Public Document

AGMA
ASSOCIATION OF
GREATER MANCHESTER
AUTHORITIES

GREATER MANCHESTER PLANNING & HOUSING COMMISSION

DATE: **Thursday 16th December, 2021**

TIME: **2.00 pm**

VENUE: **The Hall, Mechanics Institute, 103 Princess Street, Manchester, M1 6DD**

AGENDA

BOLTON	**MANCHESTER**	**ROCHDALE**	**STOCKPORT**	**TRAFFORD**
BURY	**OLDHAM**	**SALFORD**	**TAMESIDE**	**WIGAN**

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For copies of papers and further information on this meeting please refer to the website www.greatermanchester-ca.gov.uk. Alternatively, contact the following Governance & Scrutiny Officer:

✉ Lindsay.dunn@greatermanchester-ca.gov.uk

This agenda was issued on 14 December 2021 on behalf of Julie Connor, Secretary to the Greater Manchester Combined Authority, Broadhurst House, 56 Oxford Street, Manchester M1 6EU

Off Site Homes Alliance
16th December 2021

Pete Bojar – Great Places Housing Group

Purpose and content

- Why OSHA?
- What is OSHA?
- Objectives
- Roadmap
- Progress
- Next steps

OSHA
OFF-SITE HOMES ALLIANCE

OSHA

OFF-SITE HOMES ALLIANCE

What is OSHA?

- Currently 23 Registered Providers across the North of England
- Alliance based on agreed governance, HOTs and formal agreement – not legal entity or company
- Hosted by Great Places, PD Ottersbrook Consultancy, supported by CAST and PTE
- Network includes HE (with funding through GMCA,) DLUHC, Salford University, NHBC, CTI, Constructing Excellence, Savills, Liverpool City Region, Sheffield City Region and Homes for the Southwest

Why OSHA?

Outcome from RP/H4N research 2019/20:

- **Traditional construction** supply chain not fit for purpose – shrinking, decreasing quality, poor record of innovation, lack of skills development.
- **Off-Site Manufacture**
- Bitty delivery is unsustainable, expensive, time-consuming and of varying quality
- Lack of standardisation in orders and supply
- Aggregation of demand crucial to deliver value, business resilience and sustainability to all parts of the supply chain
- Lack of learning capture and R&D
- Customers not getting what they want
- Partnership approach needed to drive supply chain development

Objectives

- Mass customization for the supply of off-site homes at affordable prices (best value and best quality) leveraging aggregated demand
- Partnerships with supply chain
- Standard zero carbon designs and specifications
- Learning capture; R&D focus
- Supporting Homes England ambition of mass rollout of quality homes with Real Performance and Sustainability built in for owners and residents
- Potential JV for the manufacturer and supply of OSM Homes in the North

Creating…

- Resilient Supply Chain
- Strong Client Interaction
- **Forward order books to support investment for the long term starting summer 2022**
- R&D – product development
- Lean manufacturing and standardisation
- Reduced cost, increased VFM
- Quality guarantee + Accreditation
- Future Homes Standard to Net Zero Carbon specifications as standard

How?

- OSHA membership shared objectives, commitment & investment
- Thought leadership through development of business case
- Standard Housetype Pattern book
- Future Homes and NZC specification
- Supply chain on-boarding & framework through Innovation Chain North
- Flexibility – 2D and 3D offer
- Joining the dots through network – supply chain, HE, accreditation, warranty providers, securitization, Off-Site Performance Centre.
- Land supply & aggregation of demand

PHASE 1
NOVEMBER 2020 - APRIL 2021

PHASE 2
MAY 2021 - OCTOBER 2021

PHAS
NOVEMBER 2021 -

DEFINE & SET UP PROJECT – COMPLETED

FINALISE DESIGN & MMC SOLUTIONS

BUILD SUPPLY CHAIN CAPABILITY

1. **AGREE** the OSHA strategy, programme, timeline, heads of terms (for governance and project deliverables), and appoint project director

ALL RISKS ASSESSED

2. **DISCOVER** individual needs of RP partners, all external stakeholders and influencers, create full OSHA business case and a deployment plan

ALL RISKS ASSESSED

3. **CONFIRM** business model through the business case research and insight, set up working groups and align budget and resources

ALL RISKS ASSESSED

4. **ONBOARD** MMC supply chain partners via preferred procurement route, ensure robust governance and start the assessment process

5. **COMPLETE** the standard (but flexible) design pattern book, house specifications and implement DfMA*P** solutions with MMC supply chain

6. **SECURE** sites to stress test the OSHA model and MMC DfMA*P** solutions, finalise the partners & MMC technologies and start recording insights

ALL RISKS ASSESSED

7. **REFINE** 2D & 3D strategies via the DfMA*P** process with supply chain, design and RP partners and gather insight for decision making

ALL RISKS ASSESSED

8. **UPDATE** the business plan to reflect lessons learned, re-confirm the OSHA best fit model and start to look at an off-shoot for a potential JV

*DfMA*P* Designed for Manufacture, Assembly and **Performance** (OSHA terminology ©2021)

Progress

Phase 1 (complete)

- 23 RPs signed up and on-boarded.
- OSHA “architecture” established and up & running, including working groups, TORs and website.
- Discussions ongoing with 9 more + City Regions
- Business Case complete including 2D & 3D focus.
- HE funding through GMCA ***nearly*** finalised.
- Strong network.
- Discussions with Salford University re Off-Site Performance Centre.
- Innovation Chain North established as procurement vehicle.

Ongoing

Phase 2:

- Membership development
- Design for manufacture inc zero carbon specification complete
- On-boarding supply chain & procurement
- Developing proposals & funding for Off-Site Performance Centre.
- Learning capture from “Trailblazer” projects
- Land aggregation
- Theory into practice process development
- Beginning to develop Joint Venture thinking

Hurdles

- Building Contractor buy-in
- Land
- Planning
- Local supply chain and skills development
- Scaling-up
- Difficult economic conditions
- Impatience

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Autumn Budget and Spending Review 2021

Summary of key planning, housing and infrastructure announcements

GMCA GREATER MANCHESTER COMBINED AUTHORITY

Headline Summary

The Economic Picture and Implications for Local Government

Economic Context

- The **economy is expected to grow more quickly** (and unemployment to peak lower) than March forecasts: the OBR now projects growth to be 6.5% this year, 6% in 2022, 2.1% in 2023, 1.3% in 2024, and 1.6% in 2025.
- **Unemployment projections have improved**: projected to peak at 5.2% in the final quarter of this year, down from 6% (2m fewer people).
- However, **inflation is now expected to peak at a higher rate**: at the time SR21 was published, inflation was expected to hit 4.4% in 2022. Since then, further price rises and cost of living pressures make an even higher figure plausible.
- A key takeaway is the **level of economic uncertainty**: rising inflation, rising COVID-19 cases and serious supply chain issues could all affect the OBR's growth projections (and therefore change the Government's tax and spending figures)
- The household outlook is also uncertain: **short-term cost of living pressures** could be acute for some.

Tax, Spend and Benefits

- The Chancellor will **spend a substantial chunk of the windfall from above-expected growth on public spending** (£56bn): spending rises in real terms by 3.8% a year over the SR period
- This is also possible because of **previously announced tax increases** from March (Income and Corporation Tax) and September (National Insurance Contributions).
- These increases should be seen in the context of a decade of cuts for many Departments. By the end of SR21 period **many Departments will still have real-terms budgets well below 2010 levels**.
- The headline **National Minimum Wage** will increase to £9.50 (with changes to associated rates for younger workers, apprentices etc)
- The **Universal Credit taper rate** will be reduced from 63% to 55%, meaning that people will keep more of their earnings. But this will only benefit the ~1/3 of GM UC recipients who are in work. This will cost £3bn (£7bn was saved by removing the £20 uplift).

Local Government and GM Overview

- Local government spending is better than expected, but the situation deteriorates over the SR period: The headline is **£1.6bn of new grant funding per year;** but this is flat so is chipped away by demand and demographic pressures in years 2 and 3.
- Rising real-terms funding and spending power in years 2 and 3 is **driven by funding for the new social care cap** and eligibility reforms.
- As in previous years, Spending Power figures also **assume Council Tax increases**. Referendum limits will stay 2% a year core, 1% for social care and £10 for policing.
- The SR **confirms a range of discreet programmes, initiatives and funding streams, including**: Earn Back, Supporting Families, Made Smarter, Rough Sleeper Initiative, and multiple work and skills funds.
- GM received £1.07bn from the **City Region Sustainable Transport Settlements (CRSTS),** the highest single allocation.

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Further detail

Some relevant highlights by Department

DLUHC

- **Funding profile for UKSPF**: £0.4bn (22/23), £0.7bn (23/24), £1.5bn (24/25) – 80% revenue. We expect further detail about how this will operate in practice through the Levelling Up White Paper.
- **SR21 committed to publishing the Levelling Up White Paper by the end of the year** *(now delayed to early 2022)*
- Increased revenue spending on **rough sleeping**, reaching £639m p.a. by 2024/25.
- £1.7bn allocated for successful bids to Round One of the **Levelling Up Fund**. Five successful bids in GM across four districts. Round Two launches in Spring.
- New spending on **housing and land**: £1.8bn for housing supply, including a £300m fund to be allocated to MCAs and LAs.
- An additional £65m to **digitise the planning system**.
- Confirms £5bn to **remove unsafe cladding** (though the DLUHC SoS has since indicated he is pausing the Leaseholder Cladding Loan Scheme while he reviews the approach)
- Up to £200m for the **Freeports programme** (the Liverpool City Region Freeport includes Port Salford)

DEFRA

- Over £250m over 3 years to deliver on the **25 Year Environment Plan, inc.** Local Nature Recovery Strategies
- Reaffirming doubling of investment from last 6-year **flood and coastal erosion** programme.

BEIS

- **Change of R&D funding target,** now increasing public spending on R&D to £20bn by 2024/25, £22bn by 2026/27.
- Delivering **Innovation Strategy, inc.** increasing universities' core funding by £1.1bn, and core Innovate UK programmes' funding by £1bn p.a., by 2024/25
- £1.4bn **Global Investment Fund** focused on automotive, life sciences, offshore wind.
- £15bn for BEIS to implement the **Net Zero Strategy** and help the UK reach net zero by 2050 (inc. funding for innovation grants, support for the offshore wind sector, and nearly £4bn for energy efficiency improvements and clean heat installation).
- Confirmed **continuation of Made Smarter**

DfT

- £1.07 for GM from the **City Region Sustainable Transport Settlement**
- **£50k Restoring Your Railways funding** for appraisal work on Ashton-Stockport line.
- Nationwide road **connectivity** investment (£24bn) – inc for several M60 projects (A66 and Simister Island).
- £2bn for **cycling and walking** - includes newly announced £710m (likely to fund 'Active Travel Fund 4').
- Reconfirming £3bn for **bus services over the Parliament**: includes £1.2bn over 3 years allocated competitively based on Bus Service Improvement Plans (BSIPs)

DCMS

- £1.2bn of the previously announced £5bn **Project Gigabit** commitment.
- £850m for **culture and heritage** infrastructure (inc funding to restore or regenerate 100 libraries)
- Funding for **community and youth resources:** £205m for grassroots football infrastructure, £22m for tennis courts, and £560m for youth services.

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Planning and Housing Committee

16th December 2021

Jill Holden
Greater Manchester Flood and Water Management Programme Manager

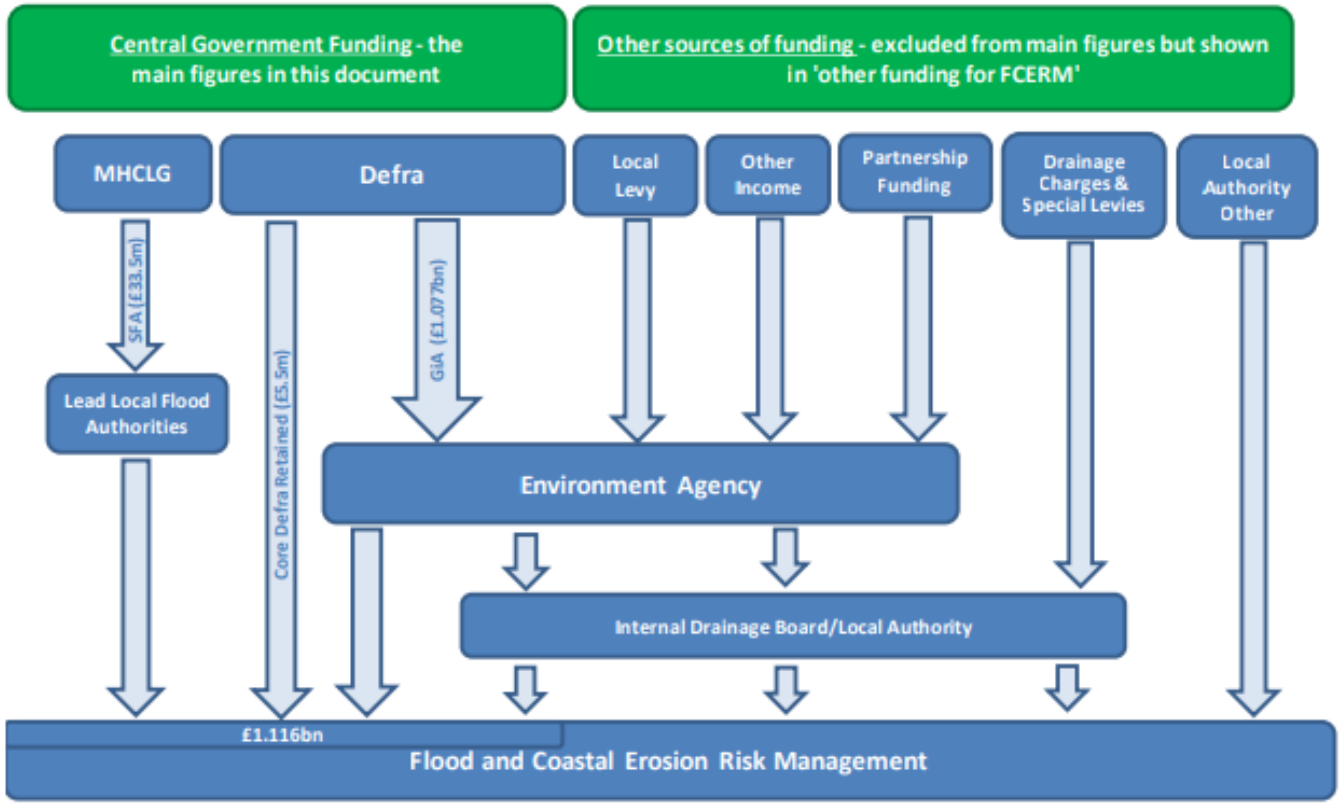
Cllr. Alan Quinn
North West Regional Flood and Coastal Committee Member

Funding Flood Risk Management

Explanation of funding sources

Figure 1 – Diagram of Flood and Coastal Erosion Risk Management funding

The figures included in this diagram are the 2020/21 budget allocations, as per Table 1 on page 4.



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Grant in Aid and Partnership Funding

- Any project where the benefits are greater than the costs can qualify for a contribution from Grant in Aid funding.
- The amount of Grant in Aid funding eligible depends on the benefits and the outcomes of the project.
  - Outcome Measure 1 – Economic benefits deriving from works
  - Outcome Measure 2 – Households better protected
  - Outcome Measure 3 – Coastal Erosion
  - Outcome Measure 4 – Environmental Improvements
- The partnership funding calculator will determine the eligibility of the project for Grant in Aid funding.
- If the eligible GIA funding does not cover all costs there will be an expectation that addition funding will need to be raised from other sources, including community, public and private sector funding.

