



## Housing & Land Delivery Board

<b>Date</b>	19 <sup>th</sup> January 2022
<b>Report title</b>	Quarterly Report on Housing & Land Portfolio Deliverables and Progress on Housing & Land Annual Business Plan
<b>Portfolio Lead</b>	Housing & Land - Councillor Mike Bird
<b>Accountable Employees</b>	Gareth Bradford, Director of Housing & Regeneration Rob Lamond, Strategic Planning Manager (report author)
<b>Previous reports</b>	Quarterly monitoring and performance reports have been considered since 2018 by both the Housing & Land Delivery Board and Delivery Steering Group

### Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note the positive progress** underway to achieve the **Housing & Land portfolio's approved Annual Deliverables in 2021/2022** and the clear plans in place for progressing the agreed High Level Deliverables work programmes during the remainder of 2022;
- b) **Note** the key performance highlights set out in Section 3.0;
- c) **Note the positive performance and effective deployment of WMCA's Devolved Housing and Land funds**, illustrated by the Single Commissioning Framework schemes summarised in Annex 1 to this report. Many of these schemes are now in **delivery phase** having progressed through the end to end SCF process which shows the role of WMCA in unlocking, accelerating and problem solving on 'difficult to deliver' schemes;

- d) Endorse the draft High Level Deliverables for the Housing and Land portfolio 2022/23, as set out in Section 5.1, prior to approval at WMCA Board in February 2022.

## 1.0 Purpose

- 1.1 The purpose of this paper is to **provide our regular quarterly update** on progress thus far and next steps in delivering the High Level Deliverables for the Housing and Land Portfolio as co-developed with the Housing & Land Delivery Board throughout 2021/22 and agreed by WMCA Board in February 2021. As with previous years, the portfolio's annual deliverables were co-developed with local authorities, industry taskforces and other partners in the region. They are fully informed by, and aligned with, the Housing & Land Recovery Strategy (approved by the Housing & Land Delivery Board in September 2020), the WMCA Business Plan and the regional "Recharge" document from Summer 2020.
- 1.2 **To date in 2021/22, considerable progress has been made against each of these deliverables. This report provides a summary of the current position and highlights particularly notable progress.**
- 1.3 This report also includes draft proposals for the Housing and Land Portfolio 2022/23 High Level Deliverables due for agreement at WMCA Board in February 2022. The approved aims and objectives, alongside initial deliverables, are set out in Section 5.1 for comment and review prior to endorsement at the March 2022 Housing & Land Delivery Board.

## 2.0 Background

- 2.1 As part of the formal process to determine the WMCA's budget, levy and precept levels, the WMCA Board approves each portfolio's annual deliverables. The Deliverables for the Housing and Land Portfolio were presented in draft at the WMCA Board of 15th January 2021 and agreed by the WMCA Board on 12th February 2021.
- 2.2 The table below sets out each of the approved Housing and Land High Level Deliverables alongside a summary of progress to date and, where appropriate, information on next steps.
- 2.3 In response to feedback from the Delivery Steering Group and the Housing & Land Delivery Board, and to provide both forums with an update on the delivery of the first High Level Deliverable in the table ("Deliver our nationally leading brownfield regeneration and housing delivery programmes"), the appended document (included under the private section of the agenda) provides a synopsis of the schemes which have been approved for investment to date or which are seeking approval through the Single Commissioning Framework to date. Due to commercial confidentiality we are unable to provide exact details of schemes which are yet to be approved.

## 3.0 Key Highlights Since Last Quarterly Report

- 3.1 Since the last quarterly report significant progress has been made on several of the High Level Deliverables (HLDs). The summary table in section 4.0 gives an update against each HLD, whilst **this section is intended to highlight particularly notable advancements that have been made.**

- 3.2 **Delivery of our nationally leading brownfield regeneration and housing delivery programmes** has progressed well since the last quarterly update, with several schemes moving towards approval at Investment Board since the last Board meeting. A significant number of further schemes are timetabled for decision at Investment Board in Quarter 4 of 2021/22 (see Annex 1 for more detail) to unlock hundreds of new homes and jobs and secure £millions of investment in the region.
- 3.3 The WMCA on behalf of the West Midlands One Public Estate (OPE) Partnership has submitted its proposals to Government for OPE9 funding. This submission is a further evolution and extension of the region’s collective approach to unlocking development sites, delivering high quality homes and maximising the benefits of public assets. The West Midlands OPE Partnership, consisting of a broad coalition of agencies, has co-developed this proposal which includes projects from one local authority, namely City of Wolverhampton Council, and a further project led by West Midlands Combined Authority of behalf of the West Midlands OPE Partnership, working in partnership with Government departments and other public agencies. Through the collective, collaborative approach this proposal seeks to unlock over 400 homes, more than 130 jobs and a range of additionalities including town centre regeneration, local community assets, modernised and rationalised public service provision and a reduction in carbon emissions in line with the region’s and Government’s aspirations.
- 3.4 A **compelling proposal and indicative pipeline** for Commercial Land funding was included as part of the WMCA’s representations to HM Government’s Budget and Spending Review announced in November 2021. Dialogue and continuous engagement is ongoing between WMCA officers and HM Government officials following the Budget announcements of Brownfield and Infrastructure funding, to seek additional benefits for the region. We would like to thank local authorities for their excellent and continued support on this work and ask members of the Delivery Steering Group to continue to identify possible schemes and opportunities in their local areas for inclusion in future pipelines.

