



West
Midlands Urban
Community Homes

Site Finding Workshop



Session overview

- 1 Creating a site brief
- 2 Land search tools
- 3 Planning & legal
- 4 Connecting with developers & councils
- 5 What councils can and should do
- 6 How wMUCH can help

Creating a site brief

- 1 Group details & project purpose
- 2 Scheme size & type (housing only, mixed use etc).
- 3 Preferred geographical areas, facilities, social infrastructure, utilities & transport.
- 4 Type of site – land type you would consider eg brownfield, existing buildings (regen), infill (ie garden or garage sites).
- 5 Funding and finance available to secure the site.

Land search tools 1

Finding a site: Google maps (free)



<https://www.google.com/maps/>



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Land search tools 2

Finding a landowner: Nimbus (free search, titles £7)

The screenshot displays the Nimbus ESSENTIALS web application. The interface is divided into a left sidebar, a top header, and a main map area.

Top Header: Includes the Nimbus logo, a 'FREE Elite Trial' badge, a search bar with 'Searched location', and user information 'Helen Nicol'.

Left Sidebar: Contains navigation icons for Filters, Info Panel, Help videos, Workflow, Overlays, Measuring Tools, and Exports.

Main Content Area (Left Panel):

- Property Details:** 'The Ball Inn Public House', 'Myrtle Road', 'Sheffield (S2 3HR)', 'S2 3HR'.
- Buttons:** 'Add to workflow' and 'Share this title'.
- Title Information:** Title number 'SYK342357 (Freehold)'. Owner: 'SHARP INVEST LIMITED (08664062)' with a link to 'Search company properties'.
- Downloads:** Three buttons: 'Title plan £7.00 (incl VAT)', 'Register & lease schedule £7.00 (incl VAT)', and 'Nimbus report free'.
- Site Data:** Site area '0.512 acres'. Building footprints and Building heights are listed as empty fields.
- Additional Info:** Links for 'Commercial uses, sizes & rates assessments', 'Price paid and rate psf' (with a 'Find particulars' link), and 'EPC'.
- Availability:** Listed as 'N/A'.

Main Content Area (Map): An aerial map view of the location. Numerous pink pins with the letter 'F' are scattered across the map, indicating other properties. A 'Toggle Scroll Mode' button is visible. A 'Master map' inset is shown in the bottom left of the map area. A 'Top Features' button with a notification badge '5' is in the bottom right.

Footer: Map data ©2021 Imagery ©2021, Getmapping plc, Infoterra Ltd & Bluesky Maxar Technologies, The GeoInformation Group. Terms of Use.

<https://app.nimbusmaps.co.uk/>

Land search tools 3

Finding a specific property owner: HM Land Registry – titles £3

HM Land Registry

Find a property
Property search
About this service
Flood Risk Indicator
Costs and payment
Aerial land locator - hints & tips
Solving problems
Terms & conditions
Glossary

Find a property

Required fields are marked by *

House no/name:

* Postcode:

[» Detailed enquiry](#)
[» Map enquiry](#)
[» HM Land Registry-INSPIRE ID enquiry](#)

Search »

Find a property - purchase documents

Address: 11
Delf Street
Sheffield
S2 3GX

Tenure: Freehold

Price Paid/Value Stated Data:
Please purchase the title register to see the price paid/value stated for this property.

Buy	Type	Cost
☐	Title register (example )	£3.00
☐	Title plan (example )	£3.00
☐	Flood Risk Indicator result (example )	£9.00 (excl. VAT)
Total:		£0.00

<https://eservices.landregistry.gov.uk/>

Planning applications

Use Council sites to search for plans

Planning – Simple Search

Search for Planning Applications and Appeals by keyword, application reference, postcode or by a single line of an address.

Simple

Advanced

Weekly/Monthly Lists

Property

Map

Applications

Appeals

Status: All

Enter a keyword, reference number, postcode or single line of an address.