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FCERM 6 year programme – Greater Manchester indicative GiA capital allocations by year

GM	Total spend 2019/20 (£k)	Total spend 2020/21 (£k)	Forecast spend 2021/22 (£k)	Allocation 2022/23 (£k)	Allocation 2023/24 (£k)	Allocation 2024/25 (£k)	Allocation 2025/26 (£k)	Allocation 2026/27 (£k)	Total 2021-2027 CSR (£k)
EA	12,518	19,820	15,854	6,984	14,015	11,716	10,027	259	91,193
LA	1,189	820	1,106	1,442	3,257	1,313	7,953	13,094	30,174
Total GM	**13,707**	**20,640**	**16,960**	**8,426**	**17,272**	**13,029**	**17,980**	**13,353**	**121,367**

NB: Forecast data is subject to change
Future allocations are indicative and are too subject to change.

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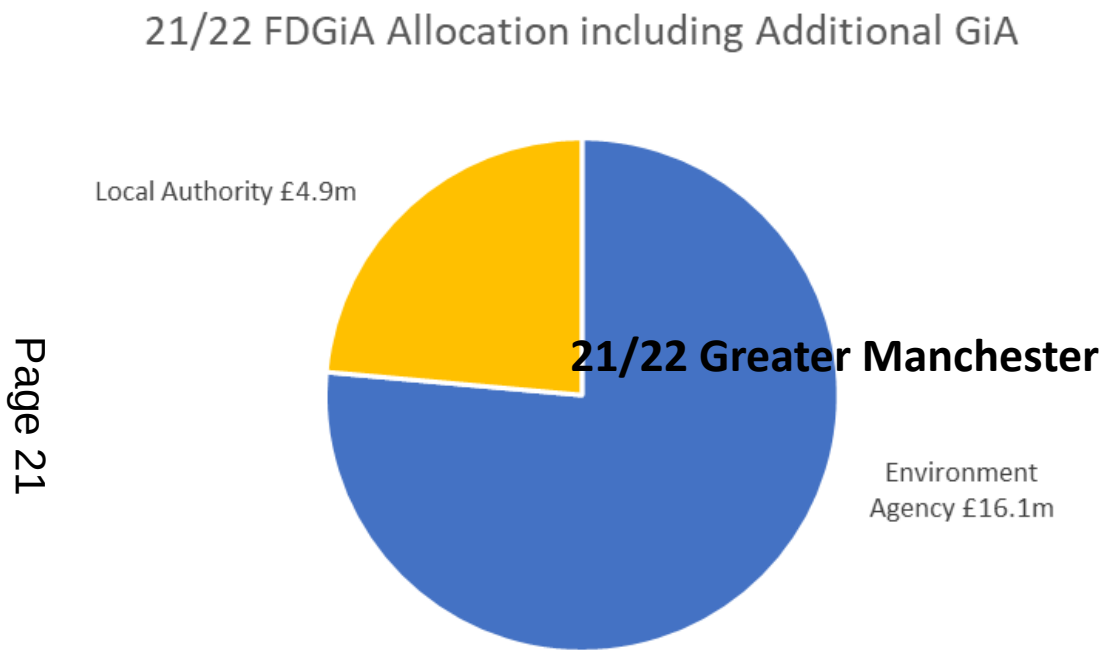
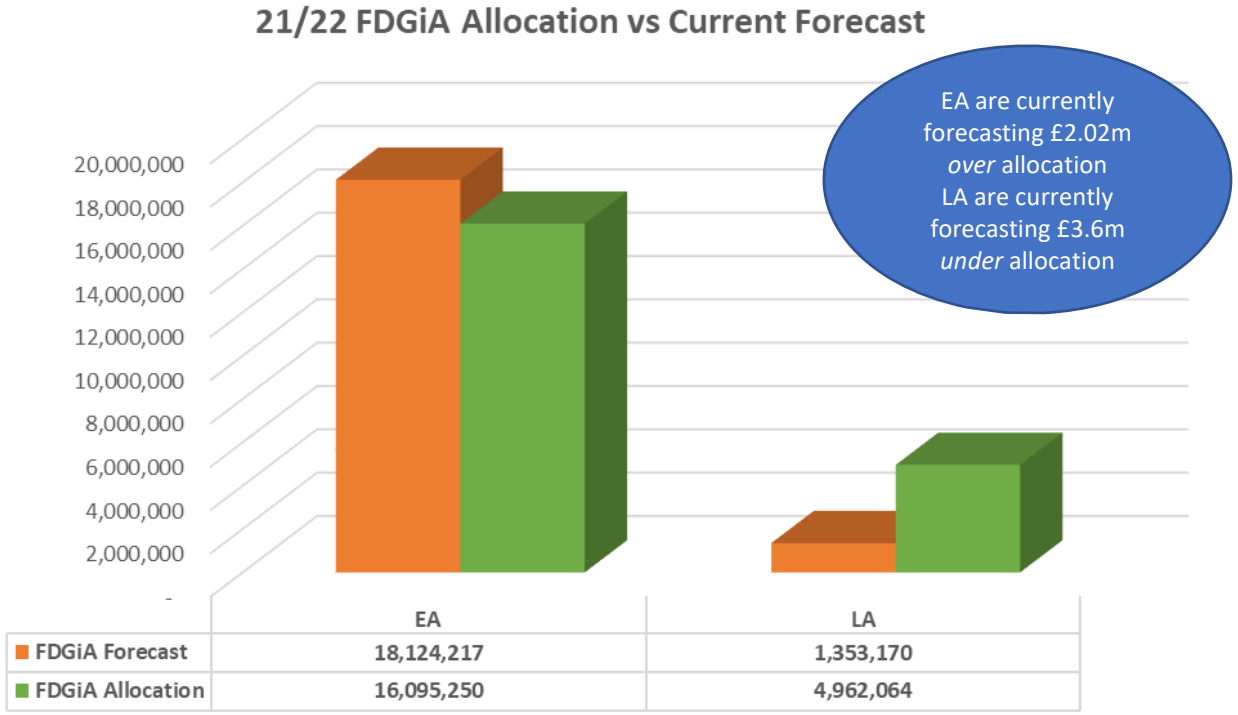
EA and LA Capital GiA Allocation vs Forecast 2021/22 Greater Manchester





Report for forecast data was run on 13th December 2021
Forecasts are subject to change

*NB: allocations are indicative and subject to change.

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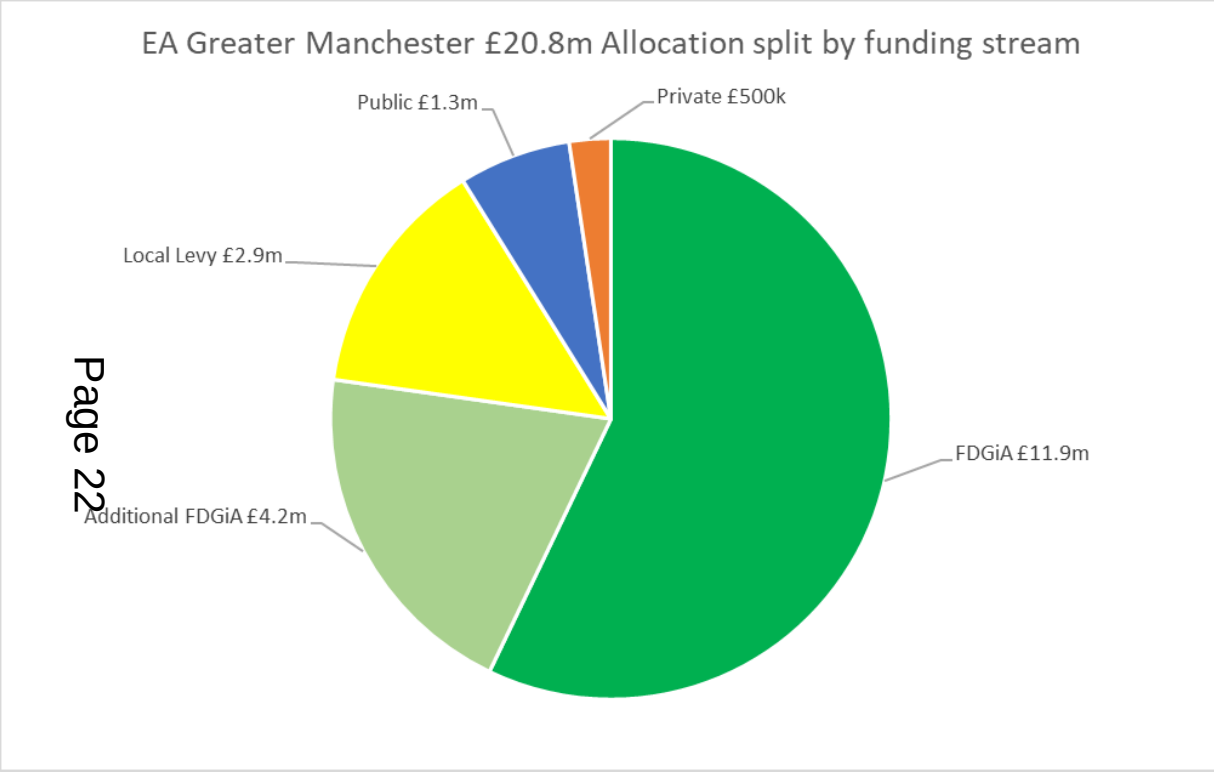
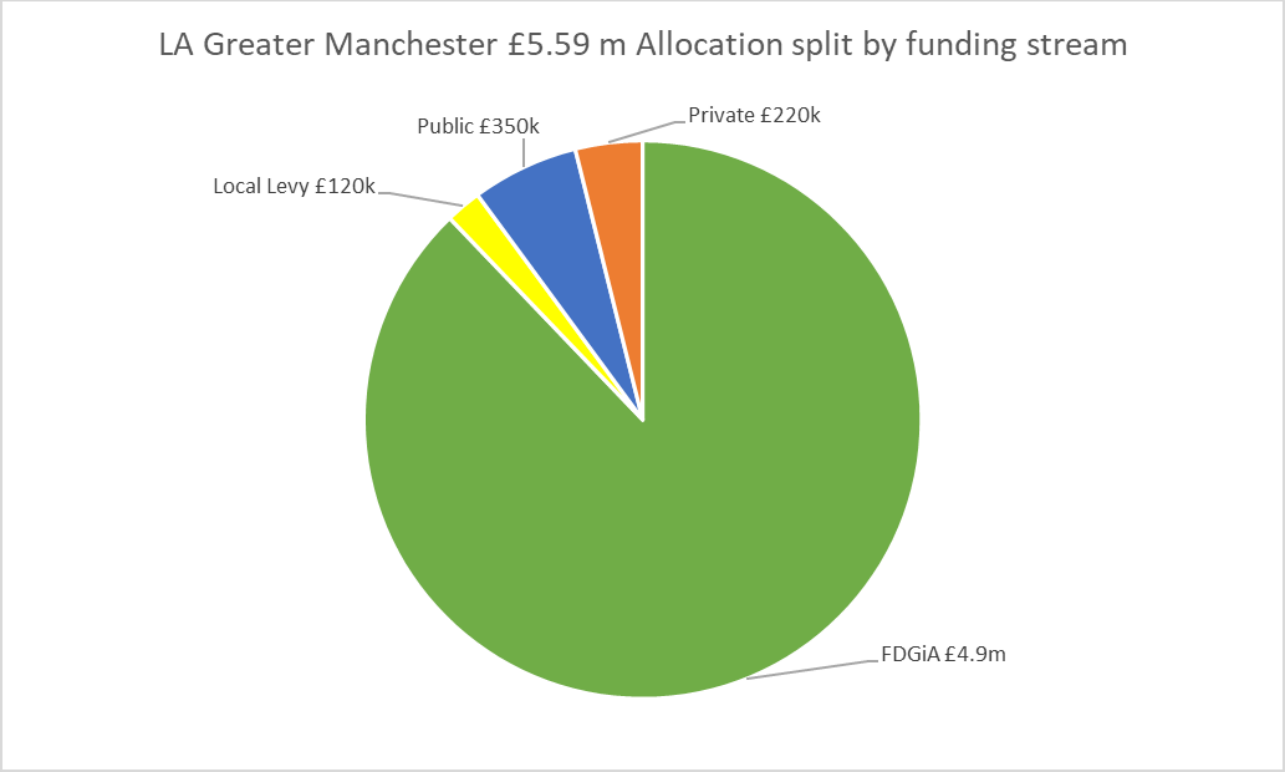
2021/22 - Financial year split by funding stream





The total investment in Greater Manchester in Financial Year 21/22 is £26.39m

*NB: allocations are indicative and subject to change.

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Flood Risk Management - Challenges

- Funding through the Local Government financial settlement not ring fenced.
- Staff and funding constraints, retention of technical expertise and managing public expectations.
- Partnership funding is required to draw down Grant in Aid funding and must meet benefit cost benefit ratios. Main contributions to match funding Grant in Aid usually come from Local Authorities.
- Contributions should not be solely reliant on other public funding for partnership funding contributions.

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Food Risk Management - Opportunities

- Aligning programmes with potential contributors.
- Demonstration of benefit, particularly to private companies.
- Other Government Departments
- Partnership Funding Plans/Strategies

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The future is now.

Resilience to Climate Change

- The National Flood and Coastal Erosion Risk Management Strategy is embedding a new approach to climate resilience moving from a concept of protection to one of resilience.
- GM needs to increase the resilience of critical infrastructure and to have a clear strategy in place for flood risk investment.
- These challenges are addressed through the GM Infrastructure Framework.
- Changes have been made to Greater Manchester Flood and Water Management governance which provides the right platforms to engage on the wider resilience agenda and helps collaboration with partners, and supports delivery of the Greater Manchester Infrastructure Framework challenges.

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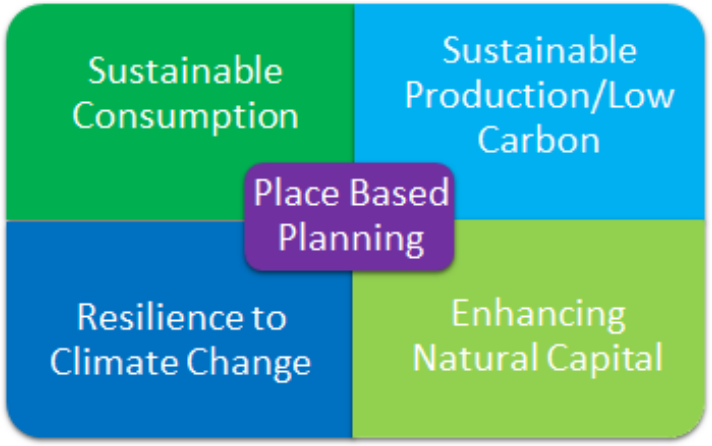
Partnership working – trilateral agreement

MOU – 24 September 2021

Ambition

To influence and deliver sustainable growth and development in Greater Manchester by improving flood risk resilience, enhancing the environment, driving circular economy approaches and supporting regeneration



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Environment Agency

United Utilities
Water for the North West

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GMCA Flood Risk Recommendations

- Actively lobby for resources into Greater Manchester and communicating our challenges to national Government with a view to influencing national policy direction - SIB
- Work with utilities to identify opportunities for partnership contributions – Resilience/Place
- Work with UU / EA to assess the catchment areas that impact Greater Manchester and identify projects that will benefit multiple downstream Local Authorities – Resilience/Place
- Review projects that have funding awarded and confirm the position on partnership contributions and opportunities for third party contributions to those projects - Resilience
- Identify a pipeline of strategic projects that could be brought forward to bid for future funding opportunities - Resilience

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Resilience to Climate Change Group

Strategic Outcome 2: Progressive improvements are made in the resilience of areas at risk of flooding or other impacts due to climate change
Strategic Outcome 3: All future developments and critical infrastructure are resilient to flooding and the impact of climate change with opportunities also taken to improve risk in existing areas.
Strategic Outcome 4: Regeneration is routinely used to enhance resilience to impacts of climate change

What does success look like?

