Taskforce offers insight on the role of these spaces as community hubs, connecting well to the Affordable & **Safe** Places and Power & **Participation** fundamentals.

11.0 Geographical Area of Report's Implications

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

12.0 Other implications

12.1 N/A

Optimising our Approach to Town Centres and High Streets in the West Midlands: a Discussion

Housing and Land Delivery Board
March 2023

Where we need your input

1. Note existing research into existing investment in W. Midlands Town Centres and High Streets

- Multiple sources of funds disguise a high aggregate investment level
- Are investments appropriately targeted?
- Are investments synergistic and do they encourage leverage?

2. Consider what indicators to track

- What are the most relevant and reliable data sources?
- Which indicators should we track to focus future workstreams? (e.g. footfall, vacancy rates, spend, comparison-vs-convenience, chains-vs-independents etc..)
- What are the salient indicators for a place-based/single settlement approach?

Where we need your input

3. Note existing approaches and alternatives

- What we have in the West Midlands
- Alternative approaches in other cities/regions
- Can we be collectively more “muscular” and focused in this space?

4. How you would like us to move this work forward towards solutions

- Data-rich paper for the Board’s next meeting
- Process to identify solutions
- How best to engage LA partners and externals including DLUHC

Multiple sources of funds disguise high aggregate investment

We have identified c. 90 public sector investments across W. Midlands town centres, funded through WMCA and competitive bidding by LAs.

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WMCA invests across:

- Housing
- WMDC
- Transport (TfWM)
- Skills and more

DLUHC invests through:

- Future High Streets Fund
- Towns Fund
- Levelling Up Fund
- Town Partnerships

Multiple sources of funds disguise high aggregate investment

We have identified c. 90 public sector investments across W. Midlands town centres, funded through WMCA and competitive bidding by LAs.

Board members will be familiar with examples of both WMCA devolved funding and successful funding via competitive bids. **Are there good examples of these working in concert or is our approach too fragmented?**

Should we request that funding sources combine to deliver larger projects?

Is there any appetite to proactively suggest more joined-up approaches to DLUHC?

Better data to drive more successful bids

Monitoring town centre performance better can provide a rich data base from which to bid for funding based on need. WMCA's data is limited.

Data providers focussed on aspects of activity in town centres:

- Urban Big Data Centre
- Consumer Data Research Centre
- Local Data Company
- Huq
- Barclays consumer spending
- Tesco buying habits
- NHS data
- Costar

Better data to drive more successful bids

Monitoring town centre performance better can provide a rich data base from which to bid for funding based on need. WMCA's data is limited.

To what extent should we explore alternative data approaches, especially where these add to needs-based inputs to grant applications?

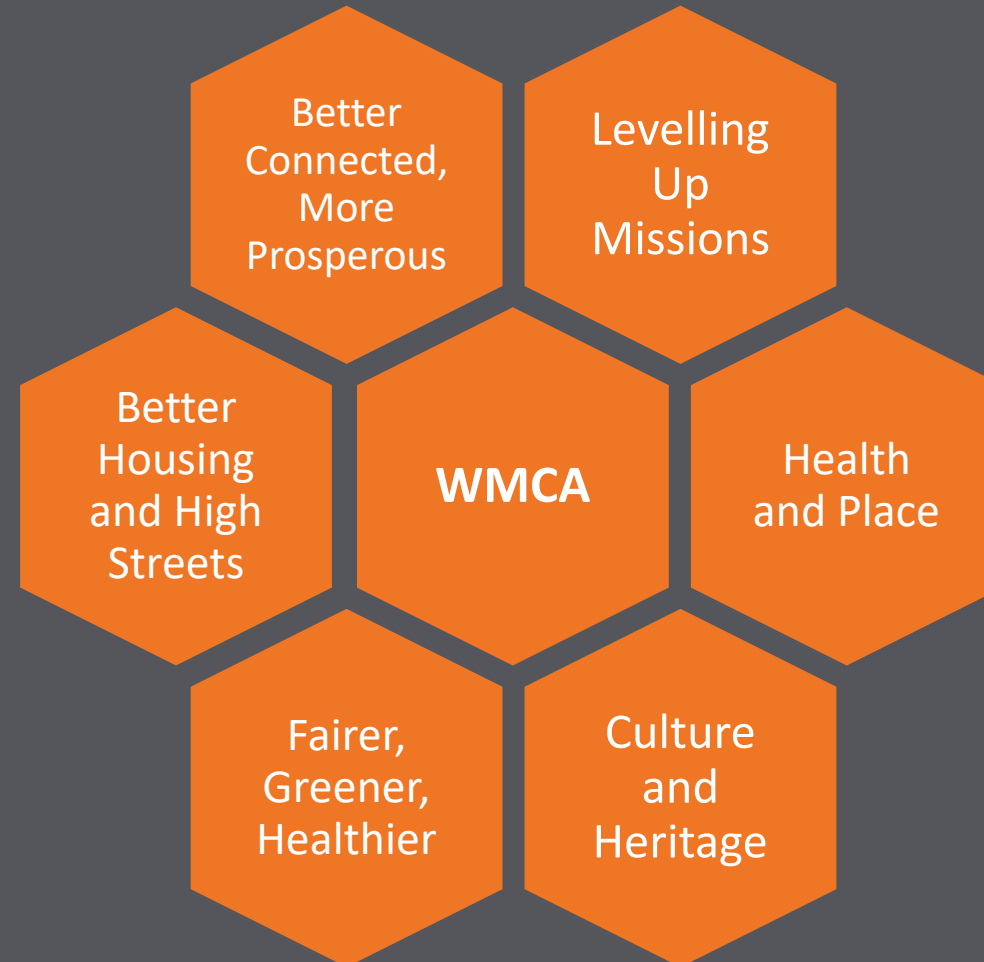
Has, for example, the DLUHC deep-dive in Sandwell led to more funding?

Are there obvious sources that we have missed?

Are there important high streets and local parades serving communities that are not fulfilling their potential or missing out on key investments?

How should we present any findings back to H&L Board?

Building on our existing priorities



Examples we can learn from

The challenges facing W. Midlands town centres and high streets are not new or unique.

Are the lessons being learned from:

- Portas and Grimsey Reviews?
- LGA's Revitalising Town Centres programme?
- IPM's Vital and Viable programme?

What can we learn from:

- Scotland's Town Centre Action Plan?
- London's Good Growth Fund and High Streets for All Challenge?
- The Town Boards format?

Examples we can learn from

The challenges facing W. Midlands town centres and high streets are not new or unique.

What role do Board members wish to take? Which other stakeholders should be involved?

Have we missed obvious institutional opportunities? **Are we doing enough?**

What reflections do Board members have on initiatives such as Town Centres Taskforce, Town Boards, and BIDs?

Our ask from H&L Board

1. Note existing research into existing investment in W. Midlands Town Centres and High Streets

- Should we carry on fine-tuning this body of research, noting it is dispersed and requires resource?

2. Consider what indicators to track

- Would you like us to produce a list of e.g. 6 key indicators based on our selected data providers?

Our ask from H&L Board

3. Note existing approaches and alternatives

- Which existing approaches would you want us to pursue, if any, or should we offer a bespoke proposal?

4. How you would like us to move this work forward towards solutions

- Should we bring proposals forward to the next meeting, how extensive should they be?



Housing & Land Delivery Board

Date	13 March 2024
Report title	West Midlands Housing Monitor
Portfolio Lead	Councillor Ian Courts
Accountable Chief Executive	Laura Shoaf, Chief Executive, West Midlands Combined Authority Email: Laura.Shoaf@wmca.org.uk
Accountable Employee	John Godfrey, Executive Director of Housing, Property & Regeneration, West Midlands Combined Authority Email: John.Godfrey@wmca.org.uk Leo Pollak, Head of Policy, West Midlands Combined Authority Email: Leo.Pollak@wmca.org.uk Robert McGrath, NGDP - Housing, Property and Regeneration, West Midlands Combined Authority Email: Robert.McGrath@wmca.org.uk
Report has been considered by	February 21 February 2024 Housing and Land Delivery Steering Group

Recommendation(s) for action or decision:

Housing & Land Delivery Board is recommended to:

- (1) Note the latest statistical housing trends in the West Midlands
- (2) Note the relationship between Housing and broader inclusive growth themes
- (3) Comment on relevant data, and sources WMCA should keep as part of a live monitor for informing future policy development.

1.0 Purpose

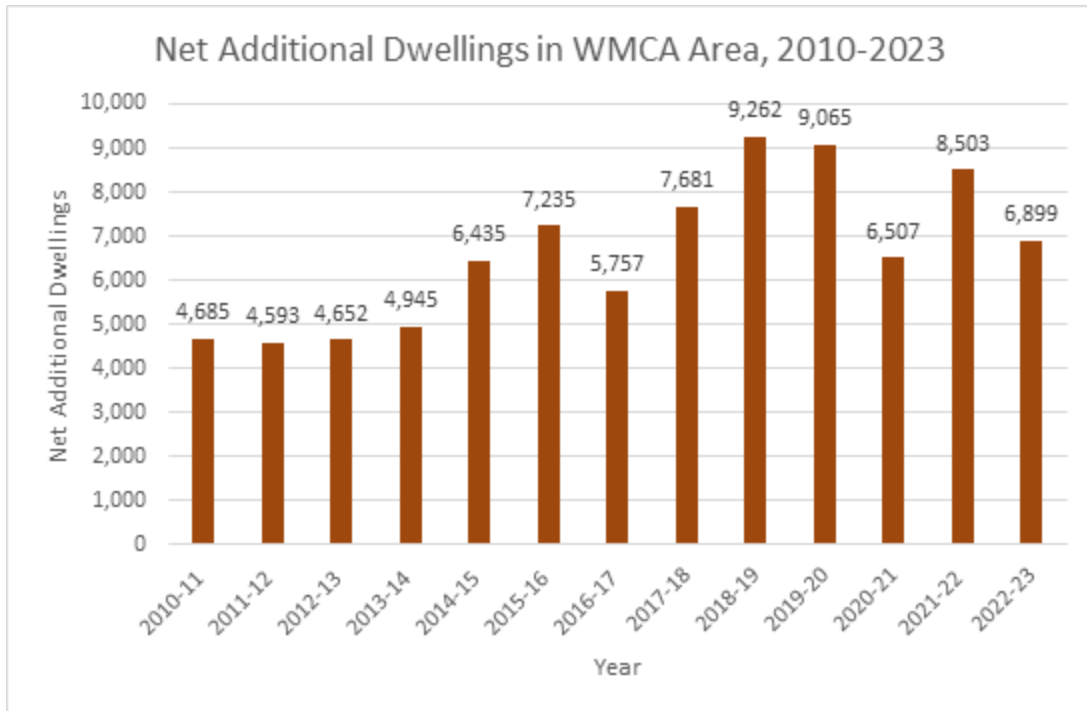
- 1.1 The West Midlands Combined Authority Housing Monitor is being developed as a curated live data series summarising key data from across housing stock and supply, housing affordability, housing needs, set within the relevant demographic economic and social context. This is initially for the 7 constituent authorities for most data, though will be extended to cover data for all non-constituent authorities. This monitor will function as a regular point of reference for key housing planning and regeneration policy development, summarising key patterns and trends on a wide range of topics relevant to housing across the region, with a summary paper published each quarter. The purpose of this paper is to invite comments on which data points to use and to help contextualise current workstreams and planning for future activity.

