



Sandwell
Metropolitan Borough Council

**SANDWELL HOUSING
DELIVERY TEST – ACTION
PLAN**

August 2019

Contents

1.0 Introduction and Background

2.0 Why Is the HDT being prepared?

3.0 How Is the HDT measured?

4.0 Development Plan status

Map 1: Sandwell Land Use Plan 2019

5.0 How did Sandwell perform against the HDT?

Table 1: HDT Results

Chart 1: Estimated future HDT results

6.0 Current housing supply and delivery rates

Table 2: Housing Completions between 2006-2018 compared with the Black Country Core Strategy Phased Requirement

Table 3: Current supply by previous use

Table 4: Current supply by size of site

Table 5: Past and projected completions based upon the target in the Black Country Core Strategy

Chart 2: Number of units in current supply by size of site

Chart 3: % Unit type completed 2017/18

Chart 4: % of units by number of bedrooms

Chart 5: Housing trajectory

7.0 Planning Applications / S106

Table 6: Percentage of planning applications for new homes granted per year

8.0 Viability

Table 7: Summary of property market reports

9.0 Strategic sites

Table 8: Strategic Sites

10.0 Summary

11.0 Actions

Table 11: Actions

Housing Delivery Test Action Plan

1.0 Introduction and Background

- 1.1 Sandwell MBC has prepared a Housing Delivery Test (HDT) Action Plan to set out reasons for under-deliver, explore ways to reduce the risk of further under-delivery and to set out actions currently undertaken to bring sites forward.

2.0 Why is the HDT Action Plan being prepared?

- 2.1 The Government is committed to the improved delivery of more new homes nationally through their economic and housing growth agendas. To this end they have introduced various measures and reforms to the planning system intended to deliver more housing, improve housing affordability and remove barriers to development. Local planning authorities (LPAs) are challenged to be more proactive in increasing the speed and quantity of housing supply to meet the identified housing needs of their local area.
- 2.2 The Housing Delivery Test (HDT) has been introduced by the Government as a monitoring tool to demonstrate whether local areas are building enough homes to meet their housing need. The HDT will be used to determine if a 20% buffer will apply in housing supply assessments and also whether the presumption in favour of sustainable development should apply.
- 2.3 The consequences of failing the Test are set out in the NPPF. These consequences will apply until subsequent Test results demonstrate that delivery has recovered:
- a) All LPAs with a Test result of less than 95% must prepare an Action Plan within six months.
 - b) All LPAs with a Test result of less than 85% must provide a 20% buffer to the Five-Year Land Supply.
 - c) The Presumption in favour of sustainable development (the Presumption) applies if the test result is less than:
 - i. 25% in November 2018
 - ii. 45% in November 2019
 - iii. 75% from November 2020 onwards

3.0 How is the HDT measured?

- 3.1 Full details of the method for calculating the HDT are specified within the 'Housing Delivery Test Rule Book'¹ and Planning Practice Guidance². The

¹ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

² <https://www.gov.uk/guidance/housing-supply-and-delivery#housing-delivery-test>

data used to assess delivery are Ministry for Housing, Communities and Local Government (MHCLG) statistics for the total net housing completions in a local planning authority (LPA) area over a rolling three-year period. This includes student accommodation and other communal accommodation, using a ratio to adjust for occupancy. The calculation compares the number of new homes delivered over the previous three years with the authority's housing requirement.³

- 3.2 Financial years are used for monitoring and test results will be published annually in November by MHCLG.
- 3.3 As the adopted housing requirement in Sandwell MBC is more than five years old (through the Core Strategy which was adopted in 2011), the council's HDT has been assessed against the household projections under the transitional arrangements as set out in the HDT Rule Book.

4.0 Development Plan status

4.1 The current adopted development plan comprises:

- The Black Country Core Strategy (2011)

This is a strategic planning document that covers the four Black Country authorities, Dudley MBC, Sandwell MBC, City of Wolverhampton Council and Walsall MBC during the period 2006 – 2026. It sets the housing requirement for the Black Country and for each authority. For Sandwell the total requirement is 21,489 net homes or 1074 per annum. It also sets an indicative phasing for the delivery of:

- 2006-16 – 7421 homes
- 2016-21 – 4690 homes
- 2021-26 – 9378 homes

However, it does not allocate sites, but identifies broad locations for housing and employment uses.

- Sandwell Site Allocations and Delivery DPD (2012)

This is the 2nd tier document that builds on the Black Country Core Strategy and provides allocations and local policies within the Borough until 2021, excluding the West Bromwich AAP area. It has a requirement for 12,257 net homes or 817 per annum.

- West Bromwich AAP (2012)

³ The housing requirement is either the lower of the latest adopted housing requirement or the minimum annual local housing need figure. Where the adopted housing requirement is more than five years old, the minimum annual local housing need figure will apply

This sets the vision and strategy for the future development of West Bromwich Town centre and its immediate catchment area until 2026. It has a requirement for 3508 net homes or 175 per annum.

