

## GREATER MANCHESTER PLANNING & HOUSING COMMISSION

**DATE:** Tuesday, 31st October, 2023

**TIME:** 11.00 am

**VENUE:** Microsoft Teams

### AGENDA

- 1. Apologies for Absence**  
To receive any apologies for absence.
- 2. Chairs Announcements and Urgent Business**
- 3. The Minutes of the Meeting held on 21 March 2023** 1 - 10  
To approve the minutes of the meeting 21 March 2023 as a correct and accurate record.
- 4. Meeting Purpose (10 Minutes)**
- 4.A Terms of Reference review** 11 - 18  
To review the Terms of Reference for the Commission.  
Councillor Ged Cooney, Chair and Portfolio Lead for Housing,  
Steve Rumbelow, Chief Executive Portfolio Lead for Housing, Jill  
Holden Flood and Water Management Manager, GMCA
- 4.B Appointment of Committee Member to Green City Region Partnership**  
To approve a Committee representative to the Green City Region Partnership.

<b>BOLTON</b>	<b>MANCHESTER</b>	<b>ROCHDALE</b>	<b>STOCKPORT</b>	<b>TRAFFORD</b>
<b>BURY</b>	<b>OLDHAM</b>	<b>SALFORD</b>	<b>TAMESIDE</b>	<b>WIGAN</b>

<b>5.</b>	<b>Integrated Water Management 35 Minutes</b>	
<b>5.A</b>	<b>Flood Risk Management Update</b> To receive an overview of Flood and Water Management across Greater Manchester. Jill Holden, GM Flood and Water Management Manager, GMCA	19 - 24
<b>5.B</b>	<b>Integrated Water Management Plan</b> To receive an overview of the Integrated Water Management Plan. David Hodcroft, Principal Planning Strategy, GMCA	25 - 56
<b>6.</b>	<b>GM Housing Strategy (35 Minutes)</b>	
<b>6.A</b>	<b>Implementation Plan Update</b> To receive an update on the Implementation Plan. Steve Fyfe, Head of Housing, GMCA Implementation Plan: TO FOLLOW	57 - 104
<b>6.B</b>	<b>Social Housing Quality Fund Update</b> To receive an update on the Social Housing Quality Fund Update. Aisling McCourt, Principal Housing Strategy, GMCA	105 - 114
<b>6.C</b>	<b>Care Leavers' Housing Access Research</b> To receive an overview of the Care Leavers' Housing Access Research Mary Gogarty, Principal Housing Strategy, GMCA	115 - 138
<b>7.</b>	<b>Homelessness and Migration (15 Minutes)</b>	
<b>7.A</b>	<b>Homelessness and Migration Overview</b> To receive a verbal overview of Homelessness and Migration. Joe Donoghue, Homelessness Strategy Principal, GMCA	
<b>8.</b>	<b>Places for Everyone (10 Minutes)</b>	
<b>8.A</b>	<b>Places for Everyone Update</b> To receive an update on Places for Everyone. Anne Morgan, Head of Planning Strategy, GMCA	139 - 146
<b>9.</b>	<b>Planning and Housing Commission: Work Programme (15 Minutes)</b>  To receive a verbal update on the Work Programme for the	

Planning and Housing Commission.

Anne Morgan, Head of Planning Strategy, GMCA, Steve Fyfe,  
Head of Housing, GMCA (15 Mins)

<b>Name</b>	<b>Organisation</b>	<b>Political Party</b>
Councillor Gerald Cooney	Tameside Council	Labour
Councillor Akhtar Zaman	Bolton Council	Labour
Councillor Clare Cummins	Bury	Labour
Councillor Gavin White	Manchester CC	Labour
Councillor Elaine Taylor	Oldham Council	Labour
Councillor Daniel Meredith	Rochdale Council	Labour
Councillor Mike McCusker	Salford	Labour
Councillor Colin Macalister	Stockport Council	Liberal Democrats
Councillor Jacqueline North	Tameside MBC	Labour
Councillor Elizabeth Patel	Trafford Council	Labour
Councillor Susan Gambles	Wigan	Labour
Jane Healey-Brown	Arup	
Bernadette Elder	Inspiring Communities Together	
Matthew Harrison	Great Places	
Councillor Tricia Ayrton	Rochdale	Labour
Councillor Phillip Cusack	Salford	Labour
Councillor Richard Silvester	Bolton Council	Labour Co-operative

For copies of papers and further information on this meeting please refer to the website [www.greatermanchester-ca.gov.uk](http://www.greatermanchester-ca.gov.uk). Alternatively, contact the following Governance & Scrutiny Officer: [helen.davies@greatermanchester-ca.gov.uk](mailto:helen.davies@greatermanchester-ca.gov.uk)



This agenda was issued on 27 October 2023 on behalf of Julie Connor, Secretary to the Greater Manchester Combined Authority, Broadhurst House, 56 Oxford Street, Manchester M1 6EU

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# Agenda Item 3

## MINUTES OF THE GREATER MANCHESTER PLANNING AND HOUSING COMMISSION HELD ON 21 MARCH 2023 VIA MS TEAMS AND LIVESTREAMED VIA PUBLIC I.

### PRESENT

Matthew Harrison	Great Places
Jane Healey Brown	Ayrup
Bernadette Elder	Inspiring Communities Together
Councillor Alan Quinn	Bury Council
Councillor James Wright	Trafford Council
Councillor Toby Hewitt	Bolton Council
Councillor Mike McCusker	Salford City Council
Councillor Susan Gambles	Wigan Council
Councillor Colin Maclister	Stockport Council
Councillor Tricia Ayrton	Rochdale Council
City Mayor Paul Dennett	Salford City Council
Councillor Gavin McGill	Bury Council

### OFFICERS IN ATTENDANCE

Steve Fyfe	GMCA, Planning & Housing Team
Aisling McCourt	GMCA, Planning & Housing Team
Ninoshka Martins	GMCA, Governance Team
Jacqueline Gailey	GMCA, Planning & Housing Team

### GMPHC/11/22

### APOLOGIES

Apologies for absence were received from Councillors Gavin McGill (Bury) and Tom Ross (Trafford) and Simon Warburton (TfGM).

### GMPHC/12/22

### CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS

There were no Chairs announcements or items of urgent business.

**GMPHC/13/22**

**DECLARATIONS OF INTEREST**

**RESOLVED /-**

There were no declarations of interest reported by any Member in respect of any item on the agenda.

**GMPHC/14/22      MINUTES OF THE MEETING HELD ON 30 NOVEMBER 2022**

**RESOLVED /-**

That the minutes of the meeting held on 30 November 2022 be approved.

**GMPHC/15/22      HOMELESSNESS**

**A. HOMELESSNESS PREVENTION STRATEGY**

Consideration was given to a report that provided an overview of the progress made in delivering the Greater Manchester Homelessness Prevention Strategy as a mid-stage point in year 1. The report also seeks to outline the feedback from key stakeholders and including emerging opportunities and new areas of focus.

Members thanked officers for the report and welcomed the partnership working approach which was seen as a platform to delivering the proposals as outlined within the devolution trailblazer deal.

In noting the housing challenge faced by different cohorts within the housing system across Greater Manchester, it was felt that it was absolutely essential to deliver homes and a housing market that were truly affordable to GM residents.

With regards to the affordable homes programme, it was reported that as of the trailblazer discussions agreement was being sought to allow GMCA to have a strategic oversight of the Affordable Homes Programme, including the strategic priorities for spend in the region. This would also include the ability to use Affordable Homes Programme grant funding for social rent in all ten of Greater Manchester's

local authority areas. Members were advised that further details on the bidding process would be provided following the spring budget.