**4.0 Progress and current activity: summary table**

<b>High Level Deliverable</b>	<b>Q4 Update</b>
<p><b>Deliver our nationally leading brownfield regeneration and housing delivery programmes to achieve the prescribed KPIs and Output Requirements set by HMG and WMCA Board</b></p>	<p>This is an ongoing extensive programme of investments, interventions and disposals under the Single Commissioning Framework. During 2021 numerous multi-million pound schemes have been progressed all the way through the end to end journey and an increasing number of projects are now on site or in the delivery phase. A strong pipeline of schemes is continuing through due diligence processes ahead of Investment Board decisions in early 2022 (see appended document), in addition to those already approved via Investment Board in previous quarters. There is a good pipeline of new projects coming through and extensive engagement with industry and local authorities to leverage private sector investment and maximise existing public investment.</p>

	<p>Delivery of the Housing Deal Land Fund programme remains ahead of trajectory to exceed the delivery target of 8,000 new homes and the programme for the new Brownfield Housing Fund (BHF) and National Competitive Fund (NCF) forecasts them performing ahead of schedule too. Tranche 2 of the funding from BHF and NCF have been received from HM Government in recognition of the region's performance and continued delivery record of brownfield regeneration.</p>
<p><b>Ensure delivery of the requirements of the 2018 Housing Deal and lead performance reporting to Government</b></p>	<p>Local Plan monitoring is a requirement of the Housing Deal and the Housing &amp; Regeneration team reports on a monthly basis to the Department of Levelling up, Homes and Communities (DLUHC) and supports local authorities with local plan progress and evidence. This informs the dialogue held with DLUHC on a monthly basis, the submission of business cases and the quarterly reports included in Land Fund monitoring arrangements.</p> <p>Regular performance updates on the delivery of the Brownfield Housing Fund (£84m) and National Competitive Fund (£24m) are also now programmed on a quarterly basis with DLUHC alongside meetings with key civil servants, in line with the successful approach taken during the Land Fund monitoring.</p>
<p><b>Effectively develop, collaborate and submit compelling business cases for additional funding from HMG to deliver WMCA approved priorities</b></p>	<p>An investment proposal for Commercial Land funds, including an indicative project pipeline, was fully co-developed with local authority officers, industry taskforces and other key stakeholders with support and input from members of the Delivery Steering Group central to the proposal. This formed part of the WMCA representations to HMG's Spending Review, and following the announcements at the Budget, discussions are ongoing with HMG officials regarding further funding programmes or allocations that may be forthcoming in due course.</p> <p>Funding submissions for town centres and the Future Homes Standard/Zero Carbon Homes are also under consideration and engagement with partners and industry led Taskforces is informing our approach.</p>
<p><b>Implement the approved Housing &amp; Land Board Covid19 Recovery Strategy and Pipeline Development</b></p>	<p>The Housing &amp; Land Board's approved Recovery Plan (September 2020) continues to inform all the deliverables in this report and the work of the WMCA Housing &amp; Regeneration Team, including the work on business cases for HMG, the approaches to Public Land and Employment land, and the development and implementation of town centre strategy.</p> <p>The project pipeline developed as part of the Covid-19 Recovery Strategy is constantly updated and reviewed with local partners at our regular 6-weekly engagement meetings and informs funding schedules and project identification for</p>