- The partners have a collective view of areas at risk and areas where interventions are required, supported by integrated models and data sharing
- Future plans for resilience have been identified as part of an 'adaptive' pathways approach
- Barriers to maximising opportunity for nature-based solutions (particularly sustainable drainage systems) are identified and a joint plan is delivered to overcome them
- Space is routinely made for water in new development and regeneration, leading to a step change in the uptake of green infrastructure and nature-based solutions across catchments and urban areas

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Year 1 Resilience Group Action Plan – collective risk

Success Measure	Action	Progress
Partners have a collective view of risk and where interventions are required, supported by integrated modelling and data.	Identify collective areas of risk, investment, and gaps in data through the collation of data via MappingGM and analysis (blue infrastructure map).	Work started in late 2020 but stalled owing to capacity in research team. Task list currently being updated to share with the research team to understand what resources are required.
	Complete Critical Drainage Area analysis (CDA)	Scope finalised, appointing external consultants – commencing beginning of Jan. 22
	Review current strategic FCERM projects for GM and identify where integrated modelling is required to improve understanding and investment needs.	South Manchester, Timperley Brook, Leigh East and Poise Brook have been identified to be picked up via PBP group. Updates at future meetings as EA currently developing outline studies/business cases.
	Work with DWMP team to share data across both the CDA and DWMP projects and identify how the outputs will be used to facilitate a collective understanding of risk.	UU have shared DWMP outputs but further ask is outstanding to share understanding of how this has been derived. JBA commission for CDA work could help with the above.

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Year 1 Resilience Group Action Plan – SuDS

Success Measure	Action	Progress
Barriers to maximising nature based solutions and SUDS are identified and a joint plan is identified to overcome them.	Engage with LLFA's/FROG/UU and identify challenges and barriers.	Feedback collated into briefing note and key issues are being fed into internal CA reporting and key lobbying messages.
	Encourage pre-application discussions between UU/LPA/LLFA and the developer. Ensure a joined up approach and key messages are consistent across RMA's.	Presentation taken to Development Management group to ask that districts to adopt the North West SuDS Pro-forma. Training has been requested though DMG for planners – include LLFA's to promote internal liaison. Currently liaising with Natural Course project to understand capacity/funding within existing work programme. Engagement session planned with Transport Delivery Group.
	Identify SuDS co-investment opportunities utilising processes identified through IGNITION.	Opportunity mapping complete. Further meeting arranged to identify future tasks to integrate wider mapping/lessons learnt with CA family.

Caveats:

- These are the UU/CA/EA partnership actions.
- The year 1 actions/outcomes are from April 2021.
- Backlog (long list) of activity not lost.
- The plan currently does not include:
  - Tasks arising from Storm Christoph reporting to the GM Resilience Forum.
  - Activity to define risk or implications of new climate change allowance
  - Any reactive activity or influencing/lobbying with Defra or National Infrastructure Commission

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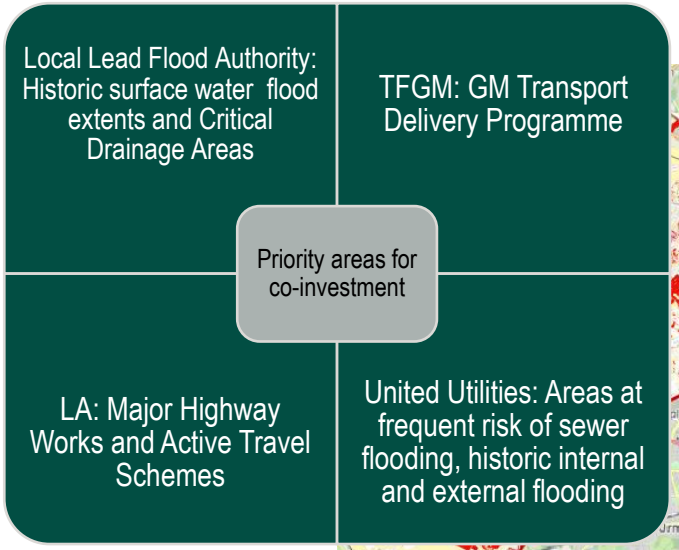
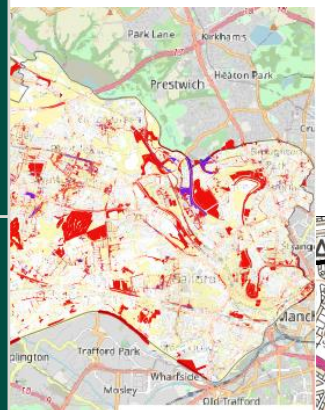
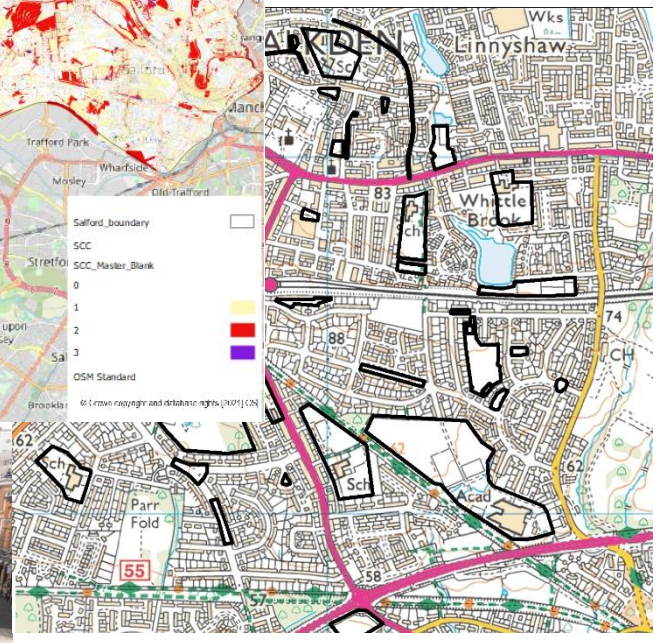
Co-investing in resilient infrastructure

Developing a replicable process to enable co-investment in resilient infrastructure:

1) Sharing and exchanging spatial data on areas at risk and priority areas for infrastructure investment
2) Combining spatial data to identifying priority places for co-investment
3) Collaboratively understanding the benefits
4) Co-investing to create climate resilient infrastructure and neighbourhoods







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NW Regional and Flood Coastal Committee update

- New Business Plan for 2022 to 2025 has been developed through a series of workshops and surveys.
- Highlights some of the challenges to delivering flood and water management and recognises the need for the RFCC and its partners to work more collaboratively to develop and achieve shared objectives.
- Further engagement to scope the action plan will identify possible resource to try and overcome some of the challenges to delivery such as limited resources.
- Maximising Grant in Aid and lobbying Government for additional investment, both revenue and capital funding.

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Housing Market Monitor December 2021

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Housing Stock

Dashboards in this section

Housing stock estimates
-Current ONS housing stock estimates, by tenure
- Historical Census housing stock, by tenure

EPC Data
- Proportion of homes by EPC band
- Proportion of new build homes by EPC band

Affordable housing stock
- Affordable housing stock by type

Key findings

- Current ONS housing stock estimates that 62% of homes in GM are owned either outright or with a mortgage or loan. 18% of hosing stock is private rent and 20% social rent.

- Manchester has the proportion of its housing stock private rented with 235, followed by Salford with 20%. Stockport has the highest levels of home ownership (75%)

- Census data shows that private rented housing stock has increased from 7% in 1981 to 16% in 2011. Social renting has fallen rom 35% to 22 during the same period.

- 60% of homes in GM are EPC band C or above. For new build homes, this is 95%.

- Affordable housing stock is compromised of 227,286 in general need, 12,728 in supported housing, 18, 598 in housing for older people, 4,988 in shared ownerhsip and 90 in low cost home ownerships (LA)

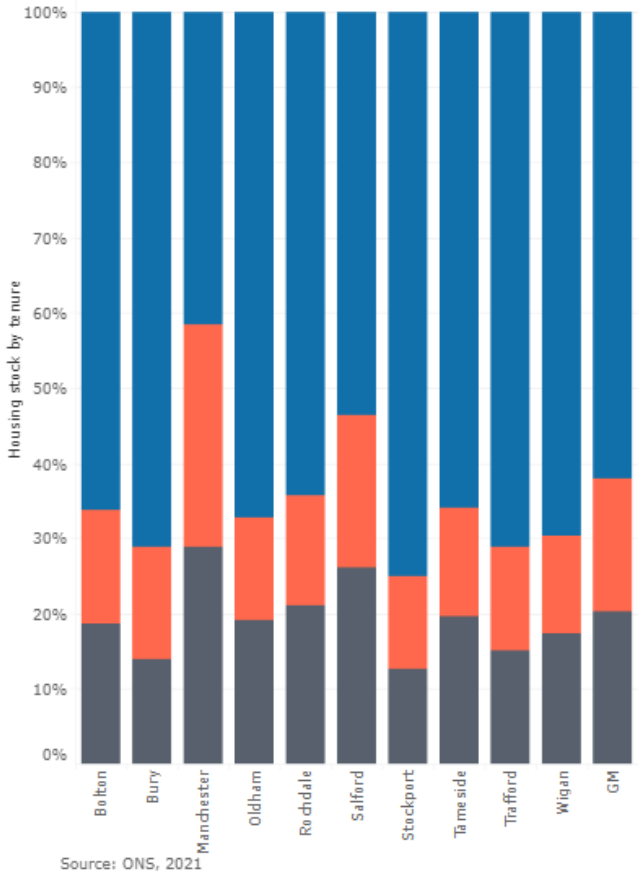
Greater Manchester Housing Market Monitor December 2021

Housing Stock | Housing stock estimates | EPC data | Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding

Housing stock estimates

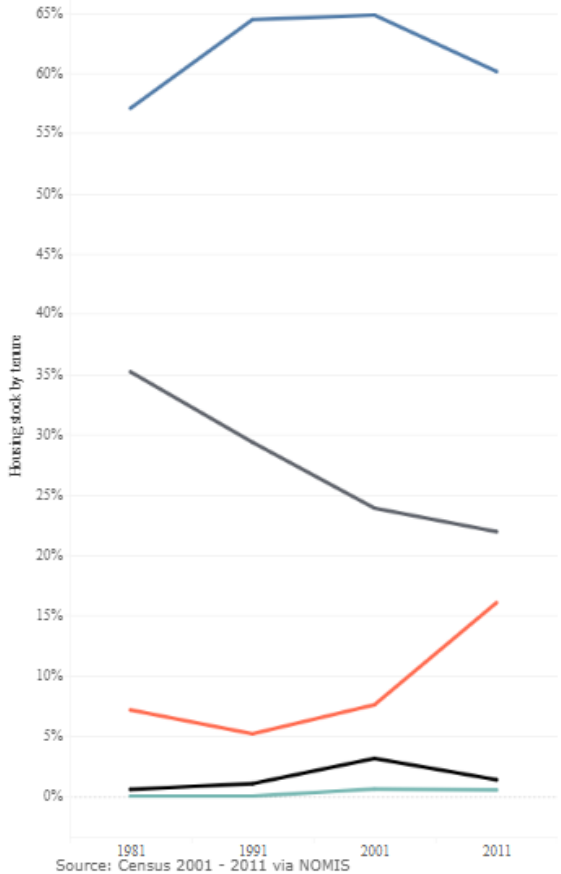
Tenure
- Other
- Owner occupation
- Private Rented
- Shared Ownership
- Social Rented

Current GM housing stock (ONS estimates)



Source: ONS, 2021

Historic GM housing stock (Census)



Source: Census 2001 - 2011 via NOMIS

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Greater Manchester Housing Market Monitor December 2021

Housing Stock | Housing stock estimates | EPC data | Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding

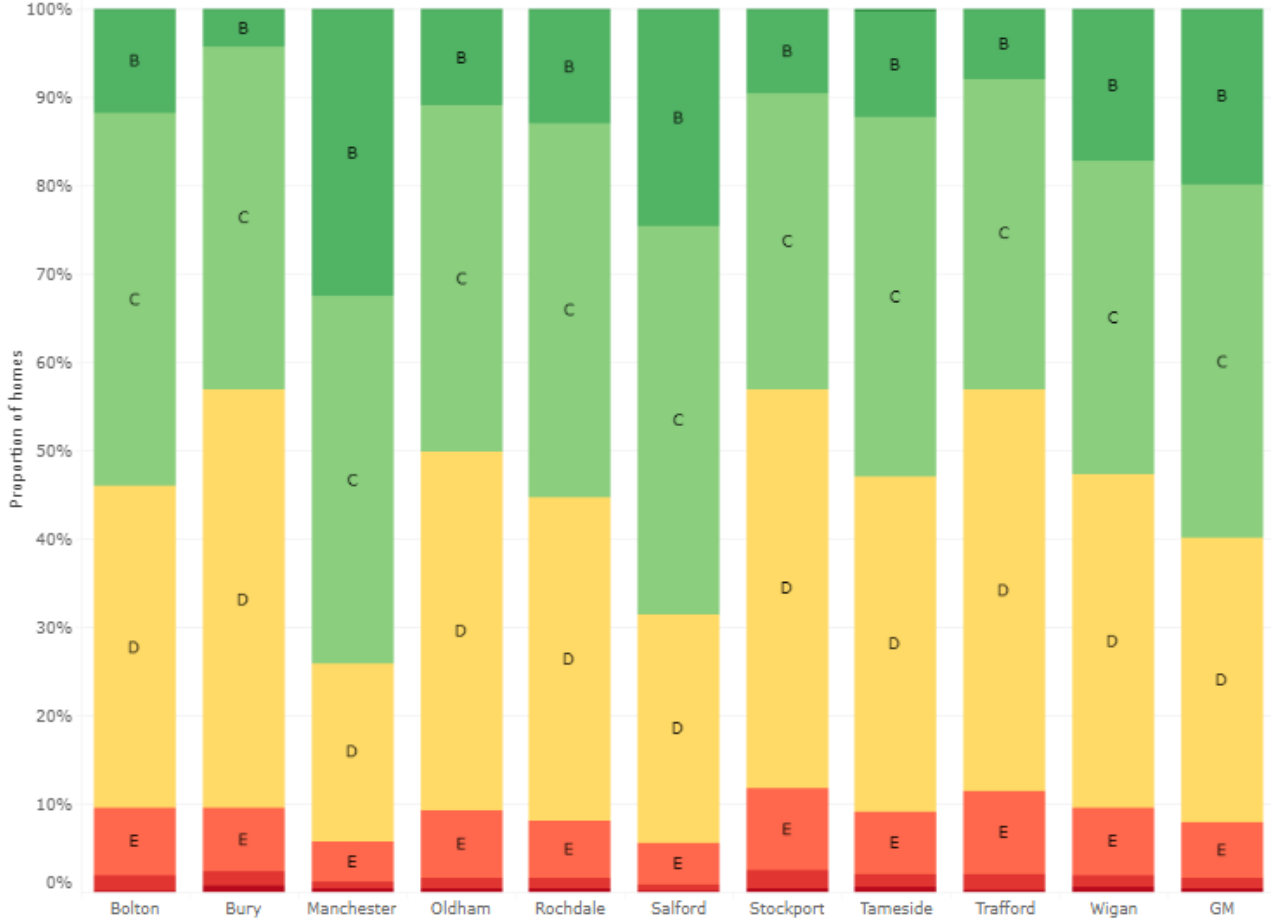
EPC Data

EPC Data
- New build homes
- All homes

Select date
July 2021

A
B
C
D
E
F
G

Area
- (All)
- Bolton
- Bury
- GM
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



