



Task and Finish Group Name:	Land Task and Finish Group
Committee:	West Midlands Combined Authority Overview and Scrutiny Committee
Municipal Year:	2017/18
Lead Member:	Cllr Ian Shires (Association of Black Country Councils)
Lead Officer:	
Support Officer:	
Membership:	Cllr Dean Carroll (Shropshire) Cllr Peter Douglas-Osborn (Birmingham) Cllr John Glass (Nuneaton and Bedworth representing Warwickshire) Cllr Diana Holl-Allen (Solihull) Cllr Peter Hughes (Sandwell) Cllr John Mutton (Coventry) Cllr Stephen Simkins (Wolverhampton)
Co-opted Members:	Chris Handy (Accord Housing) Nic Bliss (Confederation of Co-operative Housing)

1. Context	The West Midlands Combined Authority (WMCA) Land Commission produced a report and recommendations on land supply to increase the level of housing completions and stock of developable employment sites to deliver the Strategic Economic Plan. The Land Commission report was presented to the WMCA Board in February 2017. This was followed by the production of a Land Action Plan that was presented to the WMCA Board in September 2017.
2. Objectives	The working group have identified four broad areas that affect land supply that they wish to review in order to make recommendations to the WMCA Board in April 2018. The working group will consider matters from a regional perspective and seek to influence the position of the WMCA.
3. Scope	The working group have identified the following four themes to consider: 1. Spatial planning a. Where is development needed and what sites are available. What are they and what challenges do they present? b. Consider available brown field sites. What level of remediation work is required? What is the social impact on investing and developing this sort of site?



	<ul style="list-style-type: none"> c. How do points a) and b) link with areas of deprivation in the WMCA region? d. In non-constituent councils only, consider if development on green belt land is required. e. How can strategic planning have a community focus? <p>2. Forthcoming housing development</p> <ul style="list-style-type: none"> a. Understand the location and numbers of housing development already approved but not being constructed. b. Develop understanding of why there are delays to see if there are common issues. c. Is land banking taking place? If so, where and why? <p>3. What delivery vehicles/methods are required?</p> <ul style="list-style-type: none"> a. What delivery methods are currently used? b. What alternative means are available and how would they improve development delivery? <p>4. How can homes be built differently to improve supply?</p> <ul style="list-style-type: none"> a. Can modular homes with offsite production make a viable contribution to the regions housing target? b. What capacity already exists for modular homes? c. What skills are required for modular homes? d. What have other regions and countries achieved with modular homes? e. Current constraints.
4.	Equalities Implications
	<p>The working group will ensure that its recommendations will take into account the different strands of equality and ensure that no group is disadvantaged.</p>
4.	Who else will you want to take part?
	<ul style="list-style-type: none"> 1. Spatial planning <ul style="list-style-type: none"> a. Regeneration and planning officers b. Contamination experts 2. Forthcoming housing development <ul style="list-style-type: none"> a. Planning and Development Officers at constituent and non-constituent councils. 3. What delivery vehicles/methods are required? <ul style="list-style-type: none"> a. Housing suppliers including: <ul style="list-style-type: none"> i. Registered Providers; ii. Private rented sector landlords; iii. Co-operative providers; iv. Developers; v. Local authority representatives; vi. Estate Agents; vii. Banks; viii. Land Fund.



	4. How can homes be built differently to improve supply? a. Modular home manufacturers.		
5. Timescales & Reporting Schedule			
	Date	Action	To Who
	November 2017	Terms of Reference to be approved	WMCA OSC
	November 2017	Present initial findings on forthcoming housing development and land banking.	WMCA OSC
	March 2018	Present final report and recommendations for approval	WMCA OSC
	April 2018	Pending approval by WMCA OSC report and recommendations	WMCA Board
6. Risk factors			
	Risk	Likelihood	Measure to Resolve
	Being unable to cover all identified themes within the available time.	HIGH	Organise a schedule of meetings to plan ahead where possible. Maintain strategic focus and avoid layers of local complexity.
	Limited officer resource to support the Task and Finish Group may limit its ability to deliver the outcomes it desires.	HIGH	

Date Agreed:		Date Updated:	
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Timetable:

Meeting	Activity
Meeting 1	Agree Terms of Reference
Meeting 2	Consider data on ' Forthcoming housing development ' theme
Meeting 3	Consider ' How can homes be built differently to improve supply? ' with invited guests.



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Meeting 4	Consider ' What delivery vehicles/methods are required? ' theme.
Meeting 5	Consider ' spatial planning ' theme.
Meeting 6	Agree conclusions and recommendations