September 2014

Briefing:

Birmingham

An overview of housing policies, targets and progress
1. Overview

<table>
<thead>
<tr>
<th>NPPF Compliant Plan status</th>
<th>Pre submission draft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combined authority status</td>
<td>No formal plans for a combined authority submitted – consideration of a “Supervisory Board” with “a formal governance structure between a Joint Committee and a Combined Authority”¹ is underway.</td>
</tr>
<tr>
<td>LEP Status</td>
<td>Greater Birmingham &amp; Solihull – governed by the GBSLEP board. The LEP covers nine local authority areas.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Deal top line figures</th>
<th>Housing goals:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• 2,800 additional homes to be achieved through the use of public assets with a 100% return</td>
</tr>
<tr>
<td></td>
<td>• refurbish 15,000 homes,</td>
</tr>
<tr>
<td></td>
<td>• energy savings and retrofitting</td>
</tr>
<tr>
<td></td>
<td>• 1,500 homes for people on pensions or disability premium</td>
</tr>
<tr>
<td></td>
<td>• 2,250 homes for people in fuel poverty.</td>
</tr>
</tbody>
</table>

| Growth Deal top line figures | Secured £357.4m - By 2021, the deal will deliver at least 13,000 jobs, allow 4,000 homes to be built, upskill 7,633 people and generate as much as 641,258sqm of employment space |

2. Birmingham Council

According to the Council’s latest development update, in 2012/13 the Council achieved the following:

**Development**

- 1,397 new build homes (61% houses and 39% flats including 171 student cluster flats), 211 new conversions and 236 dwelling demolished.
- A net gain of 1,372 dwellings up on the previous year by 1,187, however the number of new build homes fell.
- 17% of new homes were built in the centre, down a third on what was achieved in 2009/10
- 94% of new homes were on brownfield land
- 235 homes were completed by the LA under its brand the Birmingham Municipal Housing Trust
- 1,871 dwelling were under construction as at April 2013

• As at April 2013 10,500 homes had full planning permission and 6,900 dwellings had outline planning.

Investment in housing in Birmingham

In the last HCA bidding round investment opportunities were not maximised in Birmingham. Despite the Midlands as a whole, and the West Midlands in particular, receiving the highest levels of HCA grant of any region in the country funding going into Birmingham was limited.

To put it into a local context, in the 2011-15 HCA programme Birmingham received £12,884,773 of grant, while Sandwell received £12,997,304. Considering the population of Sandwell is 309,000 and the population of Birmingham is 1,074,300 this was, as I think you will agree, this is very disappointing.

In a national context Greater Manchester, an area of a similar population size to Birmingham, received £59,426,658. Leeds, a smaller city, got £53,771,894.

Key document: Big City Plan

This document sets out the council’s vision for the centre of Birmingham between 2011-2021. This plan aims to create over 5000 new homes in the centre of the city.

Key document: Birmingham Development Plan [BDP]

July 1st 2014 the City Council submitted the BDP to the Secretary of State for examination under regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The pre-submission draft of the BDP (previously Core Strategy) sets out the Council’s objectives towards a vision for the city in 2031. Consultation on the document ended in March 2014 and the Council is now considering the comments received. Ultimately it will replace the Unitary Development Plan.

Their vision includes the ambition to create sustainable neighbourhoods supported by local infrastructure and services. Policy P61 sets an overall target of 51,100 additional homes by 2031 [while the SHMAA identified the need for 80,000 homes, the lower figure in the document represents the capacity in the city and greenbelt]. There is capacity for approximately 45,000 homes in the urban area, including bringing vacant properties back into use. A further 6000 homes will be delivered through release of greenbelt land. The Council will also seek to make the best use of existing stock.
A trajectory has been set with indicative annual rates to which housing will be delivered:

- 1,300 dwellings per annum (2011/2012 - 2013/2014).
- 3,090 dwellings per annum (2021/2022 - 2030/2031).

The Council recognises that the aim of 51,100 homes is insufficient to meet the City’s need and additional housing will be required outside its boundaries.

How the Council intend to stimulate house building will be set out in the Housing Growth Plan.

With regards to affordable housing the Council will seek to achieve their targets by “making the best use of the finance available including public subsidy, by directly building new council housing and by exploring all partnership opportunities to increase supply.”

The Council will also continue to support the regeneration of housing estates. In particular they have identified key opportunities in Lyndhurst Estate, The Bromford Estate, Newtown, Druids Heath and Maypole, Kings Norton 3 estates and The Meadway.

3. City deal

The city deal was agreed with the Government in July 2012 on a LEP wide basis. Amongst other goals, the first phase of the deal has a target of 2,800 additional homes to be achieved through the use of public assets with a 100% return. It was also agreed to refurbish 15,000 homes, to deliver energy savings and retrofitting a further 1,500 homes for people on pensions or disability premium and 2,250 people in fuel poverty.

**Key tool: development of public assets accelerator**

The accelerator is a rolling asset based development vehicle which has been set up to unlock underused public land for housing and employment. The vehicle will include receipts of HCA assets and a defined set of LEP assets. The tool will be used to unlock sites identified in the LEP’s spatial development plan, focussing on the potential at UK Central.