2.0 Background

- 2.1 West Midlands Combined Authority holds a number of data dashboards informing operational and strategic workstreams across different directorates. This includes the WISE (West Midlands Insights on Society and Economy) data profiler and data correlator, the TfWM Data Insight dashboard, and the West Midlands Census Dashboard. The Combined Authority also publishes an annual State of the Region report covering updates against the WMCA Inclusive Growth fundamentals
- 2.2 A number of ongoing areas of policy development and funding pressures necessitate the development of regular data series as a standard point of reference for WMCA and local authority partners. These development of functional and place-based strategies linked to the Single Settlement with DLUCH, and development of a regional Affordable Homes Programme.
- 2.3 Upcoming negotiations with DLUCH and HMT in securing a funding settlement as part of the expected Comprehensive Spending Review may also be supported by a wider range of data in developing a Green Book case for deeper investment in the region.

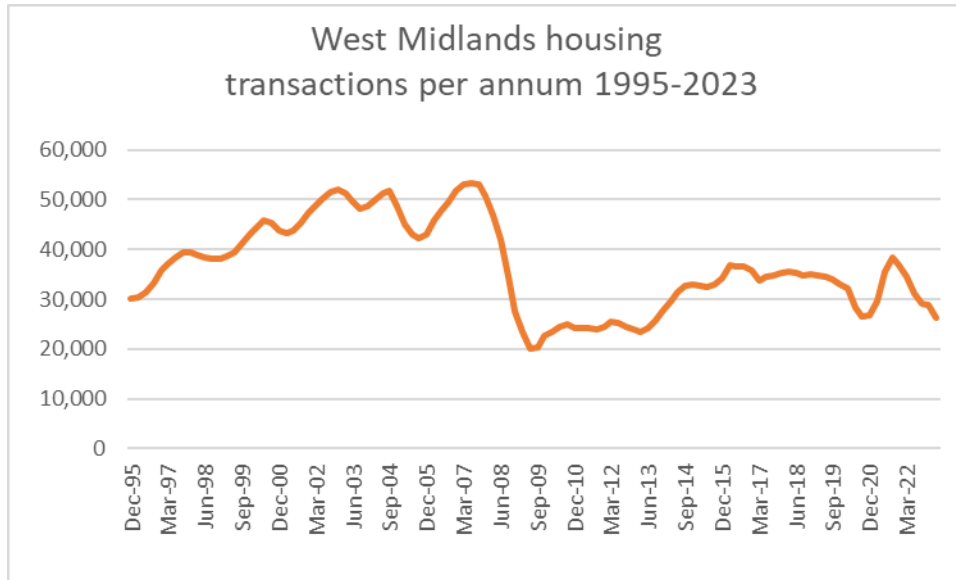
3.0 Housing supply and transactions

- 3.1 The number of net additional dwellings since 2010 in the West Midlands Combined Authority geography stands at 86,218.

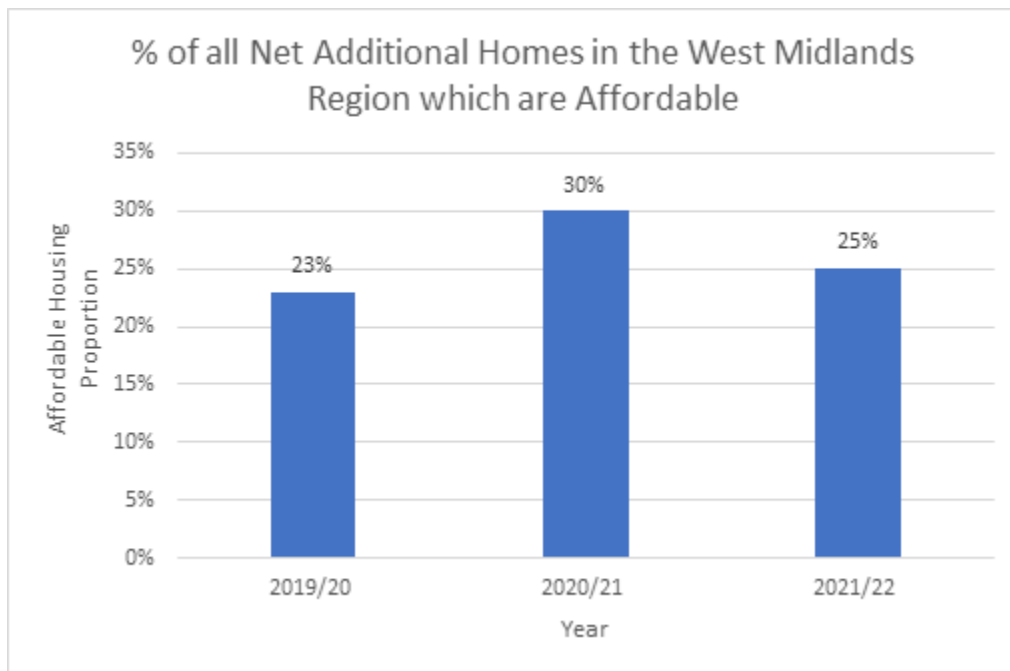


Source: DLUCH Live table 122

- 3.2 According to the Department for Levelling Up, Housing & Communities (DLUHC) data supply, 6,899 net additional dwellings were completed in 2022-23. New Homes Bonus datasets based on new council tax registrations shows both the top two spots nationally for private homes completed in local authority areas in 22/23 taken by Birmingham and Coventry respectively.
- 3.3 Overall housing transactions on existing and new housing stock in the region has not returned to the pre-financial crisis peak of 53,352 in the year up to June 2007. The latest count up in the year up to March 2023 showed 26,238 housing sales across the wider region. This should be understood alongside data on over- and under-occupancy, as well as the unusually high levels of non-dependent children living in a parental household. This has risen markedly in all constituency areas, with the lowest in Dudley at 25% and highest 29.9% in Birmingham.

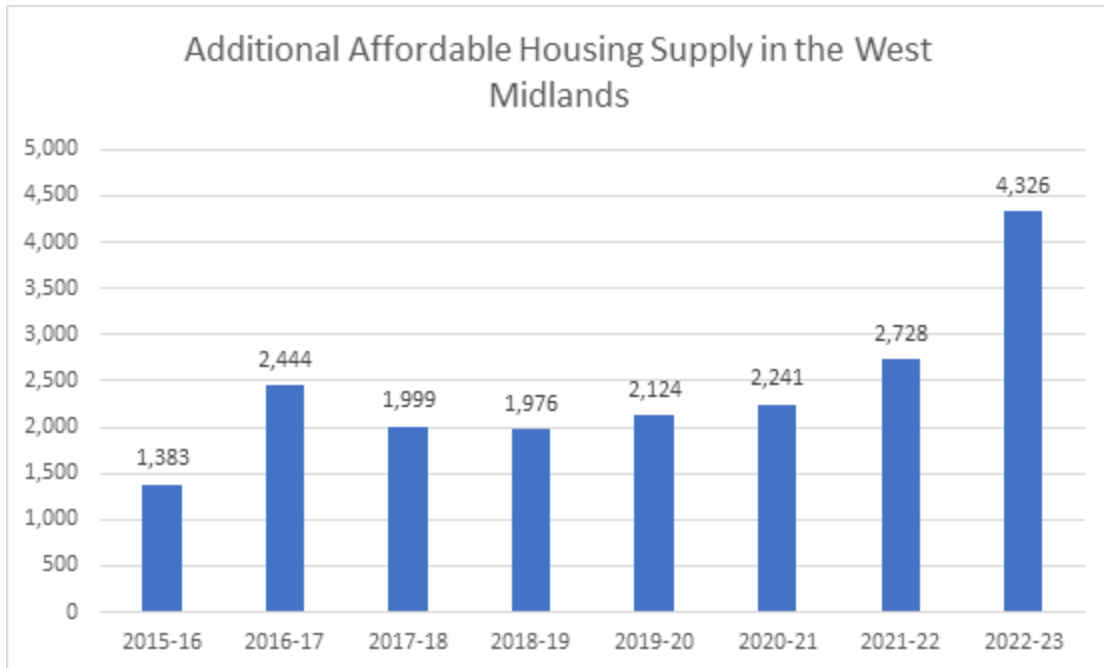


3.4 In the last three years, the proportion of net additional dwellings which are affordable units has held steady, in line with our grant funding requirement of 20% affordable. In our grant funded portfolio the average is over 30%.



