

# **West Midlands Strategic Place Partnership Business Plan**

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## 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) area<sup>1</sup>, 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 2022<sup>2</sup>, 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 years<sup>3</sup>) 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 years<sup>4</sup> (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 2022<sup>5</sup> (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 2022<sup>6</sup>. This increase is reflected at the district level, with affordability ratios ranging from 6.20 in Wolverhampton to</p>

<sup>1</sup> 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>

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

<sup>3</sup> 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>

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

<sup>5</sup> 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>

<sup>6</sup> 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><b>Quality</b></p>	<p><b>Fragile Markets and Viability Constraints</b></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><b>Target groups (including key workers)</b></p>	<p><b>Levelling Up</b></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><b>Placemaking</b></p>	<p><b>Net Zero Ambitions (including retrofit)</b></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><b>Modern Methods of Construction</b></p>	<p><b>Fragmented Land Ownership</b></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><b>Scale and Diversity of Pipeline</b></p>	<p><b>Conditions of Existing Devolved Funds</b></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"> <li>➤ Single shared pipeline of interventions (site and strategic), including collaborative utilisation of public sector land and assets.</li> <li>➤ Combined expertise, resources and funding to deliver a successful pipeline.</li> <li>➤ Shared understanding and response to public sector resources, funding and other constraints across the region.</li> <li>➤ Ability to bring sites forward that could not be delivered through a single partner approach.</li> <li>➤ Shared development tools including shared acquisition and disposals expertise and/or commissioning.</li> <li>➤ 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.</li> </ul>
Promote quality placemaking, inclusive economic growth, and levelling up in the West Midlands.	<ul style="list-style-type: none"> <li>➤ Place-based strategies and priorities – including Levelling Up Zones, Growth Zone, and Investment Zone approaches.</li> <li>➤ Strong understanding of Place-based and Levelling-Up Zones geography and strategic priorities, enabling targeting intervention to support delivery.</li> <li>➤ Working with constituent and non-constituent local authorities to develop place-based strategies reflecting local priorities.</li> </ul>
Enhance the environment and reduce carbon emissions to net zero.	<ul style="list-style-type: none"> <li>➤ Promote retrofitting of existing stock, conservation of heritage assets, and regeneration of moribund housing.</li> <li>➤ Deliver future homes and other approaches to support the achievement of net zero.</li> </ul>

<p>Improve and develop the WMCA area's infrastructure, including transportation, utilities, public spaces, and amenities.</p>	<ul style="list-style-type: none"> <li>➤ Work jointly to support the improvement of the area's infrastructure through delivery of housing and regeneration schemes, alongside transport and other infrastructure.</li> <li>➤ Work in collaboration with other agencies in the region and beyond to enable comprehensive regeneration</li> </ul>
<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"> <li>➤ Joint working with registered providers and local authorities involved in the Affordable Housing Programme (AHP) and partnered with Homes England and WMCA.</li> <li>➤ Sharing expertise and resources to develop post-2026 AHP proposals.</li> <li>➤ Bringing together Homes England and WMCA's funding opportunities for greater flexibility in funding.</li> <li>➤ Maximising the deployment of Homes England revenue funding to support development in the West Midlands.</li> <li>➤ Increasing spending on Affordable Housing Grant across the region.</li> <li>➤ Shared partnerships across the region to identify priority sites utilising the Place Pilots initiative and AHP.</li> </ul>
<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"> <li>➤ Work together to facilitate additional public and private sector investment in the West Midlands including through the existing WMCA Strategic Partnerships.</li> <li>➤ Use pipeline building to provide a base for strategic intervention.</li> <li>➤ Promote partner investment into placemaking across the West Midlands</li> </ul>
<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"> <li>➤ Shared localised expertise and data, including joint commissioning, market challenges, local authority pipelines, to create value for money and less duplicated activity.</li> <li>➤ 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.</li> <li>➤ Governance arrangements that provide direction and accountability, and that monitor effective ways of working.</li> <li>➤ Influencing and facilitating strategic cross-partner and cross-agency place-based discussions.</li> <li>➤ Piloting and leading the way on new policy initiatives across the region.</li> <li>➤ Building a pipeline that demonstrates deliverability and capacity for the region</li> </ul>
<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"> <li>➤ Working together to unlock localised opportunities for West Midlands communities.</li> <li>➤ Ensuring local, national and, where appropriate, international stakeholders are effectively</li> </ul>



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

*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