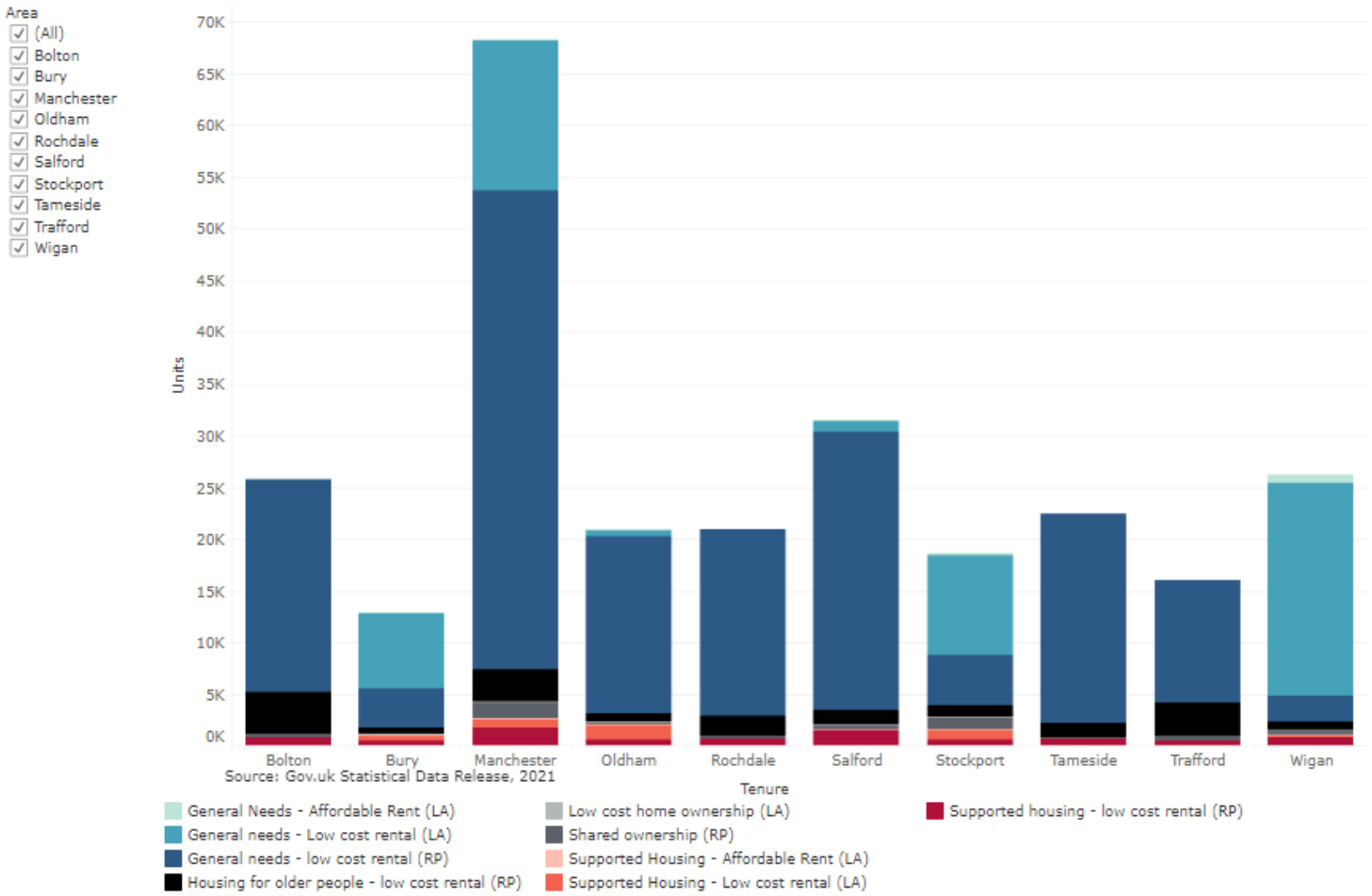
Source: Gov.uk, Live tables on Energy Performance of Buildings Certificates, 2021

MCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

Housing Stock | Housing stock estimates | EPC data | Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding

Affordable Housing Stock 2020-21



Source: Gov.uk Statistical Data Release, 2021

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Housing supply

Dashboards in this section

Net additional dwellings
- Number of net additional dwellings, by year

Affordable housing completions
- Number of affordable housing completions by local authority or tenure, by year
- Affordable housing funding by funding type, by year

Affordable housing funding
- Number of affordable housing completions by funding type, by year

Key findings

- Net additional dwellings: In 2020/21 there were 12,149 net additional dwellings in Greater Manchester a slight fall of 12% from 2019/20

- Affordable housing completions: In 2020/21 there were 1,659 affordable housing completions the majority of which were for rent. Of the rented affordable housing completions 792 were affordable rent and 277 were social rent.

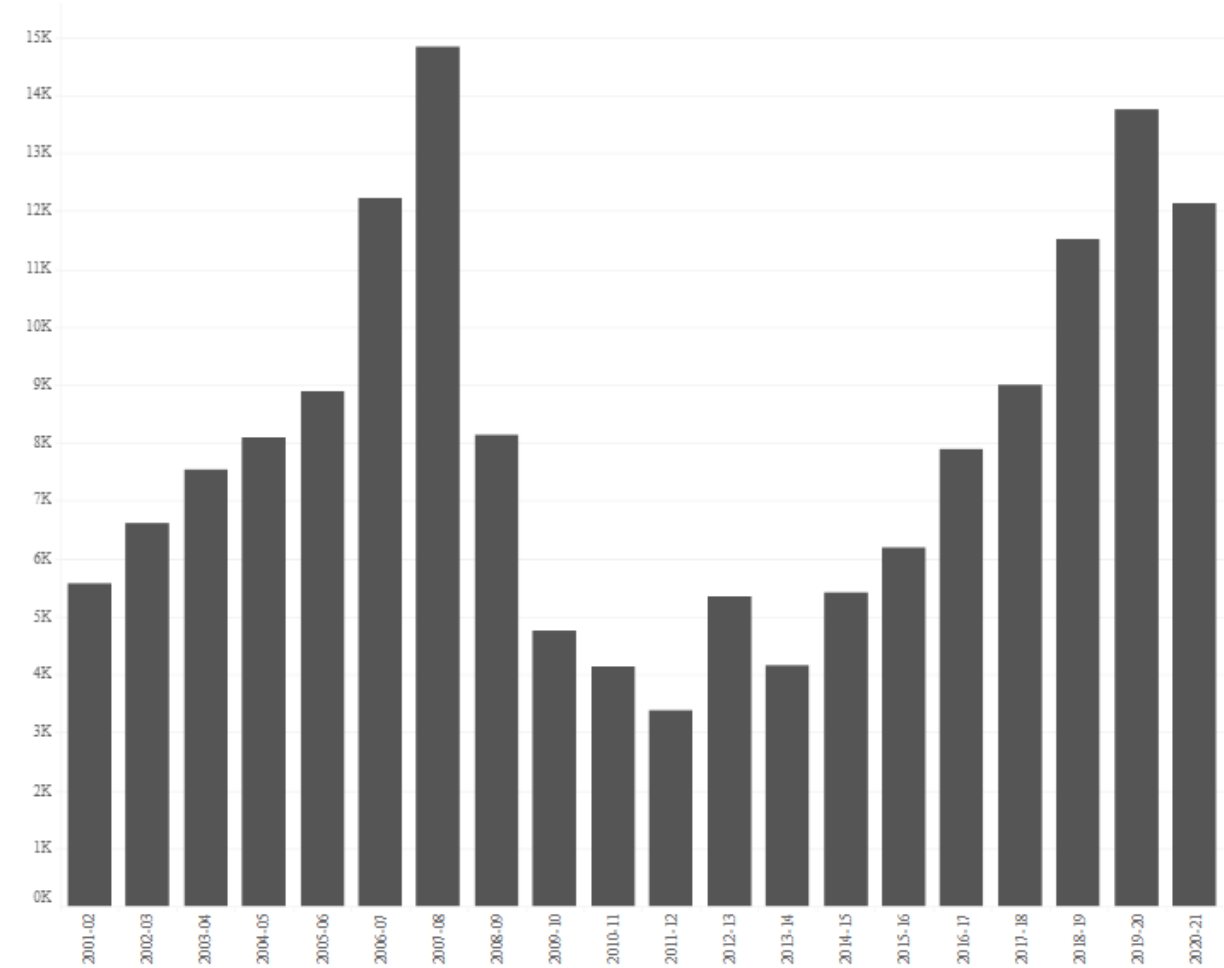
- Affordable housing funding: The majority of the funding for affordable housing delivery in 2020/21 was from Homes England, with a small amount of delivery from S106 (258 units) and Right to Buy receipts (18 units)

Greater Manchester Housing Market Monitor December 2021

Housing Stock | Housing stock estimates | EPC data | Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding

Net Additional Dwellings

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



Source: Gov.uk, Live tables on dwelling stock including vacants, 2021

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Greater Manchester Housing Market Monitor December 2021

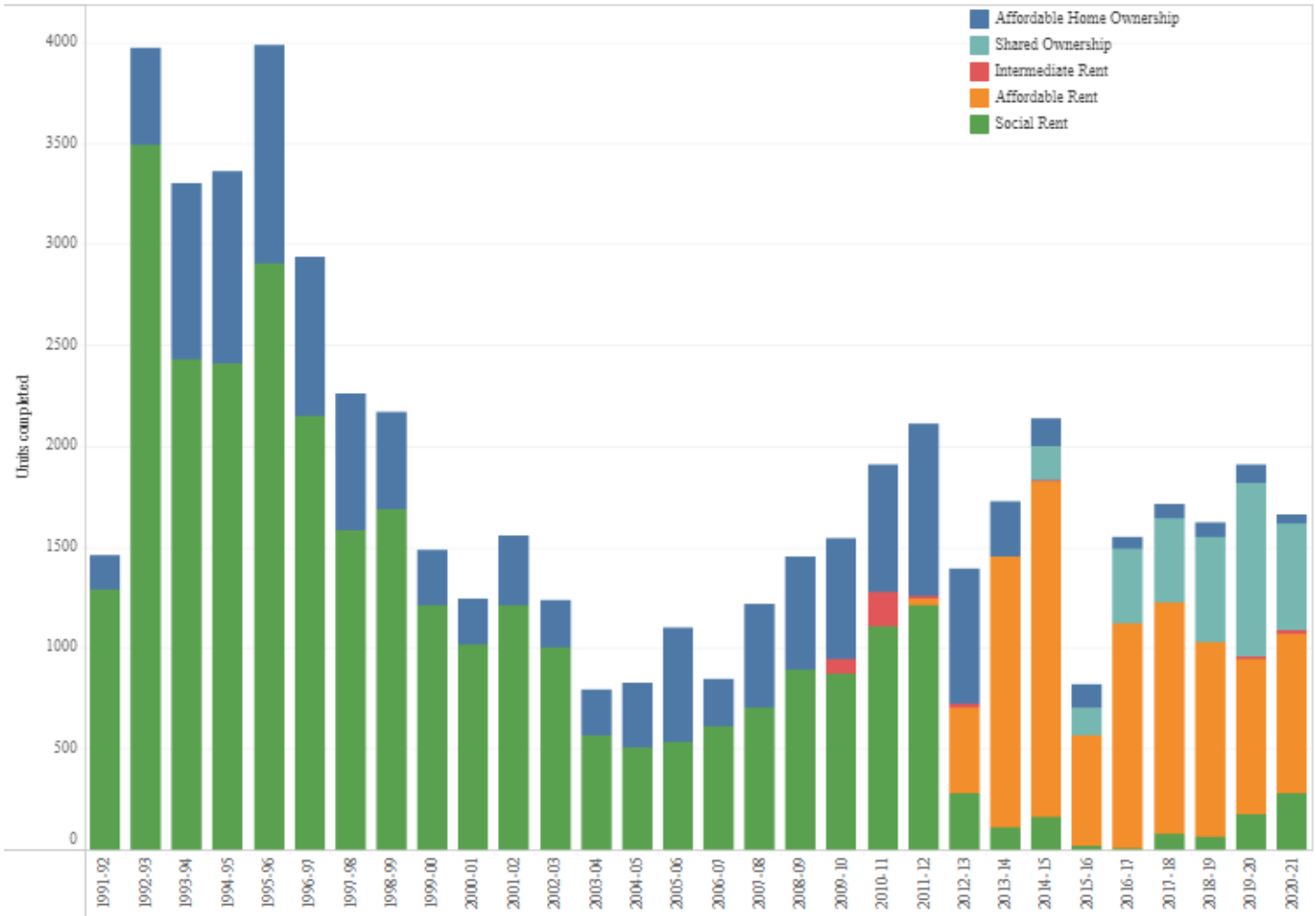
Housing Stock | Housing stock estimates | EPC data | Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding

Affordable housing completions

Select a view
- By Local Authority
- By Tenure

Select year(s)
- (All)
- 1991-92

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



Source: Gov.uk Department for Levelling Up, Housing and Communities, 2021

GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

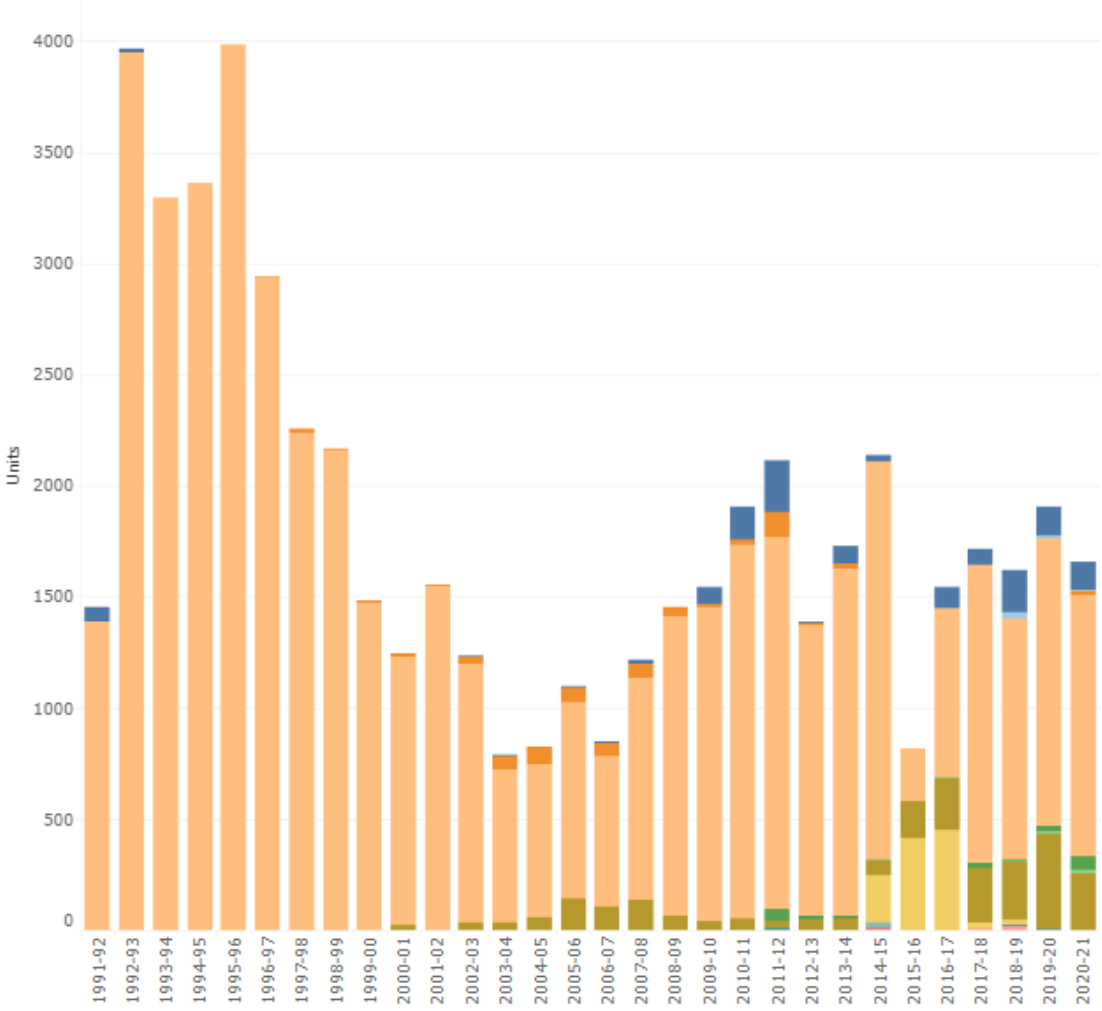
ock | Housing stock estimates | EPC data | Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding | Housin

