

Public Report

Birmingham City Council

Report to Cabinet

Date: 26 March 2019



Subject: DRIVING HOUSING GROWTH, LAND APPROPRIATIONS
REPORT 2019 (4)
Report of: DIRECTOR, INCLUSIVE GROWTH
Relevant Cabinet Member: Councillor Ian Ward, Leader BCC.
Councillor Sharon Thompson, Homes and Neighbourhoods.
Councillor Tristan Chatfield, Finance and Resources.
Councillor Jayne Francis, Education, Skills and Culture.
Relevant O &S Chair(s): Councillor Penny Holbrook – Homes and Neighbourhoods.
Councillor Sir Albert Bore – Resources.
Councillor Mariam Khan – Learning, Culture and Physical Activity.
Report author: Andrew Hood, Development Manager, Telephone No: 0121 303 7879.
Email Address: Andrew.hood@birmingham.gov.uk

Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Allens Cross, Bromford and Hodge Hill, Frankley Great Park, Kingstanding, Longbridge and West Heath, North Edgbaston, Stockland Green, Sutton Walmley and Minworth.		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference: 005901/2018		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential :		

1 Executive Summary

- 1.1 To seek approval for the appropriation of approximately 30.27 hectares (74.79 acres) of General Fund land into the Housing Revenue Account (HRA) in order

to facilitate the development of new housing provision within Birmingham which is a key priority for the City.

2 Recommendations

- 2.1 Subject to the Secretary of State consent where required pursuant to paragraphs 7.2.3 to 7.2.5 in this report, approves the appropriation of approximately 30.27 hectares (74.79 acres) of General Fund land held for the current functions as shown at appendix 1 (Schedule of sites) and the plans at appendix 2 (Site plans) into the Housing Revenue Account for the purpose of housing development under the Housing Act 1985; with the Council being satisfied that the land is no longer required for its current function, with an estimated market value of £45.88m as shown at appendix 1 (Schedule of sites).
- 2.2 Notes that the appropriation of the sites will be phased over a period of three financial years, 2018-2019, 2019-2020, and 2020-2021 as shown at appendix 1 (Schedule of sites).
- 2.3 Notes that the appropriation of the sites will be subject to technical appraisal, financial viability, and planning approval.
- 2.4 Notes that some of the sites identified for appropriation in this report will be subject to a re-provision of public open space of a higher quality as part of any future development proposals.
- 2.5 Delegates to the Director, Inclusive Growth in consultation with Leader, the power to vary the boundaries of the sites identified within appendix 1 and their relevant site plans identified within appendix 2 by up to 10% of the total area of the site.
- 2.6 Authorises the Director, Inclusive Growth to advertise any loss of public open space and determine objections, once the sites are brought forward for development.
- 2.7 Notes that the maintenance responsibility for all land appropriated will transfer to the receiving Directorate as applicable under existing budgets.
- 2.8 Authorises the City Solicitor to negotiate, execute, and complete all necessary documentation to give effect to the above recommendations.

3 Background

- 3.1 The appropriation of these sites provides much needed revenue benefits to those parts of the Council with savings targets to provide savings from releasing land. In the case of the allotments sites, 25% of the proceeds will be invested into improving allotments sites which otherwise would not happen. In the case of the unattached school playing fields there is no current budget available for the maintenance of these sites and therefore any maintenance is at the expense of other education priorities. The development of the unattached school playing fields sites will be subject to a Section 77 consent which will

ensure that the proceeds of the disposal will be used to enhance educational sporting facilities in local schools which otherwise would not be possible.

- 3.2 The Council has a substantial housing waiting list of approximately 10,500 households, approximately 2,000 households in temporary accommodation and approximately 300 families in bed and breakfast and with land at a premium for affordable housing, the development of these sites will provide a much needed contribution in providing accommodation for these households.
- 3.3 Many of the households on the Council's housing waiting list live in overcrowded conditions across the housing sector. Evidence from allocating properties previously developed under the Council's Birmingham Municipal Housing Trust (BMHT) has revealed the extent of this problem, many families being allocated accommodation that was too small for their needs.
- 3.4 Through the BMHT programme, the Council provides homes that reflect the Strategic Housing Market Assessment for Birmingham with an emphasis on 2 bedroom houses and 4+ bedroom houses. Whilst there is a clear driver for family homes (and these make up the majority of the new development programme) the programme also looks to meet other needs, such as people without children and elderly residents who wish to down-size from under-occupied homes. Local need, site restrictions and financial viability are taken into account when determining the exact mix of homes and typologies to build on each site.
- 3.5 The BMHT Delivery Plan, approved by Cabinet in November 2014, sets out the programme to maintain the size of the BMHT programme at around 450 new homes starting on site every year. This scale of development will require the Council to use its existing land assets more effectively to establish more development land to be made available than currently exists within the HRA, and therefore it is proposed to appropriate a number of sites from the General Fund in order to support housing growth in the City.
- 3.6 The sites identified in this report have the capacity to create up to an estimated 1,200 new homes for rent and sale for the city, of which 65% could be for social rent and 35% for sale. As the major provider of new homes in the city, and the major provider of new social and affordable rented homes, the Council needs to make more land available to support its house building programme at a time of high demand for social and affordable rented homes.
- 3.7 The Housing Revenue Account Business Plan 2019+ proposes the development of over 3,366 new homes to be built for rent using the BMHT model over the next 20 years at a cost to the council of £659m. This investment will be funded from a combination of rental income and capital receipts.
- 3.8 Birmingham requires a supply of new homes to address the serious shortage of housing supply, and an estimated 89,000 additional homes are needed in the City by 2031. There is a limited amount of cleared land (or land planned for clearance) held in the Housing Revenue Account.

- 3.9 Traditionally, BMHT has built upon land that is a result of clearance schemes, and this approach does not necessarily provide additional affordable housing but replaces old affordable housing with new; this approach is both expensive and unpopular with residents.
- 3.10 To respond to the increasing pressures of homelessness, the council needs to provide additional (new) housing as opposed to replacing existing housing stock. Failure to achieve this will inevitably lead to a growing housing waiting list and an increase in temporary accommodation needs.
- 3.11 To maximise future development opportunities, appropriations of land into the Housing Revenue Account will increase this figure and allow the Council more control over the timing and nature of residential development on these sites.
- 3.12 The appropriation of the sites identified in this report will result in the development of new high quality homes that will be available for all residents of Birmingham.
- 3.13 As stated in section 2 above and at 7.2 below, the education owned sites and the allotments sites are subject to various statutory Secretary of State approvals prior to the appropriation being completed. If Secretary of State approval cannot be obtained, the proposed appropriations of these sites cannot be completed.
- 3.14 There have been discussions with Witton Lodge Community Association (WLCA) regarding the potential for WLCA to have some involvement with regards to the Wyrley Birch allotments site in terms of community based housing provision. Whilst the Council continues to obtain the necessary Secretary of State approval for this allotment site to come forward for development, these discussions will continue in parallel. These discussions are based on any disposals of any land and/or property at market value.
- 3.15 A number of the sites are currently undergoing site surveys and investigations and this will determine whether the sites are feasible for housing development.
- 3.16 The sites identified for appropriation into the Housing Revenue Account are cleared sites and there are no site assembly costs anticipated.

4 Options considered and Recommended Proposal

- 4.1 The sites identified in this report have been offered for development by the respective holding directorates because they no longer have the resources to manage and maintain the sites, e.g. unattached School playing fields and in most cases they are surplus to requirements.
- 4.2 The Council's BMHT programme is short of land for affordable housing and these sites will provide a much needed boost to the delivery of affordable housing to the city. There are a number of options that have been looked at in relation to the BMHT programme:

- Do nothing; the respective land holding directorates will not achieve the savings that they require to achieve and BMHT will be left with less land on which to build affordable housing. This option has therefore been discounted.
- The Council could seek to acquire private land for affordable housing. The Council already seeks to acquire private land on the open market, however, this will not provide the level of land or property for affordable housing that is required. This option has been discounted.
- The Council could seek to build housing on the greenbelt to deliver more affordable housing; however, the Birmingham Development Plan that was adopted in January 2018 has already enabled greenbelt development for 6,000 new homes. Currently, no further greenbelt development is permitted until there are any revisions to the Birmingham Development Plan and therefore this option has been discounted. This report contains a site that is already part of the approved greenbelt development (Walmley Ash site). This site represents the only Council owned site within the Langley Sustainable Urban Extension and therefore the only site available for appropriation from greenbelt.

