

OUTLINE OF HOUSING PACKAGE FOR THE WEST MIDLANDS

Through the Second Devolution Deal, the Mayor committed to an ambitious increase in the number of new homes in the West Midlands. This housing package represents the start of a new delivery partnership between the West Midlands Combined Authority, Government and Homes England - alongside a commitment to deliver in partnership over a broad geographic area - to deliver on the ambition and potential of the West Midlands.

WEST MIDLANDS COMMITMENTS

Through this agreement with Government, the West Midlands Combined Authority commits to:

- Deliver 215,000 homes by 2030/31, an increase in delivery to nearly 16,000 per year from an average of 12,000 over the last three years and significantly increasing the amount of land released for housing. This ambitious target is above the level proposed under the Government's Local Housing Need assessment set out in the draft National Planning Policy Framework.
- Local Plans for both the constituent and non-constituent local authorities to be updated, as necessary, by the end of 2019 to deliver and accommodate 215,000 homes by 2030/31.

GOVERNMENT SUPPORT TO THE WEST MIDLANDS

The Government commits to:

- Back the ambition of the Mayor in capturing value, accelerating build out and increasing the quality and density of new homes through a Land Fund of up to £100m to acquire and de-risk land around priority sites across the area, which could include in the Walsall to Wolverhampton corridor subject to value for money assurance. The land fund should deliver at least 8000 homes.
- Taking the Housing Infrastructure Fund Forward Funding bid for housing growth areas including the Commonwealth Games site at Perry Barr through to co-development - the next stage of the competitive HIF process.
- Government and Homes England will work with local stakeholders to explore the potential for a deal with Housing Associations on Affordable Housing to deliver more affordable homes and increase financial certainty
- A new long-term delivery partnership with Homes England, involving:
 - Working together to identify future site development and investment opportunities - initially focusing on an extensive site pipeline for the West Midlands
 - Creating a new Joint Delivery Team and working with the Housing and Land Leaders Board
 - Exploring the potential for new local delivery models, which could include creating new or supporting existing delivery vehicles at key growth opportunities, especially around major transport nodes
 - Exploring the potential for Modern Methods of Construction and other opportunities for innovation in West Midlands construction and speeding up build out
 - Supporting the creation of a new Centre of Excellence for Brownfield Remediation and Construction Skills in Wolverhampton (a partnership of Wolverhampton & Birmingham Universities, Wolverhampton Council, Black Country LEP, WMCA and Homes England)
 - Homes England and WMCA working closely together to make effective use of compulsory purchase powers

This package will need to demonstrate that it delivers value for money and will require business case approval from Government. The West Midlands Combined Authority will agree a delivery plan with Government and Homes England by the end of May 2018 which will include detailed business cases for funding to ensure value for money and clear delivery milestones. Funding will be contingent on key milestones being met e.g on local plan adoption. Alongside this, the West Midlands should seek to maximise opportunities to bring in new private investment to boost housing growth.

DELIVERY AND KEY MILESTONES

- End of March 2018 – WMCA to publish an Investment Prospectus
- End of May 2018 – Detailed business case and delivery plan to be agreed with Government and Homes England
- December 2018 – WMCA to publish a Spatial Investment and Delivery Plan
- December 2019 – Local Plans within constituent and non-constituent authorities to be updated as necessary to deliver and accommodate 215,000 homes by 2030/31