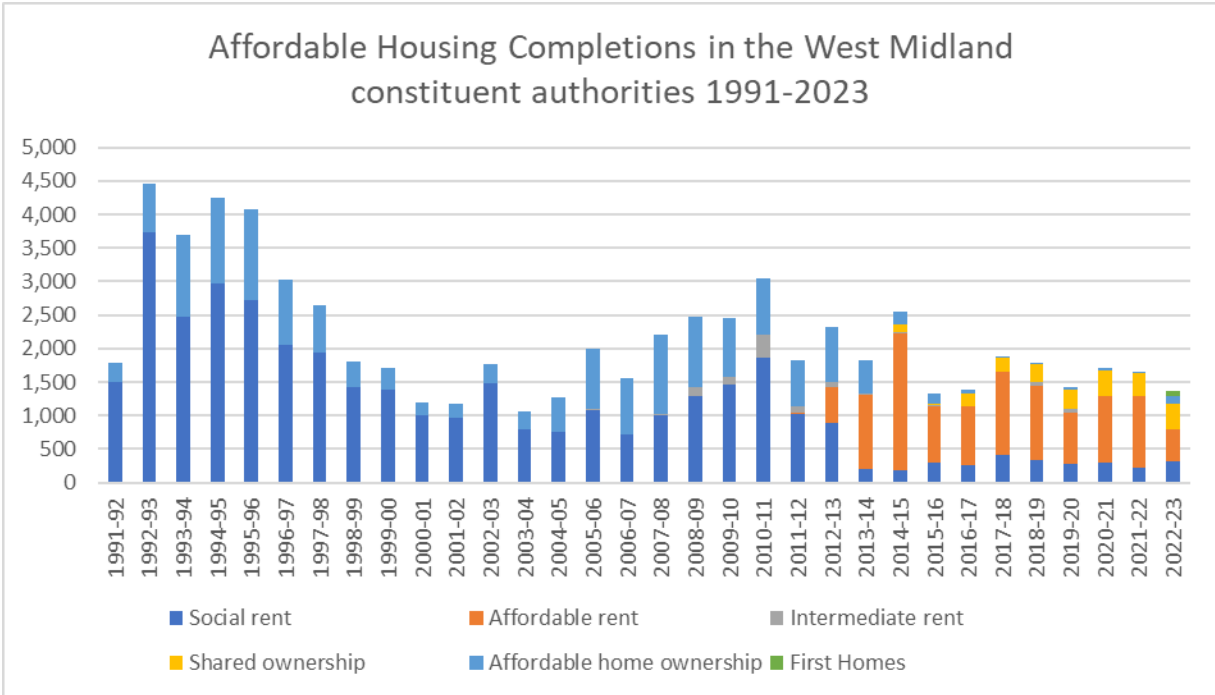
Source: DLUHC Live tables 120 and 1000 (via LG Inform)

3.5 DLUHC's data supply shows that the number of additional affordable housing units in the West Midlands has held steady each year, with a marked increase in the year 2022-23.



Source: DLUCH Live table 1011

- 3.6 A longer view shows a noticeable falling of affordable completions in the years after 1997 with a greater emphasis of affordable housing funding focused on home ownership and shared ownership products. In the years after 2010 affordable rent (calculated as up to 80%) and shared ownership products become the main types of affordable housing supply with less emphasis on social housing.

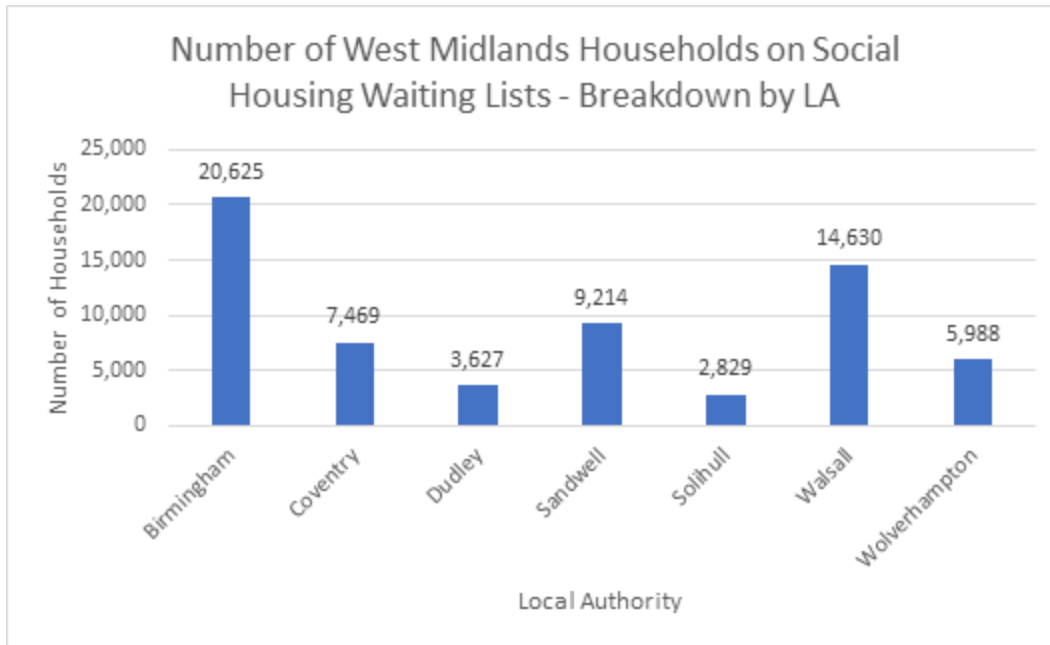


Source: DLUCH Live Table 1011

4.0 Housing need and affordability

4.1 As of 2022/23, there were 64,382 households on Local Authority social housing waiting lists in the WMCA geography, with Birmingham having the longest waiting list. These numbers amount to an estimated 184,000 individuals in households on the combined social housing waiting lists. Since the 2011 Localism Act, residency and other eligibility criteria have been introduced to allocations schemes in the region in order to ‘demand manage’ the housing options services. These result in periodic ‘culls’ of waiting list size meaning these figures represent a managed and controlled account of overall social housing demand.

Local Authority	Total Households on Housing Waiting List
Birmingham	20,625
Coventry	7,469
Dudley	3,627
Sandwell	9,214
Solihull	2,829
Walsall	14,630
Wolverhampton	5,988
Total	64,382

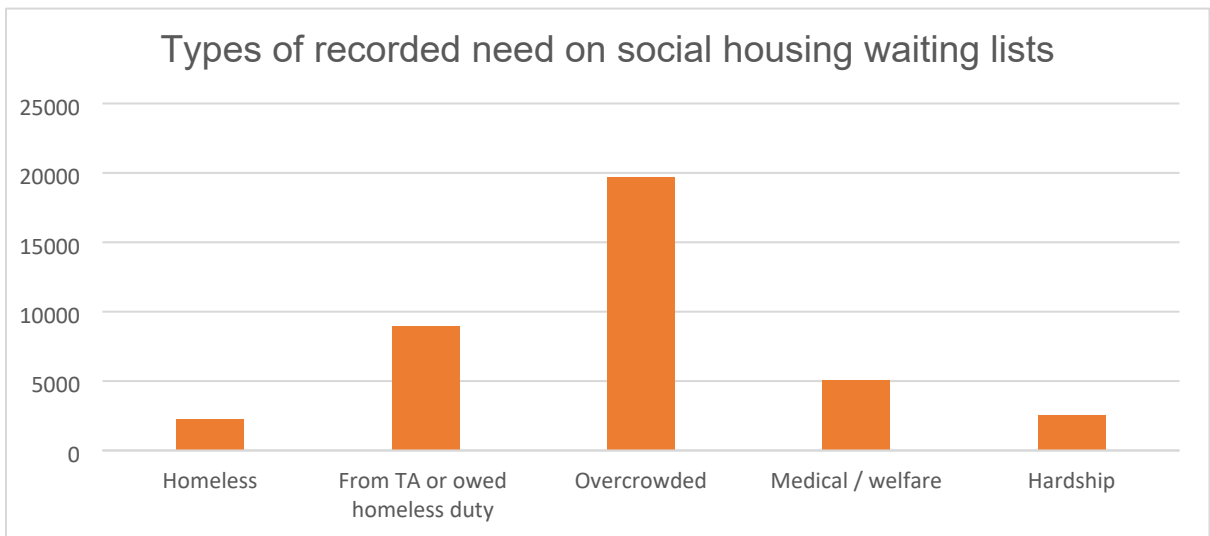
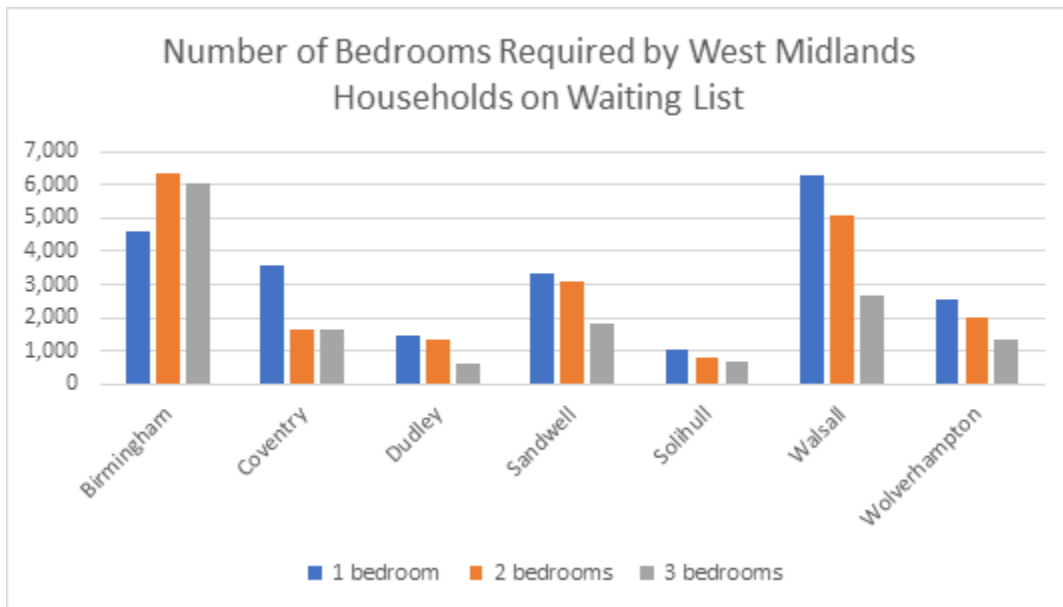


Source: DLUCH Local Authority Housing Statistics 22/23 - Allocations

- 4.2 Bed mix demand on waiting lists vary with the highest proportion of 3+ bed family sized homes found in Birmingham (29%) and the highest of 1 bed demand in Walsall (43%). Bed demand can be read in conjunction with our tenure breakdown of under- and over-occupancy statistics to gain a dynamic view of potential flows through stock.
- 4.3 The breakdown of recorded need shows overcrowding is the most common type showing on local authority waiting lists with 19,716 households, followed by homeless duty owed households (8957), plus homeless households without duty accepted by their local authority (2269), and medical and welfare cases (5094). Of the 8957 waiting list households in temporary accommodation or owed a duty, 5254 were in Birmingham. As a proportion of reasonable preference categories overcrowding accounted for 54%, while the combined duty and no duty homeless accounted for 25%.
- 4.4 The latest temporary accommodation figures show a combined 6,164 households within the constituent authorities living in temporary accommodation, of which 4549 households (74%) living in Birmingham. Of latest published figures 16,403 households were owed a homeless duty among the constituent authorities, with the highest figures shown by Birmingham (5955) and Wolverhampton (3068) and lowest Solihull (974) and Walsall (700). Dudley and Wolverhampton figures from 23/24 on TA and 22/23 on homeless duties owed are not available.
- 4.5 An upcoming study by Habinteg and the Centre for Accessible Housing, commissioned by the Accessibility team will help to provide a better understanding of demand for different types of specialist and supported housing.