4.3 In terms of the options for the land identified for appropriation, a number of options are outlined below:

- Open market disposal; the city will be unable to determine the pace of development, amount of affordable housing and the quality of housing to be provided. This option has been discounted.
- Disposal to Housing Associations; this would require the land to be heavily discounted in value and there would be no revenue benefits to the General Fund in undertaking this approach, unlike the appropriation from the General Fund to the HRA which will provide a revenue stream in perpetuity. This option has been discounted.
- Change of use; this option would require funding to be identified by receiving directorate in order to manage and maintain identified sites to be used as formal public open space or parks for example over the long term. However, the identified sites are being appropriated into the HRA as the resources in the General fund are not available and to achieve savings targets. This option has been discounted.
- Appropriation to the HRA; this enables revenue benefits to the General Fund and to the specific landholding departments and the land appropriated to the HRA will enable high quality, affordable and outright sale homes to be delivered. The council will control the quality, pace and timing of the delivery of housing on these sites. This is the preferred option.

5 Consultation

5.1 The Leader has been consulted on the contents of this report and supports the recommendations.

- 5.2 The Cabinet Members for Homes and Neighbourhoods; Finance and Resources; and Education, Skills and Culture have been consulted on the contents of this report and support the recommendations.
- 5.3 Elected Ward Members of the sites identified within appendix 1 have been consulted on the contents of the report. The consultation responses are shown within appendix 3.
- 5.4 The Acting Director, Neighbourhoods; and the Director, Education and Skills have been consulted on the contents of this report and support the recommendations.
- 5.5 Officers in Legal Services, Procurement, City Finance, Birmingham Property Services, Parks, and Housing Development have been involved in the preparation of this report.
- 5.6 Public consultation has been undertaken on a number of the sites (including the use of BeHeard) and the responses are shown within appendix 3. Some of these sites have been met with strong opposition, but the justification as stated at 3.2 above, is that the Council has a substantial housing waiting list of approximately 10,500 households, approximately 2,000 households in temporary accommodation and approximately 300 families in bed and breakfast and with land at a premium for affordable housing, the development of these sites will provide a much needed contribution in providing accommodation for these households.
- 5.7 Many of the concerns raised during consultation have centred on the loss of green space within the local area. In mitigation to these concerns, it should be noted that in the case of the larger pieces of land to be appropriated, new areas of usable public open space and playing facilities will be proposed not just to complement the new development but also be accessible to existing communities to respond to the concerns raised during the consultation by both the elected Members and the local community. These new areas of public open space will be paid for through the development of each site and provision within the scheme will allow for the on-going management and maintenance via commuted sums.
- 5.8 In some of the smaller sites where there is little or no possibility of providing new areas of public open space on the existing site itself, investment will be in adjacent local areas to compensate for the loss.
- 5.9 Residents in all of the site areas will be consulted as part of the statutory planning application process and their comments taken into account in the determination of future planning applications.

6 Risk Management

- 6.1 The main risks associated with this report includes, difficulty in bringing forward sites for development, and the Secretary of State approval for the Education

owned sites, playing fields, and the allotment sites. Please see appendix 5, Risk Register, for further details.

7 Compliance Issues:

7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

- 7.1.1 The development of new affordable housing within the city is in accordance with the objectives of the Housing Revenue Account (HRA) Business Plan 2019+.
- 7.1.2 The proposed sites support the delivery of the core objectives of the Birmingham Development Plan (BDP) which was adopted by the Council on 10 January 2017 to increase housing growth.
- 7.1.3 The proposed new homes will work in line with the Council's emerging "A Waste Strategy for Birmingham" policy document by developing plans that aim to reduce the amount of waste that is created, reusing and recycling what we can, and recovering energy from any remaining waste where possible.
- 7.1.4 This project will make a direct contribution to both Corporate and Directorate outcomes including the following:
- Birmingham is an aspirational city to grow up in; new homes will be developed which will provide a safe, warm, sustainable and connected neighbourhood in which our children can thrive.
 - Birmingham is a great city to live in - the Council is committed to the development of enough high quality new homes to meet the needs of a growing city, and the proposals within this report to accelerate housing growth in the city by providing new homes for rent and sale on the proposed sites. New homes will help ease pressure on the housing waiting list that currently has approximately 10,500 households registered on it.
 - Birmingham is an entrepreneurial city to learn, work and invest in; activity within the construction sector will create jobs and apprenticeships in the city, and activity within the supply chain industries, supporting the local economy through the Birmingham Charter for Social Responsibility.
 - Birmingham is a fulfilling city to age well in; the links between health and housing are well recognised. New thermally efficient, economical to run new homes which are designed to high standards of quality and internal space standards will be more affordable for residents and will offer a higher quality of life leading to better health outcomes.

- There are no direct implications for the Birmingham Business Charter for Social Responsibility (BBC4SR) as a result of the appropriation of land into the Housing Revenue Account. However, once the sites come forward for development, the successful contractor will be required to adhere to the BBC4SR and provide training and apprenticeship opportunities and pay the Birmingham Living Wage as a condition of contract.

7.2 Legal Implications

7.2.1 The Council has powers to hold and appropriate land under the Sections 120-122 of the Local Government Act, 1972. Under Section 122 of the said Act, the Council may appropriate land for any purpose for which the Council is authorised by legislation to use the land; and land which belongs to the Council and is no longer required for which it is held immediately before the appropriation.

7.2.2 Section 122(2A) of the Local Government Act requires that where land is existing open space, notice of change of use must be advertised and any objections considered prior to the appropriations taking place. Section 123(2A) contains a similar requirement for advertisement and consideration of objections and disposals of open space.

7.2.3 Sites that are used for educational purposes are subject to Secretary of State for Education approval prior to the appropriation taking place in accordance with Section 6 Part 1 of Schedule 1 of the Academies Act 2010 where such sites have been used for any period within 8 years of the date immediately preceding the appropriation decision for wholly or mainly for the purposes of a school or 16-19 Academy.

7.2.4 Sites that are used for playing field purposes are subject to the Secretary of State approval prior to the appropriation taking place, which may be conditional, in accordance with Section 77 of the School Standards and Framework Act 1998 where within the 10 years of the date immediately preceding the appropriation decision the site is used by a maintained school for the purposes of the school, or which are not then so used but have been so used at any time within the period of 10 years ending with that date.

7.2.5 Sites that are used for allotment purposes are subject to the Secretary of State approval prior to the appropriation taking place, which may be conditional, in accordance with Section 8 of the Allotments Act 1925, but approval shall not be given unless the Secretary of State is satisfied that adequate provision will be made for allotment holders displaced by the action of the local authority or that such provision is unnecessary or not reasonably practicable.

7.2.6 Sites that are used for allotment purposes will be subject to a contribution to the Flo Pickering Memorial Fund, which are shown at appendix 1 (Schedule of sites).

7.3 Financial Implications

7.3.1 By Law, any appropriation of land between the Housing Revenue Account and General Fund results in a transfer of borrowing between the Housing Revenue Account and the General Fund equivalent to the open market value of the appropriated land.

7.3.2 The total open market value of the appropriations from the General Fund to Housing is estimated to be £45.88m, the individual site details are within appendix 1. The valuations have been provided by Birmingham Property Services.

7.3.3 Assuming an average long term interest rate of 4% per annum, this would result in a revenue cost to the Housing Revenue Account of approximately £1.95m per annum in perpetuity, and a similar benefit to the General Fund. It is not anticipated that there will be any further significant revenue consequences associated with the maintenance of these sites prior to their redevelopment.

7.3.4 The allotment sites and public open space sites contribute to the Parks Service's approved savings programme, savings reference SN45.

7.3.5 Sites that are used for allotment purposes will also be subject to a contribution to the Flo Pickering Memorial Fund, which will be enacted in due course should the appropriations be completed, following Secretary of State approval. The contribution will be 25% of the appropriation value, with the remaining 75% contributing to the Park's Service's approved savings programme; savings reference SN45.

7.4 Procurement Implications (if required)

7.4.1 There are no procurement implications arising from this report.

7.5 Human Resources Implications (if required)

7.5.1 There are no human resources implications arising from this report.

7.6 Public Sector Equality Duty

7.6.1 An Equality Impact Assessment (Ref: EQUA 242) has been completed to accompany this report at appendix 4. The report concludes that there are no negative implications for the protected characteristics and groups under the Equality Act 2010.

