



Housing & Land Delivery Board

Date	5 th October 2022
Report title	Quarterly Report on Housing and Land Portfolio Deliverables and Progress on Housing and Land Annual Business Plan
Portfolio Lead	Housing and Land - Councillor Mike Bird
Accountable Employees	Gareth Bradford, Executive Director of Housing, Property & Regeneration (Accountable Director) Rob Lamond, Head of Strategy & Analysis (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 and Land Portfolio's approved Annual Deliverables in Q1 & Q2 2022/2023;
- b) **Note** the key performance highlights set out in Section 3.0; and
- c) **Note the positive performance and effective deployment of WMCA's Devolved Housing & Land funds** illustrated by the Single Commissioning Framework schemes summarised in the confidential annex to this report. Many of these schemes are now in delivery phase, having progressed through to the end of the 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 the regular quarterly update** on progress in delivering the High Level Deliverables for the Housing and Land Portfolio as co-developed with the Housing & Land Delivery Board throughout 2022 and agreed by WMCA Board in February 2022. 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 Covid-19 Recovery Strategy (approved by the Housing &

Land Delivery Board in September 2020), the WMCA Business Plan and the WMCA Aims and Objectives.

- 1.2 **During the first and second quarters of 2022/2023, strong progress has been made against each of these deliverables. The report provides an executive summary of the progress made.**

2.0 Background

2.1 As part of the formal process to determine WMCA's budget, levy and precept levels, the WMCA Board approves each portfolio's annual deliverables. The Deliverables for the Housing and Land Portfolio for the financial year 2022/2023 were agreed by WMCA Board on 11th February 2022.

2.2 The annual deliverables of all portfolios directly contribute to the WMCA Aims & Objectives (the Corporate Strategy). The Housing and Land Portfolio deliverables work to achieve the following Aims of the Corporate Strategy:

- **Aim 3:** To connect our communities by delivering transport, and unlocking housing and regeneration
- **Aim 4:** To reduce carbon emissions to net zero, enhance the environment and boost climate resilience.

2.3 The Housing and Land Portfolio deliverables work to achieve the following objectives under these Aims:

- **Objective 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
- **Objective 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

2.4 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.

2.5 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 in 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 (SCF). Due to commercial confidentiality, we are unable to provide exact details of schemes which are yet to be approved.

3.0 Key Highlights during Q1 & Q2 2022/23

3.1 During the first and second quarters of 2022/2023, good progress has been made on all of the High Level Deliverables (HLDs). The summary table in section 4.0 gives an update against each HLD; this section highlights particularly notable advancements that have been made.

Industry Led Taskforces, Boards and Forums

3.2 Q1 and Q1 of 2022/2023 have seen a number of launches and relaunches of valuable expert advisory bodies in the Housing and Land Portfolio.

- In April 2022, following the Comprehensive Spending Review, Budget 2021 and launch of the Levelling Up White Paper, the Commercial Property Forum was relaunched as a Taskforce. The Taskforce aims to increase, in volume and breadth, investment into

commercial property in the region and wider West Midlands; develop and showcase best practice in commercial property partnerships and joint ventures; collate a single body of evidence of property market trends and analysis; support WMCA on its devolution deal negotiations with Government; and help WMCA to secure a commercial property/land funding package from Government.

- In July 2022, the Future Homes Taskforce was launched. The Future Homes Taskforce combines the remits of the previous Advanced Manufacturing in Construction Taskforce and Zero Carbon Homes Taskforce to provide technical expertise, commercial insight and critical steer to the development of the Future Homes Strategy which is intended to set out a single, coherent approach to achieving the shared ambition across the region of increasing new housing supply; establishing the West Midlands as an exemplar in the take up of Advanced Manufacturing in Construction; responding to the 2041 zero carbon agenda; developing new skills and working practices; and improving the environmental sustainability of new homes.
- July also saw the launch of the West Midlands Housing Association Partnership Board which brings together representatives from a number of Registered Providers across the region to offer insight into the opportunities, barriers and risks in delivering affordable housing in the West Midlands; enhance collaborative and innovative working between parties; and align objectives across the board to support joint working towards achieving the delivery of affordable and future proof developments.

Legal & General Strategic Partnership

- 3.3 In May 2022, WMCA announced a new partnership with Legal & General with L&G committing £4bn worth of investment into the West Midlands over the next 7 years, building on the region's 2022 Investment Prospectus. The partnership commits to supporting the region's target of delivering 215,000 new homes by 2031 and other deliverables of the Housing & Land Delivery Board. A pipeline of investment projects is currently being co-developed with L&G.
- 3.4 The partnership is the fourth strategic partnership which the Housing, Property & Regeneration Team has negotiated under the Housing and Land Portfolio following those with Lovell, Urban Splash and St Modwen Properties. In line with the steers of the Housing & Land Delivery Board, **entering strategic partnerships is a key deliverable for 2022/23.**

Public Land Charter

- 3.5 The West Midlands Public Land Charter was launched at the UKREiiF (UK's Real Estate Investment & Infrastructure Forum) event in May 2022. The Charter provides a guide for public sector organisations across the region and aims to encourage private sector investment; re-purpose public land for new homes and jobs; support inclusive economic growth; and help the West Midlands realise its ambition of becoming a net zero region by 2041. Implementation of the Public Land Charter and consideration of a public land strategy/prospectus is a key next step for 2022/23 and is central to the Public Land proposals included within the region's emerging Trailblazer Devolution Deal.

