

BIRMINGHAM CITY COUNCIL

ECONOMY AND SKILLS OVERVIEW AND SCRUTINY COMMITTEE

WEDNESDAY, 29 JANUARY 2020 AT 10:30 HOURS
IN COMMITTEE ROOM 2, COUNCIL HOUSE, VICTORIA SQUARE,
BIRMINGHAM, B1 1BB

A G E N D A

1 NOTICE OF RECORDING/WEBCAST

The Chairman to advise/meeting to note that this meeting will be webcast for live or subsequent broadcast via the Council's Internet site (www.civico.net/birmingham) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

2 ELECTION OF DEPUTY CHAIR

To elect a Deputy Chair to substitute for the Chair if absent.

3 DECLARATIONS OF INTERESTS

Members are reminded that they must declare all relevant pecuniary and non pecuniary interests arising from any business to be discussed at this meeting. If a disclosable pecuniary interest is declared a Member must not speak or take part in that agenda item. Any declarations will be recorded in the minutes of the meeting.

4 APOLOGIES

To receive any apologies.

5 LEADER'S PORTFOLIO UPDATE

Councillor Ian Ward, to give an update on his priorities and progress made on in relation to economy issues.

6 EAST BIRMINGHAM & NORTH SOLIHULL REGENERATION STRATEGY - UPDATE

TBC

3 - 20

7 **ECONOMY & SKILLS O&S COMMITTEE WORK PROGRAMME**

For discussion.

8 **REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)**

To consider any request for call in/councillor call for action/petitions (if received).

9 **OTHER URGENT BUSINESS**

To consider any items of business by reason of special circumstances (to be specified) that in the opinion of the Chairman are matters of urgency.

10 **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

'In an urgent situation between meetings, the Chairman jointly with the relevant Chief Officer has authority to act on behalf of the Committee'.

Economy and Skills Overview and Scrutiny Committee

29 January 2020

Update on Leader's Portfolio

Promotion of Sustainable Neighbourhoods

1. Introduction

- 1.1 The Birmingham Development Plan 2017 (BDP) is the City's statutory planning framework guiding development and regeneration activity in the City up to 2017. It doing so it sets out how and where new homes, jobs, services and infrastructure will be delivered and the type of places and environments that will be created.
- 1.2 The City's population is projected to grow by an additional 150,000 people by 2031 and in order in order to provide employment for the growing population and reduce existing levels of unemployment and worklessness an additional 100,000 jobs need to be created.
- 1.3 Improvements to connectivity and infra-structure are also proposed to facilitate this growth and includes rapid transit (the extension of both the Metro and Sprint route network); improvements to existing rail stations; the opening of new rail stations (for example Moseley, Kings Heath and Hazelwell on the Camp Hill line as well as the Camp Hill Chords); bus priority measures and improved bus services; and improvements to pedestrian and cycling routes across the City.
- 1.4 In order to deliver this growth the BDP identifies ten key growth areas – the City Centre; Greater Icknield; Aston, Newtown & Lozells; Sutton Coldfield Town Centre; Langley Sustainable Urban Extension; Peddimore; Bordesley Park; Eastern Triangle; Selly Oak & South Edgbaston and Longbridge.
- 1.5 The BDP also states that future growth will be promoted in the most sustainable way both reducing the City's carbon footprint and creating resilient and adaptive environments. Such an approach has been advanced by the City's recent declaration of a climate emergency and associated commitment to take action to reduce the city's carbon emissions and limit climate change ([climate change](#)). The ambition was set for the Council and city to become net zero carbon by 2030*, or as soon as possible thereafter as a 'just transition' allows. Some of this work includes the Birmingham Clean Air Strategy (due in 2020) and the creation of a Clean Air Zone; the Natural Rivers and Green Corridors project; the Naturally Birmingham Project to enhance the city's parks and green spaces; the recently published Birmingham Transport Plan; and the Birmingham District Energy Scheme.

2. Growth and Creating Sustainable Neighbourhoods

2.1 The City Centre accounts for a third of Birmingham's economic output, supports over 150,000 jobs and is central to Birmingham's growth agenda and its role as an international City. Whilst the whole of Birmingham benefits from the success of the City Centre and the jobs created, growth is and should not be just limited to the City Centre. In this regard the promotion of sustainable neighbourhoods and promoting employment across the City is a fundamental part of the Leader's portfolio with significant progress made. Some of the key projects are set out below:

Perry Barr

2.2 Perry Barr will be the heart of the 2022 Commonwealth Games and includes an enhanced and expanded Alexander Stadium and the Athlete's Village. The proposals will transform Perry Barr and will deliver the Commonwealth Games Athletes' Village and the legacy development as well as the wider regeneration of the Perry Barr area - the CPO to facilitate this was confirmed on 11th September 2019. The proposals at Perry Barr include the following:

- More than £500m of investment.
- Work accelerated and increased in scope to support the Commonwealth Games – including Stadium and Village.
- Planning consent for nearly 2000 new homes.
- A redeveloped rail station and bus interchange, as well as sprint bus provision.
- Improved walking and cycling provision
- Significant redevelopment of the local centre, creating a high quality and distinctive gateway and bringing new activity and a diversity of uses into the centre
- A comprehensive approach to sports and leisure facilities.
- Enhanced provision of and access to green space.
- Providing a healthy environment for residents of all ages.
- Unlocking the opportunity for a further 3000+ new homes in the surrounding area.
- A masterplan for the Perry Barr area is being produced over the next few months.

East Birmingham & North Solihull

2.3 East Birmingham and North Solihull has been designated as an Inclusive Growth Corridor where Birmingham City Council, Solihull Metropolitan

Borough Council and the West Midlands Combined Authority are working with partners in order to maximise the benefits of the opportunities created by HS2 and the Metro extension, address the area's significant and sustained disadvantages, deliver growth, and to develop ways of working that will ensure that this growth is inclusive.

The East Birmingham Board was established in late 2018 and has now produced an Inclusive Growth Strategy for East Birmingham (the Strategy) which is due to be reported to Cabinet in February. The draft Strategy sets out; a shared vision for the regeneration of East Birmingham over the next 20 years; the Big Moves which will secure this vision; the principles which will guide the delivery of the Big Moves and supporting activities, and a summary of the next steps that will be taken in the delivery of the vision. The Big Moves identified include the following:

- Improved local services.
- Business, employment and skills.
- Local places and green spaces.
- Midland Metro East Birmingham to Solihull extension.
- Heavy rail network.

The draft Strategy is a shared statement of vision and approach, and each of the partners will commit to working in close collaboration to progress the Big Moves and wider delivery plan to address the persistent issues of poverty, deprivation and inequality which were identified by the baseline report. The publication of the draft strategy for consultation will be the beginning of a continuous process of collaborative engagement through which local communities will shape and influence the projects emerging from the Strategy, in line with the City Council's principles of localism and community cohesion.

The draft Strategy will be brought back to the Economy and Skills Overview and Scrutiny Committee as part of the consultation process.

Bordesley Park Area Action Plan (AAP)

- 2.4 The Bordesley Park AAP is a statutory plan that has been prepared to guide development and regeneration of the area to the east of the city centre and accords with the Bordesley Park Growth Area (Policy GA7) identified in the Birmingham Development Plan.

The AAP has been prepared following significant consultation with local residents, businesses, members, and a wide range of other stakeholders. It

focusses on delivering growth, improving connectivity, improving the quality of the local environment and contributing to the city's sustainability targets.

The AAP sets out land use proposals for areas which have the greatest opportunity for change including delivering employment development at the Wheels site, housing in the Cherrywood Road area, and investment in the Adderley Park area, Alum Rock Road and Coventry Road local centres. Overall aims include delivering up to 3000 new jobs and 750 new homes as well as enhanced community facilities and transport connections with Metro and Sprint.

The AAP was submitted to the Secretary of State in November 2018 and was subject to Examination in Public on 30 May 2019 where a small number of objections to the AAP were heard (including representatives of the occupiers of the Wheels site). In his subsequent report, the Inspector found the AAP to be 'sound' without the need for modification. The AAP was formally adopted by the City Council on the 14th January 2020.

Washwood Heath

- 2.5 Washwood Heath is identified as the location for the HS2 Rolling Stock Maintenance Depot (RSMD) and the Network Control Centre for the whole network as well as being the major construction centre for the new rail line in Birmingham. In recent months HS2 have revisited their design of the RSMD site and as a result the proposed layout is much simpler with the stabling areas to the west of the site and the maintenance shed to the east. The Network Control Centre is located to the centre of the new layout.

A working group has been established with HS2 to consider the depot design as it develops further as well as prepare a master plan for the overall Washwood Heath site including the employment site that will be available (in addition to the RSMD) following construction. A Memorandum of Understanding on how the City Council and HS2 will collaborate at Washwood Heath to make the most of this opportunity has been drafted and should be signed shortly.

The 'assurances' from the Secretary of State also include a requirement to develop and implement a training and skills package in connection with the construction and operation of the RSMD at Washwood Heath, the Network Control Centre and the part of rail line within the Washwood Heath area. The Nominated Undertaker is required to fund the training and skills package 'within the budget allocated by the Secretary of State for the Proposed Scheme'. Again this will be picked up through the working group.