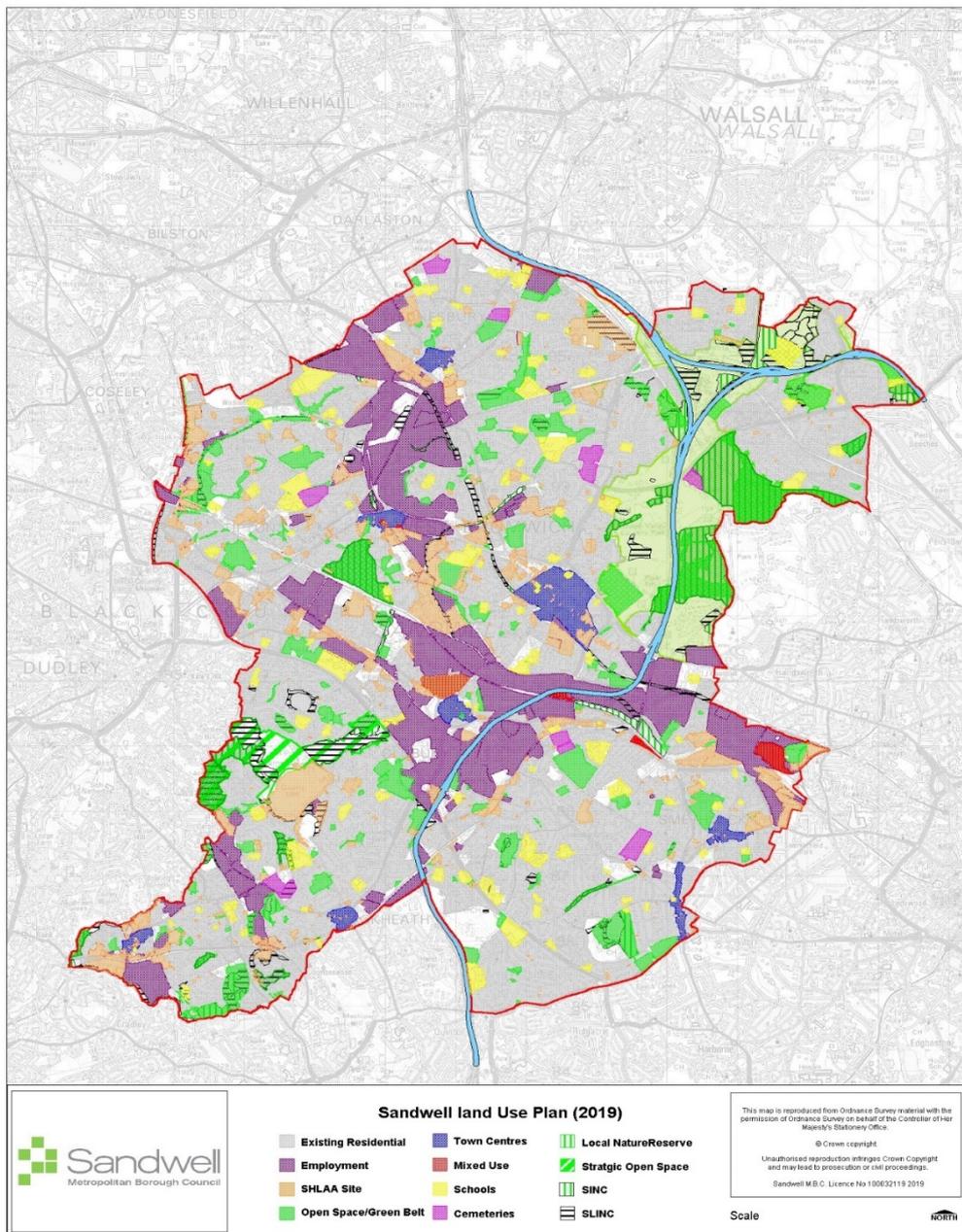
- Smethwick AAP (2008) & Tipton AAP (2008)

Both these documents provide the vision for how the areas will be developed, however their housing requirements are encompassed in the BCCS and SAD.

- Land Use Plan

Map 1 highlights all sites currently allocated or with planning permission for housing, employment use, public open space. It also shows schools and existing built up areas. It highlights that most of the land within Sandwell has been allocated for varying uses leaving a limited amount of surplus land. It identifies that one of the major barriers to delivering housing in the future is the shortage of a supply of suitable land and sites.

Map 1: Sandwell Land Use Plan 2019



4.2 Future development plans

- Black Country Plan (BCP)

This will replace the Black Country Core Strategy. The plan will extend to 2038, increasing the plan period increases the number of homes required. Map 1 demonstrates the amount of surplus land that is available and the difficulty that the Council faces in trying to identify and allocate new sites for residential use.

The BCP will for the first time allocate sites for residential and employment uses. Work started on the review in 2016, consultation took place in 2017 and included a call for sites. Adoption is anticipated in 2023.

- Sandwell Development Plan

This will replace the SAD and will include local policies and allocations for other uses i.e., Nature Conservations areas. The preparation of this plan closely follows the BCP with adoption anticipated in 2023 / 24.

- West Bromwich AAP

This will replace the existing West Bromwich AAP and its boundary is anticipated to be smaller focussing solely on the strategic centre. The timetable for this is being developed.