Trailblazer Devolution Deal

- 3.6 In February 2022, the West Midlands Combined Authority was invited to negotiate a '*Trailblazer Devolution Deal*' with HM Government allowing WMCA to seek ambitious changes to its devolved powers and resources; strengthening the region; creating opportunities for future success; driving forward local and regional priorities to bolster economic recovery; and build a fairer, greener, healthier West Midlands. An intensive work programme including wide-ranging public and private sector engagement has been in operation to genuinely co-develop these devolution proposals including extensive work to shape Housing, Property & Regeneration asks to unlock the land, property and investment potential in the West Midlands to secure more homes, jobs, land release and development. The current proposals have received widespread

support and endorsement from public and private sector landowners and partners throughout the intensive engagement process.

3.7 Since the change in Prime Minister for the UK in September 2022, there has been considerable interest expressed by political leaders in providing new opportunities for delivering Investment Zones in key areas across the country and this is expected to include new funding and planning powers. WMCA have been working in partnership with local authority partners and other regional stakeholders to co-develop key Investment Zones in the West Midlands and the proposition which the region will put forward for this new opportunity. These Zones currently include:

- East Birmingham North Solihull
- Wednesbury to Brierley Hill
- Walsall to Wolverhampton
- Coventry/Warwickshire
- M54 Telford to Shrewsbury

3.8 New and existing housing sites, infrastructure requirements, the potential for ‘Levelling Up’ and any other potential elements for a Zone are currently being considered for each area, whilst being linked closely to the region’s 2022 Investment Prospectus and Plan for Growth.

4.0 Progress and current activity: Summary table

High Level Deliverable	Q1 and Q2 Update
Housing Deals: Delivery of key requirements and output targets of Housing Deal & subsequent deals with HMG	<p>Regular performance updates on the delivery of the Land Fund (£100m), Brownfield Housing Fund (£130m in total, comprising £84m awarded in November 2020 and £45m awarded February 2022) and National Competitive Fund (£24m) are 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>As per the entry below, we also continue to support local authorities with local plan progress and evidence, as part of the Local Plan monitoring requirement of the 2018 Housing Deal.</p> <p>The region continues to progress the wider requirements of the Housing Deal including the establishment of the National Brownfield Institute in Wolverhampton, the partnership working with housing associations through West Midlands Housing Association Partnership (see below) and leveraging £millions of private sector leverage through the SCF investments.</p>
Local Planning: Supporting Local Planning Authorities with evidence for Local Plans and policy requirements	<p>As part of the 2018 Housing Deal, the Housing, Property & Regeneration Team is required to report on a monthly basis to the Department of Levelling Up, Housing & Communities (DLUHC) on the progress of Local Plans in the West Midlands region and progress towards meeting the target of 215,000 dwellings by 2030.</p> <p>Across Q1 and Q2, we have continued to work co-operatively with our constituent and non-constituent Local Authorities to support Local Plans progress and evidence. A more detailed update will be included in the Quarterly Report on Local Plan matters brought to this Board.</p>

<p>Policy Development: Develop and collaborate on Board approved policy development work and masterplanning</p>	<p>WMCA maintains frequent engagement with DLUHC and Whitehall more broadly on emerging policy issues and priorities including employment land, Advanced Manufacturing in Construction and affordable homes.</p> <p>As set out below, WMCA's industry led taskforces (town centres, commercial property, Future Homes, public land) act as critical friends and sounding boards for policy development. For example, the Town Centre Taskforce recently undertook a series of workshops with individual local authorities to look at the opportunities and challenges in individual town centres.</p> <p>Working groups set up through the Delivery Steering Group on specific policy areas (e.g. Employment Land, Future Homes, Public Land, Trailblazer Devolution Deal) have been established with local authority representation.</p> <p>The Housing, Property & Regeneration team is working closely with colleagues in TfWM to address shared priorities and establish joint approaches to investment in the region.</p> <p>Work continues internally to develop and refine a number of strategies around Affordable Housing, Brownfield Regeneration and Public Land, and to provide support on masterplans for key development areas.</p>
<p>Brownfield Regeneration: Deliver our nationally leading brownfield regeneration and delivery programme</p>	<p>This is an ongoing, extensive programme of investments, interventions and disposals under the Single Commissioning Framework. An increasing number of projects are now on site or in the delivery phase and many schemes are continuing through due diligence processes ahead of Investment Board decisions in Q3 2022/2023 (summarised in confidential Dashboard). We have also continued to build our pipeline of schemes, with new, exciting projects entering the system every week.</p> <p>Delivery of the 2018 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 both performing ahead of schedule too.</p>
<p>Covid Recovery: Implement the approved Housing & Land Board Covid19 Recovery Strategy</p>	<p>The Housing & Land Delivery Board's approved Covid-19 Recovery Plan (September 2020) continues to inform all the deliverables in this report and the work of the WMCA Housing, Property & Regeneration Team including the work on business cases for HM Government, the approaches to Public Land and Employment Land, and the development and implementation of a 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 HM Government and inclusions are reviewed on a regular basis with local partners through an extensive suite of bilateral conversations.</p>
<p>Housing Sector Insights: Run a series of industry</p>	<p>The Housing, Property & Regeneration Team runs a number of industry-led expert advisory taskforces to shape, challenge, lobby for and influence WMCA policy.</p>