Longbridge

2.6 The City Council is continuing to work with St Modwen to progress proposals at Longbridge following the adoption of the Longbridge Area Action Plan (AAP) in 2009. Recent progress includes:

- The Longbridge Connectivity package has been progressed with seven packages of works on Longbridge Lane and the A38 completed.
- Improvements at Longbridge Station have been implemented and planning permission has also been secured for a new 5 storey 6 level decked car park providing 630 spaces adjacent to the station, with construction now on site.
- In May 2018 planning approval was secured for a building for offices and/or research & development at Plot 3 Longbridge Technology Park, Devon Way. Again construction is currently on site.
- A planning application (2019/08498/PA) has also been submitted for the development of 5700 sq.m. of grade A offices at 2 Park Square (the site, adjacent to the Bournville College building, is currently used for temporary car parking). It is estimated that this proposal will generate up to 343 jobs.

Edgbaston Reservoir

2.7 A draft framework ([Edgbaston Reservoir Draft Framework](#)) has been produced for Edgbaston Reservoir and following public consultation, a Community Partnership Forum has been established to further shape the final document. It is anticipated that the final Framework will be adopted in May. The Framework seeks to:

- Optimise the potential of the reservoir for sports, leisure and community uses.
- Deliver housing growth on the Tower Ballroom site.
- Improve connectivity with the surrounding area including new developments such as Port Loop.
- Protect and enhance the local historic and natural environment.

Sutton Town Centre:

2.8 A Masterplan is currently being developed by the Town Council seeking to deliver more fundamental change in the centre.

Selly Oak and South Edgbaston

- 2.9 The City Council has worked jointly with the University of Birmingham, the University Hospitals Birmingham NHS Foundation Trust; Birmingham Women's and Children's Hospital NHS Foundation Trust; and Birmingham and Solihull Mental Health NHS Foundation Trust to prepare a framework for future growth and development of the Selly Oak and South Edgbaston area. The framework covers 120 ha including the health and university campuses as well as Selly Oak local centre and seeks to realise the aspirations for growth and supporting infrastructure set out in the Birmingham Development Plan. The framework is largely completed and following Cabinet Member agreement will be subject to public consultation.

Recent progress within the area includes:

- Planning approval has been given for a new Specialist Hospital Facility (14,728 sq m) on Mindelsohn Drive. The hospital will provide both private and NHS facilities with specific services in haematology, oncology and neurosurgery.
- 4 hectares of land have been remediated at the Birmingham Battery site with the site purchased by the University of Birmingham and outline planning approval obtained for a new Life Sciences Park.
- The remainder of the Battery site (8 ha) development has been progressed with the new supermarket (Sainsbury's) and retail parade opening in November 2018 and the new student accommodation (418 units) adjacent to the canal also now complete.
- Proposals for a new state-of-the art rail station to replace University Station are being advanced. The new station will accommodate up to 7 million passengers a year and will be open for the Commonwealth Games in 2022.
- The final phase of Selly Oak New Road is being progressed and is now on site with completion programmed for Summer 2020.

Ladywood

- 2.10 In April 2019 the Council commenced the procurement of development partners for the regeneration of the Ladywood Estate. The overarching vision for the Estate is to bring forward a comprehensive housing led regeneration creating a family focused neighbourhood delivering the next generation in city centre living set within a high quality environment, connected by a well-designed network of streets and public spaces and supported by local amenities and facilities

The development partners will work closely with local residents, community organisations, agencies and strategic partners to develop and deliver a comprehensive transformational regeneration programme that will not only improve the physical environment with the creation of a safer, well managed, diverse, inclusive and attractive neighbourhood, but that will also improve the social mobility and the economic prosperity of existing residents.

Urban Centres Framework

- 2.11 The Birmingham Urban Centres Framework has been produced to support the evolution of centres and retail parades to become successful multifunctional places. The approach adapts the success achieved in the city centre, through the Big City Plan, of setting clear strategic direction and identifying opportunities for change and investment. The overall strategy is based around three core themes: increased activity, improved connectivity and enhanced local identity. These core themes are then applied to each centre, with a focus on Big Moves that will act as catalysts for change.

Within the Framework, 10 initial Centres for Transformation are identified for directing investment decisions and targeting actions as places that can evolve to meet the city's growth agenda. These centres are Sutton Coldfield, Perry Barr, Bordesley Green, Coventry Road – Small Heath, Stechford, Meadway, Erdington, Northfield, Stirchley and Alum Rock Road.

Following public consultation Cabinet approved the revised Framework on the 21st January 2020 as well as delegating the approval of further additions to the Urban Centres Framework to the Cabinet Member.