	<p>the SCF. Business cases to HMG and inclusions are reviewed on a regular basis with local partners through an extensive suite of bilateral conversations.</p>
<p><b>Establish new partnerships and joint ventures and delivery vehicles</b></p>	<p>Work is ongoing with housing association partners to establish a new vehicle/joint venture for affordable housing delivery. An update is being presented to the Housing &amp; Land Delivery Board at this meeting (January 2022).</p> <p>Negotiations are ongoing with several developers and investors to establish further Strategic Partnerships alongside those already in place with Lovell, Urban Splash and St Modwen, including the final stages of MoU development with a new partner.</p> <p>Discussions are ongoing with public and private sector partners to create new joint ventures and delivery vehicles building on current joint ventures, like Help to Own and Friar Park JV.</p>
<p><b>Create strong investor engagement and developer relationships, working alongside West Midlands Growth Company</b></p>	<p>The West Midlands Investment Prospectus is programmed for revision and launch at MIPIM in March 2022. This project is being delivered with support from WMGC and the final document will supplement and complement individual local area prospectuses and investment collateral. As with previous documents, this prospectus is being co-developed with local authorities, LEPs and industry partners to provide key collateral to attract investment to the region. Project sponsors have been engaged and a steering group was launched in August 2021 to oversee the production and strategic focus of the prospectus. The first designed draft includes sheets for key investment opportunities/projects which have been drafted with our LA partners. Scoping for the digital document is ongoing to include a more interactive version than previous years and allow investors to access opportunities easily online. An update will be presented to this meeting (January 2022).</p> <p>WMCA convenes the Commercial Property Forum on a quarterly basis. Feedback and engagement with this forum have informed the Commercial and Employment Land proposal and creation of investible propositions.</p>
<p><b>Develop and collaborate on identified policy development work that supports delivery of the Housing &amp; Land Delivery Board's KPIs and the Recovery Strategy</b></p>	<p>WMCA maintains frequent engagement with DLUHC &amp; Whitehall more broadly on emerging policy issues and priorities, including employment land, Advanced Manufacturing in Construction (AMC) and affordable homes.</p> <p>Our industry led taskforces (e.g. town centres, commercial property, AMC, public land) act as critical friends and sounding boards for policy development.</p>

	<p>Working groups of the Delivery Steering Group on specific policy areas (e.g. Employment Land, Town Centres, AMC, Public Land) have been established with local authority representation.</p> <p>The Housing &amp; Regeneration team is working closely with colleagues in TfWM to address shared priorities and establish joint approaches to investment in the region.</p>
<b>Town Centre Regeneration</b>	<p>WMCA investment in town centre schemes continues to progress via the Single Commissioning Framework (see appended document for specific examples).</p> <p>The Regional Town Centre Taskforce is focussing on 3 priority areas for 2021/22: Engagement &amp; Lobbying, the Future of Town Centres and the Role of Public Land in Town Centres. In addition, the Taskforce is working closely to support Local Authority colleagues in Walsall and Dudley on specific areas of interest and potential scheme development.</p>
<b>Advanced Manufacturing in Construction (AMC)</b>	<p>An AMC business case proposal arising from announcements in the Budget 2021 is the subject of ongoing discussions with HMG. The £50m ask of Government was included in the region's 2020 "Recharge" document.</p> <p>Negotiations and engagement with developers and investors looking to establish new AMC facilities in the region are continuing.</p>
<b>Zero Carbon Homes</b>	<p>The ZCH routemap has been completed and approved.</p>
<b>Affordable Housing</b>	<p>The business case for the Affordable Housing Delivery Partnership with registered providers is progressing towards Investment Board decision in early 2022 and is the subject of a separate item on this agenda.</p> <p>The "Help to Own" scheme in Wolverhampton, which was brought forward by joint investment from WMCA and City of Wolverhampton Council, welcomed its first tenants in September 2021 and is subject to high customer demand. Evaluation work is ongoing to assess the opportunities to roll out Help To Own with WMCA support/endorsement on further sites in the region due course. An update is being presented to this meeting (January 2022).</p>
<b>Regional One Public Estate Programme</b>	<p>Submission of the West Midlands OPE Partnership's proposals for OPE9 was completed in November 2021 and is now under consideration by the Cabinet Office and Local Government Association.</p> <p>Existing programmes for OPE6 &amp; OPE7 continue to be managed and evaluated by the WM OPE Board.</p>

<b>Public Land Taskforce</b>	Work of the Public Land Taskforce is progressed through four working groups: Asset Pooling and Mapping, Best Practice Case Studies/Approaches, the Public Land Charter and Projects. The current priority is the Public Land Charter which is the subject of a separate report on the agenda for this meeting (January 2022)
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## 5.0 Housing and Land Portfolio: Draft High Level Deliverables 2022/23

5.1 In line with the WMCA Corporate Aims and Objectives 2022/23, approved at WMCA Board in November 2021, the table below sets out the draft High Level Deliverables for discussion by the Housing & Land Delivery Board, prior to endorsement in March 2022.