8 Background Documents

8.1 Relevant Officer's file(s) on the matter, save for confidential documents.

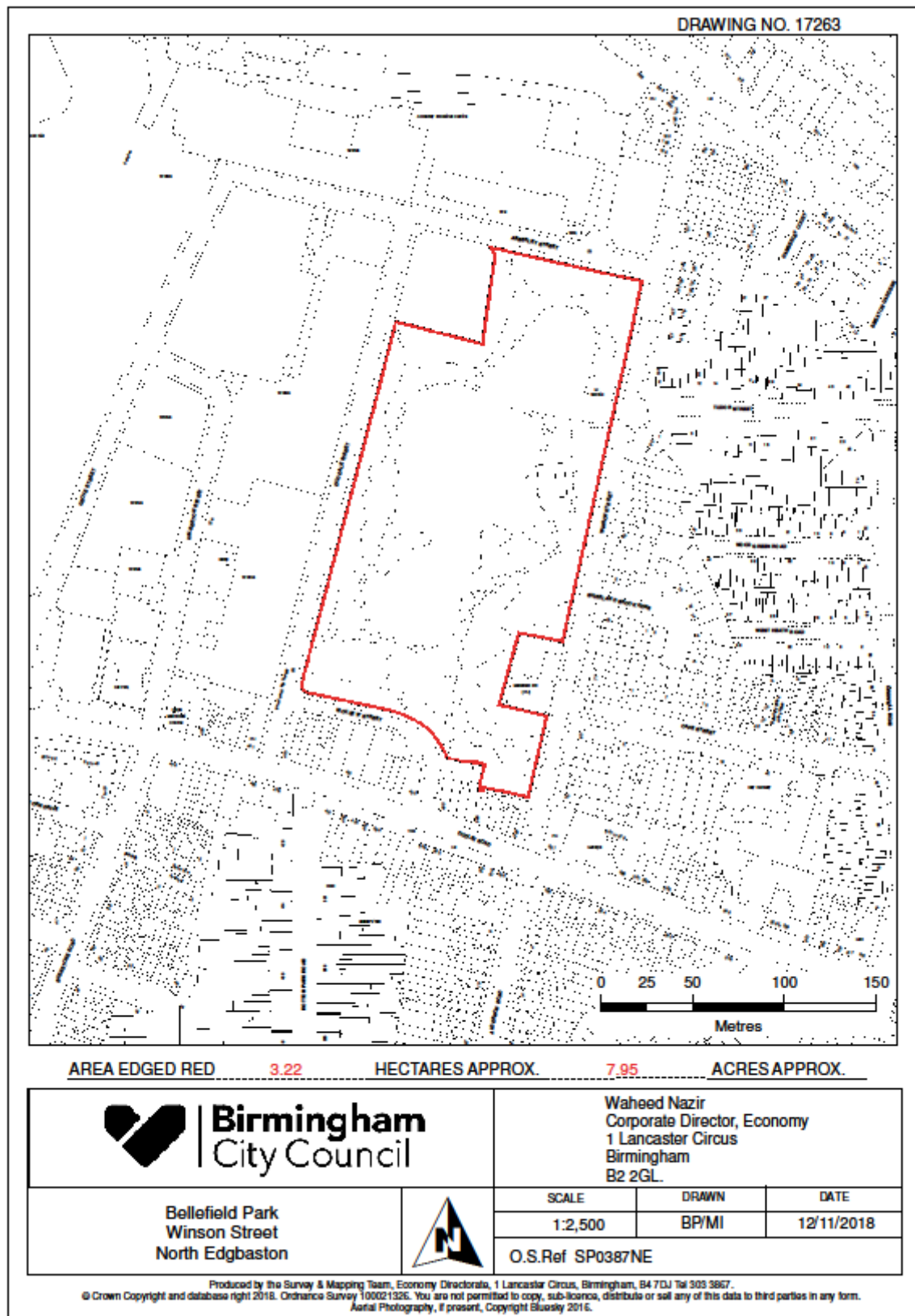
8.2 List of Appendices accompanying this Report (if any):

- 1. Schedule of Sites
- 2. Site Plans
- 3. Consultation responses
- 4. Equality Assessment
- 5. Risk Register

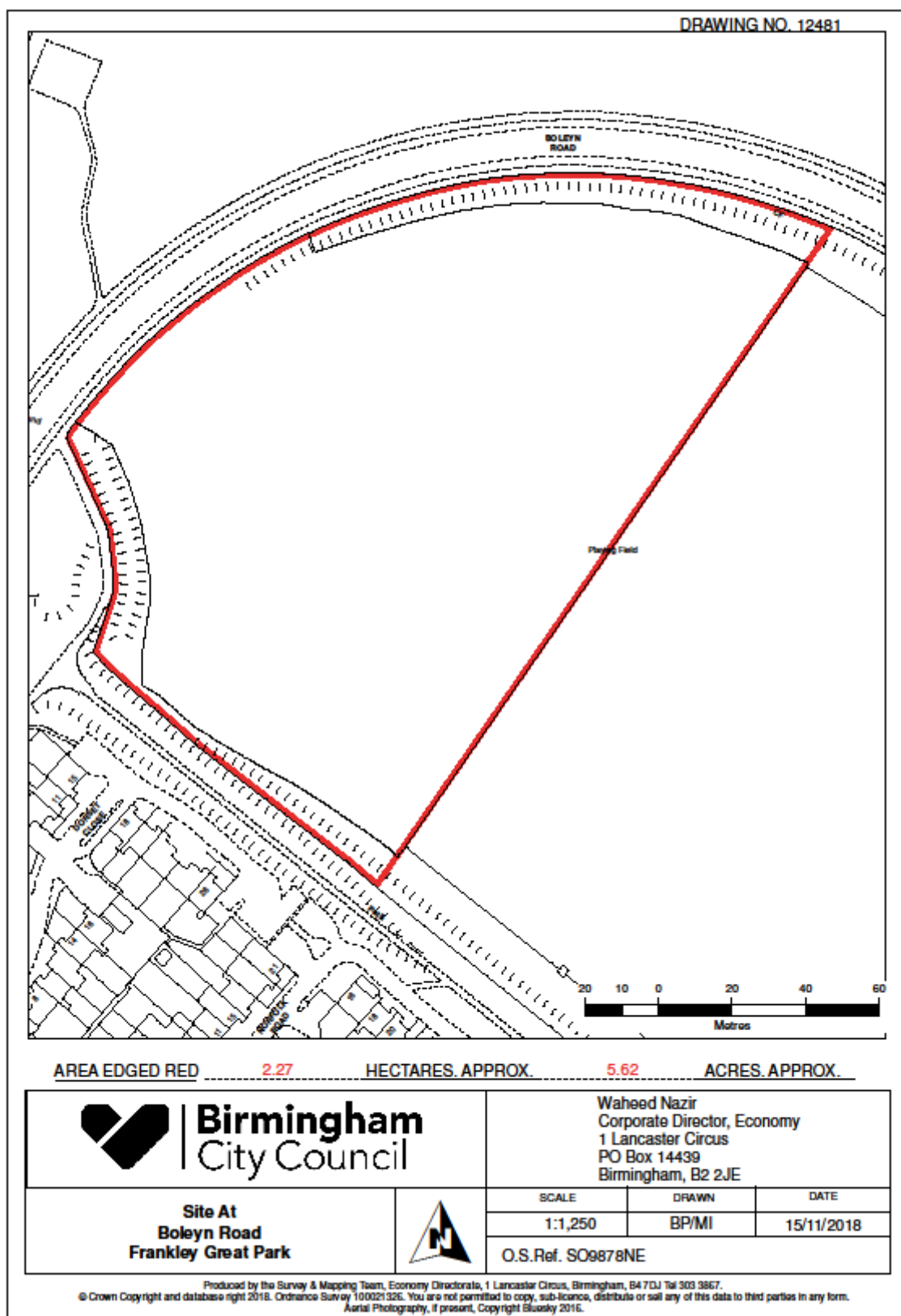
Driving Housing Growth, Land Appropriations Report 2019 (4) - Appendix 1, Schedule of sites												
Sites to be appropriated into the Housing Revenue Account from the General Fund for housing purposes under the Housing Act 1985.												
Site	Ward	Size (Acres)	Size (Hec.)	Valuation	Flo Pickering 25% capital value benefit	Revenue Benefit @ 4.4% if applicable*	application of revenue benefit	Cost per acre Approx.	No. of homes Approx	Appropriation year	Holding Directorate	Current Statutory Powers
Bellefield Park POS	North Edgbaston	7.95	3.22	£3,975,000		£174,900	Saving SN45	£500,000	128	2018-2019	Place	Public Open Spaces Act 1906
Boleyn Road site Frankley Great Park	Frankley Great Park	5.62	2.27	£3,935,000		£173,140	Corporate resources	£700,000	92	2018-2019	C&YP	Education Act 1996
Magnet sports centre site	Stockland Green	12.14	4.91	£3,000,000		£132,000	Corporate resources	£250,000	190	2018-2019	Economy	Town and Country Planning Act 1990
Trescott Road site	Allens Cross	0.74	0.30	£520,000		£22,880	Saving SN45	£700,000	10	2018-2019	Place	Local Government (Miscellaneous Provisions) Act 1972
Sub total - Year 1 2018/19		26.45	10.70	£11,430,000	£0	£502,920			420			
Old Bromford Lane site	Bromford and Hodge Hill	2.98	1.21	£1,300,000		£57,200	Saving SN45	£440,000	53	2019-2020	Place	Public Open Spaces Act 1906
Walmley Ash lane site	Sutton Walmley and Minworth	16.65	6.74	£16,700,000		£734,800	Corporate resources	£1,000,000	258	2019-2020	Economy	Town and Country Planning Act 1990
West Heath allotments site	Northfield	3.02	1.22	£2,250,000	£562,500	£74,250	Saving SN45	£750,000	53	2019-2020	Place	Allotments Act 1925
Wyrley Birch allotments site	Stockland Green	6.59	2.67	£3,950,000	£987,500	£130,350	Saving SN45	£600,000	107	2019-2020	Place	Allotments Act 1925
Sub total - Year 2 2019/20		29.24	11.84	£24,200,000	£1,550,000	£996,600			471			
Burford Road playing fields	Kingstanding	12.41	5.02	£7,450,000		£327,800	S.77 conditions	£600,000	194	2020-2021	C&YP	Education Act 1996
Short Heath playing field site	Stockland Green	6.69	2.71	£2,800,000		£123,200	S.77 conditions	£420,000	108	2020-2021	C&YP	Education Act 1996
Sub total - Year 3 2020/21		19.10	7.73	£10,250,000	£0	£451,000			302			
TOTAL		74.79	30.27	£45,880,000	£1,550,000	£1,950,520			1,193			
* The full year revenue benefit will start in the year after appropriation, with a half year benefit in the year the appropriation is completed.												
Note: The General Fund benefit includes a debt repayment saving (MRP) as well as an interest saving.												