At present it is proposed that there is need for an additional two 'stages' of the Urban Centres Strategy covering:

- Centres that will benefit from new railway stations following the reopening of the Camp Hill passenger line. This would cover Kings Heath and Moseley, looking to maximise the potential benefits of the improved connectivity. A planning application for a new train station at Kings Heath was received in September 2019 and it is anticipated that a planning application for Moseley will be received in early 2020.
- Centres within Hall Green, including Hall Green Parade, Highfield Road, and Robin Hood Island. This will provide a strategy to maximise benefits from the improved connectivity arising from the A34 South Sprint proposals as well as capitalise on the links to surrounding residential developments.
- Officers are also currently undertaking a scoping exercise of Dudley Road Neighbourhood Centre to establish if the Framework would be an

appropriate format for producing a strategy to support the transformation of this urban centre located within the key growth area of Greater Icknield.

Birmingham Municipal Housing Trust

- 2.12 The City Council's Birmingham Municipal Housing Trust (BMHT) has been running successfully since 2009 and continues to develop affordable social housing in the City. In this time over 2500 new social rented homes have been built, alongside homes for sale to cross-subsidise the costs of the new council housing.

3. Planning and Transport Policy

- 3.1 In order to deliver and support the growth aspirations of the BDP a number of planning and transport policy documents have been progressed and a summary of the most recent of these is set out below:

Planning Policy

- Development Management Development Plan Document – provides detailed policies to support the delivery of the Birmingham Development Plan. Consultation on the Publication version consultation is scheduled for 9 January – 13 February 2020. Submission to Secretary of State for Examination anticipated in July 2020. www.birmingham.gov.uk/DMB
- Review of Community Infrastructure Levy (CIL) – consultant (BNP Paribas) has been appointed to review the CIL charges. A draft revised CIL charging schedule will be prepared for approval by Cabinet for consultation in Summer 2020. www.birmingham.gov.uk/cil
- Birmingham Development Plan (BDP) Review Scope – the BDP is due to be reviewed by 2022. Preparation work to determine the scope of the review and the technical studies that will be required will be explored during 2020.
- HMO City-wide Article 4 Direction – Cabinet confirmed the Article 4 Direction in December 2020. Work is being undertaken to prepare for the Direction coming into force on the 8 June 2020. This includes mapping of declared C4 HMOs and liaison with the Licensing Team
<https://www.birmingham.gov.uk/hmoarticle4>

- Duty-to-cooperate – ongoing work with neighbouring authorities and regional bodies on cross boundary strategic matters.

Transport Policy

- Birmingham Transport Plan (BTP) – is a refresh of Birmingham Connected, taking account of climate emergency, CAZ, HS2 and the Commonwealth Games. The draft BTP was reported to Cabinet on 21 January 2020, and will be followed by consultation, analysis of feedback and adoption of final document (as revised).
www.birmingham.gov.uk/transportplan
- Parking Supplementary Planning Document (SPD) – the draft SPD provides a new parking strategy and revised parking standards for the city. Consultation on draft document will take place from 9 January – 13 February. Analysis of results in March – April, followed by adoption of final document June 2020. Parking technical documents on operational approaches to support the SPD will be produced by Summer 2020.
<https://www.birminghambeheard.org.uk/economy/parkingspd>
- Workplace Parking Levy - approved for further investigation at Cabinet in October 2019. During the course of 2020 work will be undertaken on parking surveys, data collection, development of options, preparation of Outline Business Case, with a target of reporting to Cabinet for approval to consult in 2021.
- Walking and Cycling Strategy – adopted by Cabinet on 21 January 2020, followed by mapping work, cost estimates and integration with the capital programme.
<https://www.birminghambeheard.org.uk/economy/walkingcyclingstrategy/>
- Transport Space Allocation – identified as one of the big moves in the Birmingham Transport Plan. A TSA toolkit/ guidance will be prepared for Cabinet Member approval in 2020.

Economy and Skills Oversight and Scrutiny Committee
29 January 2020

Affordable housing – achievement to date and where in the city we are providing family housing

Jane Trethewey, Assistant Director Housing Development
Uyen Phan-Han, Planning Policy Manager

1. Introduction

- 1.1 The Council's Birmingham Municipal Housing Trust (BMHT) programme has been running successfully since 2009, building over 2,500 new social rented homes for the city, alongside homes for sale to cross-subsidise the costs of the new Council housing. It has been doing this on a combination of land freed up by estate clearance activity, other available land in the Housing Revenue Account such as former garage sites, and surplus land appropriated from the General Fund.
- 1.2 Cabinet has annually approved reports for the appropriation of sites for this purpose, and further reports will come forward in future to continue the programme. The introduction of modular homes as part of the programme, will also enable constrained and less accessible sites which are unsuitable for traditional forms of house building to be used for housing development.
- 1.3 However, alongside this success, the ongoing disposal of affordable housing arising from the sale of Council housing through the Right to Buy is resulting in a year on year net loss of affordable homes of around 200 per year. The introduction of the Voluntary Right to Buy for Registered Providers is now extending this into their affordable housing stock too. The strategic direction for affordable housing under the new government is not yet known, but it seems unlikely that there will be a change of approach in relation to this policy.