## **RESOLVED /-**

That the update be noted.

## **GMPHC/16/22      GREATER MANCHESTER HOUSING STRATEGY**

### A. IMPLEMENTATION PLAN UPDATE

Consideration was given to a report that provided an update on the progress made in terms of the Greater Manchester Housing Strategy 2019-20 - Draft Implementation Plan.

Concerns were raised around the potential negative impact on development programmes due to the current economic crises. Officers acknowledged the concerns raised in terms of delivery and advised members of plans to lower building costs. It was also felt essential to review the development programme to ensure that housing targets were achievable.

Retrofitting of existing housing stock was essential to delivering GM's Carbon Neutral targets and therefore the need to work with Government to develop new solutions was seen essential. Officers noted the comments and explained that as part of the devolution trailblazer submission for a 'housing quality pathfinder' work was underway to seek agreement for a new strategic approach to the funding and delivery of housing retrofit.

Given the current challenge faced by the construction industry, it was felt that the economic consequences for Greater Manchester could be fairly significant, it was therefore seen imperative that these challenges were addressed by working with stakeholders and partner organisations to maximise investment.

In noting the review of Homes England's governance structures, it was explained that this was being done to be able to offer better support to deliver projects through respective regeneration programmes. It was felt that it would be beneficial for a future

meeting to include an update from Homes England to provide further clarity on the direction of travel.

As an item for consideration at a future meeting, it was suggested that it would be useful to review the outcomes of the National Planning Policy Framework that the Government had recently consulted upon.

**RESOLVED /-**

1. That the update be noted.
2. That the following items be brought to a future meeting of the Planning and Housing Commission:
  - National Planning Policy Framework Update
  - Homes England Update

**B. DAMP AND MOULD UPDATE**

Consideration was given to a report that provided an update on the discussion held with Government and advised of the request for information about housing conditions in Greater Manchester, primarily assessing the damp and mould issues affecting privately rented properties including the prevalence of categories 1 and 2 damp and mould hazards under the Housing Health and Safety Rating System (HHSRS).

In relation to the Social Housing Quality Funding, it was reported that further details around the timeline of funding was yet to be received and would be shared with members in due course. Officers explained that as part of the agreement, GMCA would retain discretion over how funding would be allocated across the social housing stock in Greater Manchester on the condition that funding would be spent on making improvements to the quality of social housing.

On the Good Landlord Scheme, it was reported that ten new housing standards enforcement trainees. These entry-level posts, delivered across GM, would include an

enforcement apprenticeship followed by additional advanced training. Recruitment is scheduled to begin in January with the apprenticeship expected to start next spring.

It was noted that the work to improve standards of social housing had focused mainly on accessing funds for low carbon retrofit, with a focus on collaborative bidding and programme delivery in an attempt to maximise delivery, impact, and associated benefits.

On the Social Housing Decarbonisation Fund (SHDF), it was reported that funding would be utilised to install building fabric improvement measures, low carbon heating and renewable energy systems across 1,286 homes. The SHDF Wave 2.1 funding had opened in September 2022, with total funding of £800m available nationally over two years. It was reported that GMCA had submitted a GM consortium bid of behalf of 18 register providers for retrofit measures to be installed in 5,485 homes.

It was noted that housing associations and RPS were responsible to deliver appropriate housing conditions and with the capital funding being received it would accelerate the programme of delivery.

In terms of the process and criteria, it was reported that further details were yet to be received from Government. However, in preparation of delivery, work was underway to identify projects in order of most urgent need of attention to the least.

**RESOLVED /-**

That the update be noted.

**GMPHC/17/22                      INFRASTRUCTURE                      FLOOD                      AND                      WATER  
MANAGEMENT**

**A. INTEGRATED WATER MANAGEMENT PROGRAMME**

Consideration was given to a presentation that outlined the vision for integrated water management in Greater Manchester.

As part of the devolution deal, GM would be utilised as a test bed to explore and develop options for flood management, including other relevant adaptation activity, which could include an ecosystem-based approach.

It was reported that the GMCA Scrutiny had established a task and finish group to review the issues associated with flood risk and had developed a list of recommendations as outlined within the presentation.

In noting the importance of a water management plan, it was noted that with recent climate changes there was a need for water management companies to build resilience in order to manage demand. Within the Environmental Impacts report produced by Government, there was a reference to creating Net Zero Water developments but ultimately it was down to consumers to reduce consumption.

Concerns were raised around the amount of water lost through leakage and natural flooding. It was felt that there was a lack of resource at a local level to respond to such issues and therefore there was a need to push Government for funding specifically to respond to natural disasters.

## **RESOLVED /-**

1. That the update be noted.

## **B. NATIONAL DEVELOPMENTS AND POLICY**

Consideration was given to a presentation that provided an overview of the framework relating to the approval and adoption of sustainable drainage systems (SuDS) to regulate rainfall, decrease the volume of water flowing into sewers and storm overflow discharges that was expected to be implemented in 2024.

It was reported that Wales had commenced the schedule into law in January 2019 and that the GMCA were in discussion to learn from best practice.

A review had been carried out to identify the benefits of making SuDS mandatory for new development. The report published in January 2023 found that the Planning led

approach alone was insufficient and that no specific checking regimes were in place to ensure that SuDS had been constructed as agreed.

One of the most notable proposals was for the introduction of SuDS approval bodies (SAB) whose duty it would be to adopt new drainage systems on the basis that they meet certain conditions:

- That developers build the drainage system in line with an approved drainage plan that complies with national standards.
- Certify that the drainage system functions in line with the approved plan or non-performance bond if a certificate had been issued.
- Ensure the system is a sustainable drainage system as defined by the Secretary's regulations.

Working with TfGM, the SUDs design guide will be embedded into the streets for all strategy and would form supporting design guidance for projects across the region, including schemes within the £1bn City Region Sustainable Transport Settlement (CRSTS) programme.

Members were advised that the design guide, once drafted, would be brought to a future meeting to brief members, and gain support for adoption across the 10 Localities. It was added that the design guide was predominantly focused on highways and retrofit.

The challenges to identifying and working to retrofit the existing SUDs were noted. It was felt that through developing a guide for new builds there was an opportunity to get the drainage system right.

#### **RESOLVED /-**

1. That the update be noted.

A verbal update in relation to the latest position around the PfE public examination was provided and following key points were highlighted:

- The review of district and cross boundary allocations had concluded.
- Further work has been planned, looking at final green belt additions as recommended by the inspectors.
- At the end every sitting week the inspectors have published an action points-based plan on the discussions around wording changes to ensure consistency and to reflect national policy which can be found the PfE website.
- A national housing policy framework consultation had launched in December 2022. Inspectors have indicated that an additional hearing session would be needed once the revised National Planning Policy Framework had been published.
- Once the hearings rounds have concluded, the inspector would publish a letter outlining the recommendations that would need to be actioned in order to make the plan sound. These would then be needed to be taken to the nine local authorities, for the input and agreement from cabinet executives. Following which a consultation would be held and the responses would be sent to the inspectors, who would consider whether or not they need to hold any further sessions. Following which a final letter would be issued to districts that would need to be considered at full council for adoption.
- The recommendation would then become part of each local authority's development plan. Further work to implement the policies have been identified around carbon and energy, but also to address the outcomes of the Habitats Regulations Assessment.
- Through this pilot work would be done with districts to develop guidance and an approach to implement diversity net gain and the same would be replicated potentially around carbon offsetting and how that might operate at a district level.
- Further to that a couple of supplementary planning documents would need to be published to help deal with some of the issues arising particularly around the South Pennine Moors and Manchester Moss.