Affordable Housing Funding

Year
(All)

LA name
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

Funding type
- Local Authority HE/GLA funded
- Non-Registered Provider HE funded
- Other
- Private Registered Provider HE/GLA funded
- Private Registered Provider other funding
- Right to Buy recycled receipts
- s106 nil grant
- Affordable Homes Guarantees
- Local Authority other funding
- Permanent Affordable Traveller Pitches
- Private Finance Initiative
- s106 part grant



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Housing affordability

Dashboards in this section

House prices
- Historical house prices, all buyers or first-time buyers, by year
- Ward house price map

Mortgage availability
- Mortgage approval rates, by year
- Monthly mortgage interest rates, by year
- House price index, by year

House sales
- House sale volumes, by year
- Ward sales map

Housing affordability
- Monthly payments by affordable 2 bed rent, FTB mortgage, LHA 2 bed, private rent LQ 2 bed, private rent median 2 bed and social rent 2 bed

Housing benefits
- Number of households claiming housing benefits or Universal Credit with housing entitlement, by year and tenure that are long-term

- House prices: As of March 2021 the average price paid was £176,250 in Greater Manchester. Ranging from £150,000 in Bolton and Wigan to £315,000 in Trafford. First time buyer average price paid in September 2021 range from £279,000 in Trafford to £139,000 in Bolton.

- Mortgage availability: The Bank of England publishes data on mortgage lending. The average rate for a 90% LTV mortgage in October 2021 was 2%. Nationally lending peaked in October 2021, March 2021 and June 2021 all at points in which the stamp duty holiday weas due to end. (Stamp duty holiday: How much do I have to pay now? - BBC News).
- House sales: As of March 2021 there were 30,000 house sales in Greater Manchester.

- Housing affordability: We have provided analysis on the monthly costs of renting a two bedroom property and a 90% LTV mortgage for an average first time buyer home across each Greater Manchester District. For all areas social rent is the lowest monthly cost, while the difference between median private rent and mortgage payments in some areas is significant.

- Housing benefits: As of August 2021 there were 289,000 households claiming Housing Benefit or the housing element of Universal credit. There was a significant rise in claimants between March 2020 and August 2021 (15%). In the private rented sector there was an increase of 34% in claimants between March 2020 and August 2021 and 7% in the social rented sector in the same period.

Greater Manchester Housing Market Monitor December 2021

Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortga

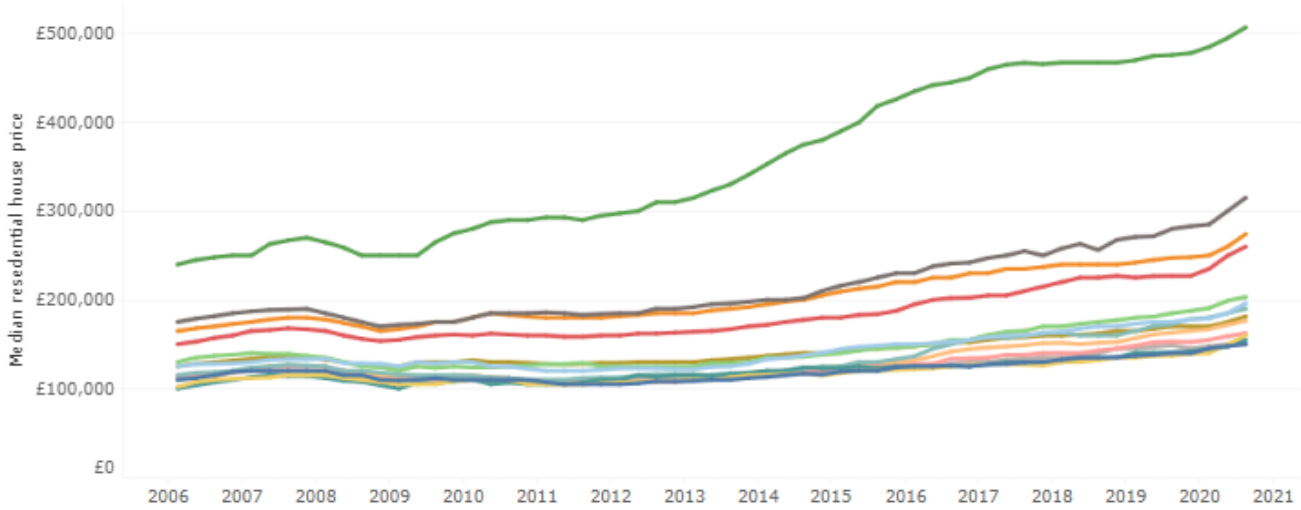
House Prices

Select a vi... All buyers

Select a date range

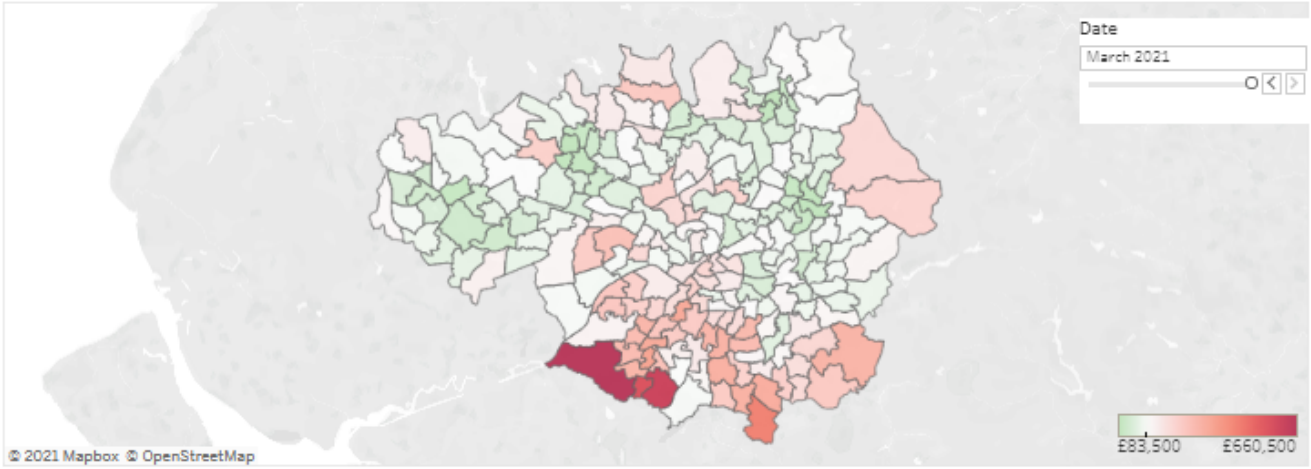
June 2006 March 2021

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan
- GM
- London
- North West
- England



Resedential Price Paid Map (All buyers)

Area
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan
- GM
- London
- North West
- England



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortga

House Prices

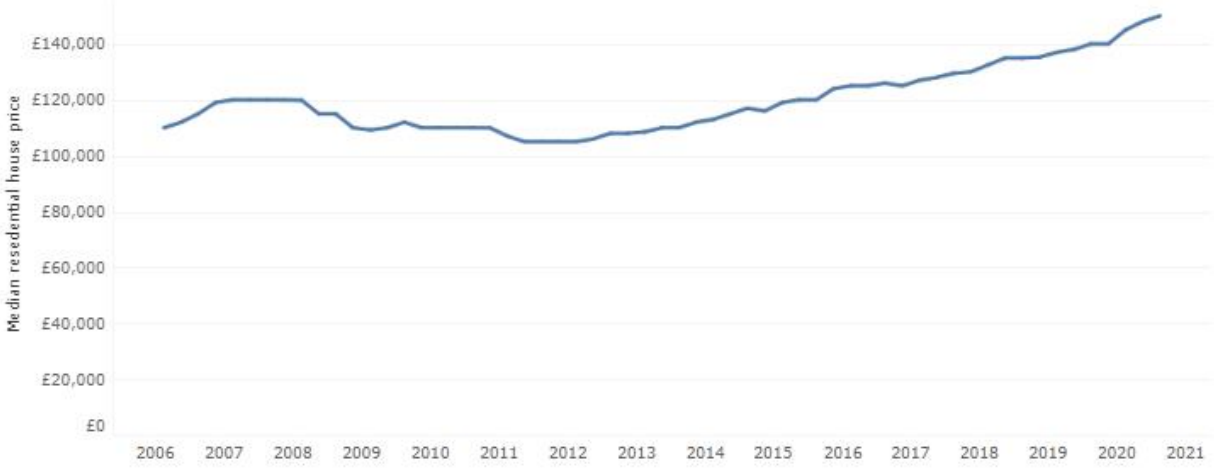
Select a vi... All buyers

Select a date range

June 2006 March 2021

Area

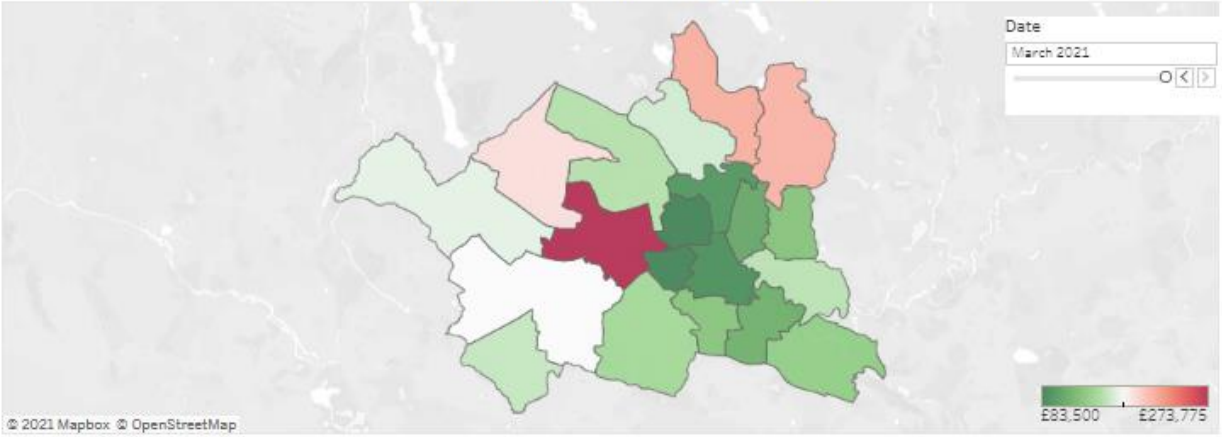
- (All)
- ☑ Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan
- GM
- London
- North West
- England



Area

Bolton

Resedential Price Paid Map (All buyers)



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

Affordable housing stock | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortga

House Prices

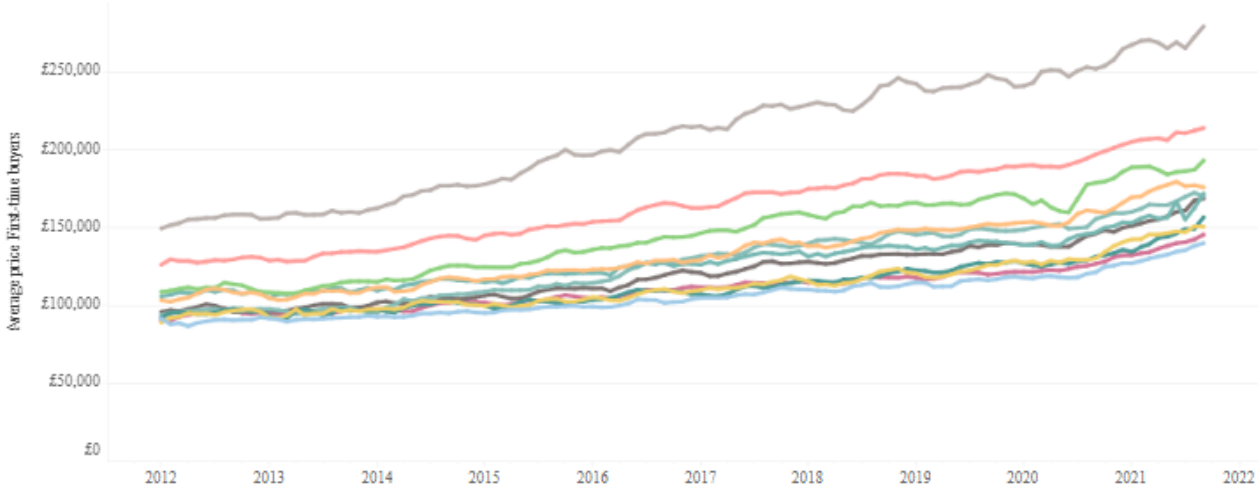
Select a vi... First-time bu...