Ball Inn sheffield

Search



Change of use of Public House to provide 3 apartments, including side extension, and erection of a 3 storey building comprising 11 apartments

Ball Inn Myrtle Road Sheffield S2 3HR

Ref. No: 16/01140/FUL | Received: Tue 22 Mar 2016 | Validated: Wed 30 Mar 2016 | Status: Decided

Change of use of Public House to provide 5 apartments, including rear extension, and erection of a 4 storey building comprising 15 apartments

Ball Inn Myrtle Road Sheffield S2 3HR

Ref. No: 15/02340/FUL | Received: Wed 24 Jun 2015 | Validated: Wed 26 Aug 2015 | Status: Decided

Erection of freestanding awning to rear of public house

Ball Inn Myrtle Road Sheffield S2 3HR

Ref. No: 07/02482/FUL | Received: Mon 18 Jun 2007 | Validated: Mon 18 Jun 2007 | Status: Decided

Erection of 177 dwellinghouses and associated car parking

Land At Ash House Farm And Ball Inn Sports Ground Myrtle Road Sheffield (Numbered 1-29 2-56 Myrtle Drive, 1-139 2-30 Myrtle Crescent And 1-37, 2-66 Myrtle Close)

Ref. No: 06/00543/FUL | Received: Fri 10 Feb 2006 | Validated: Fri 10 Feb 2006 | Status: Decided

Erection of telecommunications antenna and transmission dish to roof top of public house and provision of associated equipment cabinet

Communication Station Ball Inn Rooftop Myrtle Road Sheffield S2 3HR

Ref. No: 05/04037/FUL | Received: Wed 14 Dec 2005 | Validated: Wed 14 Dec 2005 | Status: Decided

Legal considerations

Planning permission needed

- ▶ Change of use – although office to residential has Permitted Development Rights (PDR)
- ▶ Green belt new builds – however "infill" can be done more easily

Other conditions

- ▶ Charges & liabilities – eg local church repairs (chancel repair liability) & parish rules
- ▶ Covenants – obligations the owner has that may affect what the land can and can't be used for
- ▶ Easement & wayleaves – access rights to land and utilities etc Beware ransom strips
- ▶ Restrictions & deeds of covenant – rules associated with sale or lease
- ▶ Mines – covenants relating to mines from coal board

Connecting with private owners & developers

Private homeowners

- ▶ Self-help housing
- ▶ Site consolidation

Private landowners

- ▶ New build
- ▶ Change of use
- ▶ Social infrastructure

Private developers

- ▶ Developers have land that is "difficult" or not viable
- ▶ Developers are looking to demonstrate social value
- ▶ Section 106 obligations

Connecting with councils

Officers with a strategic interest in CLH

- ▶ Housing strategy
- ▶ Community engagement/ development

Officers with potential to enable CLH

- ▶ Housing development & regeneration
- ▶ Planning
- ▶ Asset management

Local politicians

- ▶ Local councillors
- ▶ Cabinet member for housing and/or communities

Published resources

- ▶ Housing strategies
- ▶ Local/ neighbourhood plans
- ▶ Strategic Housing Land Availability Assessment/ land audits

What can councils do in theory?

As land and asset owners - disposals and long leases

- ▶ Small and complex sites e.g. Bunker Co-op developing on local authority infill sites in Brighton
- ▶ Bringing empty homes back into use and tackling neighbourhood decline
- ▶ Making land available to the self-build register
- ▶ Designated sites, exclusivity periods on sales and deferred payment schemes e.g. Bristol City Council CLH land disposal policy
- ▶ Social value tools for best consideration beyond capital receipts
- ▶ Provision of data on available land and existing empty buildings e.g. GLA small sites programme



In Leeds, the Council has transferred empty properties, offered long leases and provided additional finance to Canopy, which provides self-help housing for the homeless in Leeds

What can councils do in theory?

As the planning authority

- ▶ Local and neighbourhood plans
- ▶ Masterplans
- ▶ Local development orders
- ▶ Design codes
- ▶ Section 106 and commuted sums

Other obligations and registers

- ▶ Self and custom build register
- ▶ Current Right to Regenerate consultation
- ▶ Brownfield site registers
- ▶ Assets of community value (Right to Bid)



Bradwell CLT in the Peak District acquired twelve new build houses from a private development to be given to them at no cost as the S106 contributions from the developer, by writing these requirements into the Neighbourhood Plan