- Following publication and adoption, the plan would be monitored on an annual basis and after at the end of five years a decision on whether or not the plan needs to be reviewed would be taken.

The update was welcomed, and work that was being done leading to the adoption of the plan was noted.

It was felt through PfE there was an opportunity to improve housing standards however, to make progress on the low carbon front and hold developers accountable it was essential to continue lobbying Government to makes changes to the legislative framework and strengthen the building regulation standards to ensure delivery of high-quality homes.

**RESOLVED /-**

1. That the update be noted.
2. That an update on UKSPF be provided at the next meeting.

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Planning and Housing Commission – Terms of Reference

<p><b>Portfolio</b></p>	<p><b>Planning &amp; Housing Commission</b></p>
<p><b>Function/Purpose</b></p>	<p>The role of the Commission is:</p> <p><i>To support Greater Manchester fulfil its vision to become one of the best places in the world to grow up, get on and grow old.</i></p> <p><i>To bring together key stakeholders from the planning and housing sectors in support of this vision, helping to create a place in which people are proud of where they live, with a decent home, a fulfilling job, and stress free journeys are the norm.</i></p> <p>To fulfil this role, the Commission will prioritise a number of shared commitments in the Greater Manchester Strategy:</p> <ul style="list-style-type: none"> <li>• Realise the opportunities from our world-class growth and innovation assets, enabled by specific plans including the Places for Everyone plan,</li> </ul>

Local Growth Plans, and Industrial Strategy to open up opportunities in all parts of the city-region.

- Provide safe, decent, and affordable housing, with no one sleeping rough in Greater Manchester.
- Drive investment into our growth locations, and use that to create opportunities in adjacent town and local centres.
- Enable resilient, safe, and vibrant communities where everyone has access to essential services, with local centres and high streets which are successful and reflective of their populations, and access to high quality leisure spaces.
- Ensure our local communities, neighbourhoods, villages, towns, cities, and districts are protected and strengthened through the Places for Everyone plan and Stockport Local Plan, with new homes delivered in line with our carbon neutral commitments and Housing Strategy

To fulfil this role, the Commission will prioritise a number of shared commitments in the Greater Manchester Strategy:

- Realise the opportunities from our world-class growth and innovation assets, enabled by specific plans including the Places for Everyone plan, Local Growth Plans, and Industrial Strategy to open up opportunities in all parts of the city-region.
- Provide safe, decent, and affordable housing, with no one sleeping rough in Greater Manchester.
- Drive investment into our growth locations, and use that to create opportunities in adjacent town and local centres.
- Enable resilient, safe, and vibrant communities where everyone has access to essential services, with local centres and high streets which are successful and reflective of their populations, and access to high quality leisure spaces.
- Ensure our local communities, neighbourhoods, villages, towns, cities, and districts are protected and strengthened through the Places for Everyone plan and Stockport Local Plan, with new homes delivered in line with our carbon neutral commitments and Housing Strategy

The Commission will also contribute to several other key ambitions in the Greater Manchester Strategy, with particularly strong links to the work of the GM Homelessness Action Work and the GM Low Carbon Hub.

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Amongst the ways in which the Commission will fulfil its role will be to:

- *Commission and publish research and evidence, to inform policy and decisions by the GMCA/AGMA and other GM strategic bodies, e.g the Local Enterprise Partnership as well as individual districts;*
- *Provide advice to the GMCA/AGMA on strategic planning and housing issues;*
- *Ensure that GM Planning and Housing work is clearly communicated to different stakeholder groups, including residents and communities;*

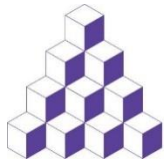
	<ul style="list-style-type: none"> <li>• <i>Work with a range of agencies and delivery partners to oversee programmes at the GM scale, ensuring that the planning and housing related ambitions in the GM Strategy are taken forward and implemented by a range of partners; and</i></li> <li>• <i>Working with a range of groups and stakeholders, ensure the alignment of other strategies with our planning and housing ambitions, especially in terms of transport, connectivity and the natural environment.</i></li> </ul>
<p><b>Delegations</b></p>	<p><b>Private Sector engagement</b> will be through a private sector member supported by a Panel of stakeholders managed flexibly to engage a much wider network of individuals on relevant aspects of work. The wider Panel will be invited to make reports as appropriate.</p> <p><b>Local community engagement</b> will be through individual GM Districts, and the Commission will work with representatives from all 10 Districts to ensure that meaningful opportunities for community engagement are created in the development of GM planning and housing initiatives.</p>

	<p><b>Advice and support</b> to the PHC is provided by the lead Chief Executive for Place Based Regeneration, Housing, Homelessness &amp; Places for Everyone, as well as the GM Planning and Housing Team.</p> <p>In addition, the Commission can identify and appoint its own advisors to attend meetings or provide written advice on specific issues. Current advisors are appointed from:</p> <ul style="list-style-type: none"> <li>• Homes England</li> <li>• The Environment Agency</li> </ul>
<p><b>Accountability</b></p>	<p>The Commission reports to both the GMCA and AGMA Executive Board through its Chair, the GM Portfolio Lead Member for Housing and the lead Chief Executive for Housing, Planning and Homelessness.</p> <p>N.B: The GM Portfolio Lead for Healthy Lives and Homelessness Member is not part of the Planning and Housing Commission; however their portfolio has relevance to the Commission and they do receive papers and regular briefings on the work of the Commission.</p>
<p><b>Statutory/Decision Making/Informal</b></p>	<p>Non- Statutory but treated like a Statutory meeting (throwback to AGMA)</p>



<b>Membership</b>	<p>Commission membership is made up of:</p> <ul style="list-style-type: none"><li>• The GM Portfolio Lead Member for Housing (Chair)</li><li>• *The GM Portfolio Lead Member for Healthy Lives and Homelessness</li><li>• One GM elected member from each of the ten GM districts, nominated annually at the GMCA/AGMA AGM</li><li>• A representative of the GM Housing CEO's Group</li><li>• A representative of Transport for Greater Manchester</li><li>• A representative of the Voluntary, Community and Social Enterprise network in GM</li><li>• *A representative of GM NHS Integrated Care</li><li>• A representative from the private sector</li></ul> <p><b>A vice chair</b> is also appointed by the group from within this membership and is currently the representative of the GM Housing CEO's Group.</p> <p>*These roles are covered by the GM Portfolio Lead for Healthy Lives and Homelessness. Whilst this Member is not part of the Planning and Housing Commission their portfolio has relevance to the Commission, and they do receive papers and regular briefings on the work of the Commission.</p>

<b>Appointment of Chair (and Vice Chair)</b>	Appoint the Lead Member for Housing as the Chair and the representative of the GM Housing CEO's Group as the Vice-Chair at the inaugural meeting.
<b>Quoracy</b>	None- this is not a decision-making body.
<b>Voting</b>	The Commission is not a decision-making body.
<b>Meeting arrangements</b>	<ul style="list-style-type: none"> <li>• Meets every other month</li> <li>• Meets on Microsoft Teams but the meeting is broadcast live.</li> </ul>
<b>Lead contact</b>	<p>Steve Fyfe, Head of Housing, GMCA</p> <p>Anne Morgan, Head of Planning Strategy, GMCA</p>
<b>Date TOR were approved</b>	24th Jan 2020



## GM Planning and Housing Commission

Date: **31<sup>st</sup> October 2023**

Subject: **Greater Manchester Flood and Water Management Governance, Strengthening Links to the North West Regional Flood and Coastal Committee (RFCC).**

Report of: **GMCA Planning and Housing Team**

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### Purpose of Report

To propose recommendations to strengthen connectivity to the NW RFCC, support GM RFCC members and agree how to make PHC work as GM's Strategic Group for Flood and Water Management.