2. Housing Target

- 2.1 As set out in the adopted Birmingham Development Plan (BDP), Birmingham's housing 'requirement' or 'target' is 51,100 new dwellings between 2011 to 2031.
- 2.2 The trajectory for delivery steps up over time with 1,650 dwellings per annum from 2011/12 to 2014/15, 2,500 per annum from 2015/16 to 2017/18, and 2,850 per annum from 2018/19 to 2030/31. Of the 51,100 dwellings, 38% (19,400) need to be affordable.
- 2.3 Birmingham's housing need is 89,000 dwellings, but the city cannot accommodate all its own need within its city boundary. The remaining 37,900 is to be provided by neighbouring authorities in the Greater Birmingham and Black Country Housing Market Area through the Duty to Co-operate.

3. Housing Mix

- 3.1 BDP Policy TP30 'The type, size and density of new housing' requires new housing to deliver a range of homes to meet local needs and support the creation of mixed, balanced and sustainable neighbourhoods.
- 3.2 The appropriate mix of housing to be provided in the city is set out in the Birmingham Strategic Housing Market Assessment (2013) (SHMA) and summarised in the table below.

Tenure	% of Dwellings				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Market	8.1	14.9	17.3	21.9	62.2
Shared ownership	1.1	1.2	2.2	0.3	4.8
Affordable rent	3.7	11.6	5.3	0.9	21.6
Social rent	1.7	3.0	1.6	5.0	11.4
%	14.6	30.8	26.3	28.1	100

Source: Birmingham Strategic Housing Market Assessment (2013)

- 3.3 Account will be taken of the SHMA, detailed local housing market assessments where applicable, current and future demographic profiles, locality and ability for the site to accommodate a mix of housing, and market signals and trends. The preferred SHMA mix may therefore not be suitable or feasible on every site.
- 3.4 BDP policy 'TP31 Affordable Housing' requires 35% affordable homes as a developer contribution on residential developments of 15 dwellings or more, subject to financial viability. There is a strong presumption in favour of the affordable homes being fully integrated within the proposed development.
- 3.5 Where an applicant considers that a development proposal cannot provide affordable housing in accordance with the percentages set out above, for example due to abnormal costs or changing economic conditions, a financial viability statement must be submitted. The Council will undertake an independent assessment of the viability information submitted. Costs associated with assessing the viability of proposal are borne by the applicant.

4. Housing delivery

- 4.1 The overall completions requirement for the period 2011/12 to 2018/19 was 16,950. A total of 18,324 net new dwellings were completed in this period. Housing completions are ahead of the BDP housing trajectory and the cumulative target to date has been exceeded by 1,374 dwellings.
- 4.2 A total of 3,775 affordable dwellings have been completed between 2011/12 to 2018/19 against a requirement of 6,441 for this period. New BMHT homes account for a large proportion of the affordable housing completions, and prioritised the delivery of family homes, which are in greatest demand by

households on the Council's housing register. This means that 59% of the target has been met with an under-delivery of 2,666 dwellings.

Year	Annual requirement	Completions	% of requirement met
2011/12	627	597	95.2
2012/13	627	445	71.0
2013/14	627	346	55.2
2014/15	627	545	86.9
2015/16	950	427	45.0
2016/17	950	397	41.8
2017/18	950	676	71.2
2018/19	1,083	342	31.6
Total	6,441	3,775	58.6

- 4.3 The number of 1 and 2 bedroom dwellings has seen a significant increase in the last three years, reflecting the success of the city centre residential market and skewing the city's overall housing mix. Excluding the city centre, the housing mix that has been delivered in suburban areas, shows a closer 'fit' to the preferred SHMA mix.

City Wide Completions*(Gross)

Year	1 bed	2 bed	3 bed	4+ bed	Total
2011/12	333	546	278	327	1,484
2012/13	283	562	250	335	1,430
2013/14	331	785	342	265	1,723
2014/15	367	721	529	449	2,066
2015/16	548	740	349	370	2,007
2016/17	527	644	374	263	1,808
2017/18	991	1,242	478	320	3,031
2018/19	1,847	1,441	305	272	3,865
Total	5,227	6,681	2,905	2,601	17,414
%	30	38.4	16.7	14.9	100
SHMA	14.6	30.8	26.3	28.1	100

*includes gross conversions, excludes student accommodation

Outside of City Centre Completions*(Gross)

Status	1 bed	2 bed	3 bed	4+ bed	Total
2011/12	312	476	266	317	1,371
2012/13	171	549	350	335	1,405
2013/14	228	633	327	254	1,442
2014/15	357	638	511	447	1,953
2015/16	458	600	329	370	1,757
2016/17	296	485	360	258	1,399
2017/18	492	943	467	318	2,220
2018/19	665	499	267	272	1,703
Total	2,979	4,823	2,877	2,571	13,250
%	22.5	36.4	21.7	19.4	100
SHMA	14.6	30.8	26.3	28.1	100

*includes gross conversions, excludes student accommodation

- 4.4 Future supply, particularly Langley SUE, Greater Icknield, Yardley Sewage Works, will help to redress the balance for larger sized accommodation to some extent.