<p>led taskforces to provide critical insight and support</p>	<p>A separate paper on the progress of the WMCA Taskforces is included on the agenda for the meeting of the Housing & Land Delivery Board on 5 October 2022. The main points are as follows:</p> <p>In Q1, the Commercial Property Forum was successfully relaunched as a taskforce. Several ad hoc sessions to discuss various elements of the TDD in depth have also taken place and the Commercial Property Taskforce has provided invaluable steer in the development of our TDD asks.</p> <p>Q2 saw the launch of the Future Homes Taskforce, which has been established in response to the introduction of the Future Homes Standard to ensure WMCA is prepared for its implementation and understand where we can go further and act as an exemplar within the field.</p> <p>The Public Land Taskforce and the Town Centre Taskforce have also continued to operate and act as a vital resource and advisor to WMCA.</p>
<p>Partnership Ventures: Establish a series of new partnerships, ventures and joint ventures with public and private sector partners</p>	<p>WMCA announced a new partnership with Legal & General in May 2022 which has committed £4bn worth of investment into the West Midlands over the next 7 years building on the region's 2022 Investment Prospectus. This partnership builds on other agreements with Lovell, Urban Splash and St Modwen. WMCA are currently working with developers, investors and other potential partners to establish Strategic Partnerships in coming months. This includes scoping a Strategic Place Partnership with Homes England.</p> <p>Work remains 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. Since then, the West Midlands Housing Association Partnership Board was re-launched in July 2022 with WMCA bringing together registered providers to offer insight into opportunities for delivering affordable housing in the region.</p> <p>WMCA are continuing discussions with public and private sector partners to create new joint ventures and delivery vehicles building on current joint ventures, including Help to Own and the Friar Park Joint Venture.</p>
<p>Funding Opportunities: Deliver and submit compelling business cases for additional funding from HMG</p>	<p>Following the publication of the Levelling Up White Paper in February 2022, extensive discussions have been taking place with HM Government around the Trailblazer Devolution Deal and opportunities for the region to seek further support and funding to secure regional priorities.</p> <p>WMCA has also been in frequent dialogue with DLUHC officials to co-develop proposals for further funding for the region 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.</p>

<p>OPE Programme: Oversee delivery of the regional One Public Estate Programme (OPE)</p>	<p>Across Q1 and Q2, we have submitted tri-annual OPE Performance reports on the relevant dates as well securing successful approval from the Cabinet Office and Local Government Association for the T3 2021/22 and T1 2022/23 OPE Performance reports.</p> <p>Following the success of the above which provide the Cabinet Office and Local Government Association with a high level of visibility and, therefore, confidence in the delivery of our OPE Programme, this has put us in a strong position to successfully bid and secure OPE 8 funding worth £320K; OPE 9 funding worth £325K; OPE Self & Custom Build funding worth £1.845m; and £5.6m worth of BLRF 2 funding in the pipeline.</p>
<p>AMC Investment: Deliver AMC investment attraction campaign and investment business case to HMG to accelerate growth in regional AMC industry</p>	<p>An AMC business case proposal arising from announcements in the Budget 2021 is the subject of ongoing discussions with HM Government. The £50m ask of Government was included in the region's 2020 "Recharge" document and remains a key element of the proposals for more flexible funding in the Trailblazer Devolution Deal asks.</p> <p>Negotiations and engagement with developers and investors looking to establish new AMC facilities in the region are continuing.</p> <p>As per the above, the AMC Taskforce has now been re-launched as the Future Homes Taskforce with a wider remit. An exercise has been undertaken by specialist consultants to identify the most achievable and beneficial aspects of the AMC Routemap, AMC Charter and Zero-Carbon Homes Routemap. The Taskforce is considering how best to implement these changes.</p>
<p>Zero Carbon Homes: Support delivery of milestones in charter and routemap for Zero Carbon Homes in line with #WM2041 and support partner-led Net Zero neighbourhood plans</p>	<p>As per the above, the Future Homes Taskforce has commissioned work to identify the most achievable and beneficial aspects of the Zero Carbon Homes Routemap and is considering how best to implement these changes through its programme of work.</p>

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 the existing Housing, Property & 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.