### Recommendations:

Members are requested to:

1. Note the contents of the report.
2. Consider and agree the recommendations in section 3.

### Contact Officers

Jill Holden, Flood and Water Management Programme Manager

[jill.holden@greatermanchester-ca.gov.uk](mailto:jill.holden@greatermanchester-ca.gov.uk)

Anne Morgan, head of Planning Strategy ([anne.morgan@greatermanchester-ca.gov.uk](mailto:anne.morgan@greatermanchester-ca.gov.uk))

## 1. Introduction/Background

- 1.1 12 Regional Flood and Coastal Committees (RFCC) were established through the Flood & Water Management Act 2010. They agree investment priorities and approve the flood and coastal investment programme. Greater Manchester is one of the 5 partnerships that is represented at the North West RFCC by 3 GM political members.
- 1.2 GM Flood and Water Management Board (FWMB) was established in 2012 to provide a strategic forum, that would give direction and make decisions in respect to the delivery of flood risk management, including endorsement of GM's flood risk management programme, submitted for Grant in Aid and or Local Levy funding to the NW RFCC.
- 1.3 GM FWMB was an officer led group and therefore did not provide the opportunity to engage politically with all districts making it difficult to gauge GM's collective political views or strategic priorities. A stronger political buy-in was required to ensure maximum influence around GM's investment in flood and water management.
- 1.4 PHC provides a platform to engage politically with all 10 districts and it was agreed that GM RFCC members are invited to the group to support them in their role and to strengthen connectivity to the NW RFCC.
- 1.5 PHC has a wider focus than flood and water management, meetings are sometimes moved or cancelled and do not always align with timings of RFCC meetings, concerns have been raised that this arrangement is not working.
- 1.6 A more appropriate arrangement is needed to allow for more detailed local discussions around flood and water management that feed into the strategic RFCC agenda e.g. FCERM GiA programme, Local Levy funding, governance and resource.

1.7 This paper provides recommendations on how we can make PHC work as GM's Strategic Group to support GM RFCC members and provide direction for Flood and Water Management.

## **2.0 North West Regional Flood and Coastal Committee (NW RFCC) Greater Manchester members.**

2.1 The North West Regional Flood and Coastal Committee and brings together, with an independent Chair, the principle authorities responsible for managing flood and coastal erosion risk in their region:

- Environment Agency
- County and Unitary Authorities, in their capacity as Lead Local Flood Authorities and Highways Authorities
- Water and Sewerage Companies

2.2 The work of the Committee is underpinned by sub regional strategic partnerships covering Cheshire Mid Mersey, Cumbria, Greater Manchester, Lancashire, and Merseyside. Ten local authority Councillors, who are members of both the Committee and their sub-regional flood partnership, provide local democracy and scrutiny.

2.3 The Committee takes an overview of flood and coastal erosion risk management, seeks to promote investment in flood resilience and encourage innovation which is good value for money and benefits communities.

2.4 A large proportion of the funding comes from central government, which is prioritised nationally, but the Committee advises on the national funding programme and can exercise some local choice. It also raises a Local Levy on Lead Local Flood Authorities which provides an invaluable resource to help fund local flood and coast priorities, often enabling them to attract other funding.

- 2.5 The NW RFCC Finance and Business Assurance Subgroup provides a forum to collectively consider, discuss and shape investment (of money and resource) in flood and coastal erosion risk management in the North West, as a basis for making recommendations and providing assurance to the full Committee.
- 2.6 The remit of the Finance and Business Assurance Subgroup covers the:
- RFCC's business plan<sup>1</sup> and the resulting investment of Local Levy in resource capacity to tackle some of the barriers and challenges to achieving effective partnership approaches to flood and coastal erosion risk management.
  - Capital investment programme funded from multiple sources including FCERM Grant-in-Aid (Annex A Grant in Aid allocation process), partnership contributions, and the RFCC's Local Levy.
  - Main River revenue maintenance programme carried out by the Environment Agency.
- 2.7 Greater Manchester is allocated three places on the NW RFCC and Finance and Business Assurance Subgroup. The role of the Local Authority members is to:
- represent their group of authorities (in this instance issues at the Greater Manchester scale);
  - have a key role in ensuring that the needs of local flood risk management are met;
  - provide local democratic input;
  - participate in the local levy vote;
  - provide scrutiny and support for specific schemes;
  - champion local flood risk management back to their LLFAs.

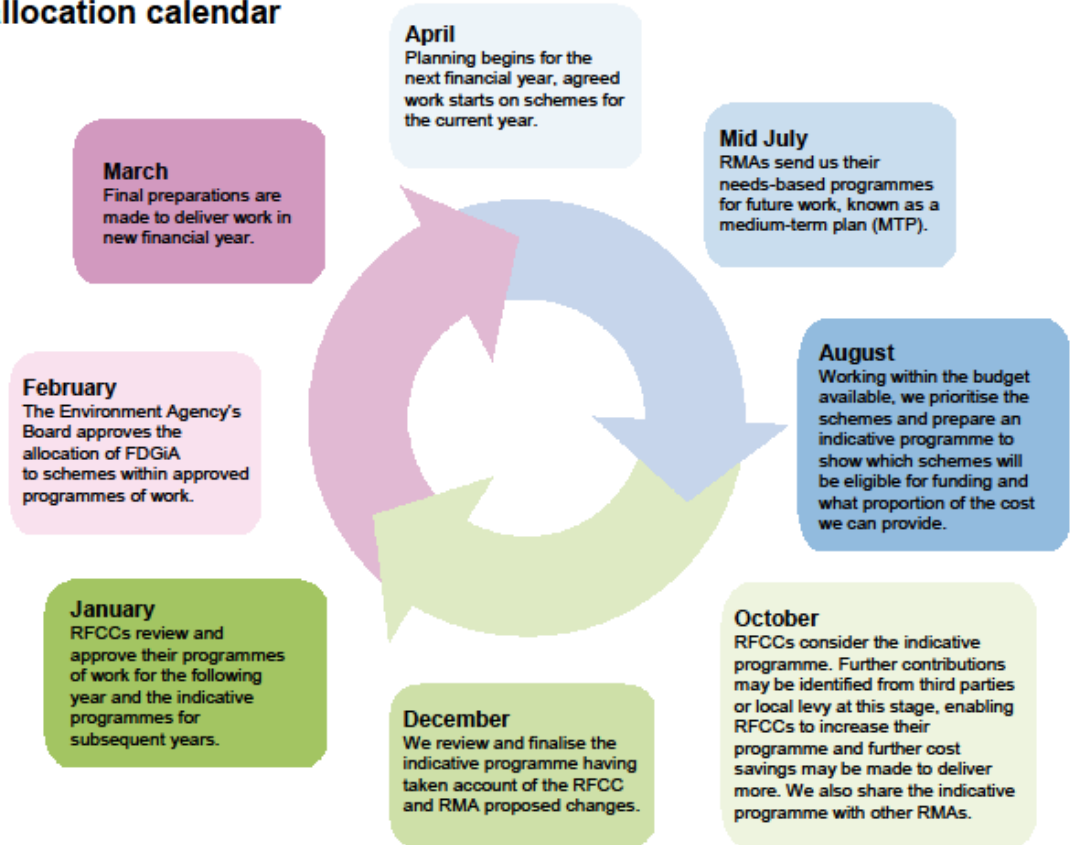
### 3.0 Recommendations

3.1 The following recommendations have been proposed so PHC can work more effectively as GM's Strategic Group for Flood and Water Management, to provide a way to engage politically across GM to support GM RFCC members and strengthen connectivity to the NW RFCC:

- All items for approval at the NW RFCC will be brought to PHC for consideration, to agree GM's position.
- Flood and Water Management session will follow PHC for RFCC members/PHC Exec. members (core members only), to help engage specifically with RFCC members (they will only have to attend this portion of the meeting if they choose to).
- Where the timing of PHC does not provide the opportunity for the GM RFCC members and PHC Exec. members to meet in advance of the RFCC Finance and Business Assurance Subgroup a Flood and Water Management session will be held separately.
- Where appropriate the RFCC Chair, PHC Chair and GM RFCC members will meet quarterly outside of PHC in advance of the RFCC Finance and Business Assurance Subgroup.
- 2024/25 nominations, PHC to appoint the GM NW RFCC members from its membership. Currently RFCC Members are invited to PHC and are not PHC Exec. members, this will provide a stronger forum to facilitate strategic engagement.

# Annex A

## Grant in aid allocation calendar

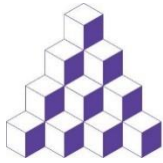


### Abbreviations:

RMAs – Risk Management Authorities

RFCC – Regional Flood and Coastal Committee





## Greater Manchester Planning and Housing Commission

Date: **31 October 2023**

Subject: **Integrated Water Management Plan**

Report of: **David Hodcroft - Infrastructure Lead (GMCA Place Directorate)**

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### Purpose of the report

To provide a briefing to the Planning and Housing Commission on the Greater Manchester Integrated Water Management Plan approved by the GMCA on [30 June 2023](#) (with the annual business plan approved on [29 September 2023](#)).

### Recommendations

Planning and Housing Commission members are requested to:

1. Note the decision made by the GMCA on 30 June and 29 September in relation to the Integrated Water Management Plan (para 1.1)
2. Note how Scrutiny Committee recommendations will be taken forward through the Integrated Water Management Plan (Annex A)
3. Note the summary of the Annual Business Plan (Annex B) as presented on the 11 September.
4. The main outputs to be delivered by March 2024 (paragraph 2.3)
5. Consider whether there are any issues highlighted in the report which are relevant to the commission's work programme for the forthcoming municipal year.

## Contact Officers

[David Hodcroft](#) – GMCA Infrastructure Lead

### 1. Introduction / Background

1.1 A briefing on the Integrated Water Management Plan (IWMP) was presented to the Planning and Housing Commission when it met on the 31 March 2023.

Recommendations on Integrated Water Management from [GMCA Scrutiny Committee](#) were presented to the Greater Manchester Combined Authority when it met last May. [The Integrated Water Management Plan \(IWMP\)](#) was approved by the GMCA when it met on the 30 June where the following decisions were made:

1. *That the draft Integrated Water Management Plan, (Annex A) and next steps for engagement, be approved.*
2. *That it be noted that the recommendations from GMCA Scrutiny Committee, as presented to the Combined Authority on the 31 May 2023, will be taken forward through the Integrated Water Management Plan*
3. *That the actions and next steps, agreed at the 31 March 2023 Mayoral round table be noted.*
4. *That the proposal to submit an Annual Business Plan on activities and resources required to deliver the Integrated Water Management Plan to the GMCA be approved.*
5. *That the proposed review of existing GMCA governance structures to strengthen accountability, scrutiny and provide clarity of responsibility, in accordance with the principles for good governance (attributes for integrated water management) from the Organisation for Economic Co-operation and Development (OECD) be approved.*
6. *That the funding and resource plan (business plan) be submitted to the GMCA in September 2023.*
7. *That the intention for the Environment Agency, United Utilities and the GMCA to extend the existing collaboration agreement in relation to the implementation of the Integrated Water Management Plan be noted.*

8. *That love and condolences be expressed to the family and friends of Abby Walton following a tragic open water incident in Tameside.*

- 1.2 The Integrated Water Management Plan is a joint Plan between the GMCA, the Environment Agency and United Utilities, it responds to the recommendations from the [GMCA Scrutiny Committee](#) (Annex A) to the GMCA in May 2023 and builds on the [memorandum of understanding between the parties agreed in 2021](#).
- 1.3 As the GMCA heard from the Chief Executives of the Environment Agency and United Utilities when in met in June, Greater Manchester is nationally leading on this agenda and a significant infrastructure investment programme is being developed by United Utilities that will benefit Greater Manchester.
- 1.4 The government has committed to several reforms nationally through the [Environmental Improvement Plan \(2023\)](#) and [Plan for Water \(2023\)](#) with Integrated Water Management reflected within the [devolution deal](#) agreed with government earlier this year which states that: *“the government agrees that Greater Manchester will be a testbed to explore and develop options for how flood risk management, including other relevant adaptation activities, can best be addressed and accelerated at the local level. This could include:*
- a. Examining how adoption of an ecosystem services approach can deliver cobenefits for the economy and citizen health.*
  - b. Sharing of best practice approaches and learning on integrated water management to inform government reforms to local flood risk management planning.*
  - c. Piloting ‘revenue stacking’ and the blending of public, private, and philanthropic finance to fund projects at scale; or*
  - d. Early testing of proposals from any government strategies on these issues in development”.*
- 1.5 The Integrated Water Management Plan aims to create a paradigm shift in water management. The plan provides a vision for water management as it should be, with positive outcomes for people, place and environment considered as a whole. The paradigm shift needs a new way of funding and resourcing the appropriate capacity to deliver this ambition.

## 2. Business Plan

2.1 The Integrated Water Management Plan, agreed by the GMCA in June 2023, includes seven workstreams:

- Workstream 1 - Living Integrated Opportunity Programme
- Workstream 2 - Digital Platform
- Workstream 3 - Adaptive Policies and Standards
- Workstream 4 - The Partnership
- Workstream 5 - Skills and Resources
- Workstream 6 - Integrated Investment Plan
- Workstream 7 – Marketing and Engagement

2.2 Following on from the GMCA approval, a more detailed Business Plan has been developed to identify the components of the Plan that will be delivered by 31 March 2024 and the resources required, this was approved by the GMCA when it met on the 29 September. The Business Plan was outlined at a 3<sup>rd</sup> Mayoral Round table on the 11 September (see Annex B). An annual progress report and business plan for FY 24/25 will be presented to the GMCA when it meets in March 2024.

2.3 The main outputs that will be delivered by March 2024 are:

1. Establishment of the Integrated Water Management Team, implementation of team culture and charter and sharing of resources across GMCA, EA and UU.
2. Further development of the living integrated opportunity programme (projects and interventions within geographical locations and catchments).
3. Identification and progression (from concept to business cases) of the first tranche of geographical clusters to demonstrate the impact and delivery of better outcomes.
4. Confirmation of the skills and graduate/apprenticeship programmes across the CA, UU, and EA for integrated water management to commence in September 2024.