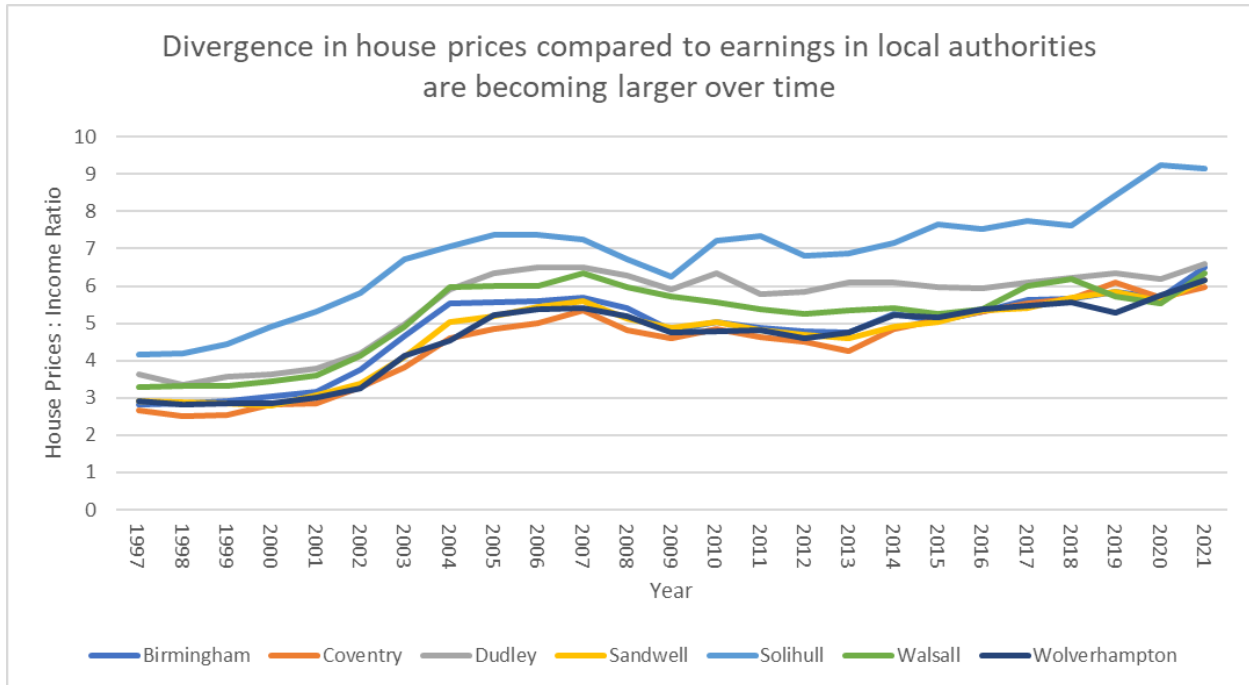
How many bedrooms do West Midlands households on social housing waiting lists require?

Local Authority	1 Bedroom	2 Bedrooms	3+ Bedrooms
Birmingham	4,631	6,371	6,030
Coventry	3,572	1,676	1,629
Dudley	1,477	1,330	595
Sandwell	3,359	3,098	1,841
Solihull	1,037	820	680
Walsall	6,304	5,105	2,681
Wolverhampton	2,565	2,020	1,338



Source: DLUH Local Authority Housing Statistics 22/23 – Allocations

- 4.6 The proportion of incomes from private renters going on private rents in the wider West Midlands region was 28.7%. This compared to an England wide average of 26.1%, and EU average of 19.1% and OECD average of 14.8%.
- 4.7 The house price to earnings ratio has more than doubled in every constituent authority over the past 25 years. In Birmingham this risen from x2.8 in 1997 to x6.8 by 2021. In Solihull from x4.1 to x9.1 in 2021, the highest in the region. Nationwide now estimate it takes an average of over 9 years to save towards a 20% deposit without parental support in the West Midlands.



Source: ONS and Annual Survey of Hours and Earnings

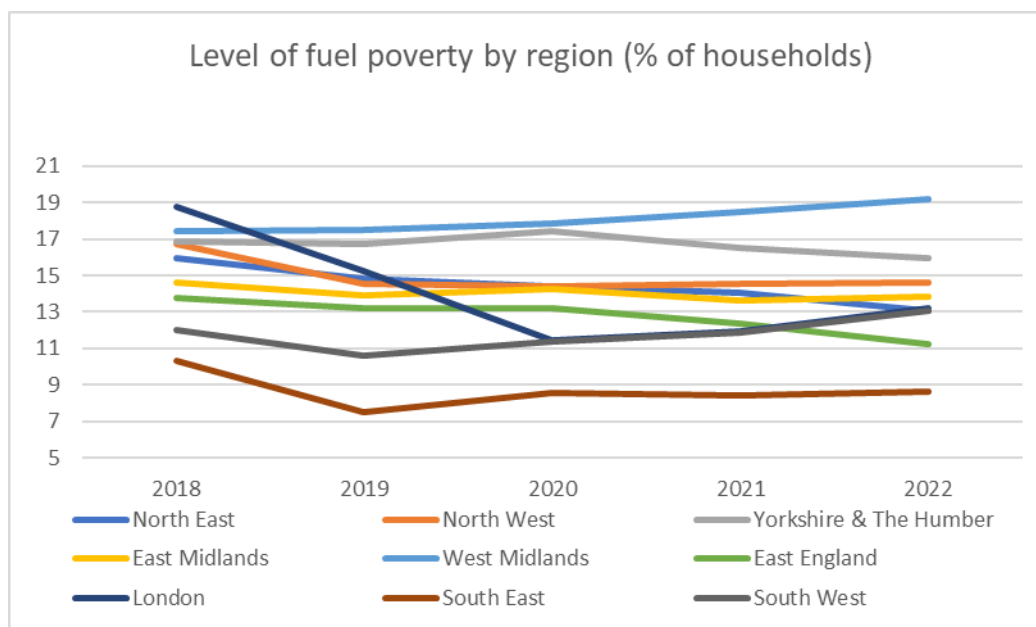
5.0 Housing Conditions

- 5.1 Where DLUCH data available on housing decency has patchy, the English Housing Survey has last year published its first experimental dataset on housing decency in the West Midlands.
- 5.2 These datasets show an estimated 199,532 homes as non-decent across the seven constituent authority areas. Birmingham shows marginally the highest proportions of non-decent homes across social private rented and home owner tenures.

Local Authority	Total dwellings	Number non-Decent				Total	Owner			Total non-decent
		Owner occ	PRS	Social	occ		PRS	Social		
Birmingham	431,412	47,170	18,322	16,033	81,525	19.7	21.5	15.0	18.9	
Coventry	138,850	16,463	5,935	3,563	25,961	19.2	21.0	14.3	18.7	
Dudley	136,010	15,312	2,966	3,484	21,762	16.4	18.6	12.9	16.0	
Sandwell	129,577	12,916	4,178	4,660	21,754	17.9	19.6	12.9	16.8	
Solihull	90,301	9,891	1,510	1,584	12,985	14.5	16.6	12.0	14.4	
Walsall	133,582	10,824	3,288	3,398	17,510	16.1	17.8	12.2	15.2	
Wolverhampton	108,230	9,806	4,499	3,730	18,035	17.6	19.1	12.9	16.7	
WMCA constituents	1,167,962	122,382	40,698	36,452	199,532	17	19	13	17	
England		2,629,074	815,941	497,772	1,313,713	16.4	23.3	12.0	17.2	

Source: English Housing Survey experimental dataset (June 2023) - Non-decent dwellings

5.3 The LILEE model (Low Income Low Energy Efficiency) is now accepted as the BEIS official measure of fuel poverty in BEIS' Annual Fuel Poverty statistics. A household is judged to be fuel-poor if it occupies a dwelling with an energy efficiency rating of band D or below and would have a disposable income after housing costs and energy needs below the poverty line (60% of median equivalised income). Income excludes disability benefits. By this the wider West Midlands region records the highest levels of fuel poverty anywhere in England with 19.2% of households experiencing fuel poverty in 2022.



6.0 Under-occupancy and Over-occupancy

- 6.1 Under and over-occupancy as given by the bedroom standard, as based as recorded in the 2021 Census count shows over 75,000 households overcrowded across all tenures, including over 15,000 households shown as severely overcrowded living in homes 2 or more bedrooms short of their need.
- 6.2 719,452 households (63.5% of the total) are shown as under-occupying by this standard. Solihull has the highest proportion of under-occupying households at 75.8%.

Social Housing					
Local Authority	2 or more bedrooms greater than need	1 bedroom greater than need	Rooms equal need	1 bedroom less than need	2 or more bedrooms less than need
Birmingham	9180	20968	54812	11830	2710
Coventry	1824	4675	13550	2369	348
Dudley	2716	7270	14446	1412	177
Sandwell	3701	9642	18237	2528	502
Solihull	1017	2620	7841	968	86
Walsall	2684	7715	14087	1886	204
Wolverhampton	2543	6863	14808	2021	248

Private Renting					
Local Authority	2 or more bedrooms greater than need	1 bedroom greater than need	Rooms equal need	1 bedroom less than need	2 or more bedrooms less than need
Birmingham	13004	29667	44591	8045	1992
Coventry	5664	11906	13157	2136	543
Dudley	2802	7514	7993	940	128
Sandwell	3459	8709	10021	2226	584
Solihull	2016	4759	4365	406	58
Walsall	2910	7089	7116	1165	224
Wolverhampton	3267	7045	8268	1521	297

Homeowners					
Local Authority	2 or more bedrooms greater than need	1 bedroom greater than need	Rooms equal need	1 bedroom less than need	2 or more bedrooms less than need
Birmingham	95011	76398	40200	10547	4500
Coventry	35713	28502	11371	1944	436
Dudley	44266	33388	12184	1468	368
Sandwell	27990	25720	13130	2800	993
Solihull	37149	20300	7071	708	121
Walsall	31433	23635	9732	1761	585
Wolverhampton	26075	20643	9569	1578	391

7.0 Future considerations

- 7.1 The monitor will be uploaded as publicly access on Power BI to support policy development at the WMCA and for use by local authority and residents across the region. Other datasets we are exploring include core and accepted homelessness, rough sleeping counts, PTAL ratings and proximity to transport, proximity to key amenities, Greenspace deprivation index, and many others.
- 7.2 Delivery Steering Group members are invited to comment on which data would be of most value to maintain and publish in future iterations; whether health outcomes data should be foregrounded in the development of this monitor; and whether any particular planning outcomes should be regularly updated into the monitor to support the development of a regional housing needs and supply study.