Select a date range

June 2006 March 2021

Area

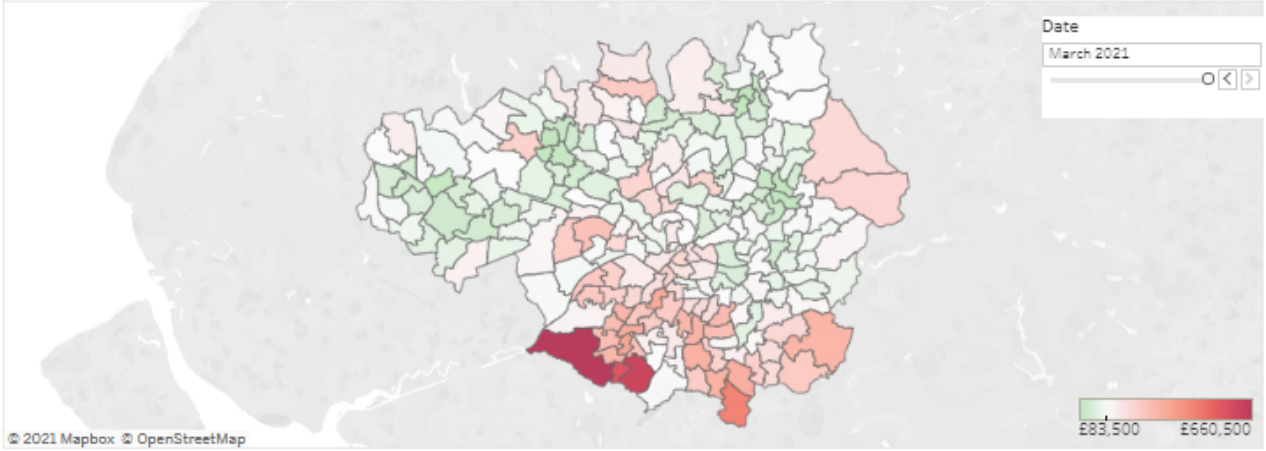
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan
- GM
- London
- North West
- England



Resedential Price Paid Map (All buyers)

Area

Bolton



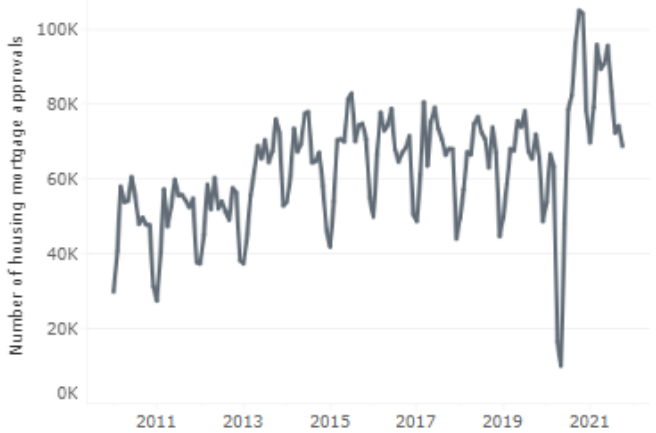
GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

housing | Housing supply | Net additional dwellings | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortgage availability | House

Mortgage Availablilty

Mortgage approval rates

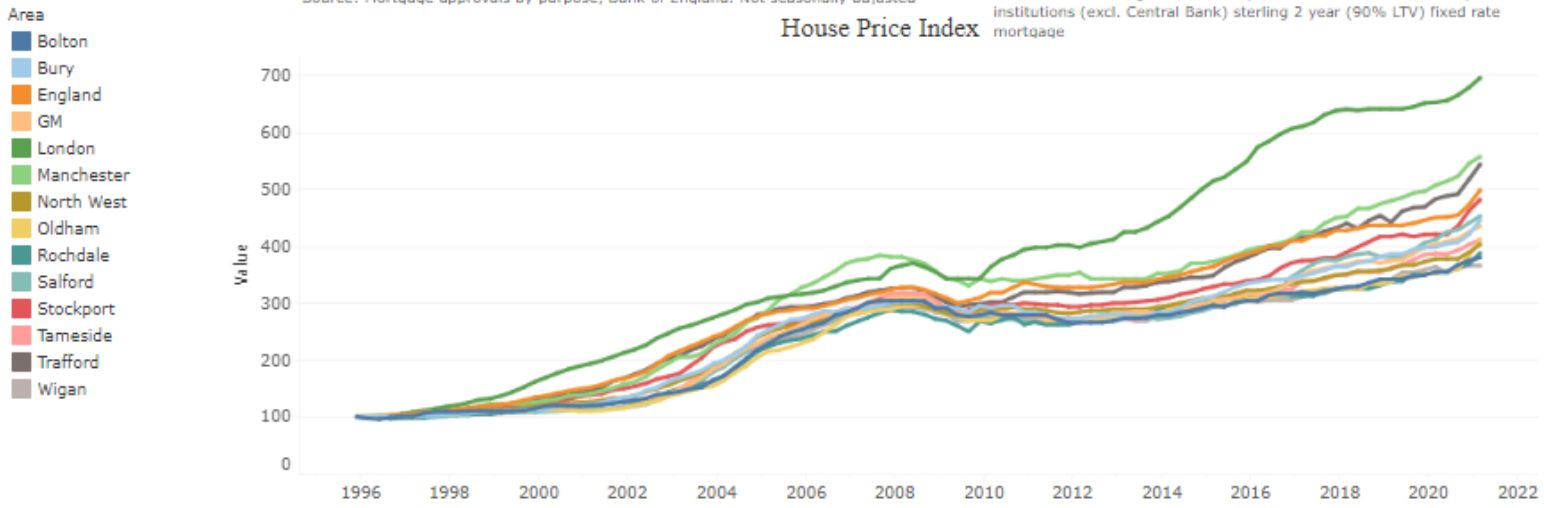


Source: Mortgage approvals by purpose, Bank of England. Not seasonally adjusted

Monthly mortgage interest rates

Source: Bank of England, *Monthly interest rate of UK monetary financial institutions (excl. Central Bank) sterling 2 year (90% LTV) fixed rate mortgage

House Price Index



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

pply | Net additional dwellings | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortgage availability | House sales | Monthl

House Sales

Select a date range

December 2006 March 2021

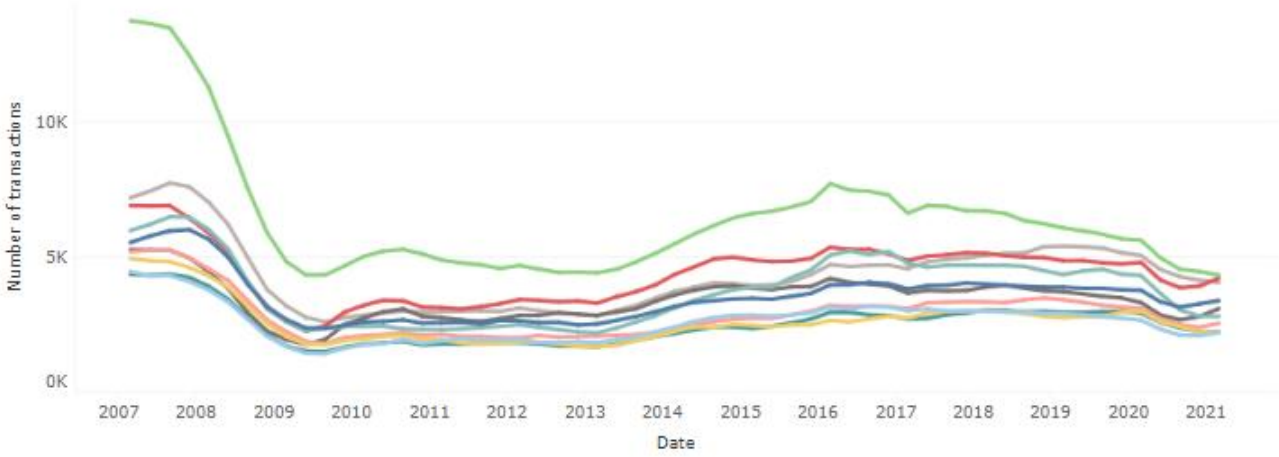
Area

- (All)
- Bolton
- Bury
- England
- GM
- London
- Manchester
- North West
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

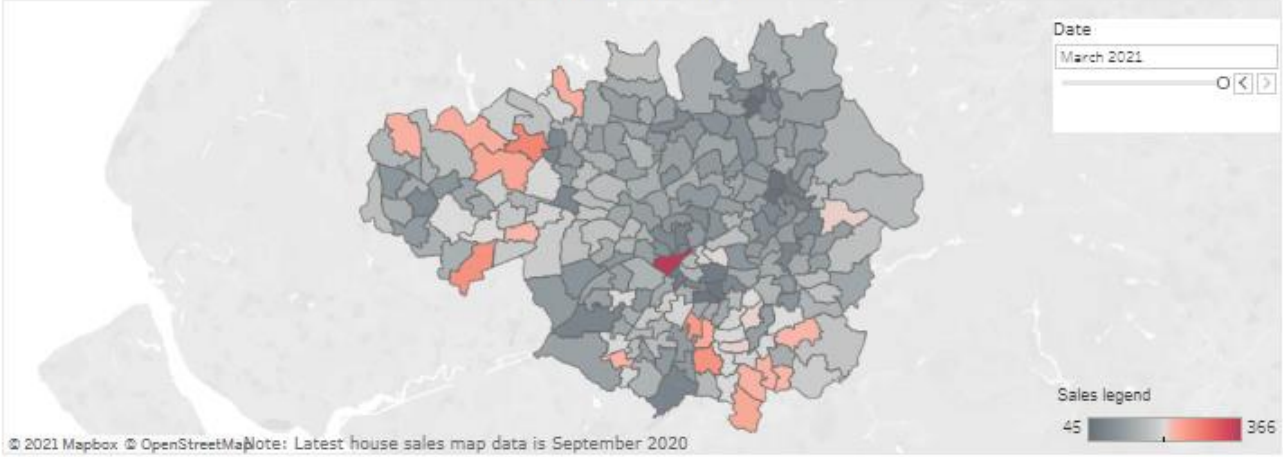
Area

- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

House sale volumes (ONS)



Ward Sales Map



Note: Latest house sales map data is September 2020

GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

nal | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortgage availability | House sales | Monthly costs | Housin

Monthly costs

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

Attribute
- Affordable rent 2 bed
- First Time Buyer house mortage
- Local housing allowance 2 bed
- Private rent LQ 2 bed
- Private rent median 2 bed
- Social rent 2 bed

GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

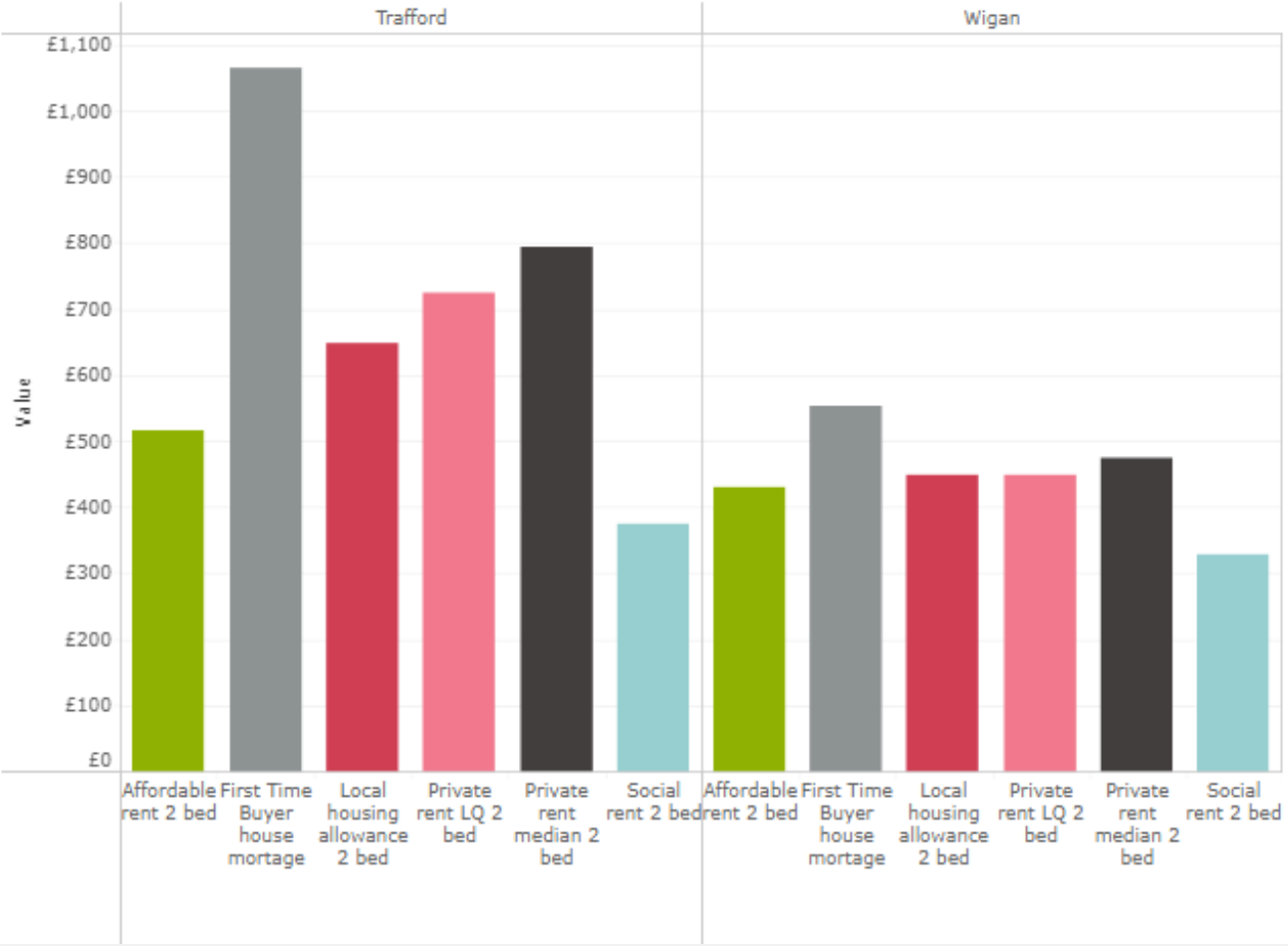
nal | Affordable housing supply | Affordable housing funding | Housing affordability | House prices | Mortgage availability | House sales | Monthly costs | Housin

Monthly costs

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- ☑ Trafford
- ☑ Wigan

Attribute
- ☑ Affordable rent 2 bed
- ☑ First Time Buyer house mortage
- ☑ Local housing allowance 2 bed
- ☑ Private rent LQ 2 bed
- ☑ Private rent median 2 bed
- ☑ Social rent 2 bed

- Affordable rent 2 bed
- First Time Buyer house mortage
- Local housing allowance 2 bed
- Private rent LQ 2 bed
- Private rent median 2 bed
- Social rent 2 bed



GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

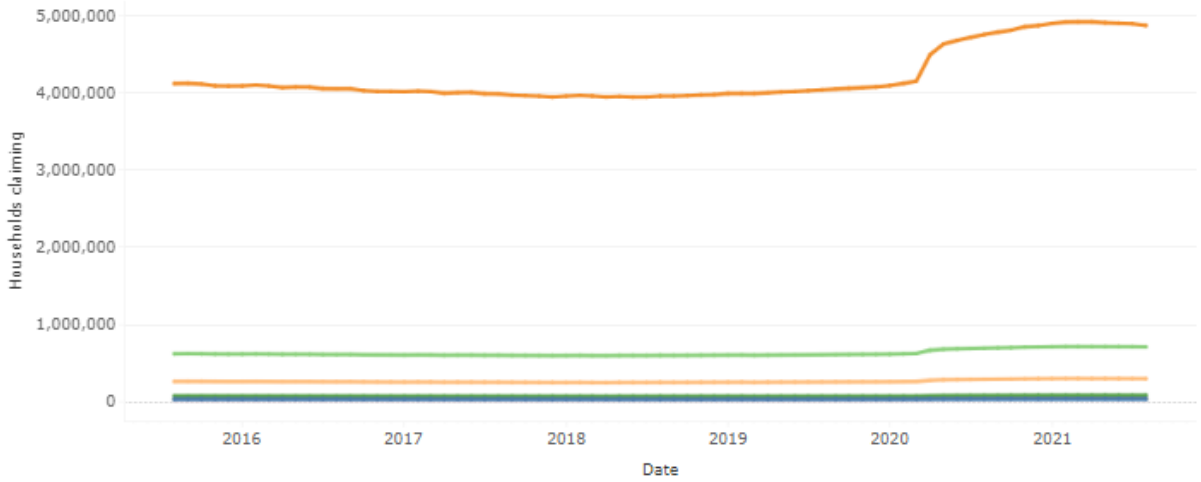
Households claiming HB and housing entitlement of UC