5. Housing sites and supply

- 5.1 The 2019 Strategic Housing Land Availability Assessment (SHLAA) identifies 1,069 sites with a capacity of 42,316 dwellings. An additional unidentified capacity of 4,760 windfall dwellings brings the total SHLAA capacity to 47,076 dwellings.

Category	Dwellings
Under Construction	10,403
Detailed Planning Permission (Not Started)	8,068
Outline Planning Permission	2,065
Permitted Development (office, retail, agricultural to residential)	769
Allocation in Adopted Plan	7,837
Allocation in Draft Plan	251
Other Opportunity within a BDP Growth Area	7,212
Other Opportunity outside the BDP Growth Areas	5,711
Sub Total – Identified Sites	42,316
Windfalls Below the SHLAA survey threshold (<0.06ha)	560
Windfalls Above the SHLAA survey threshold (>=0.06ha)	4,200
Sub Total – Unidentified Sites	4,760
Total Capacity	47,076

- 5.2 In order to compare the capacity identified in the SHLAA (47,076) with the housing requirement set out in the Birmingham Development Plan (51,100) it is necessary to add delivery in the period 2011/12 to 2018/19 to the capacity identified in the SHLAA. This provides **a total SHLAA supply of 65,400 dwellings.**
- 5.3 The increase in supply is due new sites coming forward and being identified; increased densities on existing sites; an increase in the number of dwellings under construction; an increase in the number of sites with detailed planning consent; and a high number of completions.

	Dwellings
SHLAA Capacity 2019	47,076
Completions 11/12-18/19	18,324
Total 2011-31	65,400

- 5.4 The table below sets out the geographic distribution of sites with housing development potential. It shows that in future years there is an emphasis of opportunities in the City Centre and the North west.

Distribution of supply

Time Period	Location				
	North west	East	South	City Centre	Total
Within 5 years	2,813	1,873	2,916	10,835	18,437
6 to 10 years	5,592	3,398	2,586	4,170	15,746
Beyond 10 years	3,406	743	384	3,600	8,133
Total dwellings	11,811	6,014	5,886	18,605	42,316

6. Potential sites with capacity of 15+ dwellings

- 6.1 The affordable housing policy only applies to housing developments of 15 or more dwellings. Excluding sites that are already under construction and with planning permission (outline and detailed), there are 153 SHLAA sites with a potential capacity of 15 or more dwellings, which could potentially deliver a total of approximately 19,000 dwellings. A proportion of dwellings on these would be required to provide affordable housing. (Based on 35%, the number of affordable dwellings provided could potentially be around 6,600). Their geographical distribution is set out in the table below, showing a higher number in the North west.

Sites with potential capacity of 15+ dwellings

Area	Capacity (dwellings)	No. of sites
East	3,343	52
North	7,611	43
South	1,625	24
City Centre	6,403	34
Total	18,982	153

- 6.2 However, smaller sites may also deliver affordable housing such as BMHT sites and sites delivered by Registered Providers. There is a total of 52 BMHT sites which are under 15 dwellings providing a potential capacity of 269 dwellings.

7. Increasing affordable housing

- 7.1 The affordable housing target for the BDP period of 2011 to 2031 is 19,400 dwellings. With 3,775 affordable dwellings completed between 2011/12 and 2018/19, a further 15,625 dwellings equating to 1,302 affordable dwellings per annum will need to be delivered over the remaining 12 years of the plan period.
- 7.2 This presents a significant challenge and will necessitate a three-fold increase in the average rate of affordable homes delivered over the last 8 years. This requirement indicates that a change in approach will be necessary if the target is to be met.
- 7.3 In May this year, Cabinet approved the Birmingham Municipal Housing Trust Delivery Plan 2019-2029 which will deliver around 3,000 new homes for rent and sale over the next 10 years at an estimated cost £346m.

