



Housing & Land Delivery Board

Date	27 th April 2022
Report title	Quarterly Report on Housing & Land Portfolio Deliverables and Progress on Housing & Land Annual Business Plan
Portfolio Lead	Housing & Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Director of Housing & Regeneration Rob Lamond, Strategic Planning Manager (report author)
Previous reports	Quarterly monitoring and performance reports have been considered since 2018 by both the Housing & Land Delivery Board and Delivery Steering Group

Recommendation(s) for action or decision:

The Housing & Land Delivery Board is recommended to:

- a) **Note the positive progress** to 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.

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 The end of year report for Housing & Land deliverables 2021/22 will be provided to the next round of DSG and H&LDB meetings.

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 and Quarter 1 2022/23 (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 has secured further additional funding from HM Government’s Brownfield Housing Funds, with a further £28m allocation to the West Midlands as part of the Levelling Up White Paper announcements alongside an additional £17.4m secured by WMCA through direct negotiations with the Department for Levelling Up, Housing & Communities. This means that the WMCA has now secured a total of £153.4m from the Brownfield Housing Fund for deployment via the Single Commissioning Framework.
- 3.4 The West Midlands Investment Prospectus 2022 was launched by the Mayor of the West Midlands at MIPIM on 16th March 2022. The prospectus included over £15bn worth of housing, regeneration, commercial and infrastructure development opportunities such as:
- Birmingham Curzon HS2: major investment opportunities around the new HS2 station include commercial, residential, leisure, energy, and education development.
 - UK Central Solihull: significant opportunities around the HS2 Interchange Station at Arden Cross, across the UK Central Hub, and broader Solihull, with investment in commercial, residential, leisure and energy sectors
 - Key regional growth corridors and hubs: developments guided by the Perry Barr 2040: Vision for Legacy masterplan; Phase 3 of the landmark Paradise Development in Birmingham City Centre; and a new opportunity area linking Coventry and Warwickshire.
 - Urban centres and strategic sites: regeneration schemes including Nuneaton town centre redevelopment; the 125-hectare West Midlands Gigafactory site at Coventry Airport; the South Site of automotive innovation cluster MIRA Technology Park; and a significant residential and commercial development on the site of the former MG Rover car plant at Longbridge.

The West Midlands Combined Authority (WMCA) used its presence at MIPIM to engage with international investors, putting the region on the global stage, and highlighted the best opportunities for investment across all property and regeneration sectors.

4.0 Progress and current activity: summary table

High Level Deliverable	Q4 Update
Deliver our nationally leading brownfield regeneration and housing delivery programmes to achieve the prescribed KPIs and Output Requirements set by HMG and WMCA Board	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

	<p>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>Ensure delivery of the requirements of the 2018 Housing Deal and lead performance reporting to Government</p>	<p>Local Plan monitoring is a requirement of the Housing Deal and the Housing & 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>Effectively develop, collaborate and submit compelling business cases for additional funding from HMG to deliver WMCA approved priorities</p>	<p>Following the Budget and Spending Review announcements made by HM Government in Autumn 2021 regarding the £1.8bn funding to be made available for brownfield regeneration across England, WMCA have been in frequent dialogue with DLUHC officials to co-develop proposals for further funding for the region. In parallel, the “Trailblazer Devolution Deal” discussions ongoing with HM Government and WMCA include opportunities for the region to seek further support and funding to secure regional priorities.</p>
<p>Implement the approved Housing & Land Board Covid19 Recovery Strategy and Pipeline Development</p>	<p>The Housing & Land Board’s approved Recovery Plan (September 2020) continues to inform all the deliverables in this report and the work of the WMCA Housing & 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 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>Establish new partnerships and joint ventures and delivery vehicles</p>	<p>Work is ongoing with housing association partners to establish a new partnership approach for affordable housing delivery. An update was presented to and endorsed by the Housing & Land Delivery Board at its meeting in January 2022 and subsequently by the WMCA Overview & Scrutiny Committee.</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>Create strong investor engagement and developer relationships, working alongside West Midlands Growth Company</p>	<p>The West Midlands Investment Prospectus was launched at MIPIM on 16th March 2022, highlighting 20+ strategically significant schemes in the region totalling over £15bn of opportunities. This project was delivered with support from WMGC and co-developed with local authorities, LEPs and industry partners to attract investment to the region and provides the centrepiece for the region’s investor engagement in the coming year.</p> <p>WMCA convenes the Commercial Property Taskforce on a quarterly basis. Feedback and engagement with this forum has informed the further funding proposals to Government and creation of investible propositions.</p>
<p>Develop and collaborate on identified policy development work that supports delivery of the Housing & Land Delivery Board’s KPIs and the Recovery Strategy</p>	<p>WMCA maintains frequent engagement with DLUHC & 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 & Regeneration team is working closely with colleagues in TfWM to address shared priorities and establish joint approaches to investment in the region.</p>