4.3 **The Action Plan also supports delivery of the following documents / initiatives:**

- Vision 2030

Action Plan supports delivery of: Ambition 7 - We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes

- Sandwell Housing Strategy Statement 2012 – 2022

Action Plan supports the 'Housing Vision for the Future' which includes 'Encouraging the building of new homes'.

- Housing Delivery Programme

Action Plan supports the delivery of new Council homes.

- Sandwell's Inclusive Economy

Under development

- Development Ready

The Council is already doing some great work to facilitate development through Development Ready http://www.sandwell.gov.uk/info/200186/regenerating_sandwell/2437/sites

- Intervention Areas

Delivery of housing in the Grove Lane part of Greater Icknield and Smethwick This area is the focus of potential partnership working between Sandwell Council, West Midlands Combined Authority, Black Country Local Enterprise Partnership and developers in bringing to fruition a transformational change with new family housing and improved environments alongside its high-quality transport connections and accessibility to work.

5.0 How did Sandwell perform against the HDT?

5.1 In November 2018 the Government published the first HDT results⁴:

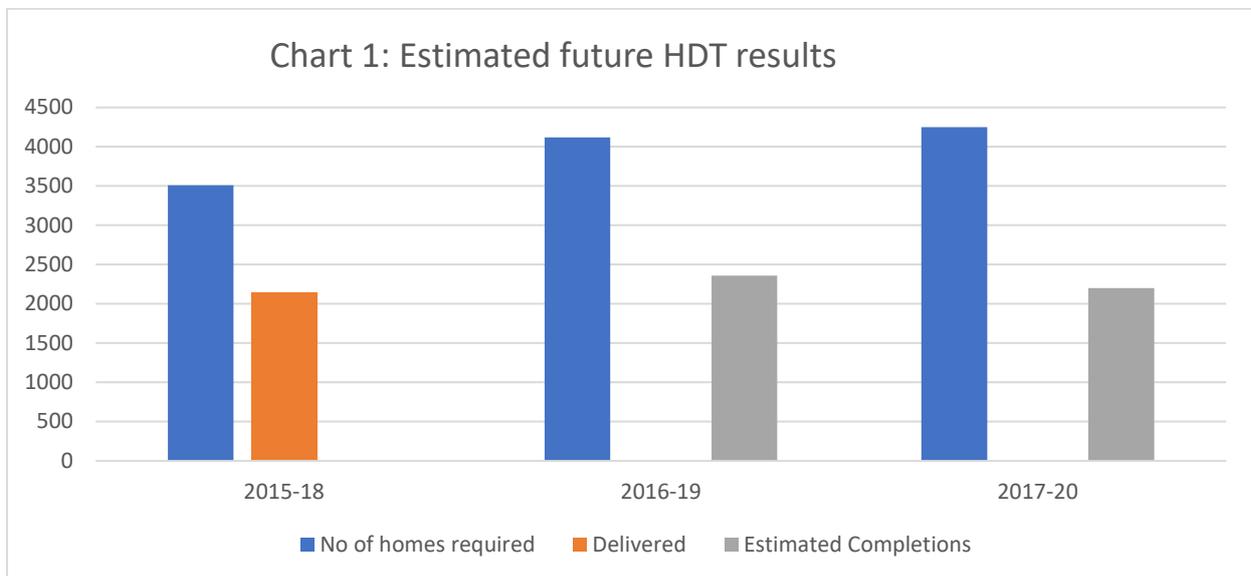
Table 1: HDT Results

Number of homes required	Number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
3509	2137	61%	Action plan; 20% buffer;

5.2 Based on performance over the preceding three years, Sandwell avoids the presumption in favour in the Housing Delivery Test in November 2018 when considered against its local housing need figure.

5.3 The Council is however required to produce an Action Plan and to add a 20% buffer onto the Five-Year Land Supply.

5.4 Based on completions that have already happened and using the estimated number of units to be delivered in 2018/19 and 2019/20 the chart below shows that it is anticipated that Sandwell will have a measurement for 2019 / 2020 of around 57% and 52%. Based upon these estimations, a buffer and action plan will be needed again in both 2019 and 2020, however the HDT presumption in favour would be triggered in 2020.



6.0 Current Housing Supply and Delivery Rates

6.1 Local Context

⁴ <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

- 6.2 Table 2 shows housing completions in Sandwell between 2006 and 2018 against the adopted Black Country Core Strategy and emerging Black Country Plan housing targets.
- 6.3 Completions dropped off around 2008/9 onwards due to the impact of the global financial crisis on development activity. Completions to date show that they fell just short of the total phased target. It is clear from Table 3 that this delivery was helped by the large number of completions between 2006-2008. The red cells highlight where the delivery rates fell below that of the indicative phased target.