Driving Housing Growth, Land Appropriations Report (4) 2019 – Appendix 2 – Site Plans

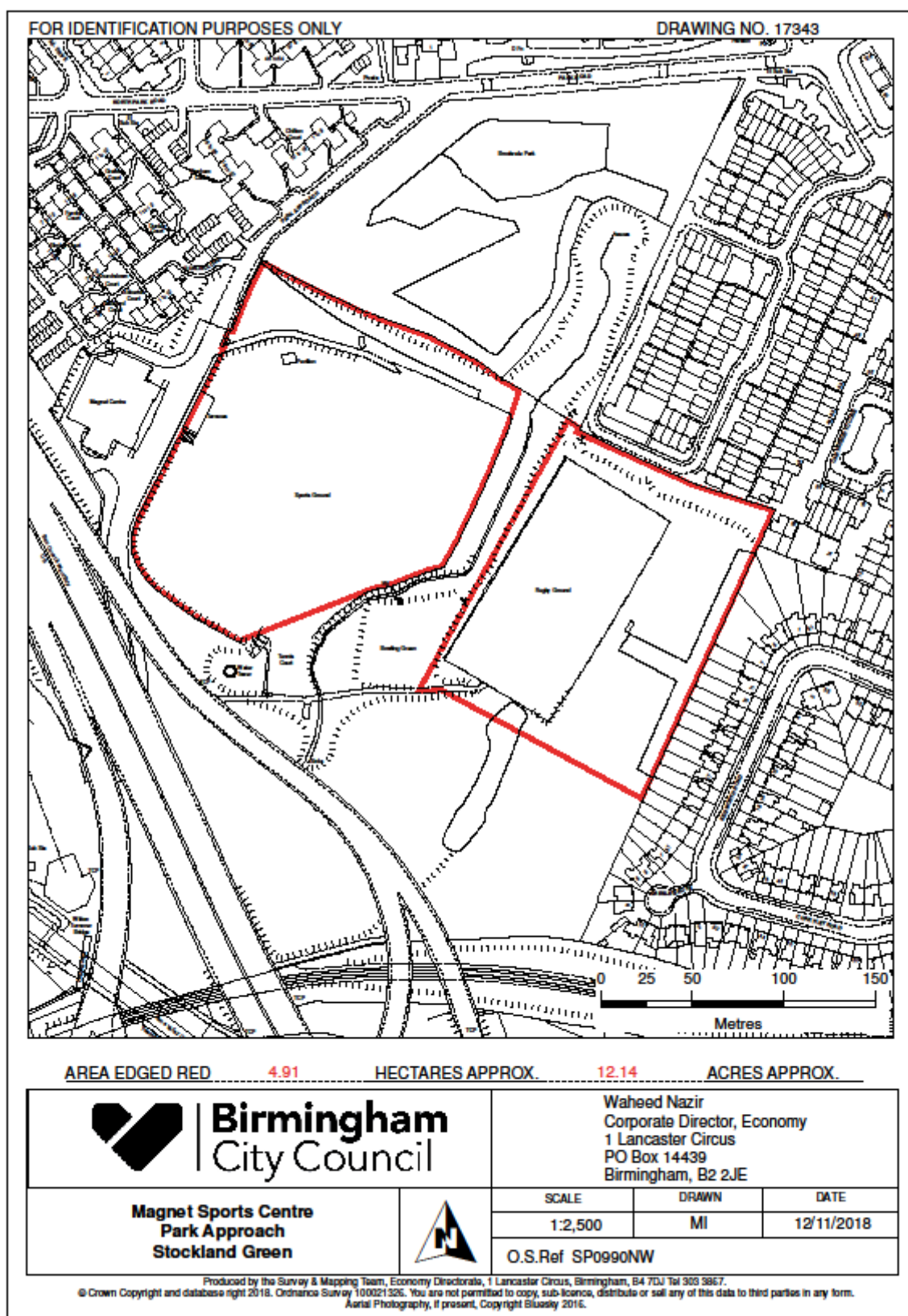
Bellefield POS site (Year 1 – 2018-2019)



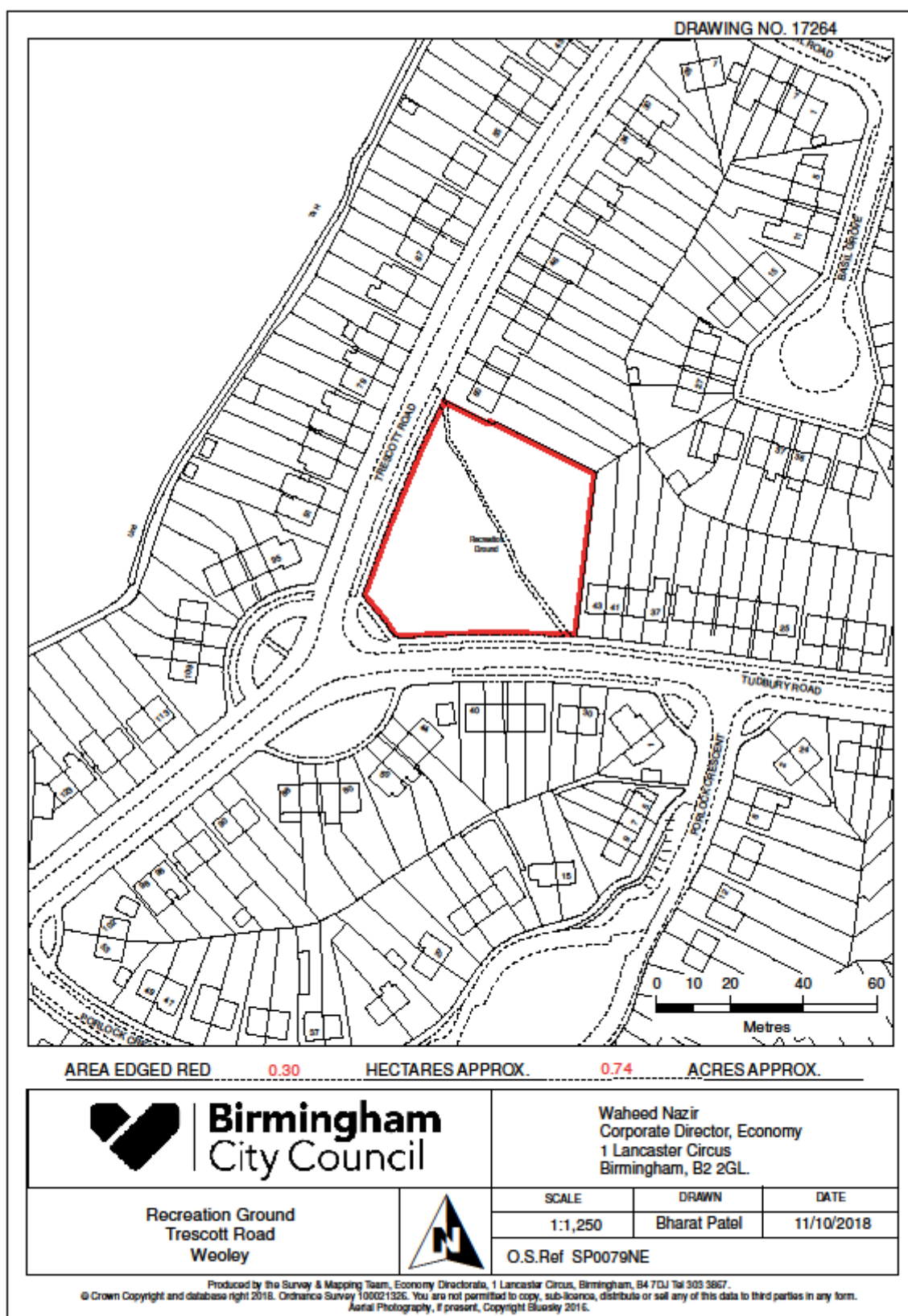
Boleyn Road site (Year 1 – 2018-2019)