5. Review of the existing GMCA governance structures to strengthen accountability, scrutiny and provide clarity of responsibility in accordance with the principles for good governance (attributes for integrated water management – Annex B)).
  6. Establishment of the partnership board in accordance with the governance framework (output 5 above).
  7. A communication and engagement plan outlining who will be engaged, when and how during 2023-24.
- 
- 2.4 The Business Plan details the roles required and an interim Integrated Water Management Plan Team has been established. United Utilities will deploy additional resources (FTEs) following a recruitment exercise this summer and a restructure this autumn. Additional resources (FTEs) are being provided by the Environment Agency and external consultancy support will be utilised until the end of September 2023 and March 2024 (senior analyst only).
  - 2.5 The team can't operate or deliver in isolation; successful delivery of the business plan will rely on interdependencies between various teams across the GMCA, the Local Authorities and Transport for Greater Manchester (TfGM) and the GMCA is seeking support from the Greater Manchester system to ensure successful delivery.

### **3. RECOMMENDATIONS**

- 3.1 Recommendations appear at the front of this report.

**ANNEX A – Table setting out how the GMCA Scrutiny Committee recommendations will be taken forward through the Integrated Water Management Plan**

<b>GMCA Scrutiny Recommendations</b>	<b>IWMP Workstream (number)</b>
1. Increase awareness.	<ul style="list-style-type: none"> <li>7 – Marketing and Engagement</li> </ul>
2. A clear owned plan	<ul style="list-style-type: none"> <li>The Integrated Water Management Plan (and 7 workstreams)</li> </ul>
3. Strong governance framework	<ul style="list-style-type: none"> <li>4 – The Partnership and recommendations to GMCA (Annex E)</li> </ul>
4. Effective use of knowledge, skills, and resources	<ul style="list-style-type: none"> <li>5 – Skills and resources</li> </ul>
5. Ensuring social justice is at the heart of action	<ul style="list-style-type: none"> <li>Prioritizing and social value weighting within 1 (integrated opportunity programme and 6 (integrated investment plan)</li> </ul>
6. Influencing planning laws and guidance	<ul style="list-style-type: none"> <li>3 (policies and standards), 7 - (Marketing and engagement) and devolution deal commitment.</li> </ul>
7. Improving advice and information	<ul style="list-style-type: none"> <li>7 - (Marketing and engagement), use of GMCA website, engagement team and working with the 10 LAs. Green Summit in October.</li> </ul>
8. Effective measures	<ul style="list-style-type: none"> <li>1 (integrated opportunity programme and 6 (integrated investment plan)</li> </ul>
9. Learn from others.	<ul style="list-style-type: none"> <li>Have established engagement/information sharing with London and Partnerships in London, Yorkshire, and Northumbria.</li> </ul>
10. Further areas for scrutiny review	<ul style="list-style-type: none"> <li>The Plan to be reviewed by Scrutiny Committee on 27 September 2023</li> </ul>

## **ANNEX B – 11 September Mayoral Round Table Presentation Slides**

Presentation attached separately.

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**Enhancing  
Life through  
Water** 

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# Integrated Water Management Plan

11 September 2023



# Agenda

NO.	ITEM	CONTENT	LEAD	TIME LIMIT (MAX)
1	<ul style="list-style-type: none"> <li>Introduction</li> </ul>	<ul style="list-style-type: none"> <li>Purpose and objectives of the round table</li> <li>Recap on what was agreed at the 2nd round table (31 March 2023) (Annex A)</li> </ul>	Paul Dennett (Salford City Mayor and GMCA deputy Mayor) Chair)	10mins
2.	<ul style="list-style-type: none"> <li>The Plan</li> </ul>	<ul style="list-style-type: none"> <li>Overview of the Integrated Water Management Plan and GMCA decision</li> <li>Summary of how the CA, UU and EA will operationalize the Plan</li> <li>Explanation of the programme and opportunity cases</li> <li>Highlight the interdependency of the workstreams and teams within organisations.</li> </ul>	Project Team	20mins
3.	<ul style="list-style-type: none"> <li>Draft Annual Business Plan</li> </ul>	<ul style="list-style-type: none"> <li>The annual business plan (to March 2024) and summary of how the CA, UU and EA will operationalize the Plan.</li> </ul>	Project Team	15mins
4.	<ul style="list-style-type: none"> <li>Approach to Growing the Partnership</li> <li>.</li> </ul>	<ul style="list-style-type: none"> <li>How the partnership will develop and beyond the CA, UU and EA in 2024.</li> </ul>	Project Team	10mins
5.	<ul style="list-style-type: none"> <li>Stakeholder Engagement and Advocacy</li> </ul>	<ul style="list-style-type: none"> <li>The engagement plan for the autumn</li> <li>How do stakeholders want to be engaged?</li> <li>What can they bring to the partnership and when?</li> <li>What are the key messages and materials that would support stakeholders in their advocacy role?</li> </ul>	All.	30mins
6.	<ul style="list-style-type: none"> <li>Next steps</li> </ul>		Paul Dennett (Chair)	5mins

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# The Integrated Water Management Plan



# Background

September '22

- First Mayoral roundtable where the development of an Integrated Water Management Plan was endorsed (due September 2023)

March '23

- [GMCA Overview and Scrutiny Committee](#) report initial findings on 'An investigation into the wider determinants of effective integrated water management in Greater Manchester.'
- Second Mayoral roundtable to provide a checkpoint on the progress of plan development
- GMCA agreed Trailblazer Devolution deal with UK Government

May and June '23

- GMCA Overview & Scrutiny Committee Task and Finish [Report](#) on Integrated Water Management.
- Greater Manchester Integrated Water Management Plan [signed](#) off by CA

September '23

- Third Mayoral roundtable to confirm the operationalisation of the [IWMP](#)



# Agreement

The Integrated Water Management Plan was approved on the 30 June where the following decisions were made:

1. That the draft Integrated Water Management Plan and next steps for engagement, be approved.
2. That it be noted that the **recommendations from GMCA Scrutiny Committee**, as presented to the Combined Authority on the 31 May 2023, will be taken forward through the Integrated Water Management Plan.
3. That the actions and next steps, agreed at the 31 March 2023 Mayoral round table be noted.
4. That the proposal to submit an **Annual Business Plan** on activities and resources required to deliver the Integrated Water Management Plan to the GMCA be approved.
5. That the proposed review of existing **GMCA governance structures** to strengthen accountability, scrutiny and provide clarity of responsibility, in accordance with the principles for good governance (attributes for integrated water management) from the Organisation for Economic Co-operation and Development (OECD) be approved (see Annex B).
6. That the funding and resource plan (Annual Business Plan) be submitted to the GMCA in September 2023.
7. That the intention for the Environment Agency, United Utilities and the GMCA to extend the existing collaboration agreement in relation to the implementation of the Integrated Water Management Plan be noted.
8. That love and condolences be expressed to the family and friends of Abby Walton following a tragic open water incident in Tameside.