8.0 Equalities Implications

Health Inequalities

- 8.1 People's health is determined by their social circumstances and decision makers in housing, property and regeneration have an influence on these conditions.
- 8.2 At present, people living in our most deprived wards die seven years younger than people in the least deprived wards. They also spend a greater portion of their shorter lives in poor health. These differences in health are entirely avoidable and preventable. Failure to address them represents a waste of human talent and potential, limiting our region's growth and prospects.
- 8.3 Addressing these inequalities and disparities in health require a consideration of the built environment in which people live and work, the opportunities available to them such as access to nutritious food and active green spaces, and the ability for people to make an informed choice.

8.4 Future consideration will be given to data that can support to inform how housing impacts health outcomes.

9.0 Financial Implications

9.1 The report notes that the West Midlands Combined Authority Housing Monitor is being developed to provide summaries of “key data from across housing stock and supply, housing affordability, housing needs, set within the relevant demographic economic and social context.” Also, it is intended that this data will be used to help inform policy decision making for housing planning and regeneration.

9.2 The report notes that members of Housing & Land Delivery Board are being asked to provide comments on which data points to use and to help contextualise the data that is being used for the purposes noted above.

9.3 It will be important to understand the basis for the data drawn upon, particularly if used to drive policy changes, to ensure data sets used for comparisons are being compared to similar data sets. The basis of the data used for policy discussions and / or changes should be made clear to those who are being asked to make decisions based on that data.

9.4 The data collection, analysis and presentation will be undertaken from existing resources. Any further financial implications will be brought to a future H&LDB meeting.

9.5 There may be costs associated with the activities that follow on from the presentation and discussions on the data, and any costs associated with this will be dealt with in the individual projects at the appropriate time.

10.0 Legal Implications

10.1 There are no immediate legal implications from this paper.

11.0 Inclusive Growth Implications

11.1 The report considers a range of housing metrics which have an impact across the eight West Midlands Inclusive Growth fundamentals. In particular the supply and availability of appropriate housing contributes to *affordable and safe places*; the disproportionate impact this has on vulnerable households has an *equality* dimension, and the differences in waiting list across the WMCA area has a *connected communities* angle as there are implications on people’s access to opportunities for work, education and leisure, which, in turn, impacts on *inclusive economy, education and learning, and health and wellbeing*. The Housing Monitor sets out an important evidence base by which we can understand the housing sector better, and therefore the report makes an important contribution

to the analysis of the challenges and opportunities facing the region in a way which can encourage a more deliberate and socially purposeful approach to growth.

12.0 Geographical Area of Report's Implications

- 12.1 The report covers the WMCA area, with a number of datasets offering wider regional geographies covering the non-constituent members.



Housing & Land Delivery Board

Date	13 March 2024
Report title	West Midlands Place Partnership Update
Portfolio Lead	Councillor Ian Courts
Accountable Chief Executive	Laura Shoaf, Chief Executive, West Midlands Combined Authority Email: Laura.Shoaf@wmca.org.uk
Accountable Employee	John Godfrey, Executive Director of Housing, Property & Regeneration, West Midlands Combined Authority Email: John.Godfrey@wmca.org.uk Rob Lamond, Head of Strategy & Analysis, West Midlands Combined Authority Email: Rob.Lamond@wmca.org.uk Lauren Rigby-Hopkins, Programme Support Officer, West Midlands Combined Authority Email: Lauren.Rigby-Hopkins@wmca.org.uk Aysha Bateman, NGDP - Housing, Property and Regeneration, West Midlands Combined Authority Email: Aysha.Bateman@wmca.org.uk
Report has been considered by	Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

Housing & Land Delivery Board is recommended to:

- (1) **Note** the progress of developing the West Midlands Strategic Place Partnership (SPP), which includes preparation for formally signing the Memorandum of Understanding (MoU).
- (2) **Provide strategic steers and endorse** the attached Business Plan which is subject to minor amendments before being presented to Housing & Land Delivery Board in March 2024 and formalised in April 2024.

1.0 Purpose

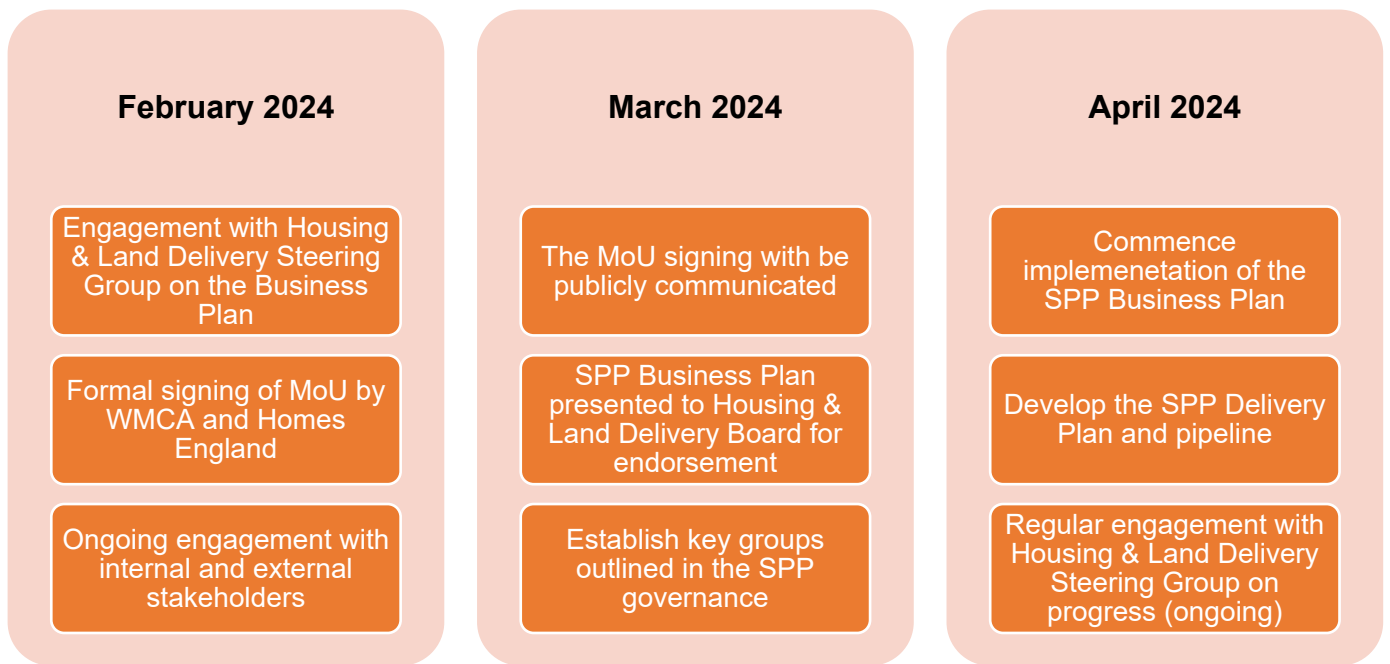
- 1.1 The purpose of this paper and supporting appendix is to update Housing & Land Delivery Board on the development of the West Midlands SPP and seek endorsement and comments from members on the supporting Business Plan in Appendix A, before it is formalised in April 2024.

2.0 Background

- 2.1 The West Midlands Deeper Devolution Deal, announced in March 2023, committed to developing a Strategic Place Partnership (SPP) between West Midlands Combined Authority (WMCA) and Homes England. The SPP model has been developed by Homes England to enable greater collaboration and partnership working at a sub-regional scale, recognising those places with ambitious proposals for place-based growth and regeneration.
- 2.2 Since the last presentation at Housing & Land Delivery Board, WMCA have received approval from their Executive Board and 'Delegated Sign Off' from Executive Directors to sign the MoU, formalising the SPP between WMCA and Homes England. This milestone has followed extensive engagement which has utilised forums such as Housing and Land Delivery Steering Group and Housing and Land Delivery Board to develop the scope and plans for the SPP. The MoU will be formally signed by both parties in and publicly announced in March 2024.
- 2.3 Progress has also been made on the development of the SPP Business Plan and an updated version is attached in Appendix A. The purpose of this document is to set out how WMCA and Homes England will work together to use their funding, expertise and resources to unlock the delivery of 'difficult to deliver' and priority brownfield housing projects.

3.0 West Midlands SPP Programme Update

- 3.1 The programme for developing the SPP remains on track for implementation in the new financial year (2024/25), following engagement across key stakeholders. Upon implementation, the SPP will work to establish a Delivery Plan that will set out specific tasks that WMCA and Homes England will undertake to achieve the agreed Strategic Outcomes.
- 3.2 An overview of the recent programme is provided below:



4.0 The West Midlands SPP Business Plan

4.1 The principles of the West Midlands SPP are underpinned by the region’s challenges, opportunities and priorities, committing both WMCA and Homes England to combine the strengths of each organisation to leverage housing delivery.

4.2 The business plan outlines how WMCA and Homes England will deliver the SPP, adding value to the region and setting key planned outcomes to monitor delivery.

4.3 The draft SPP Business Plan is divided into the following areas:

- Section 1 – provides the purpose and contents of the SPP Business Plan;
- Section 2 – sets out details of the West Midlands SPP and the agreed Strategic Objectives;
- Section 3 – reviews the challenges to housing delivery and regeneration in the West Midlands;
- Section 4 – explains how added value can be delivered by working together;
- Section 5 – details the approach to developing a joint pipeline;
- Section 6 – sets out how Homes England and the WMCA will work together;
- Section 7 - outlines the roles and responsibilities of the key parties;
- Section 8 – present the Year 1 priorities and planned outcomes; and
- Section 9 – sets out the proposed monitoring, reporting and governance arrangements.