4. Greater Birmingham and Solihull Local Enterprise Partnership (LEP)

Greater Birmingham and Solihull LEP was the first LEP to gain government recognition in 2010. It was launched in June 2011 after a series of consultations, development of economic strategy documents and the recruitment of an executive board.
The area covered by the Greater Birmingham & Solihull LEP has a population of nearly two million, contains 918,000 jobs and has a GVA of about £35.5 billion. It enjoys a concentration of economic drivers second only to London. The LEP includes Birmingham City Council, Bromsgrove District Council, Cannock Chase District Council, East Staffordshire Borough Council, Lichfield District Council, Redditch Borough Council, Solihull Metropolitan Borough Council, Tamworth Borough Council, Wyre Forest District Council as LA partners.

Its goals are to:
- Reach 100,000 private sector jobs
- Increase of £8.25 bn GVA
- Decrease in unemployment to at least the national average
- Increase GVA per head to meet national average
- Increase the percentage of the working-age population with NVQ3+ to be above the Core City LEP average

One of the key outcomes for the LEP is to unlock housing and employment land. This is local authority led and impacts on spatial plans.

**Key Document: Strategy for Growth**
Published in 2013 and set the goals above.

**Key document: Strategic Economic Plan (SEP)**

The SEP sets out the next stage for the region’s growth its key targets are to deliver:
- 50,000 jobs (in addition to the 100,000 already committed to)
- 14,315 new houses
- 1.7 sqm of commercial space
- £2.3bn GVA over ten years
- £1,100m private sector leverage

To achieve these goals the LEP has identified “game changers” and high impact actions. Through the LEP’s prioritisation framework 52 high impact projects were identified which will be delivered through four programmes. One of these, “UK Central, the Enterprise Belt and wider Birmingham area”, has opportunities for housing and business which could be unlocked through the use of the City Deal Assets Accelerator (detailed below).

The [housing paper (appendix M)](appendix) that supports the SEP identifies housing and jobs as the key drivers of growth. It estimates that potential growth could be 50% higher than provided for in the existing development plans.

There are a number of sub-groups which sit below the LEP Board which focus on taking forward specific LEP priorities. This includes the Housing and Economic Growth Board, which
the National Housing Federation has a seat currently filled by Pat Brandon of WM Housing
Group.

**Key document: Draft Spatial Plan for Recovery and Growth (SPRG)**

The plan looks at levels and distribution of growth across the LEP over the next 20 years, providing a framework for development planning in the local authority areas. The draft has been put together by all the local authorities and planning partners. It is anticipated that the final plan will be published in 2014. The SPRG will align with the SEP and will set out the key actions.

Its high level targets by 2020 echo the LEPs goals. It is intended that the Plan will provide a strategic steer for the local authorities’ individual development plans still being prepared. However, as planning responsibility lies with local authorities, not the LEP, they will have the final say. However, as the SPRG is being put together collaboratively it is hoped it will reflect local sensitivities.

**Key board: Greater Birmingham and Solihull LEP supervisory board**

This board has been established to “empower” the Greater Birmingham and Solihull LEP (GSLEP). The Board provides democratic decision making and clear accountability for the management of the Local Growth Fund (LGF) and other funding that covers the LEP area. Membership is made up of councillors from each local authority.

So far the LGF has delivered 1,137 homes.

5. Greater Birmingham and Solihull growth deal

£357.4 received from the local growth fund. This breaks down as:

<table>
<thead>
<tr>
<th>Greater Birmingham &amp; Solihull LEP Local Growth Fund breakdown (£m)</th>
<th>2015/6</th>
<th>2016 onwards</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Growth Fund award</td>
<td>38.7</td>
<td>58.5</td>
<td>97.2</td>
</tr>
<tr>
<td>Previously committed funding</td>
<td>24.7</td>
<td>10.3</td>
<td>35.0</td>
</tr>
<tr>
<td>Provisional allocation to projects starting in 2016/17 and beyond</td>
<td>225.2</td>
<td></td>
<td>225.2</td>
</tr>
<tr>
<td>Total</td>
<td>63.4</td>
<td>294.0</td>
<td>357.4</td>
</tr>
</tbody>
</table>

By 2021, the growth deal will deliver at least 13,000 jobs, allow 4,000 homes to be built, upskill 7,633 people and generate as much as 641,258sqm of employment space

Government will disburse funds to the LEP annually in advance. GBSLEP will be expected to deliver the projects highlighted in the Deal, but will have flexibility over the management of...
these projects in order to deliver the greatest economic benefits to the area. Any significant changes to the projects will need to be discussed with the Government in advance.

6. How Housing Associations can engage

There are a number of ways Housing Associations can engage;

GBSLEP

The National Housing Federation has nominated Pat Brandon of WM Housing Group to the Housing and Economic Growth Board.

Birmingham Social Housing Partnership [BSHP]

Birmingham Social Housing Partnership [BSHP] is the representative organisation for housing providers in Birmingham, working in partnership with the Federation. The Partnership is involved in a number of forums in partnership with the council including the Homeless and Housing Need Group and the Welfare Reform Group.

City Housing Forum

The City Housing Forum was set up as a replacement for the City Housing Partnership and is a forum for bringing key housing providers from across the city to discuss their joint agendas.

District Basis

Birmingham is on a path to devolve more power to District Forums. Birmingham’s ten Districts each cover about 100,000 people: the size of a large town or small city in their own right. BSHP and the National Housing Federation have been working with the Chairs of each district to identify the key Housing Providers operating in that area to establish joint working.

The Federation facilitates Greater Birmingham housing associations engagement with local stakeholders and works with the group to shape local and national policy and lobbying work.

For more information contact Gemma Duggan, External Affairs Manager - West Midlands, gemma.duggan@housing.org.uk 07919 111 060.