



WMCA Housing and Land Delivery Board Meeting

Date	15 November 2017
Report title	Housing and Land Delivery Board – Forward Work Programme
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Report has been considered by	Housing and Land Steering Group – 31 October 2017

Recommendation(s) for action or decision:

The Housing and Land Delivery Board is recommended to:

- a. note the Terms of Reference for the Board, as agreed by the Combined Authority Board. These are attached at Appendix 1
- b. comment on and endorse the forward work programme at Appendix 2
- c. commission the WMCA, working through the Steering Group, to develop the following priorities from the Land Delivery Action Plan:
 - i. Integrated Pipeline (underway)
 - ii. Spatial Expression / Integrated Investment Plan
 - iii. Investment Prospectus
 - iv. Market Ready Site Business Plans

1.0 Purpose

- 1.1 This report proposes a structured work plan for the Housing and Land Delivery Board. The aim is to deliver the increase in housing and employment land needed across the West Midlands, with a focus on implementing the priority actions agreed in the Land Delivery Plan.
- 1.2 We are suggesting the Board meets 5 times during the year, to drive delivery, review progress, commission action as needed.

2 Background

- 2.1 The WMCA Board agreed the Land Delivery Plan in September. The land delivery plan builds on the report and recommendations of the Land Commission, alongside the wider context of the housing white paper, the West Midlands Mayor's manifesto commitments, and the opportunity to develop a housing deal with Government.
- 2.2 The WMCA's vision is to:
 - Deliver a wide choice of housing and improve the quality of life for those living and working in the West Midlands; and
 - Deliver employment land of national significance, including regenerating large areas of brownfield sites, to support the delivery of a West Midlands Industrial Strategy.
- 2.3 Delivering the economic opportunities we have and accommodating natural population change requires a major step-change in the rate of development to deliver local plans. As it stands, the current rate of housing and employment site delivery needs to be accelerated, beyond the level that individual local authorities have been historically able to deliver.
- 2.4 This is not a new challenge nor a delivery issue specific to the West Midlands. The Government's Housing White Paper "Fixing our broken housing market" (February 2017) and the WMCA's Land Commission both highlight the need for a complex range of actions and interventions over the long term.
- 2.5 The land delivery action plan sets out how the WMCA partners plan to work collaboratively to accelerate the quantum and delivery pace of housing and employment space in the West Midlands.
- 2.6 The Housing and Land Delivery Board is the body that will oversee the implementation of the actions needed to overcome long standing barriers to delivery. The aim is to focus on action, not plans and to work collaboratively across the public and private sector to drive delivery.
- 2.7 In addition to the specific actions set out in the Land Delivery Plan, we anticipate that further work will be needed on estate renewal, social housing and land remediation, as to ensure that the West Midlands makes the most of existing and future funding and policy opportunities. These will be built into the work programme.

3 Progress so far

- 3.1 Since the Land Delivery Plan was approved in September a number of immediate actions have been implemented:
- 3.1.1 A bid submitted to Government for funding from the Housing Infrastructure Fund
 - 3.1.2 Positive action with Government to develop a potential Housing Deal
 - 3.1.3 An integrated pipeline across Transport and Housing projects has been developed and gone through a first test with individual local authorities.
 - 3.1.4 Steering Group has been established and has led the development of HIF and Housing Deal discussions.
- 3.2 WMCA and the Steering Group are committed to working with both providers and wider private sector developers and investors. Action is underway to develop a new strategic partnership with Housing Associations and a new Developer and Investor forum is being established to ensure that we can work directly with the private sector to bring their capacity to bear and to unlock barriers.

4 Next Steps

- 4.1 There are four priority actions which the Delivery Board are recommended to agree are developed by the WMCA and individual local authorities:
- 4.1.2 **Integrated Pipeline** – bringing together housing, employment land and infrastructure projects to give a joined up picture of land supply and housing delivery. This will be a living document and underpin the deliver plan
 - 4.1.3 **Spatial Investment and Delivery Plan (the Spatial Expression)** – a clear map based tool showing the phasing, investment requirements and infrastructure needed for major sites, growth areas and corridors
 - 4.1.4 **Investment Prospectus** – a market facing summary of the biggest investment opportunities in the West Midlands, designed to engage large scale institutional investors in the 4 or 5 biggest land and infrastructure related opportunities.
 - 4.1.5 **Market Ready Site Business Plans** - led by individual local authorities, to bring forward priority market ready sites identified in the land delivery plan.

5 Wider WMCA Implications

- 5.1 The geographies over which land and housing issues are considered, planned and delivered vary depending on the market characteristics and delivery challenges experienced. Whilst the WMCA Strategic Economic Plan is based on a 3 LEP geography the WMCA non constituent membership covers a 4th LEP, the Marches including Telford & Wrekin and Shropshire Council, and work relating to the supply and delivery of land needs to recognise the importance of this geography, the interdependencies and opportunities to deliver the WMC's economic vision. There are also wider housing market areas and functional economic areas (based on commuting and supply chain linkages) which reflect how the market operates. There are also

differences within these geographies that will require different approaches and solutions, and work relating to the supply and delivery of land needs to recognise the importance and interdependencies of areas and markets which are within, outside and adjacent to, the WMCA.

- 5.2 This complexity is why the Land and Housing Delivery Board has such an important role to play in providing the forum for collaboration and resolving barriers and issues.

6 Resources

- 6.1 Alongside aligning existing resources we need to attract additional resource to deliver the actions in the Land Delivery Plan and the Board's forward work programme. The WMCA has invested in a Director of Housing and Regeneration and the West Midlands will seek to secure the additional resources needed from a number of sources (for example, housing devolution deal, strategic bid to Government's Housing Infrastructure Fund, greater leverage of private sector investment).

7 Financial implications

- 7.1 Full delivery of the forward work programme is subject to additional resources being secured to complement the resources already contributed by the WMCA partners.
- 7.2 The immediate actions recommended in this report will be delivered through existing resourced and new capacity funding if secured through a housing deal.

8 Legal implications

- 8.1 The WMCA does not have any statutory planning powers. The role and powers of the local planning authorities will not be altered through the delivery of this action plan.
- 8.2 The proposed Housing & Land Delivery Board is not a decision making body, but will make recommendations to the WMCA Board as appropriate.

9 Equalities implications

- 9.1 There are no direct equalities implications arising from this report. Equalities Impact Assessments will be undertaken at the appropriate stages of the projects and strategy development actions contained within the action plan.

10 Appendices

- 10.1 Appendix 1 – Terms of Reference
- 10.2 Appendix 2 – Proposed Forward Work Programme