4.4 Further details can be found in Appendix A.

5.0 Next Steps

- 5.1 WMCA and Homes England will continue to proceed with formalising and announcing the West Midlands SPP, whilst engaging across partners to finalise the SPP Business Plan for implementation in the new financial year (2024/25). In order to achieve this programme, the following steps will be undertaken:
- Formally signing the MoU agreement and announcing the SPP in March 2024.
 - Finalising the SPP Business Plan for presentation to Housing & Land Delivery Board in March 2024.
 - Establishing key delivery and reporting groups outlined for the SPP governance structure.
 - Implementing the SPP Business Plan in April for the new financial year (2024/25).
 - Continuing to engage with Housing & Land Delivery Steering Group members on the development of a Delivery Plan and priority pipeline.
 - Updates and engagement on the implementation of the SPP Business Plan through alternative platforms, including Housing & Delivery Steering Group and Housing & Land Delivery Board.
 - Working with local authorities to build a pipeline of priority strategic sites, which can be unlocked through the SPP, both for the first year of delivery and longer-term.

6.1 Financial Implications

6.1 It is noted that the purpose of this report is:

- To update Housing & Land Delivery Board on the progress of developing the West Midlands SPP with Homes England; and
- To seek strategic steers and endorsement the supporting Business Plan before being presented to Housing & Land Delivery Board in March 2024 and formalised in April 2024

6.2 WMCA has received approval to sign the SPP MoU with Homes England, and this is due to be signed by both parties in March 2024.

6.3 Work is continuing on the development of the SPP Business Plan which sets out how WMCA and Homes England will collaborate to use their funding, expertise and resources to unlock the delivery of 'difficult to deliver' and priority brownfield housing projects.

6.4 Upon implementation, the SPP will work to establish a Delivery Plan that will set out specific tasks that WMCA and Homes England will undertake to achieve the agreed Strategic Outcomes

6.5 It is understood that each of WMCA and Homes England will use their own assets and funding simultaneously to bring forward and deliver appropriate schemes. Any relevant expenditure will be funded from existing resources.

6.6 As previously noted, it will be important to ensure that the use of WMCA funding enables WMCA to count the relevant outputs which are required for the use of this funding, in line with the Terms & Conditions of the relevant grant funding used.

6.7 Any further Financial Implications will be brought to a future Housing & Land Delivery Board Meeting.

7.0 Legal Implications

7.1 WMCA has the power to enter into a memorandum of understanding with Homes England and to approve the ancillary plan under Section 113(1)(a) of the Local Democracy, Economic Development and Construction Act 2009. This statute gives WMCA a power of competence appropriate for the carrying out of any of its functions.

7.2 The appointment of Homes England as a Strategic Partner and the entering into of the memorandum of understanding and ancillary business plan is being made as part of the WMCA strategy under both its economic development and regeneration function and its housing land and infrastructure function to principally promote and further the achievement/fulfilment of the following WMCA objectives:

- The promotion of inclusive economic growth in every corner of the West Midlands Region;
- The connection of our communities by the delivery of transport and the unlocking of housing and regeneration schemes.
- The development of the WMCA as a key regional partner

8.0 Single Assurance Framework Implications

8.2 Any funding sought from WMCA to support projects through the West Midlands SPP will be subject to the governance and due diligence processes outlined in the Single Assurance Framework.

9.0 Equalities Implications

9.1 Both parties are committed to discharging the public sector equality duty in their decision making under the SPP.

10.0 Inclusive Growth Implications

10.1 Homes England and WMCA both aim to work collaboratively with local authorities to ensure that the development around the West Midlands is accessible for all to benefit from.

11.0 Geographical Area of Report's Implications

11.1 This work is focused on the whole West Midlands Combined Authority area.

12.0 Other Implications

12.1 N/A

13.0 Schedule of Background Papers

- September 2023 – West Midlands SPP Update to Housing & Land Delivery Steering Group

- October 2023 – West Midlands SPP Update to Housing & Land Delivery Steering Group
- October 2023 – West Midlands SPP Update to Housing & Land Delivery Board
- November 2023 – West Midlands SPP Update to Housing & Land Delivery Steering Group
- December 2023 – West Midlands SPP Update to Housing & Land Delivery Steering Group
- February 2024 – West Midlands SPP Update to Housing & Land Delivery Steering Group

West Midlands Strategic Place Partnership Business Plan

Date: 26.02.24

Version: 5.5

DRAFT DOCUMENT- TO BE REVIEWED AND AGREED

Executive Summary

The West Midlands Deeper Devolution Deal, announced in March 2023, committed to develop a Strategic Place Partnership (SPP) between West Midlands Combined Authority (WMCA) and Homes England. The SPP model has been developed by Homes England to enable greater collaboration and partnership working at a sub-regional scale recognising those places with ambitious proposals for place-based growth and regeneration.

The West Midlands demonstrates scale and opportunity for brownfield regeneration through its historic industrial land use, significant housing demand, major new investment, and growing funding opportunities which have been enabled through devolution. WMCA's partnership approach has already enabled the delivery of thousands of homes across the region and exhibits the advantages for both organisations to align their funding and resources to unlock the delivery of challenging and priority sites across local authority areas.

The principles of the West Midlands SPP are underpinned by the region's challenges, opportunities and priorities, committing both Homes England and WMCA to combine the strengths of each organisation to leverage housing delivery and levelling up.

This Business Plan provides an overview of the purpose, objectives and priorities for the SPP, and outlines how both parties will work together in the first year of the partnership to maximise impact for the region.

1.0 Purpose

The purpose of this document is to set out how Homes England and WMCA will work together to deliver the West Midlands SPP.

The Business Plan continues in eight sections, as follows:

- Section 2 – sets out details of the West Midlands SPP and the agreed Strategic Objectives.
- Section 3 – reviews the challenges to housing delivery and regeneration in the West Midlands.
- Section 4 – explains how added value can be delivered by working together.
- Section 5 – details the approach to developing a joint pipeline.
- Section 6 – sets out how Homes England and WMCA will work together.
- Section 7 - outlines the roles and responsibilities of the key parties.
- Section 8 – present the Year 1 priorities and planned outcomes.
- Section 9 – sets out the proposed monitoring, reporting and governance arrangements.

2.0 Introduction to the West Midlands Strategic Place Partnership

This SPP has been co-developed by Homes England and WMCA with the overall aim of working together to transform the communities of the West Midlands and the quality of life of the citizens by improving the built environment, infrastructure, and access to good quality homes and jobs.

Homes England and WMCA will prioritise the use of their funding and resources to bring forward schemes more quickly to achieve agreed Strategic Outcomes in order to deliver substantially more than if they worked separately (see Appendix A for details on available funds).

The SPP is based on the following Strategic Outcomes:

- Maximise the quality, pace, and number of new homes in the West Midlands through the creation and maintenance of a robust pipeline of opportunities.
- Promote quality placemaking, inclusive economic growth, and levelling up in the West Midlands.
- Enhance the environment and reduce carbon emissions to net zero.
- Improve and develop the WMCA area's infrastructure, including transportation, utilities, public spaces, and amenities, as well as enhancing heritage and culture.
- Develop the West Midlands Affordable Homes Strategy, formulate the Affordable Housing Programme in the West Midlands, and maximise the delivery of affordable homes through jointly funded delivery models and projects that meet the housing needs of West Midlands residents.
- Use the leverage of the partnership to bring in additional investment (public and private) and other skills and expertise.
- Work together to influence the regional and national policy agenda (within organisational remits) and utilising existing policies to deliver regeneration that meets the local need and priorities for the West Midlands.

- Engage communities, businesses, and organisations in activities and initiatives that improve the quality of life for all stakeholders.

3.0 Understanding Challenges to Housing Delivery in the West Midlands

The challenges outlined below form the foundations for the SPP and will drive forward the collective actions of Homes England and WMCA:

Stock	Supply
<p>DLUHC’s data (2023) shows that, as of March 2022, there were 1,197,135 dwellings in the WMCA (constituent authority) area¹, of which 78.1% were private sector, 11.7% were local authority owned, 10.2% were private registered provider owned, and the remaining 0.01% were other public sector bodies.</p> <p>The proportion of stock that is owner occupied and affordable rented has been falling (DLUHC 2023) and private rented increasing – this can mean poor conditions, high rent and little security.</p> <p>Furthermore, there has been a long-term decline in public sector investment in housing. Local authority capacity has diminished significantly - the proportion of stock owned by local authorities in WMCA has decreased from 13.4% in 2012, to 12.6% in 2017 to 11.7% in 2022 (DLUHC 2023).</p> <p>The West Midlands, like other areas, has an ageing and deteriorating housing stock that does not meet future needs – consequently there is a need to address quality, safety and sustainability standards.</p>	<p>Between 2012 and 2022, the number of dwellings in WMCA increased by 6.2%, compared to growth of 8.8% in England. (DLUHC 2023)</p> <p>According to the Housing Delivery Test 2022², the WMCA area required 21,932 homes between 2019/20 and 2021/22. Across this period, 27,727 homes were delivered. Within WMCA, there was an undersupply in Dudley, Sandwell and Walsall.</p> <p>The forecast increase in WMCA population (expected to grow by almost 10% over the next 20 years³) will drive a substantial further rise in household growth and thus housing demand.</p>
Cost of living crisis	Affordability
<p>There continues to be a Cost-of-Living Crisis which is having a direct impact on residents of the West Midlands. Inflation has risen rapidly over recent years⁴ (peaking at 9.6% in October 2022), while wages in the West Midlands have increased much slower with growth of 4.0% between 2021 and 2022⁵ (ONS, 2023). There has been a significant increase in mortgage</p>	<p>The ratio of median house price to median gross annual residence-based earnings reflects the affordability of housing. ONS data shows that the ratio has been rising in the West Midlands region over recent years from 5.89 in 2012 to 7.17 in 2022⁶. This increase is reflected at the district level, with affordability ratios ranging from 6.20 in Wolverhampton to</p>

¹ DLUHC Live tables on dwelling stock (including vacants), Table 100: number of dwellings by tenure and district, England (2023) Accessed at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

² DLUHC Housing Delivery Test 2022 (2023) Accessed at: <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

³ ONS Population projections - local authority based by single year of age (2020) Accessed at: <https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=2006>

⁴ ONS Consumer price inflation time series (2024) Accessed at: <https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/consumerpriceindices>

⁵ ONS Annual Survey of Hours and Earnings - resident analysis (2023) (Median gross annual earnings for all workers) Accessed at: <https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=30>

⁶ ONS House price to residence-based earnings ratio (2023) Accessed at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