- 7.4 Delivery of the planned BMHT programme is dependent upon the appropriation of sites from the Council's General Fund asset portfolio and securing of planning consent for residential development of these sites. The programme depends upon sites such as former school playing fields, disused allotment sites, and areas of under-used public open space, which are put forward for residential development by services for which these sites no longer provide a good resource, and where the financial benefits of appropriation provide a significant contribution towards savings targets.
- 7.5 However, sites such as these are increasingly contentious and subject to local opposition, meaning that some may fall away and not be delivered as programmed. There are also examples of viability challenges created by requirements for significant financial contributions, for example to Sport England or to create additional leisure provision. Where BMHT schemes are delivering a high proportion of social rented homes, at least 35% of the homes or more, and are built to increasingly high standards, including future plans for zero carbon homes, they do not deliver the financial returns that can support contributions at the rate of market led schemes.
- 7.6 The BMHT scheme at Meadway Phase 2, planned to deliver around 100 homes, has been subject to a corporate change of approach to the site, resulting in removal of the site from the housing development programme. Such challenges create a risk that the BMHT programme will in future struggle to deliver the affordable unit numbers anticipated and required by the city.
- 7.7 As the supply of available Council owned land diminishes, opportunities to secure further land for BMHT development should be taken. Opportunities should also be sought for the Council to work in closer partnership with Registered Providers of affordable housing in the city, so that they can apply their investment capacity and house-building expertise to support delivery of a greater number of new homes.

8. Affordable housing through the market

- 8.1 We will also need to continue to work effectively with the private sector to help unlock potential housing sites; remove barriers to development; and make efficient use of land by increasing densities where appropriate.
- 8.2 Opportunities to maximise the provision of affordable housing through the planning process/ Section 106 agreements, should also be taken. Where development proposals do not provide for 35% affordable housing, the City Council requires planning applications to be accompanied by a viability assessment. The Council undertakes an independent assessment of the developer's assessment, paid for by the applicant. In the last two years, the City has negotiated in excess of £4million of extra s106 contributions from that which was initially offered by applicants.
- 8.3 In addition, it should be recognized that the tenure of affordable housing delivered through S106s is important. Whilst the NPPF allows a range of affordable housing tenures, the WMCA is now seeking to create a local definition of affordability to recognize that in some areas the more expensive

forms of affordable housing, sometimes referred to as intermediate housing, do not meet local needs.

- 8.4 Additionally, schemes which contribute homes at below market rent, but where there is no commitment to providing the affordable homes in perpetuity, and no access by nominees from the Council's housing list, will not address housing need. In cases such as this it will be more effective to seek off-site contributions, in built form or as a commuted sum to be invested into genuinely affordable homes.
- 8.5 However, there is a limit to the amount that can be extracted from Section 106 agreements where other competing planning obligations are triggered e.g. provision of public open space, education infrastructure, highways infrastructure works etc. If affordable housing is the planning obligation priority, it could be at the expense of other types of obligations.
- 8.6 While it is important to provide sufficient numbers of specific tenures, it is also important to ensure that the homes provided are of the type and sizes that will meet the wide range of housing needs.



Economy & Skills O&S Committee: Work Programme 2019/20

Chair:	Cllr Lou Robson
Deputy Chair:	Cllr TBC
Committee Members:	Cllrs Tahir Ali, John Clancy, Maureen Cornish, Chaman Lal, Simon Morrall, Julien Pritchard, Lucy and Seymour-Smith
Officer Support:	Rose Kiely, Group Overview & Scrutiny Manager (303 1730) Baseema Begum, Scrutiny Officer (303 1668) Errol Wilson, Committee Manager (675 0955)

1 Meeting Schedule

Date	What	Officer Contact / Attendees
19th June 2019 1030 hours Committee Room 6 Report deadline: 10 th June	Smithfield Petition Work Programme discussion on key Economy & Skills issues	Richard Cowell, Assistant Director, Development/ James Tucker – Petitioner/Cllr Jayne Francis Committee discussion
10th July 2019 **1630 hours** Committee Room 6 Report deadline: 28 th June	Smithfield Masterplan discussion	Cllr Ian Ward, Leader; Waheed Nazir, Strategic Director, Inclusive Growth Lendlease [TBC] James Tucker, CityPark4Brum Peter Culley, Spatial Affairs Bureau
11th September 2019 1030 hours Committee Room 2 Report deadline: 2 nd Sept	West Midlands Pension Fund	Rachel Brothwood Director of Pensions and Jill Davys, Assistant Director - Investments and Finance, West Midlands Pension Fund
9th October 2019 1030 hours Committee Room 2 Report deadline: 30 th Sept	CANCELLED	