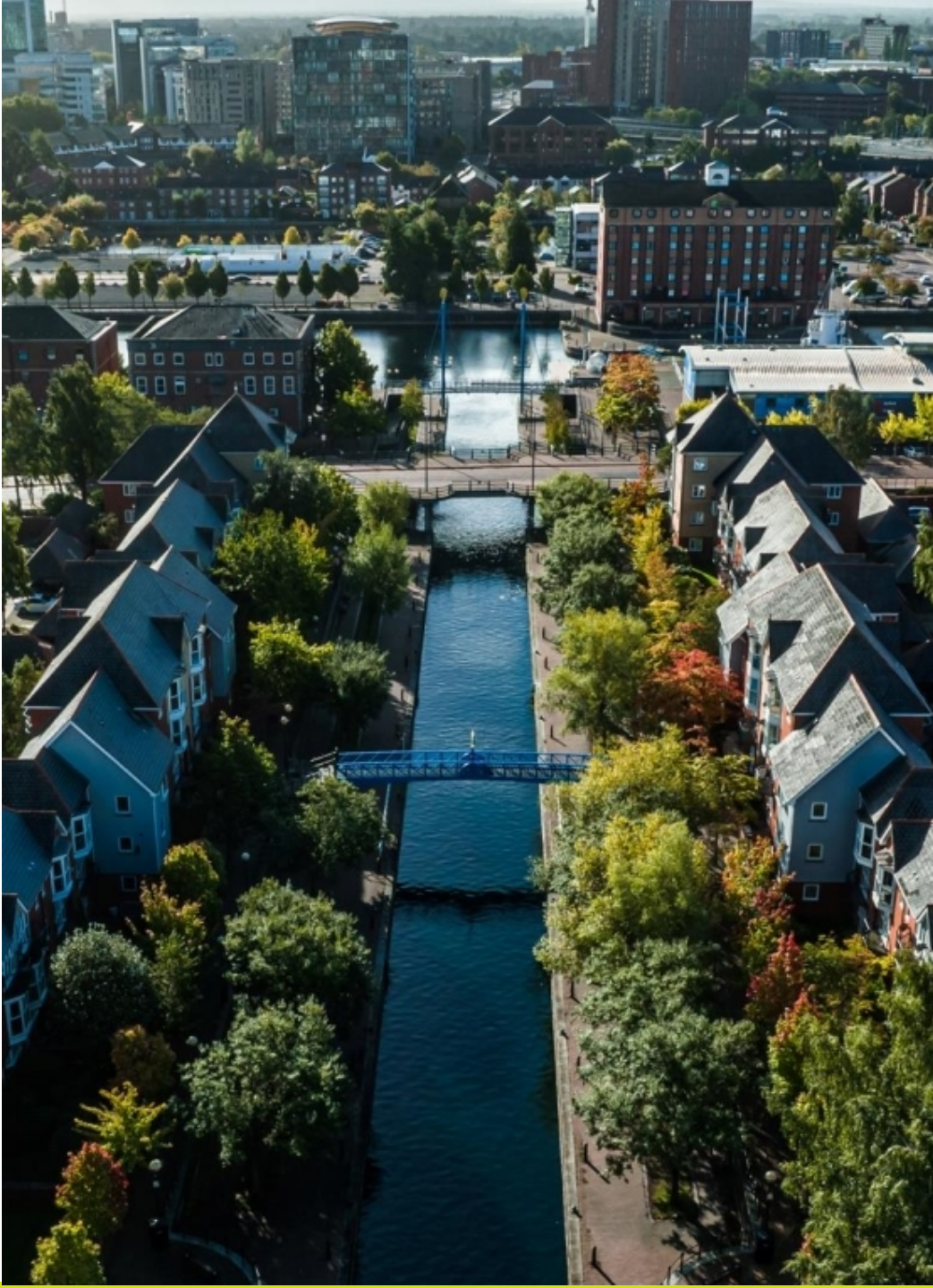


# GMCA Scrutiny Recommendations (May '23)

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GMCA Scrutiny Recommendations (endorsed 26 May)	IWMP Response to Recommendations
1. Increase awareness	<ul style="list-style-type: none"> <li>• WS7 – Marketing and Engagement</li> </ul>
2. A clear owned plan (*Joint Plans)	<ul style="list-style-type: none"> <li>• The Integrated Water Management Plan (and 7 workstreams)</li> </ul>
3. Strong governance framework (*Joint Plans)	<ul style="list-style-type: none"> <li>• WS4 – The Partnership and recommendations to GMCA (Annex E)</li> </ul>
4. Effective use of knowledge, skills, and resources	<ul style="list-style-type: none"> <li>• WS5 – Skills and resources</li> </ul>
5. Ensuring social justice is at the heart of action	<ul style="list-style-type: none"> <li>• Prioritizing and social value weighting within WS1 – Living Integrated Opportunity Programme and WS6 - Integrated Investment Plan</li> </ul>
6. Influencing planning laws and guidance – (Schedule 3)	<ul style="list-style-type: none"> <li>• WS 3 - policies and standards and WS7 - Marketing and engagement and devolution deal commitment.</li> </ul>
7. Improving advice and information	<ul style="list-style-type: none"> <li>• WS7 - Marketing and engagement, use of GMCA website, engagement team and working with the 10 LAs. Green Summit in October.</li> </ul>
8. Effective measures – NBS/CO <sub>2</sub> savings) (surety of funding for surface water/sustainable drainage)	<ul style="list-style-type: none"> <li>• WS1 - Living Integrated Opportunity Programme and WS6 - Integrated Investment Plan)</li> </ul>
9. Learn from others	<ul style="list-style-type: none"> <li>• Have established engagement/information sharing with partnerships in London, Yorkshire and Northumbria.</li> </ul>
10. Further areas for scrutiny review	<ul style="list-style-type: none"> <li>• The Plan to be reviewed by Scrutiny Committee on 27 September 2023</li> </ul>





## Highlights

- Developed short, medium and long term objectives and associated metrics which will enable progress reporting
- Created an Annual Business Plan which confirms the activities and resource requirements from the partners (24/25 ABP to be signed off September 2023)
- Progressed workstream actions (13 actions completed out of 32)
- Confirmed the IWMP Core Team to operationalise the plan
- Developed a Team Charter to capture partnership values and behaviours
- Continued to engage with stakeholders (local and national)
- Secured funding from RFCC to develop knowledge transfer products
- Finalised the Collaboration Agreement





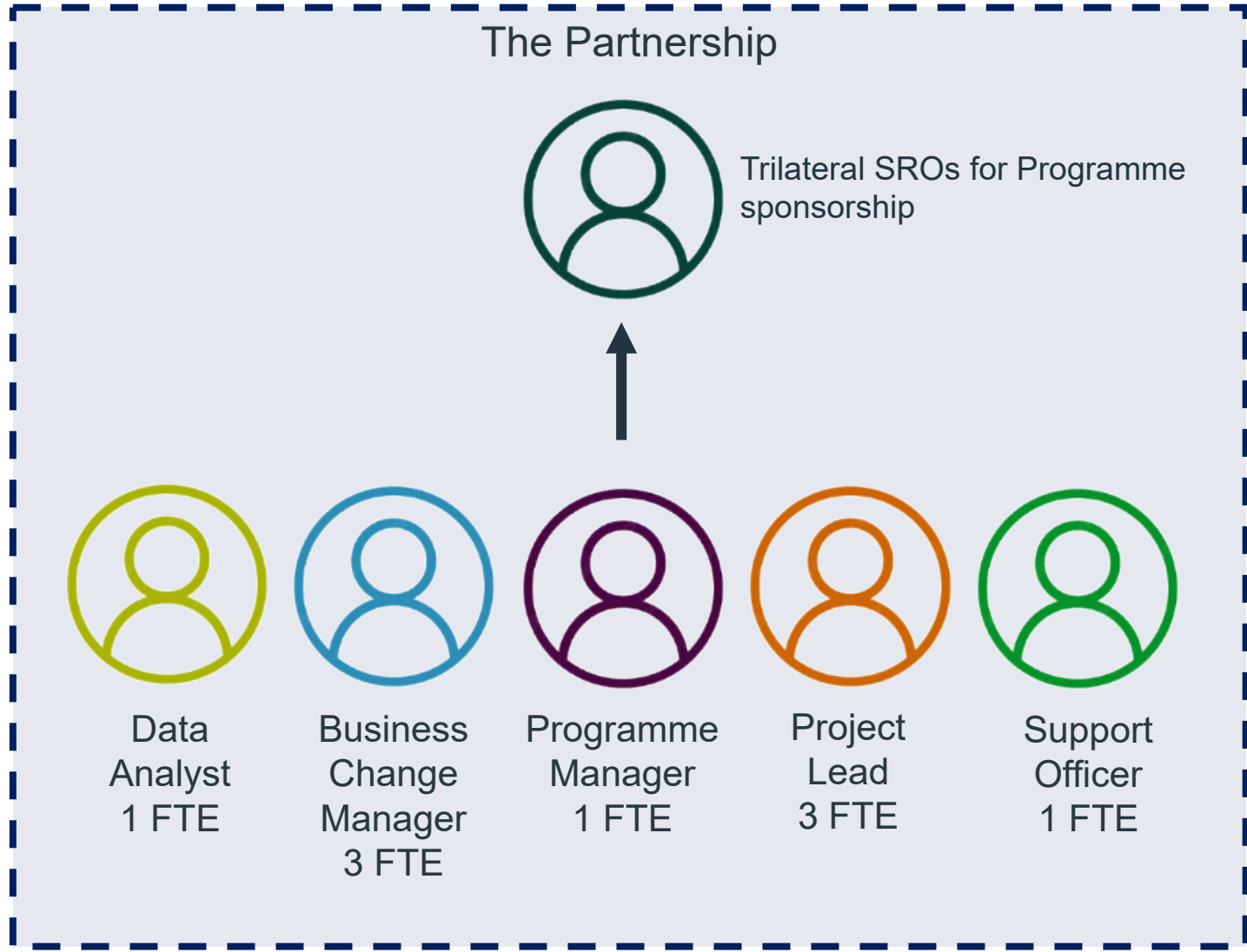
# Implementing the 'Plan' (October '23 – March '24)