Housing tenure
- (All)
- Private Rented Sector
- Social Rented Sector

Type
- (All)
- Housing Benefit
- Universal Credit

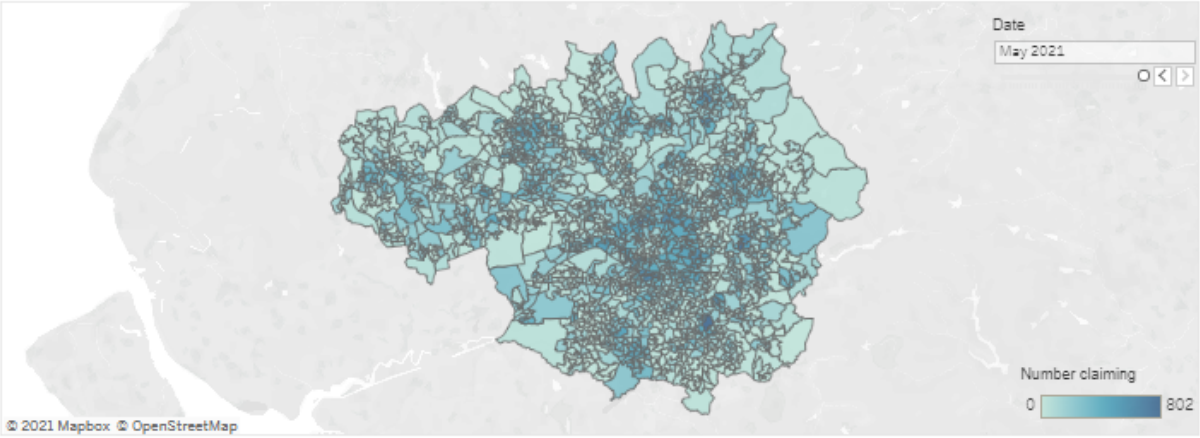
Date
August 2015 — August 2021

Area
- (All)
- Bolton
- Bury
- England
- GM
- Manchester
- North West
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford



- Bolton
- Bury
- England
- GM
- Manchester
- North West
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

UC and HB LSOA Map



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

housing | Affordable housing funding | Housing affordability | House prices | Mortgage availability | House sales | Monthly costs | Housing benefits | Housin

Households claiming HB and housing entitlement of UC

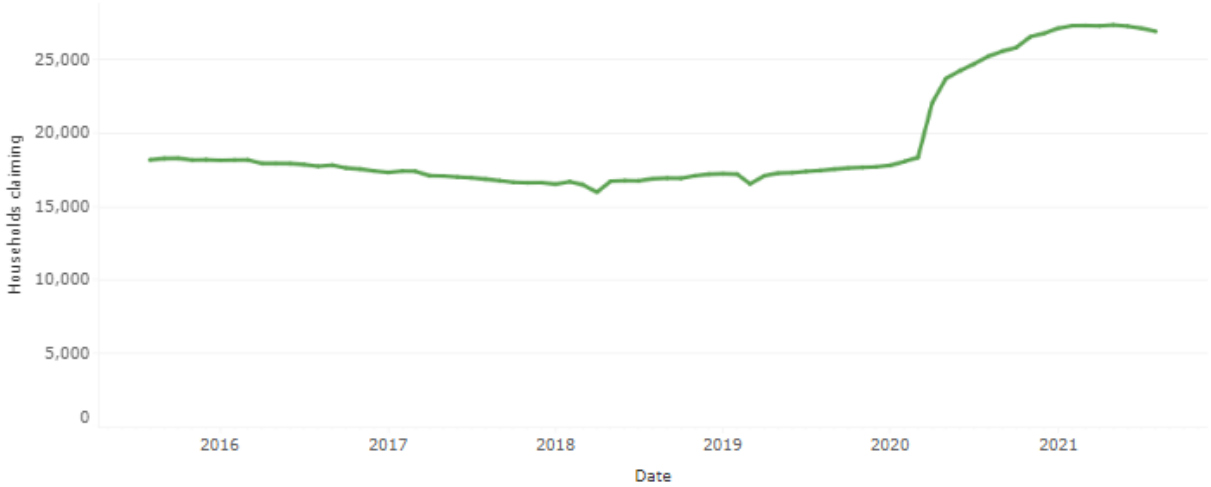
Housing tenure
- (All)
- Private Rented Sector
- Social Rented Sector

Type
- (All)
- Housing Benefit
- Universal Credit

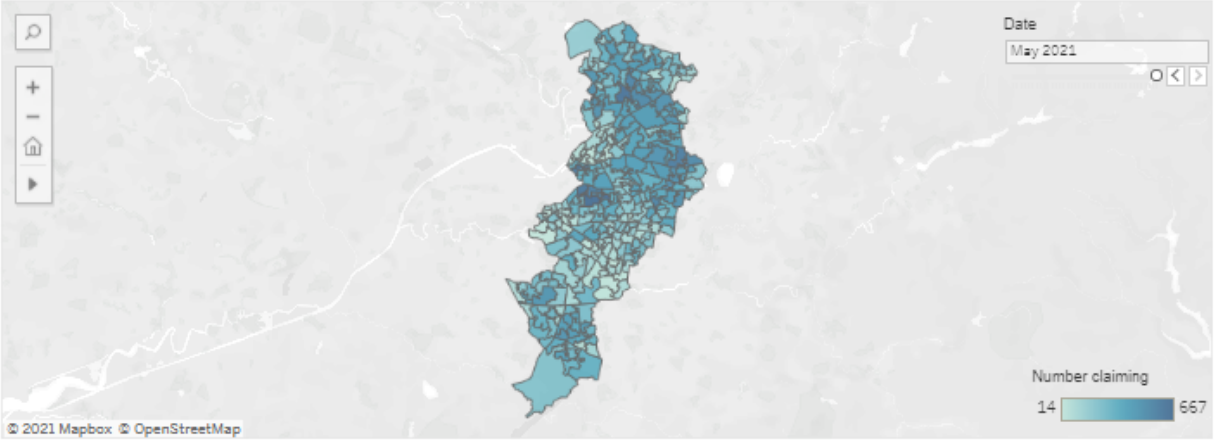
Date
August 2015 — August 2021

Area
- (All)
- Bolton
- Bury
- England
- GM
- Manchester
- North West
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford

Manchester



UC and HB LSOA Map



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Housing demand

Dashboards in this section

Households owed
- Number of rough sleepers, by year
- Number of households owed a duty, by year
- Proportion of households owed a duty that are TA, by year

Housing registers
- Number of households on housing registers, by preference type

Key findings

- In GM there are 75, 868 households on housing registers - 30, 438 which have Reasonable Preference.

- In GM there are 4,756 households owed a prevention or relief of duty – 1.2% of these are in Temporary Accommodation, as of 2021. In January 2020, there were 125 recorded rough sleepers.

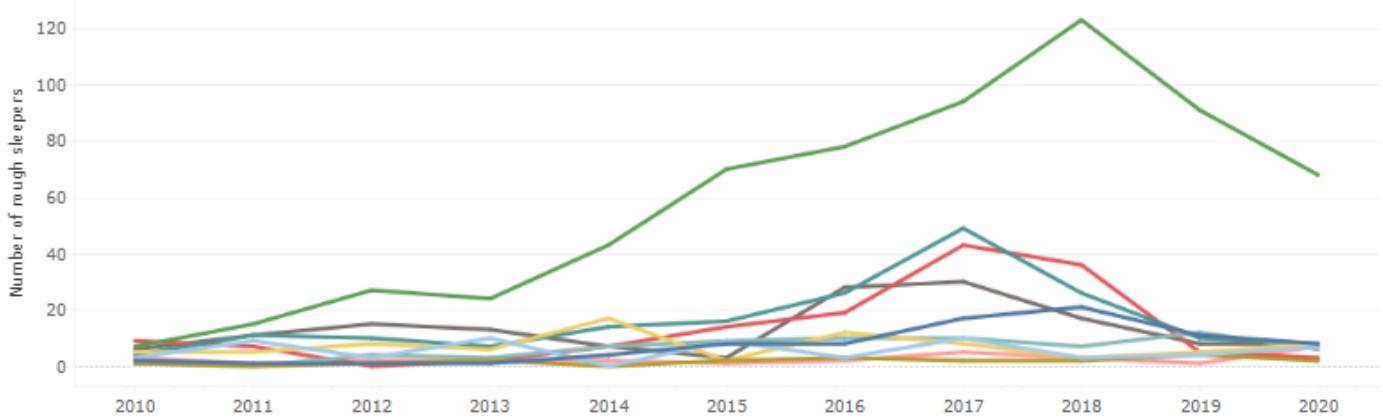
Greater Manchester Housing Market Monitor December 2021

ordability | House prices | Mortgage availability | House sales | Monthly costs | Housing benefits | Housing demand | Households owed | Housin

Housing demand

Area
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

Rough Sleepers

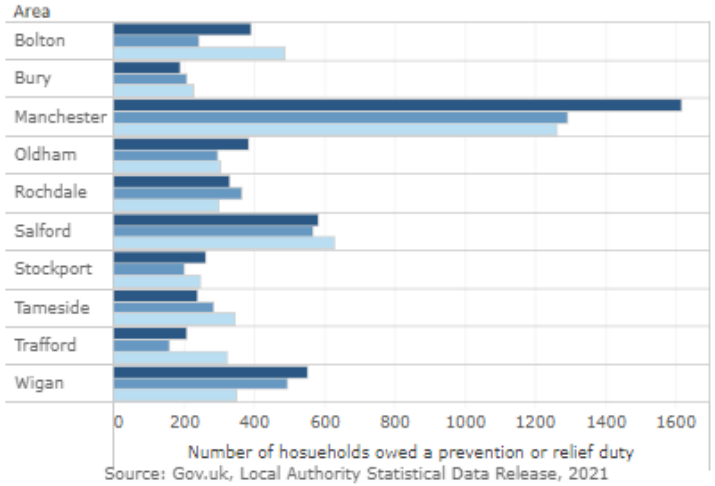


Source: ONS (Rough sleeping in the UK: 2002 - 2021), 2021

Year
2019 2021

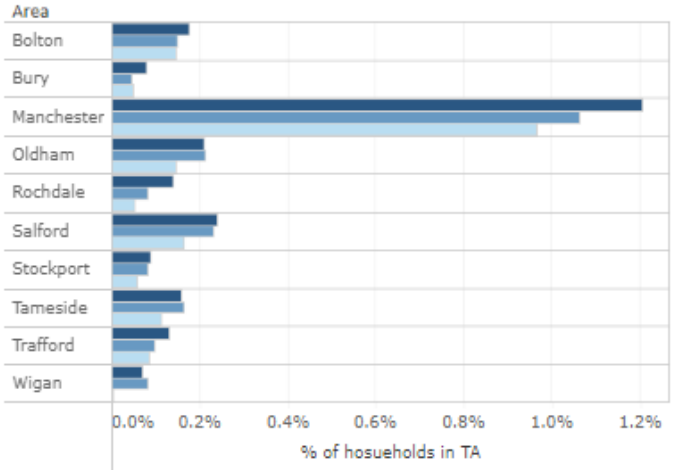
Area
- (All)
- Bolton
- Bury
- England
- GM
- Manchester
- North West
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

Number of households owed a duty



Source: Gov.uk, Local Authority Statistical Data Release, 2021

Proportion of households owed a duty in TA



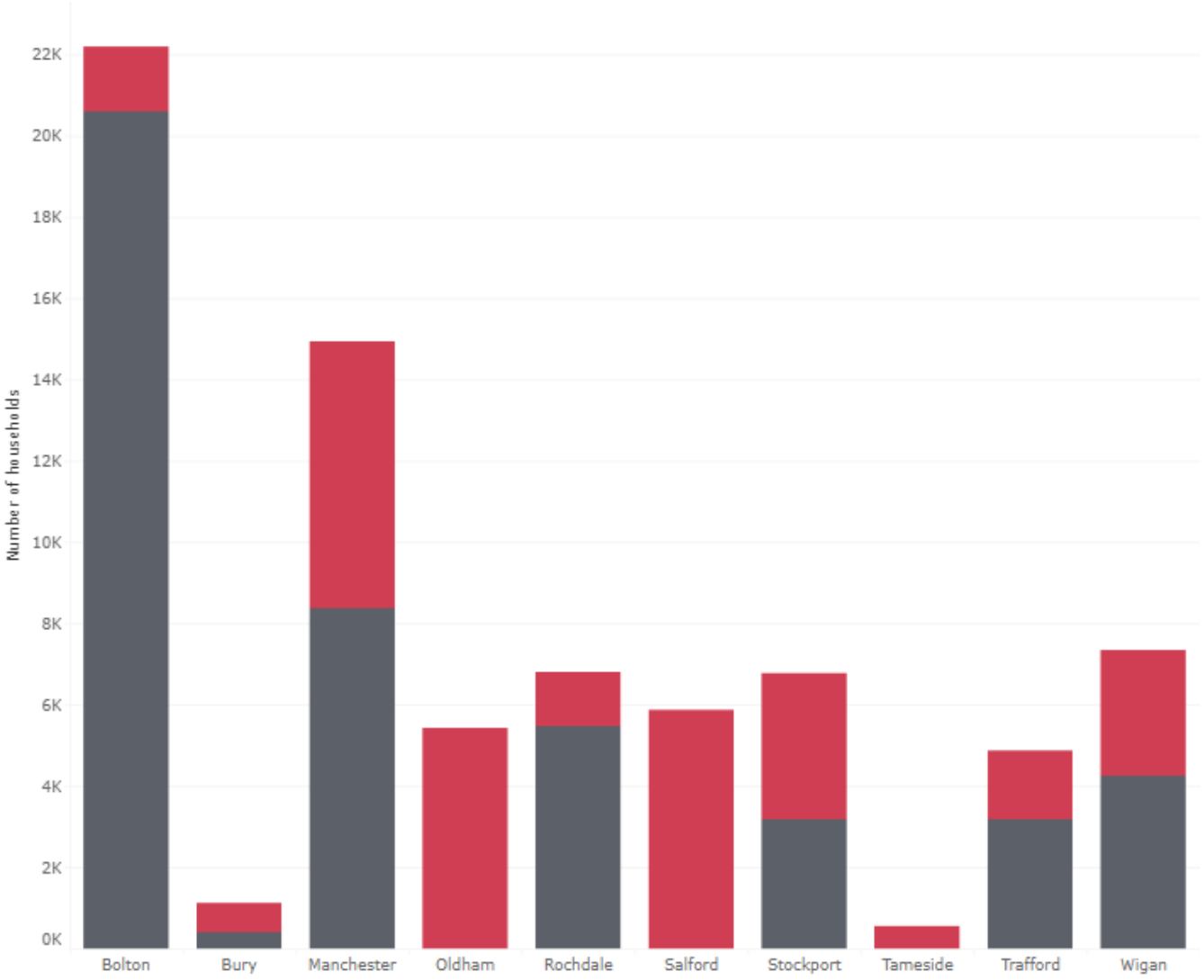
GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

Housing registers

Preference type
- Reasonable preference
- Other households

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Housing availability

Dashboards in this section

Social housing lets
- Number of social housing lets, by type and year

Local Authority Right to Buy vs completions
- Number of Local Authority Right to Buy and completions

Vacant homes
- Number of vacant homes, by type Share of dwelling stock that is vacant and share of vacant homes

key findings

- Social housing lets: On average there are 19,000 lets in social housing a year in Greater Manchester.

- Right to buy: Since 1999 32,849 local authority homes have bought in Greater Manchester under Right to Buy.

- Vacant homes: in 2020 2.7% of homes in Greater Manchester were long term vacant (vacant for more than 6 months).