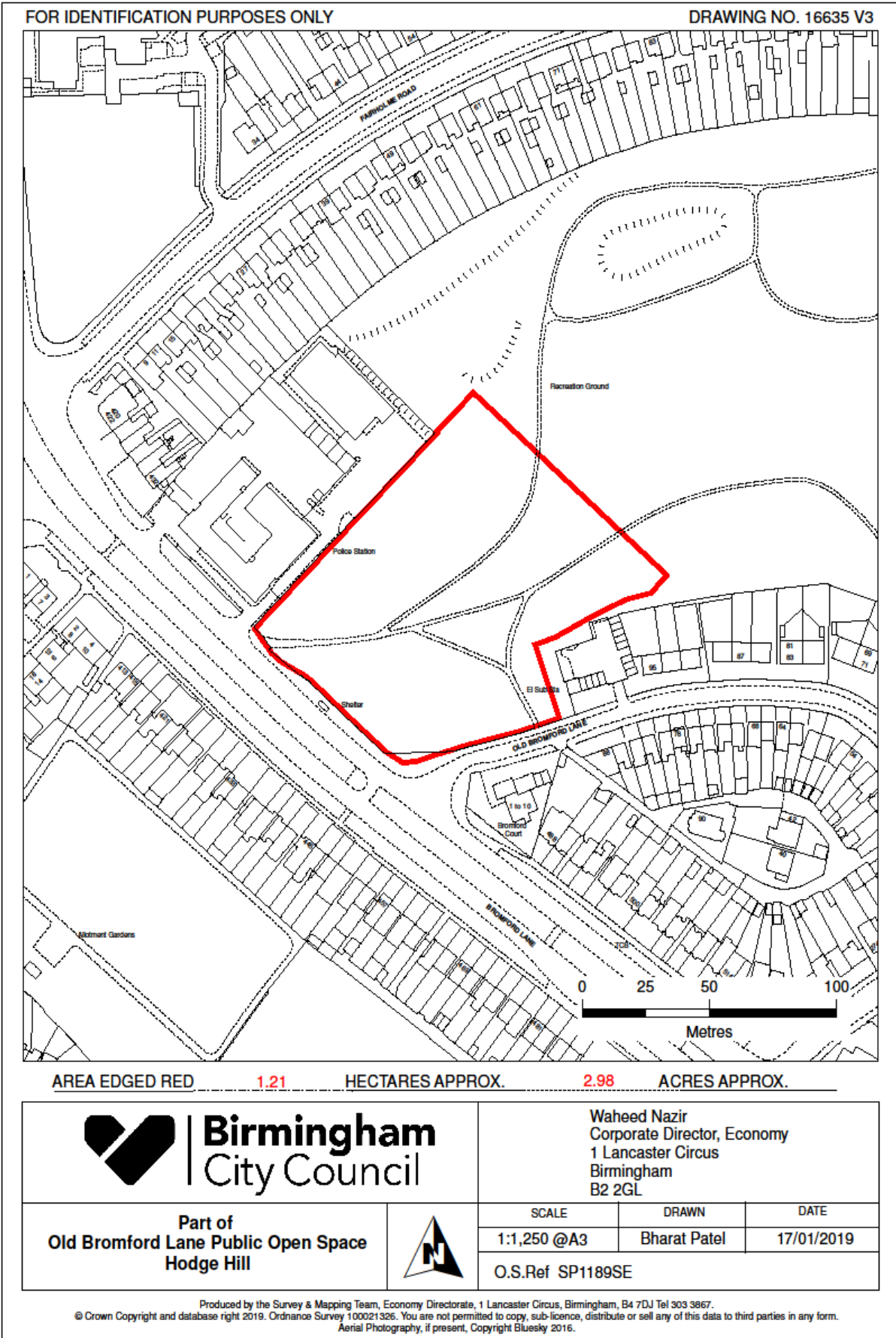
Magnet Sport Centre site (Year 1 – 2018-2019)



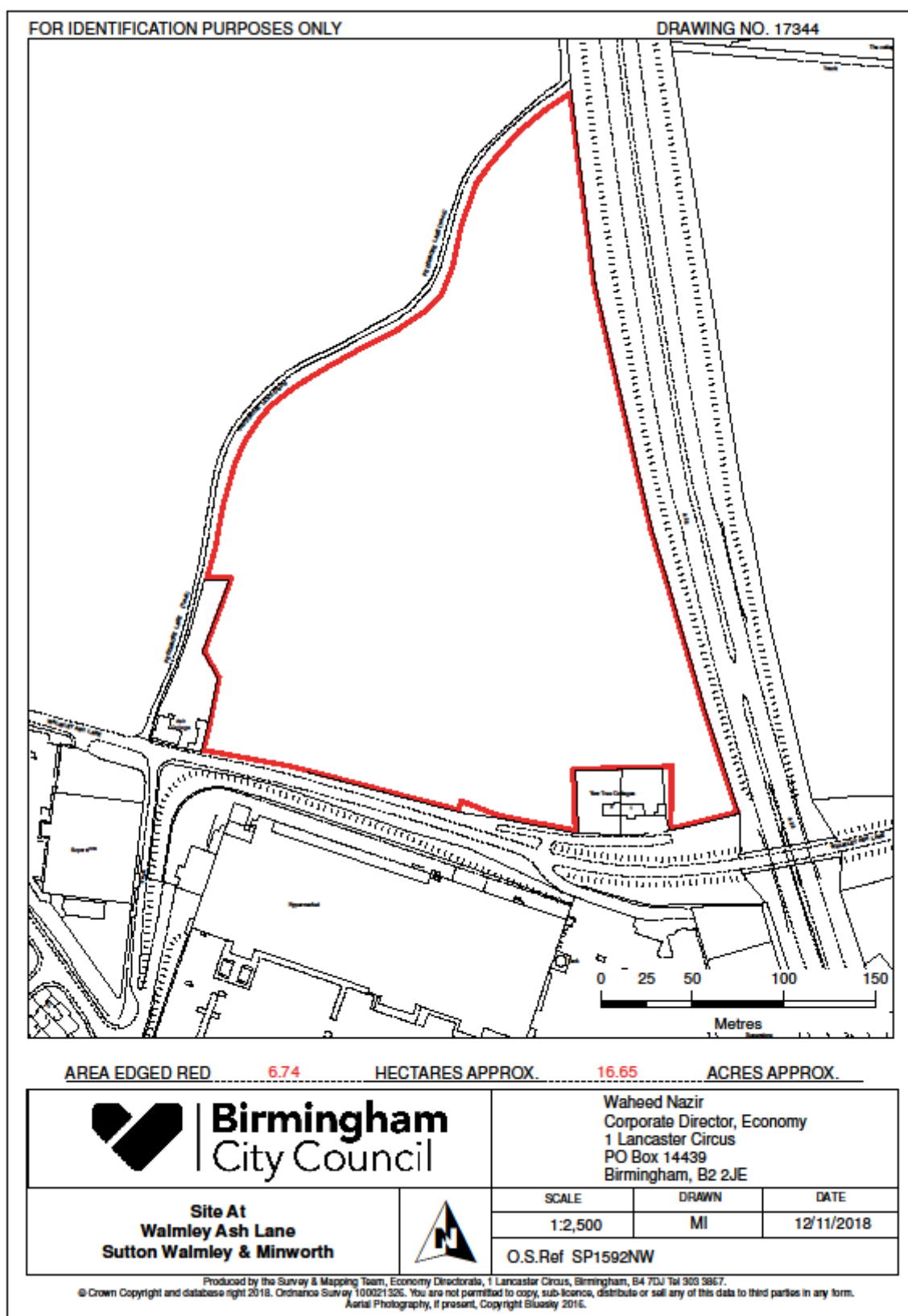
Trescott Road site (Year 1 – 2018-2019)