Table 2: Housing Completions in Sandwell between 2006-2018 compared with the Black Country Core Strategy Phased Requirement

Year	Sandwell Gross Completions	Sandwell Demolitions and losses of residential units	Sandwell Net Completions	Black Country Core Strategy Indicative Phased Plan Target (2011)	Annualised Target
2006/2007	1514	352	1162	742	1074
2007/2008	1401	265	1136	742	1074
2008/2009	676	226	450	742	1074
2009/2010	596	91	505	742	1074
2010/2011	662	113	549	742	1074
2011/2012	771	172	599	742	1074
2012/2013	736	24	712	742	1074
2013/2014	564	28	536	742	1074
2014/2015	970	9	961	742	1074
2015/2016	575	14	558	742	1074
2016/2017	917	16	901	938	1074
2017/2018	692	16	676	938	1074
Total	10,074	1,326	8,745	9,297	12888
Shortfall				552	4143

- 6.4 Table 3 sets out current supply by type of land, its brownfield or greenfield character and the status of the site, whether it is allocated in the plan or if it has planning permission.
- 6.5 The high percentage of sites that are brownfield land reflects the strategy in the BCCS for 95% of sites to be brownfield.

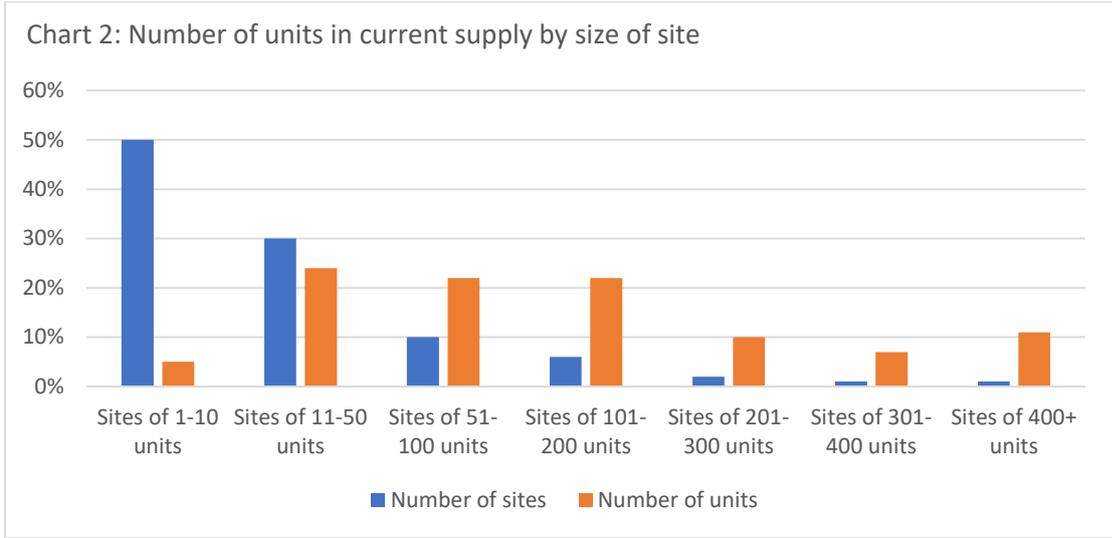
Table 3: Current supply by previous use

	Previously PDL		Previously Greenfield Land		Total	
	No of Sites	No of Units	No of Sites	No of Units	No of Sites	No of Units
Allocated Sites	167	11442	2	231	169	11673
Sites with PP	279	3571	7	108	286	3679
Other identified capacity	35	512	3	217	38	729
Total	481	15,525	12	556	493	16081
%		97%		3%		

6.6 Table 4 sets out the supply of sites by size of site as at 2018/19. It shows that there is a 'spread' of site sizes which should allow for a variety of developers to be involved in the delivery of homes, i.e. SMEs, volume housebuilders and housing associations.

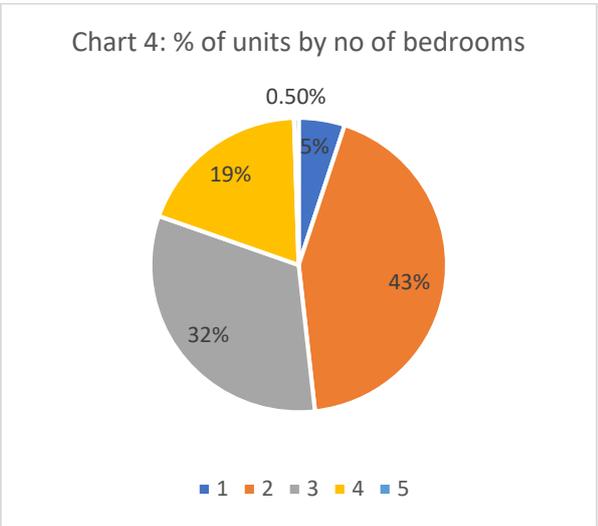
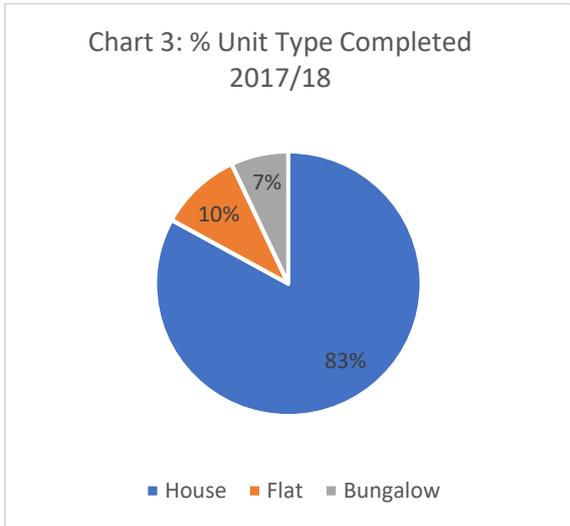
Table 4: Current supply by size of site