Greater Manchester Housing Market Monitor December 2021

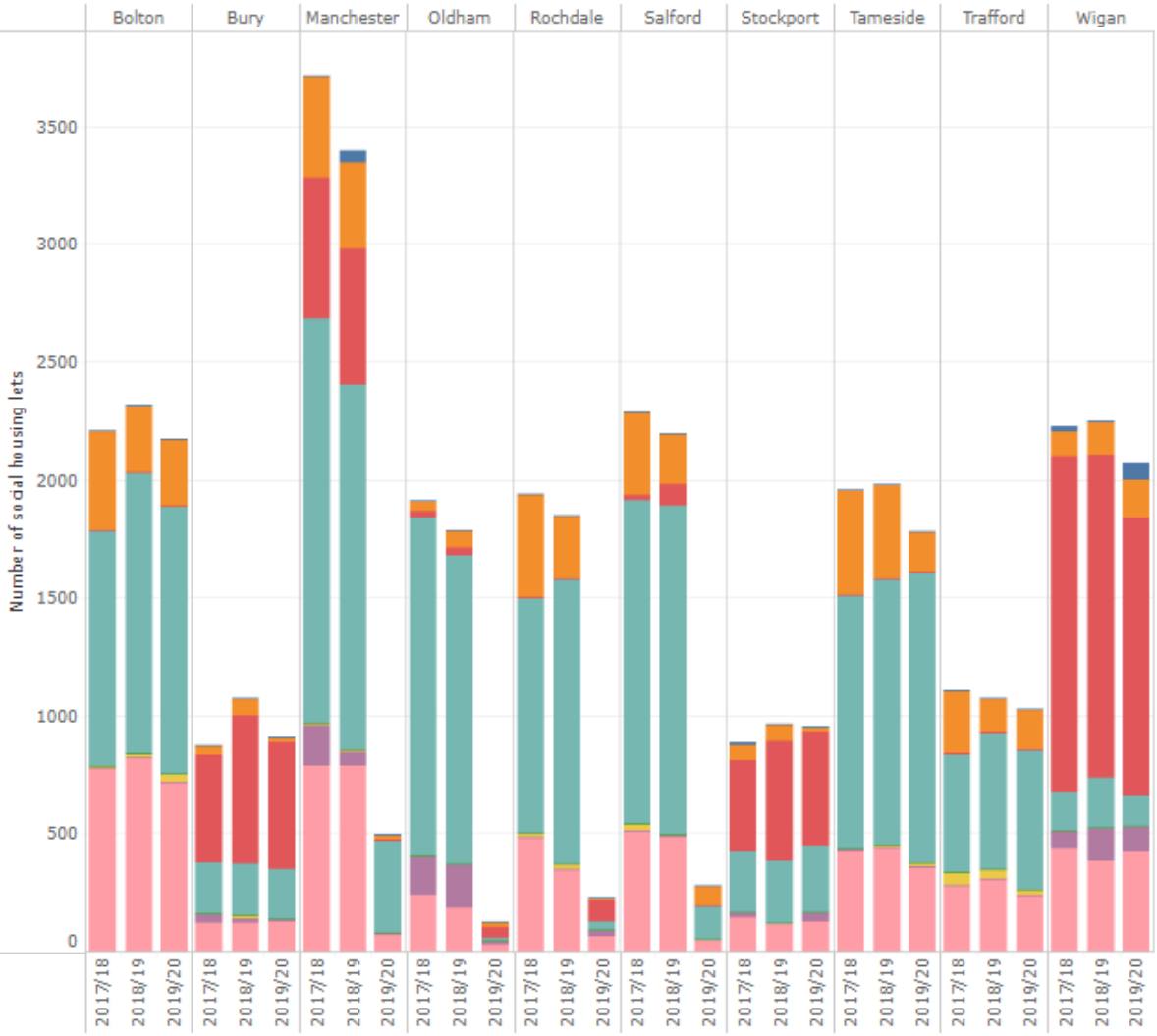
Monthly costs | Housing benefits | Housing demand | Households owed | Housing registers | Housing availability | Social housing lets | Right t Comple

Social Housing Lets

Area
- (All)
- Bolton
- Bury
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan

Attribute
- (All)
- General Needs Affordable Rent LA
- General Needs Affordable Rent PRP
- General Needs Social Rent LA
- General Needs Social Rent PRP
- Supported Housing Affordable Rent LA
- Supported Housing Affordable Rent PRP
- Supported Housing Social Rent LA
- Supported Housing Social Rent PRP

Legend
- General Needs Affordable Rent LA
- General Needs Affordable Rent PRP
- General Needs Social Rent LA
- General Needs Social Rent PRP
- Supported Housing Affordable Rent LA
- Supported Housing Affordable Rent PRP
- Supported Housing Social Rent LA
- Supported Housing Social Rent PRP



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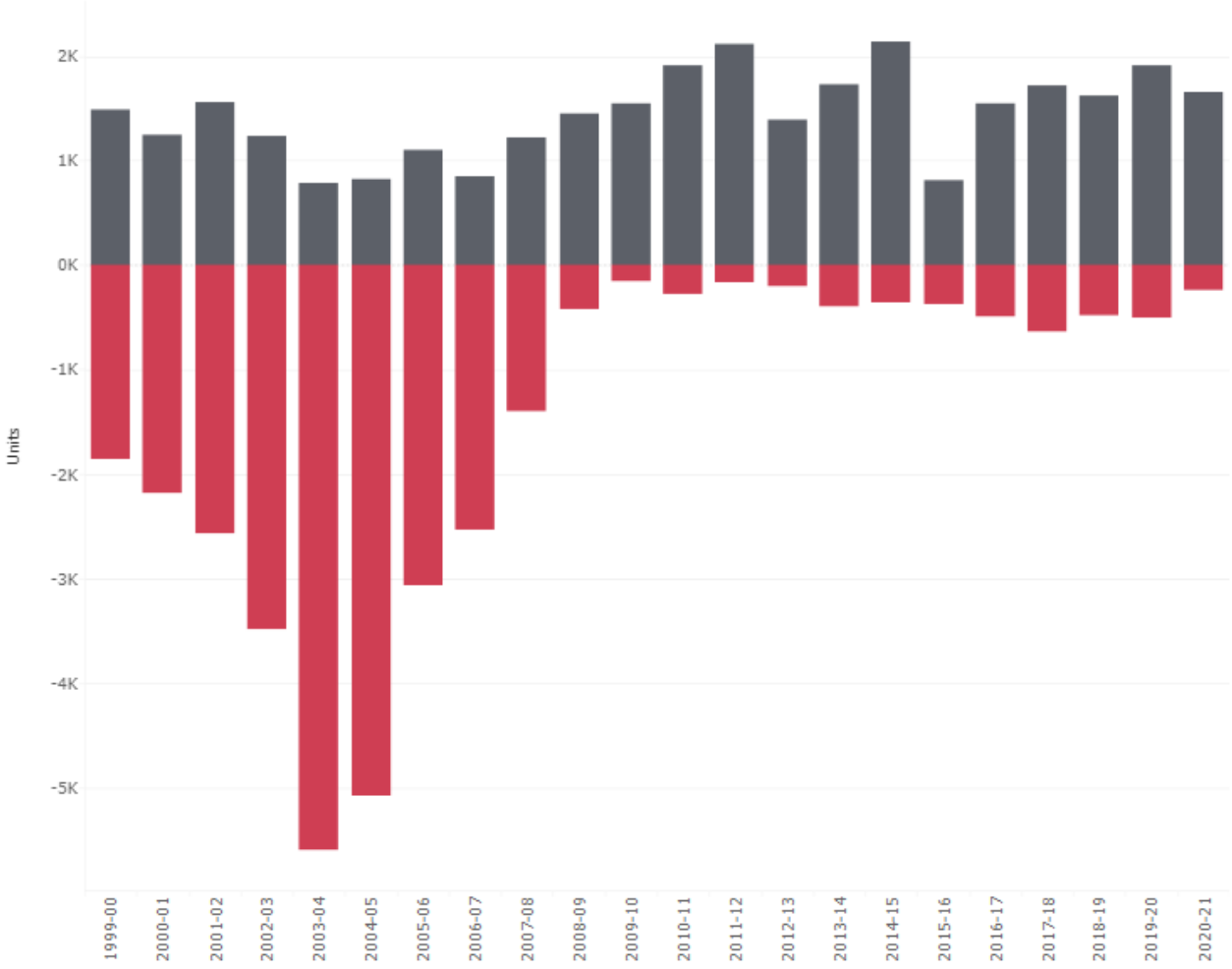
Greater Manchester Housing Market Monitor December 2021

sts | Housing benefits | Housing demand | Households owed | Housing registers | Housing availability | Social housing lets | Right to Buy vs Completions | Vacant

Local Authority Right to Buy Sales vs Completions

Completions
Right to Buy Sales

Area
(All)
Bolton
Bury
Manchester
Oldham
Rochdale
Salford
Stockport
Tameside
Trafford
Wigan



GMCA GREATER MANCHESTER COMBINED AUTHORITY

Greater Manchester Housing Market Monitor December 2021

nefits | Housing demand | Households owed | Housing registers | Housing availability | Social housing lets | Right to Buy vs Completions | Vacant homes | Data s

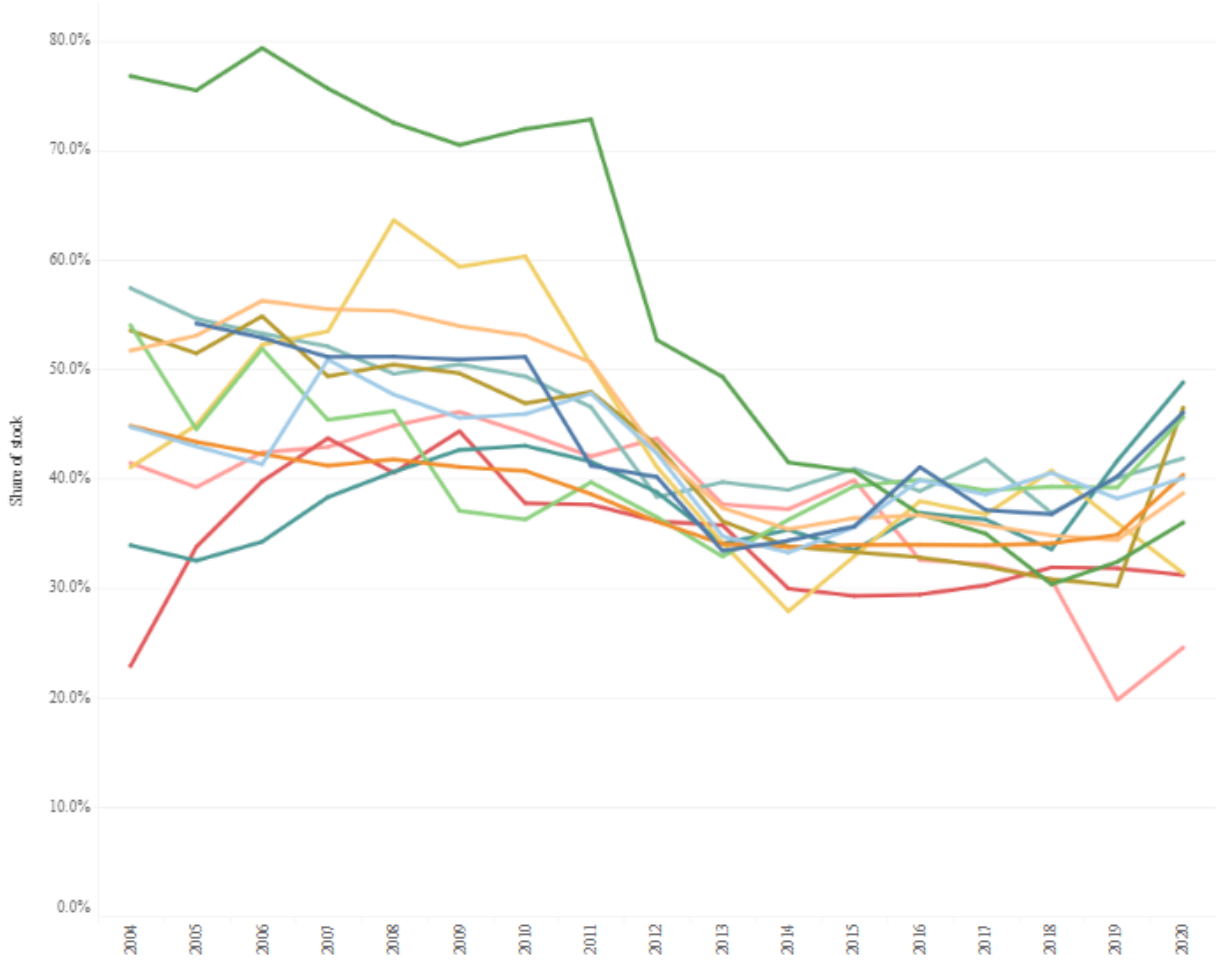
Vacant homes

Select a view
- Number
- Share

Select vacant home type (number view only)
- All vacants
- Long-term vacants

Select vacant home proportion (Share view only)
- Share of dwelling stock vacant
- Share of vacants long term

- (All)
- Bolton
- Bury
- England
- GM
- Manchester
- Oldham
- Rochdale
- Salford
- Stockport
- Tameside
- Trafford
- Wigan



Note: Share of dwelling stock vacant shows the share of dwelling stock in that LA that is vacant. Share of vacant long term shows the share of vacant homes that are long term vacant.

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Data sources

Housing stock

Housing stock estimates https://www.nomisweb.co.uk/sources/census_2011 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstock-bytenureestimates

EPC data https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates

Affordable housing stock https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021

Housing supply

Net additional dwellings https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants (tables 122 and 123)

Affordable housing supply https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995178/AHS_199192_to_201920_open_data.csv

Affordable housing funding https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995178/AHS_199192_to_201920_open_data.csv

Housing affordability

House prices https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexmonthlyquarterlytables1to19

Mortgage availability https://www.bsa.org.uk/statistics/mortgages-housing https://www.bankofengland.co.uk/boeapps/database/FromShowColumns.asp?Travel=NIxAZxI3x&FromCategoryList=Yes&NewMeaningId=RFRM2Y,FR2Y90,FR2Y75&CategId=6&HighlightCatValueDisplay=Fixed%20rate%20mortgage,%202%20year

House sales https://landregistry.data.gov.uk/app/ukhpi

Monthly payments Authors analysis

Housing benefits https://stat-xplore.dwp.gov.uk/

Housing demand

Households owed https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021

Housing registers https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021

Housing availability

Social housing lets https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2019-to-march-2020 ..

Data sources

Housing stock

Housing stock estimates https://www.nomisweb.co.uk/sources/census_2011 https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstock-bytenureestimates

EPC data https://www.gov.uk/government/statistical-data-sets/live-tables-on-energy-performance-of-buildings-certificates

Affordable housing stock https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021

Housing supply

Net additional dwellings https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants (tables 122 and 123)

Affordable housing supply https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995178/AHS_199192_to_201920_open_data.csv

Affordable housing funding https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995178/AHS_199192_to_201920_open_data.csv

Housing affordability

House prices https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexmonthlyquarterlytables1to19

Mortgage availability https://www.bsa.org.uk/statistics/mortgages-housing https://www.bankofengland.co.uk/boeapps/database/FromShowColumns.asp?Travel=NIxAZxI3x&FromCategoryList=Yes&NewMeaningId=RFRM2Y,FR2Y90,FR2Y75&CategId=6&HighlightCatValueDisplay=Fixed%20rate%20mortgage,%202%20year

House sales https://landregistry.data.gov.uk/app/ukhpi

Monthly payments Authors analysis

Housing benefits https://stat-xplore.dwp.gov.uk/

Housing demand

Households owed https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2020-to-2021

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