

Annex 1

WMCA Affordable and Social Housing Agreement/Proposition Plan: Summary

Our Goal: A new housing offer that enables people to come to the West Midlands, live in a decent home, grow up here, thrive and make their mark in an environment that gives people what they need.

	What	How
Land	Bringing forward new land in public and private ownership increasing availability and opportunities for development	A plentiful pipeline of development sites across the region has been identified and prioritised (described by Homes England as being well on the way to establishing one of the most advanced site pipeline databases in the country at the Housing and Land Board) An ambition that 80% of all new affordable and social housing will be delivered on brownfield land to be set in the new regional Spatial Investment & Delivery Plan A new affordable housing delivery approach from WMCA and registered providers to bring forward sites identified in the pipeline, at pace, using new expertise in WMCA, funding, land assembly, CPO, infrastructure development. A detailed proposition has been worked up by WMCA and partnership of providers to turn land into homes at an unprecedented pace.
Increasing Supply	Trebling the number of affordable and social homes in the region by late 2020s. Increased council house building	A coherent attraction strategy for new suppliers looking to invest in the region, to deliver an additional 1500 new homes every year. We are currently negotiating regional supply agreements/joint ventures with national providers to ensure we deliver this number. Delivering an additional 1500 new homes every year from 'existing providers' through a supply agreement with the West Midlands Housing Association Partnership. An extensive programme to support local councils to increase the delivery of council housing by exploring flexibility on borrowing, recycling of right to buy receipts and creation of new local housing companies where appropriate.

	What	How
Quality	Consistent Regional Design Principles	<p>A refurbishment programme to enhance existing social housing stock, improve standards, increase density of development, where appropriate, and increase overall quantum on an identified range of sites.</p> <p>Where appropriate, new housing to be built using advanced methods of construction and meeting the highest principles of design.</p>
Investment and capacity	<p>Securing the funding from Government and private sector to enable new and existing providers to deliver.</p> <p>Securing the funding to support an expert team who can implement this delivery plan</p>	<p>Securing devolved Affordable Housing Accelerator Investment for the region from the National Affordable Housing Programme.</p> <p>Attracting private finance from global companies, pension funds and investors to the region through an updated West Midlands Investment Prospectus (launch March 2019) identifying investable propositions from the comprehensive site pipeline.</p> <p>Mapping key assets in the public sector; for disposal, purchase etc. to leverage private investment</p> <p>Creating an expert Affordable and Social Housing resource, using staff from WMCA, local authorities and registered providers, so that Government and industry can rely on outputs</p>