	Sites of 1-10 units		Sites of 11-50 units		Sites of 51-100 units		Sites of 101-200 units		Sites of 201-300 units		Sites of 301-400 units		Sites of 400+ units		Total no of sites	Total no of units
	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units	No of sites	No of units		
Allocated Sites	11	75	90	2560	39	2768	18	2414	4	987	3	1054	4	1815	169	11673
Sites with Planning Permission	212	602	47	1084	9	571	10	856	4	570	0	0	0	0	282	3683
Other identified capacity	23	76	11	189	2	141	2	323	0	0	0	0	0	0	38	729
Total	246	753	148	3833	50	3480	30	3593	8	1557	3	1054	4	1815	489	16085
%	50%	5%	30%	24%	10%	22%	6%	22%	2%	10%	1%	7%	1%	11%		



6.7 Chart 2 shows that Sandwell has many small sites. However, they provide for less than 10% of the homes. It also demonstrates that there is a mix of sizes of sites especially with capacity ranging between 11 – 200 units.

6.8 Charts 3 and 4 show a good mix of sizes with the majority of homes completed last year being houses, however there was a range in the number of bedrooms built. These results also reflect the current market and the decline in the demand for flatted developments.



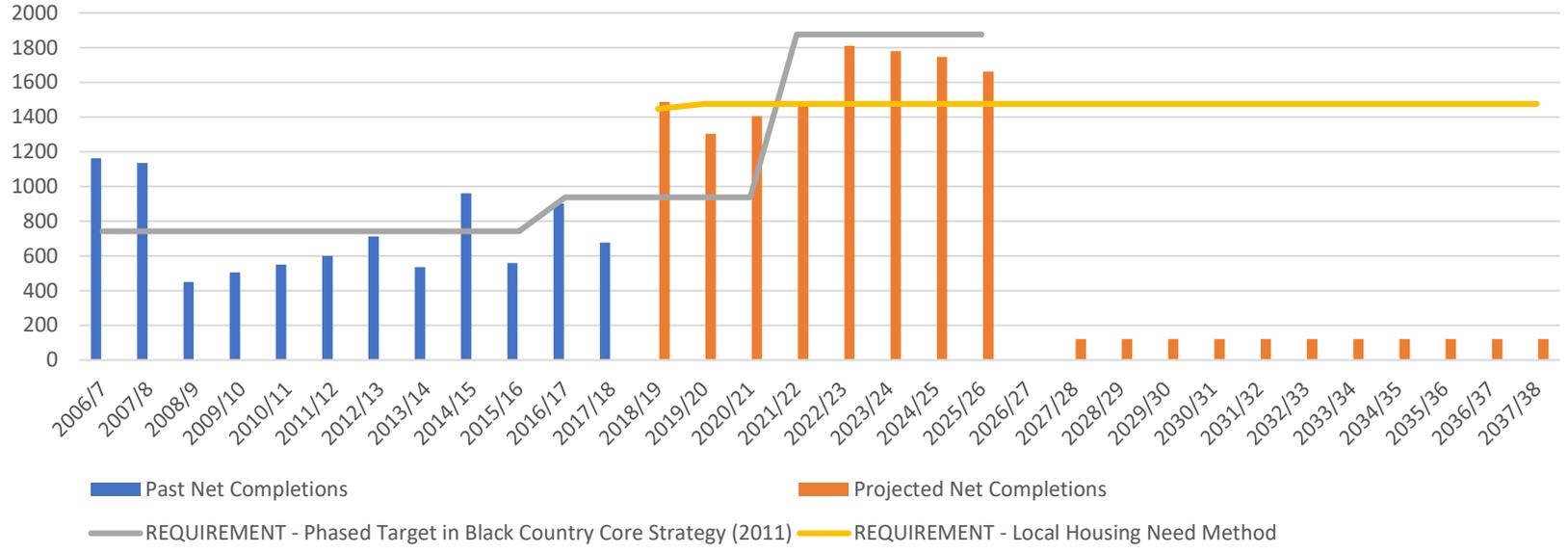
6.9 Table 5 and Chart 5 sets out the completions that have occurred up to 2018. It also estimates what the supply will be up to 2038. The supply figures are taken from the Strategic Housing Land Availability Assessment (SHLAA) 2018, which identifies sites that are suitable, available and deliverable for housing up to 2026 in line with the plan period in the BCCS. In reviewing the BCP, the Council is seeking to identify land to meet the need up to 2038, therefore small windfall rates have been identified for the period 2026 – 2038.

6.10 The supply figures can then be compared to the requirement as set out in the current BCCS up to 2026 and the Local Housing Need methodology to 2038. It demonstrates that to meet the target in the BCCS the net completions will have be more than double the completions delivered annually in the past 10 years.