<b>To connect our communities by delivering transport, and unlocking housing and regeneration</b>		
<b>AIM</b>	<b>OBJECTIVE</b>	<b>DRAFT HIGH LEVEL DELIVERABLE</b>
3.3	We will invest in and support housing and regeneration schemes across the region, working closely with the private sector and local authorities to unlock and accelerate sustainable delivery	Delivery of key requirements and output targets of Housing Deal & subsequent deals with HMG
		Supporting Local Planning Authorities with evidence for Local Plans and policy requirements
		Develop and collaborate on Board approved policy development work and masterplanning
		Deliver our nationally leading brownfield regeneration and delivery programmes
		Implement the approved Housing & Land Board Covid19 Recovery Strategy
		Run a series of industry led taskforces to provide critical insight and support
		Lead WMCA Strategic Asset Acquisitions, Disposals and Management programme
		Establish a series of new partnerships, ventures and joint ventures with public and private sector partners
		Support and enable Affordable Housing Delivery including new joint venture and Registered Provider / Homes England partnerships
		Deliver and submit compelling business cases for additional funding from HMG
		Oversee delivery of the regional One Public Estate Programme (OPE)
3.4	We will support and deliver coordinated investment packages with our partners across key corridors and local, town, and city centres	Produce and launch 2022 WM Investment Prospectus and deliver programme of investor engagement and developer relationships
		Support and enable Town Centre regeneration and repurposing through investment and enabling work
		Support delivery of milestones in charter and routemap for AMC (Advanced Manufacturing in Construction)
		Lobby/engagement programme with HMG on behalf of the region on housing, land and regeneration matters
		Programme of acquisitions and disposals of land in line with the public land charter

To reduce carbon emissions to net zero, enhance the environment and boost climate resilience		
4.2	We will be national pioneers in advanced methods of construction, zero carbon housing and brownfield regeneration and delivery, informed by research at the National Brownfield Institute	Deliver AMC (Advanced Manufacturing in Construction) investment attraction campaign and investment business case to HMG to accelerate growth in regional AMC industry
		Support delivery of milestones in charter and routemap for Zero Carbon Homes in line with #WM2041 and support partner-led Net Zero neighbourhood pilots

**6.0 Conclusions**

6.1 The updates set out above, and the appended SCF schemes quarterly update, illustrate that the WMCA and local authority partners are making considerable progress and added value together in achieving the Housing and Land Portfolio Deliverables for 2021/22. Further reports will be provided to the Housing & Land Delivery Board on a quarterly basis throughout the year.

**7.0 Financial Implications**

7.1 There are no un-budgeted financial implications as a result of the recommendations within this report. The majority of the work to achieve the Deliverables will be undertaken through existing in-house resource and any external support requirement will be funded from the Housing & Regeneration budget. Sites requiring acquisition or remediation will come, as appropriate, to the WMCA Investment Board.

**8.0 Legal Implications**

8.1 Section 10.1 and schedule 3 of The West Midlands Combined Authority Order 2016 No. 653 (the Order) confers economic development and regeneration functions to the WMCA in the Combined Authority area. Schedule 3 sets out a duty under section 69 of the 2009 Act for the Combined Authority to prepare an assessment of economic conditions.

8.2 By virtue of section 113A of The Local Democracy, Economic Development and Construction Act 2009 as amended by section 13 The Localism Act 2011 the WMCA may do anything it considers appropriate for the purposes of the carrying-out of any of its functions.

8.3 Section 22 (i) of the West Midlands Combined Authority (Functions and Amendment) Order 2017 expressly states that the power to pay grant is a function exercisable only by the Mayor with Section 22 (2) requiring the Mayor to seek the assistance of members and officers in the exercise of this function.

8.4 There are no direct legal implications identified as a result of this report. However, the proposals set out in this report will have legal implications and risks in the future which will be considered at the appropriate time through future reports as necessary.

## **9.0 Equalities Implications**

- 9.1 There are no immediate equalities implications in relation to this report. However, individual strategies and delivery schemes will need to take into account local area needs and local stakeholder needs to ensure the schemes benefit local residents, including harder to reach groups. To that effect equality impact assessments will need to be conducted to understand demographics, key inequality issues and how investment can help address key inequality gaps. Engagement and consultation with key equality stakeholders is also crucial.

## **10.0 Inclusive Growth Implications**

- 10.1 The High level Deliverables have been developed in close consideration of Inclusive Growth principles and are themselves neutral when it comes to inclusive growth. However, implications will arise as investments are made and strategies are devised – in terms of who benefits from those investments and in who is involved in shaping and contributing to them. As such, any programmes should be devised with the responsibility to deliver inclusive growth.

## **11.0 Geographical Area of Report's Implications**

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

## **12.0 Other implications**

- 12.1 None.

## **13.0. Schedule of Background Papers**

- 13.1 None.