<p>interest rates, which means that existing homeowners are struggling to afford to repay their loans and demand for new owner-occupied accommodation has fallen.</p> <p>The Cost-of-Living Crisis has also seen a sharp rise in energy bills and the cost of basic household necessities, such as food. This has meant that the definition of what is deemed an affordable home, needs to be reconsidered to ensure residents can access financially sustainable and secure accommodation.</p>	<p>8.50 in Solihull (which is above the England ratio of 8.28).</p> <p>Unlike in England where house prices have remained fairly constant (0% growth), they increased in the West Midlands in the 12 months to August 2023 by 1.1% (UK House Price Index). The growth in value in the West Midlands housing market and reduction in affordability demonstrates a genuine need for regeneration schemes to consider the affordability of new homes and their ability to meet local needs.</p> <p>There is a need to accelerate affordable housing delivery to tackle local housing needs, whilst also taking into consideration a localised understanding of affordability building on the WMCA's own Affordable Housing Definition. The affordable housing planning requirements vary by local authority depending on housing need with for example Solihull having a target of 40% and Birmingham 10%.</p> <p>The permanency of affordability is also an essential consideration for the market, taking into consideration the efficiency and sustainability of homes for residents to live in. More generally, accessing owner occupation has been restricted (despite until recently low interest rates) by the need for a significant deposit meaning it is unaffordable even though mortgage repayments may be lower than rents.</p>
<p>Quality</p>	<p>Fragile Markets and Viability Constraints</p>
<p>Poor-quality housing and outdated surrounding infrastructure leads to poorer economic, health and wellbeing outcomes for West Midlands residents. Housing developments need to deliver communities which are sustainable and equipped for long-term use and environmental changes.</p> <p>The delivery of this can often incur higher delivery costs and cause greater challenges for the market, requiring strategic interventions from the public sector to provide market confidence.</p>	<p>The market has seen a sharp rise in land value and construction costs, putting an increased pressure on developers to deliver the region's regeneration priorities.</p> <p>The national Private Housing Construction Price Index (PHCPI) was 15.3% in Q2 of 2022, which was the highest rate of inflation since 1988 (BCIS, 2023).</p> <p>Both Homes England and WMCA have seen a significant rise in viability constraints across pipeline projects, demonstrating a greater need for joint intervention and funding alignment.</p>
<p>Target groups (including key workers)</p>	<p>Levelling Up</p>
<p>The West Midlands has a range of target groups that suffer from specific housing issues. For example, key workers (such as health staff) have had difficulty in finding suitable, quality accommodation close to their work. Some older people are living in inappropriate housing and projection for an ageing</p>	<p>There is a significant need to address Levelling Up in many of the communities in the West Midlands. For example, four of the WMCA's local authority districts are within the top 10% most deprived nationally (Birmingham, Sandwell, Wolverhampton and Walsall), with Birmingham the seventh most deprived district in England (ONS English Indices of</p>

<p>population will increase demand for specialist housing products.</p> <p>Homelessness in all its forms is an important issue and is expected to rise due to the 'cost of living' crisis. In addition, there has been limited provision of supported housing, which is key to catering to the specific needs of groups such as people with health and mental health needs.</p>	<p>Deprivation, 2019). The WMCA is co-developing various place-based plans, including Levelling Up Zones, with local authorities and other partners to focus on specific geographies.</p> <p>The poor quality of some homes and places inhibits economic growth and levelling up.</p>
<p>Placemaking</p>	<p>Net Zero Ambitions (including retrofit)</p>
<p>A critical factor in effectively regenerating areas is the delivery of lasting placemaking. This is more than just individual developments and can have a significant positive impact on adjacent areas and communities. This approach requires a partnership approach to regeneration at a cross-boundary level, where broader plans can be strategically considered and connected.</p> <p>Placemaking also needs a joint approach due to its complexity, with place having a different meaning dependant on community.</p> <p>The benefit of this approach is evident through the development of the West Midlands Investment Zone and Levelling Up Zones, where WMCA are working with local authority partners to connect their proposed development and maximise impact.</p>	<p>WMCA are committed to delivering net zero ambitions by 2035. An important component of this will be retrofitting existing buildings which is crucial in meeting net-zero carbon targets. Along with environmental benefits, the commercial and social returns of transforming and reusing existing buildings are also clear. It can prove more cost-effective than demolishing and reconstructing, alongside wider social, heritage/cultural, and community impacts.</p> <p>Alongside retrofitting existing stock, it is essential that new developments are 'future ready' and equipped with efficient and environmentally friendly technologies. It is recognised that the cost of delivering these standards can often implicate the viability of a housing development and therefore highlights the need for viability gap funding.</p>
<p>Modern Methods of Construction</p>	<p>Fragmented Land Ownership</p>
<p>There is significant potential for Modern Methods of Construction (MMC) to deliver more efficient and sustainable housing solutions but there is a requirement for increased volume to make this method viable. Moreover, there have been several major closures of MMC providers in recent years such as the Urban Splash House Group, which was delivering the Port Loop scheme. This demonstrates the market challenges in delivering MMC developments</p>	<p>The challenging nature of brownfield developments means that, alongside poor ground conditions, there are varying land ownerships across priority areas, making public sector intervention more complex. There is a need to utilise public sector owned land across priority areas and work closely with local authorities to consider possible planning powers or interventions to unlock delivery. There is work to be done around land assembly being a barrier to regeneration specifically with parcels of land being held by private owners.</p>
<p>Scale and Diversity of Pipeline</p>	<p>Conditions of Existing Devolved Funds</p>
<p>Many of the pipeline projects present complex delivery challenges brought about through their brownfield nature or greenfield locations, where enhanced infrastructure is needed to improve their integration into existing communities. Brownfield sites often have multiple-land ownerships with varying land uses and occupation, many sites require remediation and on/off site infrastructure adding significantly to the costs of delivery and suppressed or unproven market values in</p>	<p>Existing devolved funding which has been secured from Central Government are strongly focused on the delivery of outputs and intervention rate criteria. This can often restrict the ability for WMCA and Homes England to intervene in complex regeneration projects with higher costs implications. However, through working together and blending funding schemes can be brought forward with WMCA assisting site remediation or transport infrastructure and Homes England the housing,</p>

some locations present further challenges for development viability as this presents a risk to private sector investment.	
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Table One: Regeneration Challenges for the West Midlands

4.0 Delivering Added Value

The SPP recognises the importance of working together to deliver the agreed Strategic Outcomes. Both Homes England and WMCA will utilise existing partnerships, taskforces and boards to identify regional priorities and challenges to ensure that the SPP delivers wider objectives.

The table below provides an overview of how the SPP will add value against the identified Strategic Outcomes:

Strategic Outcomes	SPP Added Value
Maximise the quality, pace, and number of new homes in the West Midlands through the creation and maintenance of a robust pipeline of deliverable opportunities.	<ul style="list-style-type: none"> ➤ Single shared pipeline of interventions (site and strategic), including collaborative utilisation of public sector land and assets. ➤ Combined expertise, resources and funding to deliver a successful pipeline. ➤ Shared understanding and response to public sector resources, funding and other constraints across the region. ➤ Ability to bring sites forward that could not be delivered through a single partner approach. ➤ Shared development tools including shared acquisition and disposals expertise and/or commissioning. ➤ Bringing together existing sites in Homes England, WMCA and wider public ownership across the West Midlands in the medium-term to achieve localised place-making objectives.
Promote quality placemaking, inclusive economic growth, and levelling up in the West Midlands.	<ul style="list-style-type: none"> ➤ Place-based strategies and priorities – including Levelling Up Zones, Growth Zone, and Investment Zone approaches. ➤ Strong understanding of Place-based and Levelling-Up Zones geography and strategic priorities, enabling targeting intervention to support delivery. ➤ Working with constituent and non-constituent local authorities to develop place-based strategies reflecting local priorities.
Enhance the environment and reduce carbon emissions to net zero.	<ul style="list-style-type: none"> ➤ Promote retrofitting of existing stock, conservation of heritage assets, and regeneration of moribund housing. ➤ Deliver future homes and other approaches to support the achievement of net zero.

<p>Improve and develop the WMCA area's infrastructure, including transportation, utilities, public spaces, and amenities.</p>	<ul style="list-style-type: none"> ➤ Work jointly to support the improvement of the area's infrastructure through delivery of housing and regeneration schemes, alongside transport and other infrastructure. ➤ Work in collaboration with other agencies in the region and beyond to enable comprehensive regeneration
<p>Develop the West Midlands Affordable Homes Strategy, re-align the Affordable Housing Programme (AHP) in the West Midlands, and maximise the delivery of affordable homes through jointly funded delivery models and projects that meet the housing needs of West Midlands residents.</p>	<ul style="list-style-type: none"> ➤ Joint working with registered providers and local authorities involved in the Affordable Housing Programme (AHP) and partnered with Homes England and WMCA. ➤ Sharing expertise and resources to develop post-2026 AHP proposals. ➤ Bringing together Homes England and WMCA's funding opportunities for greater flexibility in funding. ➤ Maximising the deployment of Homes England revenue funding to support development in the West Midlands. ➤ Increasing spending on Affordable Housing Grant across the region. ➤ Shared partnerships across the region to identify priority sites utilising the Place Pilots initiative and AHP.
<p>Use the leverage of the partnership to bring in additional investment (public and private) and other skills and expertise.</p>	<ul style="list-style-type: none"> ➤ Work together to facilitate additional public and private sector investment in the West Midlands including through the existing WMCA Strategic Partnerships. ➤ Use pipeline building to provide a base for strategic intervention. ➤ Promote partner investment into placemaking across the West Midlands
<p>Work together to influence the regional and national policy agenda (within organisational remits) and utilising existing policies to deliver regeneration that meets the local need and priorities for the West Midlands</p>	<ul style="list-style-type: none"> ➤ Shared localised expertise and data, including joint commissioning, market challenges, local authority pipelines, to create value for money and less duplicated activity. ➤ Combining policy and expertise to act as a vanguard for innovative new approaches. For example, the use of Homes England's technical centre of excellence to encourage sustainability, use of MMC, maximising biodiversity net gain, and developing the post 2026 AHP. ➤ Governance arrangements that provide direction and accountability, and that monitor effective ways of working. ➤ Influencing and facilitating strategic cross-partner and cross-agency place-based discussions. ➤ Piloting and leading the way on new policy initiatives across the region. ➤ Building a pipeline that demonstrates deliverability and capacity for the region
<p>Engage communities, businesses, and organisations in activities and initiatives that improve the quality of life for all stakeholders</p>	<ul style="list-style-type: none"> ➤ Working together to unlock localised opportunities for West Midlands communities. ➤ Ensuring local, national and, where appropriate, international stakeholders are effectively

	<p>engaged in developing projects.</p> <ul style="list-style-type: none"> ➤ Bringing together a breadth of stakeholders to deliver regional strategies and policies that reflect the needs and priorities of the West Midlands, including through WMCA's expert-led taskforces and groups.
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Table Two: Added value of the West Midlands SPP

5.0 Pipeline Development

As part of the SPP, Homes England and WMCA will work with local authority partners to develop a pipeline of short, medium, and long-term priority projects **that require joint intervention** to unlock housing delivery and regeneration. Many of these projects will present complex delivery challenges through their brownfield nature, requiring public sector intervention and funding to facilitate private sector investment to achieve agreed outcomes. The West Midlands presents sites with multiple-land ownerships and varying uses with many requiring on and off-site infrastructure.