Table 5: Past and projected completions based upon the target in the Black Country Core Strategy

Year	Past Net Completions	Projected Net Completions	REQUIREMENT - Phased Target in Black Country Core Strategy (2011)	REQUIREMENT - Local Housing Need Method
2006/7	1162		742	
2007/8	1136		742	
2008/9	450		742	
2009/10	505		742	
2010/11	549		742	
2011/12	599		742	
2012/13	712		742	
2013/14	536		742	
2014/15	961		742	
2015/16	558		742	
2016/17	901		938	
2017/18	676		938	
2018/19		1488	938	1447
2019/20		1304	938	1476
2020/21		1405	938	1476
2021/22		1465	1876	1476
2022/23		1810	1876	1476
2023/24		1781	1876	1476
2024/25		1746	1876	1476
2025/26		1663	1876	1476
2026/27		122		1476
2027/28		122		1476
2028/29		122		1476
2029/30		122		1476
2030/31		122		1476
2031/32		122		1476
2032/33		122		1476
2033/34		122		1476
2034/35		122		1476
2035/36		122		1476
2036/37		122		1476
2037/38		122		1476

Chart 5: Housing Trajectory



7.0 Planning Applications / S106

- 7.1 The Government sets targets for how many applications should be determined in specific time periods. They are 60% of major applications to be determined in 13 weeks, 70% of minor applications to be determined in 8 weeks and 80% of other applications to be determined in 8 weeks
- 7.2 The Planning service has consistently continued to exceed these performance targets throughout 2018, as shown below. The on-going commitment of all staff, coupled with the assistance of Planning Committee, has very much helped to achieve this.

In 2017 Sandwell Council's performance was;

- 52 major applications were received with 47 determined in 13 weeks, 90.4%;
- 302 minor applications were received with 271 determined in 8 weeks, 89.7% and
- 761 other applications were received with 727 determined in 8 weeks, 95.5%

In 2018 Sandwell Council's performance was;

- 50 major applications were received with 40 determined in 13 weeks, 80%;
- 274 minor applications were received with 228 determined in 8 weeks, 83.2%; and
- 714 other applications were received with 672 determined in 8 weeks, 94.1%

- 7.3 Table 6 sets out how many applications in 2017 and 2018 and the percentage approved and refused. The main reasons for refusal of residential developments were sub-standard living accommodation, poor environment, poor design and lack of parking.

Table 6: Applications received and determined

	2017	2018
Number of applications received	1200	1250
Number of applications determined	1115	1083
Of the applications determined		
Applications approved	1046 (93.8%)	955 (92%)
Applications refused	69 (6.2%)	83 (8%)

- 7.4 There was one application in the period 2018/19 which required a S106 to be signed. However, the application was granted consent subject to a condition that stated that the applicant would have to meet the requirement of the affordable housing policy, therefore there was no delay determining the application. Following this, the applicant then looked to discharge the condition which necessitated a S106 which took a month to complete.

7.5 Granting consent subject to a condition assisted the developer by having the certainty of consent and in a timely way. Sandwell try to use pre-commencement conditions to assist applicants so that their determination is not held up.

8.0 Viability

8.1 CIL was implemented in 2015, since then the Council have commissioned regular Market Reports to assess whether the CIL charge is at the right level and still viable for development typologies to deliver.

8.2 Currently only residential, retail and A Class uses (in West Bromwich Strategic Centre) are chargeable. The market reports looked at all typologies, including leisure and industrial to see if their viability had changed sufficiently to be chargeable in the future. It also assessed whether viability has changed on the developments that are currently chargeable.

Table 7: Summary of Property Market Report

Year of Report	Key findings in relation to housing viability
2016 Property Market Report	Continues to be a significant challenge to viability across the borough for most development typologies. Build costs rose 16.5% with average house prices increasing by 15%.
2017 Property Market Report	Continues to be a significant challenge to viability across the borough for most development typologies. Build costs rose by 11% with average house prices increasing by 3%. Indicates viability has decreased since the last study.
2019 Property Market Report	Residential sales values and development land values have shown signs of improvement however construction costs have also risen in cost and for many development schemes will have increased at a faster rate than sales and land values have.

8.3 The above summaries from the three individual reports demonstrate that viability in the borough is an issue which has an impact on sites coming forward for development. However, they also confirmed that the CIL charge was still correct and viable for the development typologies on the charging schedule.

9.0 Strategic Sites

9.1 The SHLAA sets out that there are 493 sites that are allocated, with permission or that are suitable for residential development which could realise around 16000 homes (gross). The following table looks at the strategic sites (sites of 200 units or more) the capacity of these sites is 4496 which equates to 35% of the remaining supply to meet the BCCS target to 2026. Table 8 highlights the issues and challenges facing the strategic sites, what actions have been taken to date and what further action is needed.