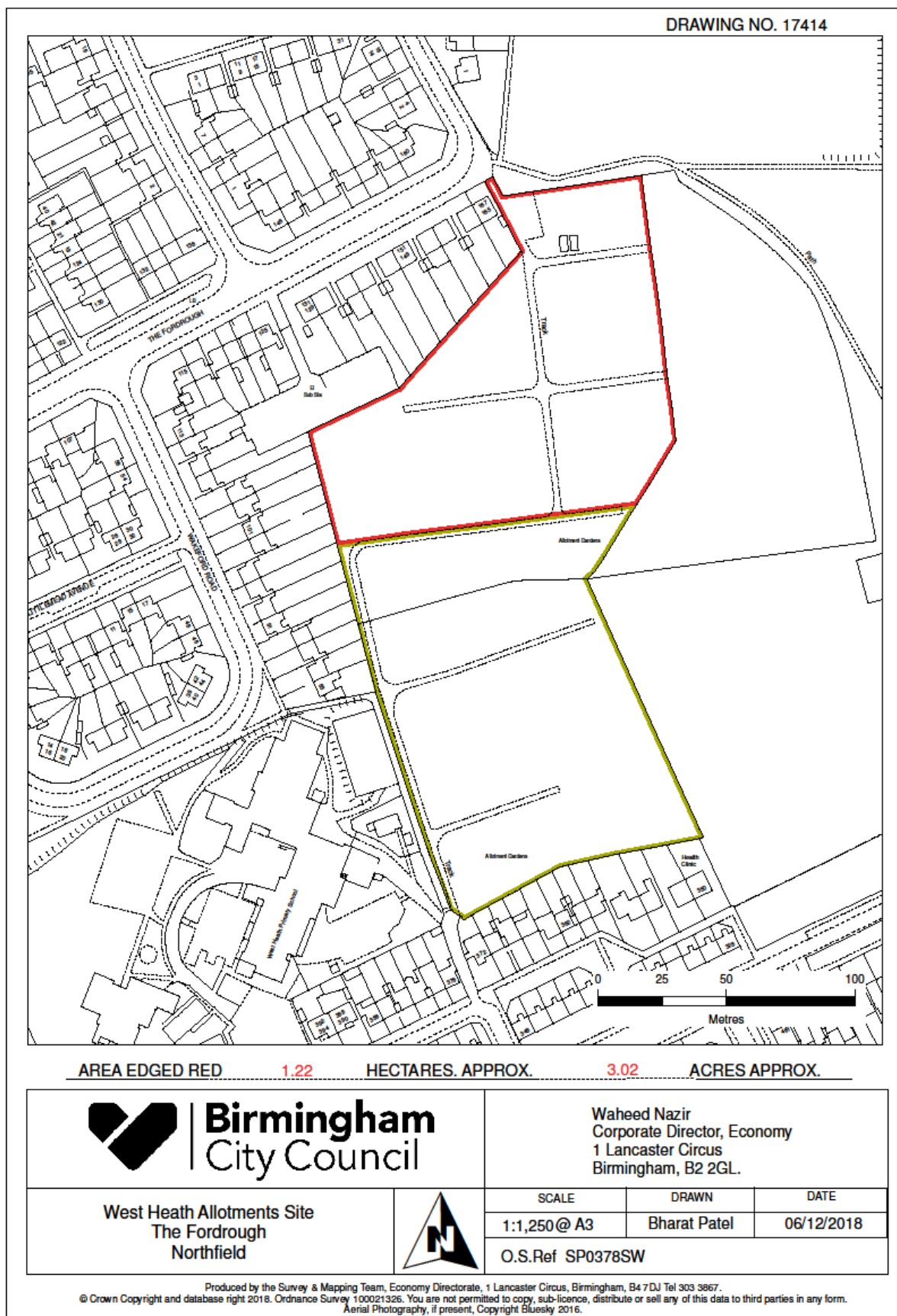
Old Bromford Lane site (Year 2 – 2019-2020)



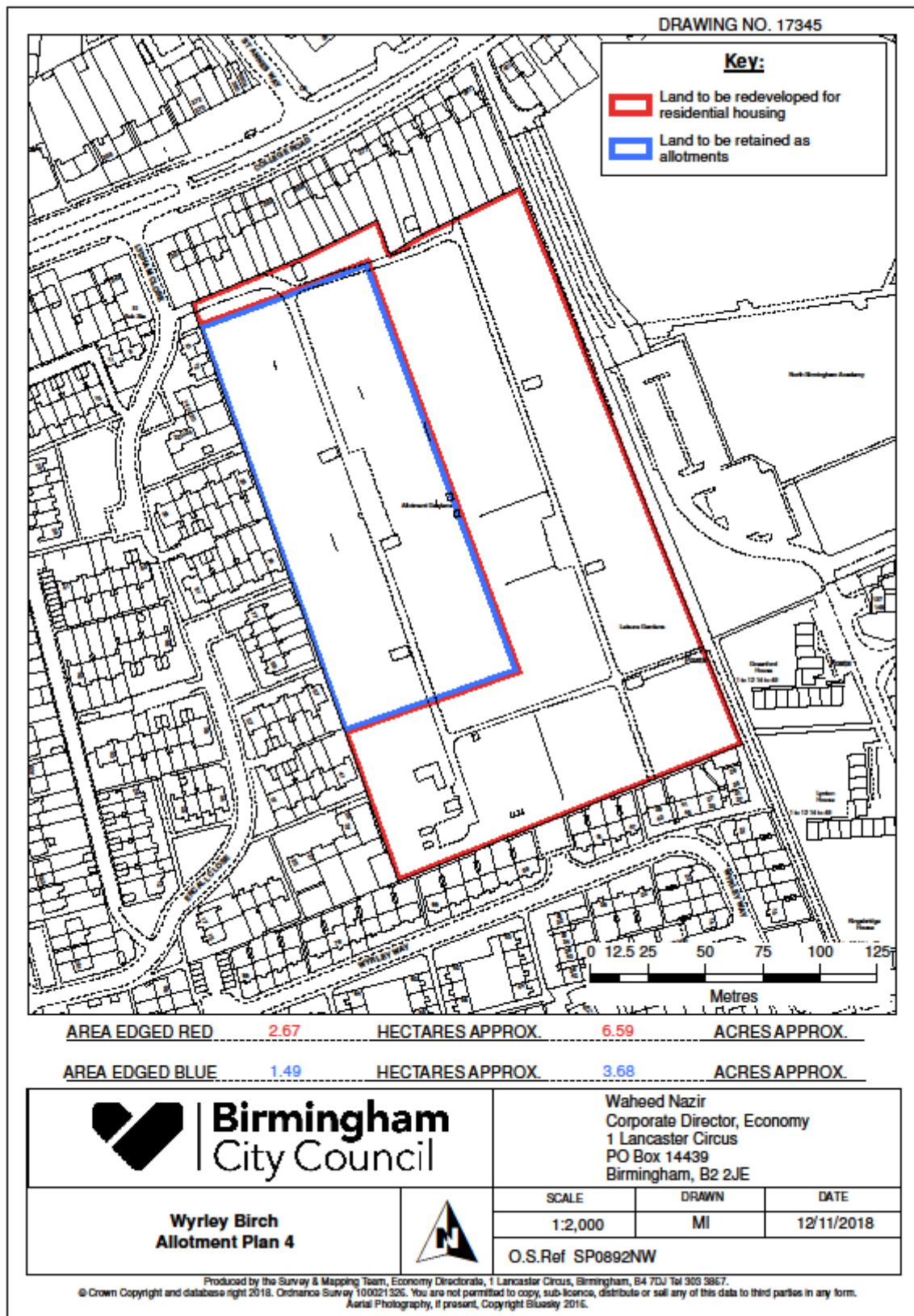
Walmley Ash Lane site (Year 2 – 2019-2020)