Land & building registers

Brownfield site registers

ProposedForPIP	MinNetDwelling s	DevelopmentDescription	NonHousingDevelopment	Part2	NetDwelling sRangeFrom	NetDwelling sRangeTo
	8	Large existing residential plots. Site would require clearance of existing homes to allow its development. Previously granted permission on appeal - now expired. Development must consider the creation of appropriate access.				
	10	Derelict and underused parking provision, considered to be a viable redevelopment option that is available and unconstrained. Development will need to consider the loss of parking provision, and have regard to the nearby Springfield Brook and adjacent allotments.				
	5	Off road car park that is considered to be a viable redevelopment option that is available and unconstrained. Development will need to consider the loss of parking provision.				
	5	Open public space considered to be readily available. Development will need to consider the loss of informal parking space.				
	53	Site situated in established residential area and is considered suitable. Long-term redevelopment opportunity.				
	20	Community building with off street parking, considered to be a viable redevelopment option that is available. Development will need to be mindful that the site is situated adjacent to a SSSI. Development will need to satisfy the loss of community facilities policy in the coventry local plan 2016.				
	23	Vacant site considered to be a viable redevelopment option that is available. Development will need to consider the trees that could be identified for protection.				
	171	Commercial / Industrial site considered to be a viable redevelopment option. Development will need to mitigate the proximity to the railway line and will need to satisfy employment land protection policies in the coventry local plan 2016.	Site offers opportunity for new modern employment provisions to link with adjoining business park.			
	20	Training centre considered to be a viable redevelopment option. Development will need to ensure a suitable access is created				

Brownfield land registers provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development

Councils are legally required to keep a register (since Dec 2017), and must update it at least once a year.

They also need to keep a register of assets of community value for Right to Bid

What are councils saying about land?

How much local authority land?	▶ Land supply is tight and majority of councils don't have many land assets ▶ Often prioritised for social housing with homes built by the council, ALMO or Registered Provider partners (housing associations)
What kind of land?	▶ Lots of contaminated brownfield land in some areas ▶ Often smaller sites, garage sites, old school sites, land locked sites ▶ Empty homes are pepper-potted around
Land disposal	▶ Council land may be identified as surplus and suitable for disposal ▶ Usually sold on the market at best consideration given financial constraints ▶ Potential to make case for community benefit and/or earmark sites for CLH
Planning	▶ Some interest in Section 106 as an opportunity for CLH groups to take on affordable homes as part of larger developments, ensuring mixed-tenure schemes
The Combined Authority	▶ West Midlands Combined Authority also own land and look for delivery partners, including larger sites and new settlements. Brownfield first policy.
Other public landowners	▶ With an interest in social impact/ community benefit e.g. Police and Crime Commissioner

The role of development partners

Who is building homes and doing regeneration work in your area?

- ▶ Council development departments
- ▶ Council Arms Length Management Organisations
- ▶ Council Housebuilding Companies
- ▶ Housing Associations
- ▶ Private developers



- In Leeds, private developer CITU is developing the Climate Innovation District as part of a regeneration programme.
- Working in partnership with Leeds Community Homes to develop community within the overall scheme.
- Plan to establish CIC to own the freehold of 16 pepper-potted affordable rented and discounted equity flats.

Case study source: [Climate Innovation District – Working with a private developer – CCH Confederation of Co-operative Housing](#)

Recent site finding success stories

20/20 Housing Co-operative



- Small local authority owned site with little scope for commercial development
- 11 one and two bedroomed flats with a garden for tenants from the Council's housing register & possibly St Basils homeless charity

Stirchley Co-operative Development



- Part of a larger site owned by Severn Capital that was not suitable for commercial development
- 39 apartments and commercial units for 4 worker co-ops

Recent site finding success stories

Selly Oak Community Development Trust



- Small neglected local authority recreational site
- 10-20 family homes to safeguard services and stabilise a student housing neighbourhood

Stourbridge Community Development Trust



- Small local authority site transferred following high profile campaign to secure a larger site
- 12 apartments and maker space for creatives

How wMUCH can help

If you have a site brief

- ▶ Sharing with housing strategy officers
- ▶ Sharing with potential development partners

If you identify a site

- ▶ Check whether it is Council owned
- ▶ Help you to make the case for social value
- ▶ Provide advice on investigating the site

If lots of you share your site briefs

- ▶ Give policy makers and land owners a collective view of demand for land from CLH groups
- ▶ More strategic policy influencing work – making the case for earmarking/ priority for CLH, for provision of data on land and existing empty buildings

Working strategically to make the case for including CLH as part of larger developments

- ▶ With Local Authorities about asset disposals and planning policy such as Section 106
- ▶ With Housing Associations
- ▶ With the Combined Authority about bringing forward brownfield sites
- ▶ Participating in the Combined Authority's Public Land Taskforce



Thank you

Keep in touch!

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