Table 8: Strategic Sites

Site Ref	Site and proposals	Site Capacity	Planning and delivery status	Key issues, challenges and barriers	What is needed / happened to date	Actions
2985	STW / SMBC Land, Friar Park Road, Wednesbury	750	Allocated in SAD	Severe ground contamination;	Discussions are ongoing with the WMCA with regards to a collaborative agreement to deliver over 750 houses at Bescot. They have secured funding to assist with the assembly and remediation of the site.	Establish a project team to progress the scheme.
2384	Oldbury Road, West Bromwich	588	Allocated in SAD	Occupied by operating industrial units, with several new large industrial buildings recently built.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.
2371	North Smethwick Canalside Smethwick	400	Allocated in SAD	To deliver a high-quality scheme to this area will involve acquisition of the private interests as well as obtaining vacant possession of the council assets.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.
2372	Rabone Lane, Smethwick	209	Allocated in SAD			

				A masterplan will be required which sets the scope and phasing.	If site is not identified to be deallocated will need to produce a masterplan.	Programme production of a masterplan.
5129	Portway Road, Wednesbury	375	Allocated in SAD	Occupied by operating industrial units.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.
2375	Lyng Industrial Estate, West Bromwich	357	Allocated in SAD	Occupied by operating industrial units, will require a phased approach to assembly to undertake comprehensive redevelopment.	Work is underway to conduct an updated viability assessment. This will help to inform the long-term vision and update the existing masterplan.	Explore potential for financial assistance to bridge any viability gaps and any support to relocate existing businesses to alternative premises.
2940	Rattlechain Site Land to the north of Temple Way, Tividale	322	Allocated in SAD	Largely consists of former Albright & Wilson chemical lagoon/tip, and a large mound of foundry sand from Mintworth Transport.	Remediation is required. Likely that funding will be required to bridge the viability gap for residential development to occur.	
2463	Newcomen Drive, Tipton	300	Allocated in SAD	Site suffers from the subterranean limestone geology. Former coal workings and limestone caverns, which may still be open located up to depths of 200m. Culverted Coneygre Brook is also beneath the site.	Developers have carried out site investigations and met with officers. Likely that funding will be required to bridge the viability gap for residential development to occur.	

				Covered in foundry sand.		
3507	Edwin Richards Quarry, Portway Road, Rowley Regis	281	Outline Application		Detailed pre-app submitted.	
2385	Brandon Way / Albion Road, West Bromwich	248	Allocated in SAD		Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.
2370	Bradleys Lane / High Street, Tipton	230	Allocated in SAD	Major obstacle is the relocation of the smelting works.	The Combined Authority have been contacted about potential funding to assemble the site and the Council has agreed to seek valuations on the sites to advise on the feasibility of intervention. Awaiting valuation.	Restart discussions with the Combined Authority once the valuations have been obtained.
3227	Land between and rear of 56-80 Hall Green Road, West Bromwich	219	Allocated in SAD; Previously had outline consent	Site has significant chemical contamination.	Site has reserved matters permission. Applicants are progressing the development.	
2906	Darlaston Road / Old Park Road, Kings Hill, Wednesbury	200	Allocated in SAD	Occupied by car sales business. Remediation will be required due to previous industrial use of the site.	Site to be assessed in Employment Land Review for the review of the Black Country Plan to see if should be deallocated and remain part of the employment land supply.	Feed results of assessment into review of the Black Country Plan.
Total Capacity		4496				

- 9.2 Table 8 focusses on strategic sites, however there are a range of sites within the remaining supply identified in the SHLAA that are not strategic (have a capacity of less than 200 units). These sites experience similar issues that have resulted in them not being developed, namely ground conditions and the cost of remediating the land and relocation of existing businesses.
- 9.3 The Council have been involved in applying for funds to aid remediation; knowledge of ground conditions and seeking funds for viability gaps to help relocate existing businesses, to reduce the risk to developers. Table 11 sets out where funds have been sought and whether successful.

10.0 Summary

- 10.1 The main barriers to creating and maintaining a robust supply of housing land in Sandwell are the presence of occupied employment uses, lack of land to relocate those uses to, a lack of suitable vacant and surplus land, ground conditions and the lack of funds to assist with site assembly, relocation of existing business and for remediation of land.
- 10.2 Given the increase in demand for employment land and sites, which was not anticipated when the last strategic planning assessments were carried out for both the Black Country in general and Sandwell in particular, the supply of brownfield land that might otherwise have come forward to meet local and wider housing needs has not materialised. This reflects the health of the local economy and is in many ways to be welcomed. The Council is actively seeking to both meet and exceed its housing targets, both through examining more closely the availability of locally derived opportunity sites in local town centres across the district and also through its partnership with the other Black Country authorities in establishing and working towards more strategic allocations across the HMA.