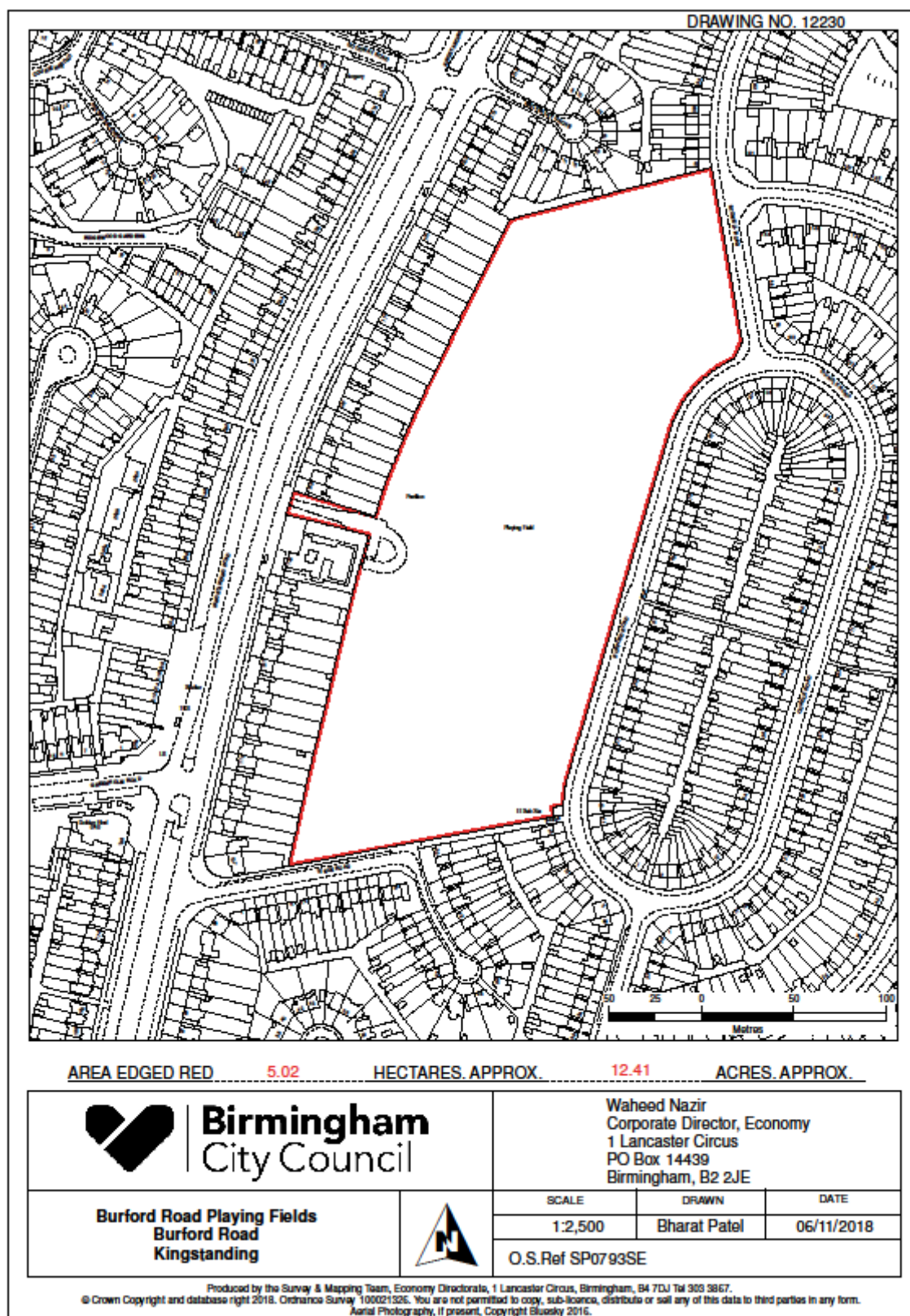
West Heath allotments site (Year 2 – 2019-2020)



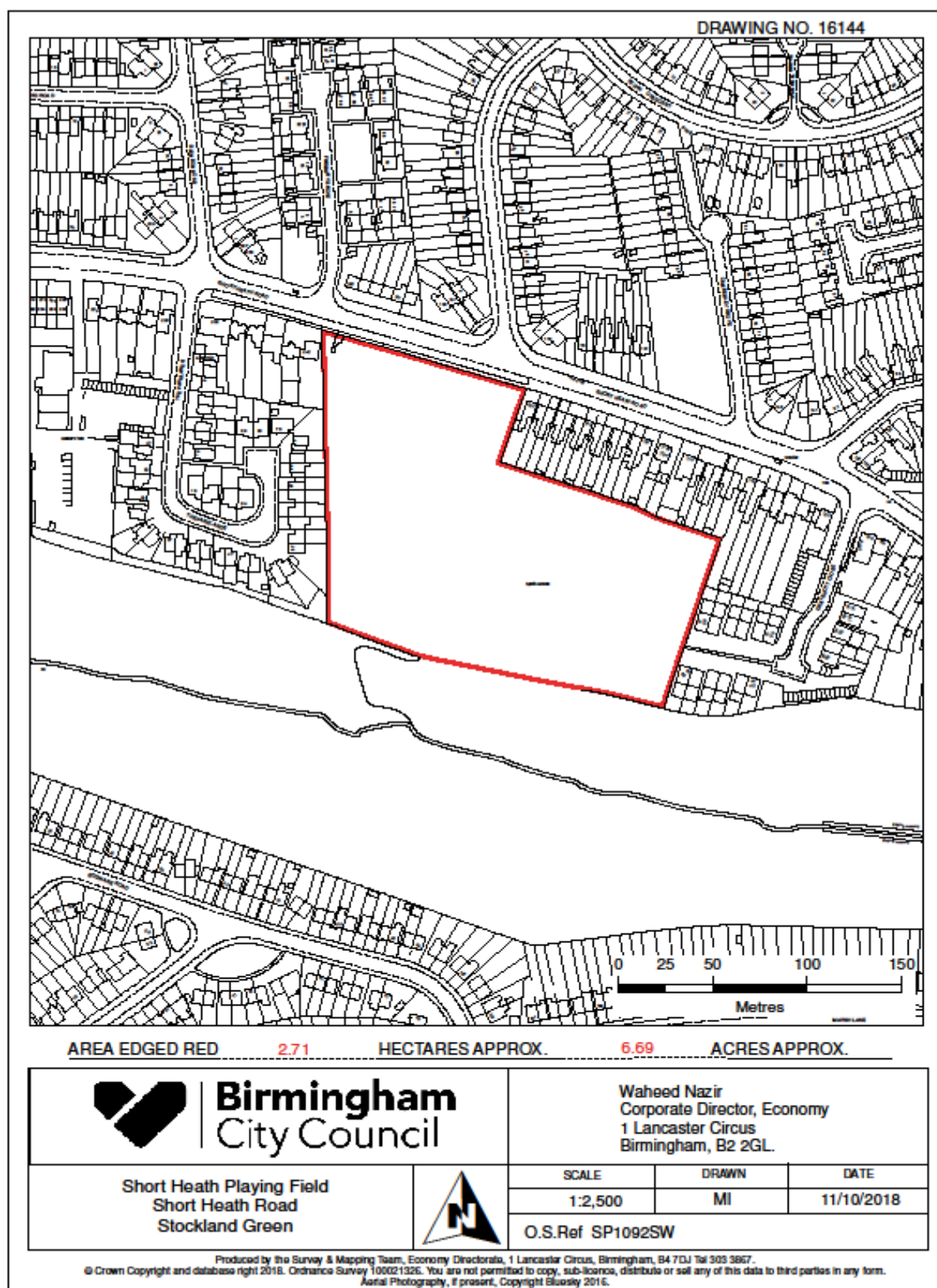
Wyrley Birch allotments site (Year 2 – 2019-2020)



Burford Road Playing Fields (Year 3 – 2020-2021)



Short Heath Playing field site (Year 3 – 2020-2021)



Driving Housing Growth, Land Appropriations Report (4) 2019 – Appendix 3 – Consultation Responses

Site	Ward	Stakeholder	Response(s)
Bellefield POS site	North Edgbaston	Cllr Carl Rice Cllr Sharon Thompson	Happy for the appropriation to take place. Want further discussions about the surrounding areas in due course. Supportive of proposal. Attendance at the North Edgbaston Ward meeting took place on 29 November 2018 and a presentation was given to the attendees regarding the housing proposal. Public consultation took place via door knocking and on the BeHeard website between November and December 2018. A total of 30 responses were received, of which, 19 respondents agreed to the housing proposal, 9 respondents disagreed, and 2 had no opinion.
Boleyn Road site	Frankley Great Park	Cllr Simon Morall	No response received.
Burford Road playing field	Kingstanding	Cllr Gary Sambrook Cllr Ron Storer	Attendance at Kingstanding Ward meeting on 17 January 2019 and a presentation was given to the attendees regarding the housing proposal. Comments from attendees included; The existing road network will not be able to cope with more housing; The Council is spending £900m on the

			<p>commonwealth games, why can't the Council fund this as a park?</p> <p>The land is subject to a covenant;</p> <p>There will be an impact on local schools and doctor surgeries; the local scout group want the land; concerns raised over flooding from run off if land is developed; concerns on the impact of development on existing utilities such as water, electricity, and gas; local teams are priced out of using the facilities; during the summer children play on the pitches; crime could increase because of council housing; impact on public health if children cannot play on there; problems with car parking as a result of more housing; potential impact on existing supported housing scheme; the proposed public open space layout is unsafe for children; the existing site keeps children off the street and should be kept.</p>
Magnet Sports Centre site	Stockland Green	<p>Cllr Penny Holbrook</p> <p>Cllr Josh Jones</p>	<p>No response received.</p> <p>I would want a full and frank discussion with Council officers and the Magnet centre to look into mutually beneficial options for possible shared usage with the magnet centre.</p>
Old Bromford Lane	Bromford and Hodge Hill	<p>Cllr Majid Mahmood</p> <p>Cllr Diane Donaldson</p>	<p>No response received.</p> <p>No response received.</p> <p>Public consultation took place via door knocking, on the BeHeard website</p>

			between November and December 2018. A total of 38 responses were received, of which, 6 respondents agreed to the housing proposal, 28 respondents disagreed, and 4 had no opinion.
Short Heath playing field	Stockland Green	Cllr Penny Holbrook Cllr Josh Jones	No response received. Agree in principle with housing development with a view to forming a working group with Leisure, Education, and Housing to work up a scheme. Public consultation to take place when a suitable scheme is available to share with the local community.
Trescott Road site	Allens Cross	Cllr Eddie Freeman	Briefing with Cllr Freeman took place and he was supportive of bungalows on the site. Public consultation was held via door knocking and on the BeHeard website in November 2018. A total of 32 responses were received, of which 23 respondents agreed with the housing proposal, 8 respondents disagreed, and 1 had no opinion.
Walmley Ash	Sutton Walmley and Minworth	Cllr David Barrie Cllr Ken Wood	Forced to agree as this land is clearly part of the development on green belt, with planning applications imminent. No response received.