Date	What	Officer Contact / Attendees
6th November 2019 1030 hours Committee Room 2 Report deadline: 28 th Oct	The economic impact of the Clean Air Zone (CAZ) on businesses within the CAZ area Curzon Public Realm (DEFERRED)	Cabinet Member for Transport & Environment; Stephen Arnold, Head of CAZ, BCC, Paul Faulkner, Chamber of Commerce City Centre Business Improvement Districts representatives (Colmore, Jewellery Quarter, Retail, Southside and Westside); James Betjemann, Head of EZ & Curzon Delivery
4th December 2019 1030 hours Committee Room 2 Report deadline: 25 th Nov	DEFERRED TO JANUARY	
22nd January 2020 1630 hours Committee Room 2 Report deadline: 13 th Jan	Cabinet Member for Education, Skills & Culture 6 monthly update: Youth Promise Plus programme Initial discussion: Promoting and communicating employment and skills opportunities to residents	Cllr Jayne Francis (Ceri Saunders, CSO) Tara Verrell, YEI Project Manager, Skills and Employability, BCC / Anne Ainsworth, Assistant Director, Skills & Employability Anne Ainsworth, Assistant Director, Skills & Employability
29th January 2020 1030 hours Committee Room 2 Report deadline: 20 th Jan	Leader's portfolio update East Birmingham & North Solihull Regeneration Strategy - Update	Cllr Ian Ward, Leader TBC
26th February 2020 1030 hours Committee Room 2 Report deadline: 17 th Feb	Business Improvement Districts (TBC) Update on the BCC Property Strategy and Preview of planned sales	TBC Kathryn James, Assistant Director, Property, BCC



Date	What	Officer Contact / Attendees
25th March 2020 1030 hours Committee Room 2 Report deadline: 16 th Mar	Skills and Employment issues: Visit to South and City College, Digbeth (TBC)	TBC
22nd April 2020 1030 hours Committee Room 2 Report deadline: 13 th Apr	6 monthly update: Youth Promise Plus programme (TBC)	TBC

2 Further work areas of interest/Work to be programmed

2.1 The following items could be scheduled into the work programme if members wish to investigate further:

- Curzon Public Realm
- Smithfield Masterplan – Community discussion. To be scheduled once Lendlease have been formally appointed (approximately Autumn 2019).
- West Midlands Pension Fund update

3 Other Meetings

Call in Meetings

None scheduled

Careers Advice in Schools Working Group Meetings

4th March 2019, 4.30pm, Room 335, Scrutiny Office
26th March 2019, 4.30pm, Room 335, Scrutiny Office

West Midlands Pension Fund Member Discussion Group

26th March 2019, 10.00am, Room 335, Scrutiny Office

Petitions

'Park at Smithfield – Petition No:2104', Wednesday 19th June, 10.30am, Committee Room 6, Council House



Councillor Call for Action requests

*None
scheduled*

It is suggested that the Committee approve Wednesday at 1030 hours as a suitable day and time each week for any additional meetings required to consider 'requests for call in' which may be lodged in respect of Executive decisions.

Contact Officers

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Baseema Begum, Research & Policy Officer, baseema.begum@birmingham.gov.uk – 0121 303 1668

4 Forward Plan for Cabinet Decisions

The following decisions, extracted from the Cabinet Office Forward Plan of Decisions, are likely to be relevant to the Economy & Skills O&S Committee's remit. **Please note this is correct at the time of publication.**

Reference	Title	Portfolio	Proposed Date of Decision
006873/2020	Business Plan 2020-2024	Finance & Resources	11 Feb 2020
007224/2020	Disposal of Surplus Properties 2020	Finance & Resources	11 Feb 2020
005744/2019	Birmingham City Council Property Voluntary First Registration	Leader	11 Feb 2020
006887/2019	Birmingham City Council Business, Investment and Trade Strategy	Leader	11 Feb 2020
006922/2019	Public Consultation on East Birmingham Inclusive Growth Strategy	Leader	11 Feb 2020
007168/2020	Alexander Stadium Outline Business Case - Phase 2 Legacy	Leader	11 Feb 2020
007294/2020	Commonwealth Games – Athletes Village Revised Business Case	Leader	11 Feb 2020
005626/2018	Securing the legacy of the Commonwealth Games Village through InReach	Leader	17 Mar 2020
006459/2019	Birmingham Smithfield Development Partner Contract Award	Leader	17 Mar 2020
007065/2020	Driving Housing Growth – Land Appropriations Report 2020 (5)	Leader	17 Mar 2020
007189/2020	Disposal of Chamberlain Buildings, Corporation	Leader	17 Mar 2020
007284/2020	Disposal of land and car park, Brindley Drive	Leader	17 Mar 2020



Reference	Title	Portfolio	Proposed Date of Decision
007403/2020	Erdington Future High Streets Fund Application	Leader	17 Mar 2020
005048/2018	Moor Street Queensway Public Realm Improvements Outline Business Case	Transport & Environment	17 Mar 2020
007359/2020	Review of the Central Administrative Building (CAB) Estate – Outline Business Case	Leader	21 Apr 2020
007227/2020	Masterplan for the sustainable future of Edgbaston Reservoir	Leader	26 May 2020
005491/2018	Digbeth Public Realm Improvements Full Business Case	Transport & Environment	28 Jul 2020