11.0 Actions

Table 9: Actions

OUTCOME – PRODUCE A LOCAL PLAN (BLACK COUNTRY PLAN) WITH SUFFICIENT LAND FOR NEW HOMES					
Actions	Success	Timetable	Priority	Status	Department / owner
Action 1 – Consult on Issues and Options		Q3 2017	High	Complete	Planning Policy
Action 2 – Carry out a ‘Call for Sites’		2017 – 2019	High	Complete	Planning Policy
Action 3 – Consult on Draft Plan		Q4 2020	High	Not started	Planning Policy
Action 4 – Consult on Publication		Q3 2021	High	Not started	Planning Policy
Action 5 – Submission of Plan		Q1 2022	High	Not started	Planning Policy
Action 6 – Examination		Q1 – Q4 2022	High	Not started	Planning Policy
Action 7 – Adoption		Q1 2023	High	Not started	Planning Policy
OUTCOME – USE PLANNING TOOLS TO PROVIDE CERTAINTY OF WHAT IS ACCEPTABLE / SUITABLE ON RESIDENTIAL SITES					
Action 1 - Produce Black Patch Interim Statement Statement to set vision for the area and identify new areas that will be a material consideration should applications for residential use be submitted.	Final document identifying land for residential use	Q1 2018	High	Complete	
Action 2 – Produce Interim Statement for West Bromwich Town Centre and West Bromwich Master Plan Statement to set vision for the Town Centre and identify where residential use would be acceptable, it can then be used as a material consideration should an application for residential use be submitted. It seeks to deliver additional residential units.	Final document will be ready for consultation	Q1 2020	High	In Progress	

Action 3– Establishment of Development Ready http://www.sandwell.gov.uk/info/200186/regenerating_sandwell/2437/sites	Sites will be marketed, and a prospectus prepared		Medium	Complete	
Action 4– Implement Intervention Areas – Friar Park – Prepare a Remediation Strategy	A specialist consultant was commissioned to undertake a Remediation Strategy using HIF funding given the known ground constraints.	Q2 2017	Medium	Complete	
Action 5– Implement Intervention Areas – Greater Icknield and Smethwick (Grove Lane) – Submit bid for HIF for Highway improvement and a new primary school. Prepare Master Plan for phased approach			High	Bid – Complete	
				Master plan to be commissioned	
Outcome – Build Council Homes					
Actions	Success	Timetable	Priority	Status	Department / owner
Action – Develop programme to build Council Homes					
Action 1 – Build 244 Council homes by Q3 2019 as set out in the Council House Build programme.	Homes will be delivered	Q1 2016 - Q3 2019	High	Complete	Housing and Partnerships
Action 2 – Programme next round of sites to be developed	Sites will be slotted into the delivery programme	Q3 2019 – TBC	High	In Progress	Housing and Partnerships
Action 3 – Seek approval for sites to be added to the housing delivery programme	Cabinet reports will be produced seeking approval	Q3 2019 – TBC	High	In Progress	Housing and Partnerships
Action 4 – Assess feasibility of sites for housing from review of Council Land Asset Register		Q3 2019 – TBC	High	In Progress	Housing and Partnerships
Action – Review Council Land Asset Register					
Action 1 – Review asset site register for Rowley Regis	Will have a list of sites that can investigate to see if	Q3 2018		Complete	
Action 2 – Review asset site register for West Bromwich		Q2 2019		Complete	

Action 3 – Review asset site register for Wednesbury	surplus and suitable for housing	Q2 2020		Not started	
Action 4 – Review asset site register for Tipton		Q3 2020		Not started	
Action 5 – Review asset site register for Smethwick		Q4 2020		Not started	
Action 6 – Review asset site register for Oldbury		Q4 2020		Not started	
Action – Investigate Establishing Housing Company					
Action 1 – Set out steps to be undertaken to assess whether a Housing Company can be implemented.		2019		In Progress	Housing and Partnerships
Outcome – Apply for Funding to Help Bring Sites Forward					
Action 1 – Received LEP funding for Woods Lane development for £4.7m which resulted in the development of 135 homes	Receive funding	2016		Complete	
Action 2 – Friar Park - produce Cabinet Report to get approval to enter into a collaborative agreement with WMCA	Report produced and approved	June 2019		Complete	
Action 3 – Apply for LEP funding for 6 site investigations at Beever Road, Tipton; Hawes Lane, Rowley Regis; Meredith Street, Rowley Regis; Oxford Street, Wednesbury; Tippity Green, Rowley Regis and the Grove, West Bromwich. Sites were put forward through the review of Council assets.	Funding received and intrusive investigations have been completed. Abnormal cost assessment has been prepared and development work to bring forward the three sites that exhibit the least constraints for residential use is currently in progress.	2018		Complete	
Action 4 – Seek Cabinet approval to submit an application for funding to the Black Country LEP for remediation work at King Street, Wednesbury; Mounts Road, Wednesbury and Stanhope Road, Smethwick to enable residential redevelopment.	Cabinet approval granted and application for grant funding submitted in July 2019. The grant application is currently being appraised.	2019		Complete – Report approved and application submitted.	
Action 5 – The Farley Centre, West Bromwich - Explore potential for financial assistance from WMCA for viability gaps and relocation of existing businesses	Funding stream identified and application submitted.			In progress	

Action 6 – Bull Street / Princess Parade – Explore potential for financial assistance from WMCA for viability gaps and relocation of existing businesses	Funding stream identified and application submitted.			In Progress	
Action79 - St Michael's Square, West Bromwich - Explore potential for financial assistance from WMCA for viability gaps and relocation of existing businesses	Funding stream identified and application submitted.			In Progress	