West Heath Allotments	Longbridge and West Heath	Cllr Brett O'Reilly Cllr Debbie Clancy	<p>No response received. No response received.</p> <p>Meetings have taken place with Council Allotments officers and they have informed the Birmingham and District Allotments Council of the proposals.</p>
Wyrley Birch Allotments	Stockland Green	<p>Cllr Penny Holbrook</p> <p>Cllr Josh Jones</p>	<p>No response received.</p> <p>Not supportive of the current proposals. I would prefer Witton Lodge community association to develop the site because of the proven track record and the history they have in the area. I would want a meeting with Witton Lodge community association and the key Council officers to have a fuller discussion about the options available before this report goes before Cabinet.</p> <p>Meetings have taken place with Council Allotments officers and they have informed the Birmingham and District Allotments Council of the proposals.</p>

Driving Housing Growth, Land Appropriations Report (4) 2019 – Appendix 4 – Equality Impact Assessment (EQUA 242)

Title of proposed EIA	EA for Land Appropriations (4) Cabinet Report
Reference No	EQUA242
EA is in support of	New Function
Review Frequency	No preference
Date of first review	29/03/2019
Directorate	Economy
Division	Planning and Development
Service Area	Housing Development
Responsible Officer(s)	Shahid S Iqbal
Quality Control Officer(s)	Richard Woodland
Accountable Officer(s)	Steve Dallaway
Purpose of proposal	The transfer of land via appropriation to and from the General Fund (GF) and the Housing Revenue Account (HRA).
What sources of data have been used to produce the screening of this policy/proposal?	Consultation Results; relevant reports/strategies
Please include any other sources of data	
PLEASE ASSESS THE POTENTIAL IMPACT ON THE FOLLOWING PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Gender	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage and Civil Partnership	Not Applicable
Marriage and civil partnership details:	
Protected characteristics: Pregnancy and Maternity	Not Applicable
Pregnancy and maternity details:	
Protected characteristics: Race	Not Applicable

Race details:

Protected characteristics: Not Applicable

Religion or Beliefs

Religion or beliefs details:

Protected characteristics: Not Applicable

Sexual Orientation

Sexual orientation details:

Please indicate any None

actions arising from

completing this screening
exercise.

Please indicate whether a NO
full impact assessment is
recommended

What data has been
collected to facilitate the
assessment of this
policy/proposal?

Consultation analysis

Adverse impact on any
people with protected
characteristics.

Could the policy/proposal
be modified to reduce or
eliminate any adverse
impact on any particular
group(s)?

How will the effect(s) of
this policy/proposal on
equality be monitored?

What data is required in
the future to ensure
effective monitoring of this
policy/proposal?

Are there any adverse No
impacts on any particular
group(s)

If yes, please explain your
reasons for going ahead.

Initial equality impact
assessment of your
proposal

This is the first phase of the process whereby land will be transferred from the General Fund (GF) to the Housing Revenue Account and vice versa. The sites identified for appropriation have all been declared surplus and of the sites identified in the GF, if appropriated into the HRA, can be used to support the Council priority for housing growth which is also a key policy in the Birmingham Development Plan.

There are currently around 10,500 households on the list for affordable housing and many face overcrowding across the sector. Birmingham requires a supply of new homes to address the serious shortage in the housing supply. It is estimated that an additional 89,000 new homes are needed

by 2031.

The GF needs to identify sites that are no longer financially viable and can no longer be allocated the resources to manage and maintain sites. In addition, the GF is required to make significant savings year on year and this appropriation of land into the HRA will help support this key GF objective and help realise the savings target to the GF.

There is a limited amount of cleared land (or land planned for clearance) held in the HRA. To maximise future development opportunities, appropriation of land into the HRA will allow the Council more control over the timing and nature of residential development. The HRA Business Plan 2018+ proposes that the Council build nearly 4,000 homes over the next 20 years.

The land identified for housing development from the GF will enable the Council to build a wide range of high quality housetypes (2, 3, 4, 5 bedroom / bungalows) for rent and sale to help increase customer choice and also contribute towards housing growth.

The new housing that will be built on the land appropriated into the HRA will help to improve the living standards for many tenants through the high quality homes that are built, improve the wider environment, and also will create training, apprenticeships, and employment opportunities through the build contracts in line with the requirements of BCC4SR.

The sites to be appropriated into the HRA for housing development purposes are a mix of small infill sites, some larger public open space sites, and sites that are former School playing fields.

Internal consultation has taken place with the respective Ward Members and public consultation (including on BeHeard) has been undertaken on the public open space sites that are not owned by Education as these are subject to Secretary of State approval prior to appropriation.

If the report is approved and the sites are appropriated, then further consultation will take place on any firmed up housing schemes.

The initial assessment shows that the appropriations are an internal transfer of assets from one Council directorate to another; however, it is worth noting that the appropriation of land will create housing growth, improve the Council's finances, and also provide opportunities for any resident of Birmingham to live in high quality new homes. Also, during the build out of schemes, training, apprenticeship, and

employment opportunities will be created on all of the development sites.

On this basis, no detailed assessment is required at this stage.

Consulted People or Groups
Informed People or Groups

1.

Summary and evidence of findings from your EIA

The initial assessment shows that the appropriations are an internal transfer of assets from one Council directorate to another, however, it is worth noting that subject to the outcome of the consultation process, further equality analysis work and further project development work the appropriation of land will create housing growth, improve the Council's finances, and also provide opportunities for any resident of Birmingham to live in high quality new homes. Also, during the build out of schemes, training, apprenticeship, and employment opportunities will be created on all of the development sites.

On this basis, no detailed assessment is required at this stage.

QUALITY CONTROL SECTION

Submit to the Quality Control Officer for reviewing?

No

Quality Control Officer comments

Decision by Quality Control Officer

Proceed for final approval

Submit draft to

No

Accountable Officer?

Decision by Accountable Officer

Approve

Date approved / rejected by the Accountable Officer

30/01/2019

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

Content Type: Item

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Driving Housing Growth, Land Appropriations Report (4) 2019 – Appendix 5 – Risk Register

Description of Risk	Impact	Probability	Score	Mitigation Measures	Impact	Probability	Score
Difficulty in bringing forward sites for housing development.	4	2	8	The main risks associated with development are design and planning risk, commercial risk, and financial risk. The Council through Birmingham Municipal Housing Trust (BMHT) has completed over 3000 homes since 2009 and have a number of measures in place to mitigate against these risks. These include standard house types which are familiar to Planning and Development and these significantly reduce design and planning risk. External consultants who provide key cost control for each development are employed and site investigations and site surveys are conducted in advance to help mitigate against commercial and financial risk.	4	1	4

Secretary of State for Education approval for sites used for Education purposes.	4	2	8	The main risk associated with this is not being able to obtain Secretary of State for Education approval prior to appropriation. Officers in the Education Service have a proven track record of obtaining such approval and appropriate processes and resources are in place.	4	1	4
Secretary of State approval for sites used for playing fields.	4	2	8	The main risk associated with this is not being able to obtain Secretary of State approval prior to appropriation. Officers in the Education Service have a proven track record of obtaining such approval and appropriate processes and resources are in place.	4	1	4
Secretary of State approval for sites used as allotments.	4	2	8	The main risk associated with this is not being able to obtain Secretary of State approval prior to appropriation. Officers in the Place Directorate have a proven track record of obtaining such approval and appropriate processes and resources are in place.	4	1	4

IMPACT	LIKELIHOOD	SCORE
1 – Insignificant	1 – Unlikely	1-4

2 – Minor	2 – Possible	5-8
3 – Moderate	3 – Likely	9-12
4 – Major	4 – Almost Certain	13-16