<p>Town Centre Regeneration</p>	<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 working closely to support Local Authority colleagues in Stratford, Warwickshire and Telford on specific areas of interest and potential scheme development.</p>
<p>Advanced Manufacturing in Construction (AMC)</p>	<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. There is a separate item on this subject on today’s agenda.</p>
<p>Zero Carbon Homes</p>	<p>The ZCH routemap has been completed and approved.</p>
<p>Affordable Housing</p>	<p>The business case for the Affordable Housing Delivery Partnership with registered providers is progressing towards Investment Board decision in 2022 following endorsement by H&LDB of the progress made thus far.</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 potential for WMCA support on further sites in the region to be decided in due course.</p>
<p>Regional One Public Estate Programme</p>	<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 & OPE7 continue to be managed and evaluated by the WM OPE Board.</p>
<p>Public Land Taskforce</p>	<p>The Public Land Taskforce's existing mandate has been extended for six months until June 2022. The Taskforce's top priority remains the Public Land Charter which is scheduled for launch in May 2022. Following its launch, the intention is for members of the Public Land Taskforce to take the document through their organisations’ respective governance processes for endorsement. The Taskforce is also going to take a key role in providing support and challenge on new bids and proposals being drafted by the WMCA.</p>

5.0 Conclusions

- 5.1 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 Housing and Land Board on a quarterly basis throughout the 2022/23 financial year.

6.0 Financial Implications

- 6.1 There are no un-budgeted financial implications as a result of the recommendations within this report. The majority of the work to achieve the Deliverables will be undertaken through in-house resource and any external support requirement will be funded from existing Housing & Regeneration budget.
- 6.2 Any WMCA investment to meet the Housing and Land Portfolio Deliverables will be governed and administered through the WMCA Single Assurance Framework and in line with the accounting and taxation policies of the WMCA and HMRC

7.0 Legal Implications

- 7.1 Section 10.1 and schedule 3 of The West Midlands Combined Authority Order 2016 No. 653 (the Order) confers economic development and regeneration functions to the WMCA in the Combined Authority area. Schedule 3 sets out a duty under section 69 of the 2009 Act for the Combined Authority to prepare an assessment of economic conditions.
- 7.2 By virtue of section 113A of The Local Democracy, Economic Development and Construction Act 2009 as amended by section 13 The Localism Act 2011 the WMCA may do anything it considers appropriate for the purposes of the carrying-out of any of its functions.
- 7.3 Section 22 (i) of the West Midlands Combined Authority (Functions and Amendment) Order 2017 expressly states that the power to pay grant is a function exercisable only by the Mayor with Section 22 (2) requiring the Mayor to seek the assistance of members and officers in the exercise of this function.
- 7.4 There are no direct legal implications identified as a result of this report. However, the proposals set out in this report will have legal implications and risks in the future which will be considered at the appropriate time through future reports as necessary.

8.0 Equalities Implications

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

9.0 Inclusive Growth Implications

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

10.0 Geographical Area of Report's Implications

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

11.0 Other implications

- 11.1 None.

12.0. Schedule of Background Papers

- 12.1 None.