Proactive engagement across partners will be a significant part of pipeline development process to ensure alignment with local needs and priorities, whilst also recognising existing challenges to delivery. The region's private sector partners, registered providers and local authorities will provide essential insight into market challenges and enable the SPP to strategically target its intervention to maximise outcomes on the most significant opportunities.

Homes England and WMCA will work with local authorities to understand their capacity and identify where the SPP can intervene and support with delivering their priorities.

The prioritisation of the pipeline will consider the project's:

- readiness for public sector intervention;
- alignment with the funding requirements of available Homes England and WMCA funds;
- alignment with the Strategic Outcomes of the SPP; and
- location in relation to the region's priority zones and corridors*.

**Priority zones and corridors will be developed and identified in partnership with local authorities throughout the implementation of the SPP.*

6.0 Working Together

Shared Values

Homes England and WMCA both recognise collaboration as a core value for the SPP and the importance of strengthening their relationship to maximise their impact across the West Midlands. This is combined with a shared ambition to repurpose brownfield sites and deliver quality, affordable homes and regeneration that meet the needs of local people.

Having a successful track record of working together across regeneration projects and programmes, the SPP takes the relationship between both parties to the next level and strategically aligns their intervention through a shared vision, governance structure and resource alignment.

Resources

The SPP commits Homes England and WMCA to, wherever possible, aligning their internal resources to unlock regeneration opportunities across the region. This will include sharing data, knowledge, and expertise across partners to identify and align appropriate resource, where both parties can respond to new activity and pipeline priorities.

The purpose of resource sharing is to add value and avoid duplication of work, whilst embracing a more collaborative and strategic approach to overcome delivery challenges.

The AHP will support this agenda. The programme has the insights of various local authority and registered housing providers providing another layer of perspective and expertise. This will aid the regional understanding of needs as well as provide a conduit for delivery of affordable homes an integral part of combatting the challenges outlined above. The West Midlands Deeper Devolution Deal devolved local leadership of the AHP for the first time outside of London – worth at least £200 million to the West Midlands – with a clear ambition for WMCA, local partners and Homes England to work together to invest up to £400 million and with greater powers and flexibilities over time.

Public Sector Investment

Both Homes England and WMCA have a series of housing and regeneration funding programmes available for the West Midlands (see Appendix A for more details). The SPP intends to, wherever possible, align these funding streams and identify where multiple funds can be sought to unlock the delivery of regeneration projects.

Homes England and WMCA are committed to providing local authority partners with clarity around available funds and their requirements, making the identification of suitable funding much easier.

Joint Working Principles

The SPP identifies the following general joint working principles:

- identify capacity and expertise to support the development and delivery of the Partnership Business Plan;
- deploy both Homes England and WMCA owned land and investment to deliver new homes, inclusive economic growth, and key policy objectives for the region;
- support the development of new strategies and the delivery of programmes;
- implement initiatives and policies that promote sustainability, energy efficiency, conservation, and environmentally friendly practices to create a more resilient and environmentally conscious place;
- develop and maintain a robust database of opportunities for new homes, inclusive growth and placemaking;
- deliver an infrastructure-led approach to placemaking;
- work together to bring the priority sites forward for development, finding solutions to remove barriers where the market will not;
- cooperate closely to bring forward additional affordable homes using various delivery and funding models;
- explore new investment and delivery models with private sector investors and developers to ensure that capital investment is aligned with the aims and objectives of the WMCA;

- collaborate with other public land owners, local authorities and stakeholders to achieve the Strategic Outcomes;
- maximise the strengths and skill set of each organisation to combine and strengthen delivery capacity; and
- coordinate data sharing opportunities between both organisations to record and prioritise pipeline projects, identify new opportunities and avoid duplicated activity.

7.0 Roles and Responsibilities

The roles and responsibilities of the key parties are outlined below:

Homes England	WMCA	Local Authorities
<ul style="list-style-type: none"> • Intervene in the housing market, deliver mixed tenure and unlock land through intervention across the breadth of its existing and emerging tools. • Provide appropriate resourcing of the Delivery Plan to achieve the objectives of the SPP. Drawing on capacity, skills and expertise from across the agency. • Commit to aligning resources and funding wherever possible, to enable the delivery of housing and regeneration through the SPP including possible revenue funding opportunities. • Administration of the SPP governance and coordination of cross-government discussions. 	<ul style="list-style-type: none"> • Enable inclusive housing delivery and regeneration through existing and emerging resources and tools. • Provide appropriate resourcing of the Delivery Plan to achieve the objectives of the SPP. • Access to broader policy and strategy remit for example, net zero policies to contribute to the wider outcomes of the SPP. • Commit to aligning resources and funding wherever possible, to enable the delivery of housing through the SPP in order to achieve the vision for the region. • Utilise the whole organisation to create a holistic delivery of place-based strategies at a regional level. 	<ul style="list-style-type: none"> • Clear articulation of local priorities and regeneration pipelines. • Identifying place-based opportunities through local plans, place-based strategies, and Master planning. • Consider the use of statutory, convening and enabling powers in delivery of agreed SPP priorities. • Early engagement with both parties to produce a long-term view of priority projects. • Share localised expertise and knowledge on specific area needs to help align SPP intervention.

Table Three: SPP Roles and Responsibilities

8.0 Delivering the Strategic Place Partnership in Year One

The West Midlands SPP sets to achieve the following Key Performance Indicators (KPIs) within the first year of delivery:

- 1) Regional Priority Pipeline
- 2) Unlock New Housing Delivery
- 3) Secure Greater Revenue Funding Opportunities for 2024-25
- 4) Establish the SPP Governance Arrangements

Year 1 Priorities and Planned Outcomes (2024/25)

Regional Priority Pipeline

- Working with local authority partners to establish a pipeline of priority housing-led schemes, where the SPP can support with unlocking delivery.
- Bringing together data and insight across strategic locations and corridors, including those within the place-based strategies that are proposed as well as the Levelling Up Zones (North Solihull, Sandwell and Dudley Metro Extension Corridor, and Walsall) and Investment Zones (Gigapark, Birmingham Innovation Quarter/Heartlands, and Green Innovation Corridor, Wolverhampton), to best understand where the SPP can add value. In this way the SPP can ensure that local priorities are delivered.
- Identifying place-based delivery challenges, solutions and recommendations for presentation to the SSP Board.
- Providing clarity across partners on available funding opportunities and how they can align to enhance delivery.
- Identification of joint priority schemes for the AHP. At this stage, the precise projects are not known but might for example include schemes such as priority projects in place-based strategies, estate renewal schemes, and major regeneration projects.
- Development of key Place-based Outcomes and performance indicators based on the priority schemes, which will form a key part of the SPP monitoring and evaluation arrangements.

Unlock Housing Delivery

- Establishing which priority schemes are ready for public sector intervention and meet the funding requirements of both parties.
- Undertaking joint diagnostic work for pipeline projects to determine the best delivery route.
- Guiding suitable schemes through both Homes England and WMCA's funding application processes, enabling delivery on stalled brownfield sites.

Secure Greater Revenue Funding Opportunities for 2024-25

- Using the success of previous RDEL funding opportunities and the demonstrated demand for revenue funding across the pipeline to secure further opportunities for the region in 2024-25.
- Working closely with local authority partners to identify need and understand where revenue funding is required for pipeline schemes to be delivered.

Establish the SPP Governance Arrangements

- Adopting the proposed governance structure to provide direction and accountability, whilst regularly monitoring progress.
- Reporting on priorities and progress to established boards and groups, such as the WMCA Housing & Land Delivery Board and Housing & Land Delivery Steering Group.

- Prioritisation of resources and investment including creating and approving a resource plan to support activity to deliver Year One of the partnership.
- Identifying data sharing opportunities across both organisations to enable prioritisation of schemes and avoid duplicated activity.
- Informing the Department for Levelling Up, Housing & Communities (DLUHC) and other Executive stakeholders on the progress of implementing the SPP.

9.0 Monitoring, Reporting and Governance

The West Midlands SPP has an agreed governance structure that provides robust reporting and monitoring. The below table outlines the additional governance structure which both Homes England and WMCA will implement following the SPP launch.

Meeting	Frequency	Members	Purpose
Project Progress Group	Every 6 Weeks	SPP officer level working group	Regular contact to discuss pipeline building and key priorities. Aligning work and ensuring progress is being made across the SPP
Monitoring & Reporting Group	Every 6 Months	Director level representatives and SPP officers	Meetings to report on the progress of the partnership against strategic priorities and record any risks to delivery

Table Four: SPP Governance Structure

This model will sit in addition to existing governance structures for Homes England and WMCA, such as those used for partnership working and application of funding.

The Monitoring & Reporting Group will also provide annual reports to WMCA's Housing & Land Delivery Board to update on progress and delivery against the SPP Business Plan and Delivery Plan.

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Appendix A

Breakdown of WMCA's Housing & Land Funds

The table below provides an outline of the Housing & Land Funds secured by WMCA, where there is an allocation of funding available for new and existing pipeline projects that meet the funding requirements outlined [here](#).

Fund Name	Fund Type	Fund Value	Required Output Delivery for Overall Fund	Available Geography

Breakdown of Homes England's Housing & Regeneration Funds for the West Midlands

The table below provides an outline of Homes England's housing and regeneration focused funding available to the West Midlands. The detailed criteria for these funds can be found [here](#).

Fund Name	Fund Type	Fund Value	Required Output Delivery for Overall Fund	Available Geography

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