# The IWMP Core Team

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Governance, stakeholders and political accountability and scrutiny

dependencies



Legal and commercial  
Comms and engagement  
Leverage of cross organisational teams



# IWMP Team Charter

We plan for this way of working to become the norm, so we have developed and agreed a Team Charter which sets out the Partnership's core values and the expected behaviours from those who are part of it.

This will help the IWMP work through challenges and conflict if they arise, as well as supporting new members of the partnership to integrate easily.

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## Enhancing Life through Water

# Team Charter

### Partner Organisational Values

<b>Greater Manchester Combined Authority</b> Purpose Driven Collaborative Empowering People	<b>United Utilities</b> Innovative Trustworthy Customer Focused	<b>Environment Agency</b> Put People and Wildlife First Focus on Outcomes Show Leadership
--	--	--

### Trilateral Partnership Values

Collaborative  
Purpose Driven  
Embrace Challenges

### Expected Behaviours

Partnership Value	Expected Behaviour
<b>Collaborative</b>	The partners co-locate at least one day a week to work as a team and build rapport A respectful environment is created where people can share their views and be listened to without judgement All partners have an ability to represent the partnership without bias towards their parent organisation Partners seek out opportunities to engage with other key stakeholders, both locally and nationally
<b>Purpose Driven</b>	The partnership has a clear purpose (MoU) and a defined plan (IWMP) Partnership governance is supportive and direction setting Everyone is clear on their role in the partnership Transparent aims and targets are set annually Action trackers hold partners to account
<b>Embrace Challenges</b>	Partners are resilient and can adapt to changes Everyone feels safe to escalate issues or disagreement in an appropriate manner Partners seek out solutions to the challenges that the partnership is trying to address





# Annual Business Plan April '23 – March '24

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The objective for the remainder of this financial year is to mature the partnership and operationalise the plan through further development of the seven workstreams and associated actions (set out in Section 2 of the document).

Recognising that the workstreams within the plan cannot work in isolation from each other, a detailed programme of work has been developed which is owned by the three Business Change Managers, and is governed by the Interim Trilateral Partnership Board





# Seven Interdependent Workstreams



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# Workstream Activities and Outputs (October '23 – March '24)

---

Workstream (WS)	Actions
<b>WS1 - Living Integrated Opportunity Programme</b>	Identification and progression (from concept to business cases) of the first tranche of geographical clusters to demonstrate the impact and delivery of better outcomes.
<b>WS2 - Digital Platform</b>	Development of the IWMP Digital Platform
<b>WS3 - Adaptive Policies and Standards</b>	Recommend good practices and changes on the policies and standards identified for enhancement
<b>WS4 - The Partnership</b>	Establishment of the Integrated Water Management Team, implementation of team culture and charter and sharing of resources across GMCA, EA and UU. Review of the existing governance structures to strengthen accountability, scrutiny and provide clarity of responsibility in accordance with the principles for good governance
<b>WS5 - Skills and Resources</b>	Confirmation of the skills and graduate/apprenticeship programmes across the CA, UU, and EA for integrated water management to commence in September 2024.
<b>WS6 - Integrated Investment Plan</b>	Investment portfolio brochure
<b>WS7 - Marketing and Engagement</b>	Communication and engagement plan outlining who will be engaged, when and how during 2023-24

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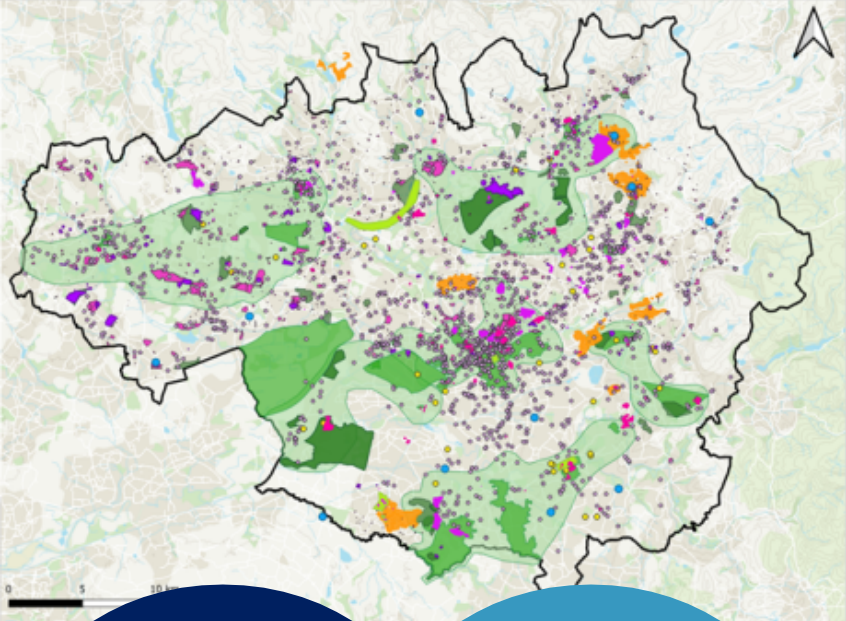




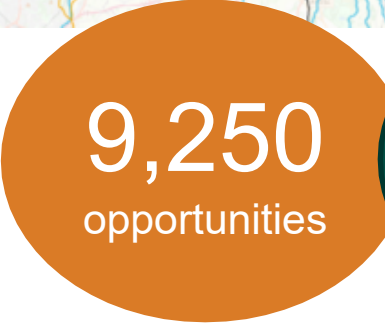
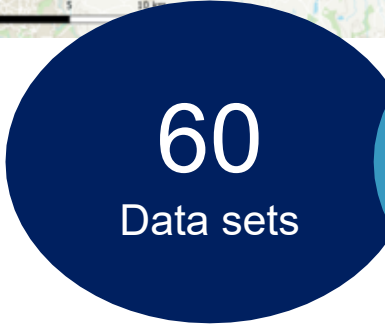
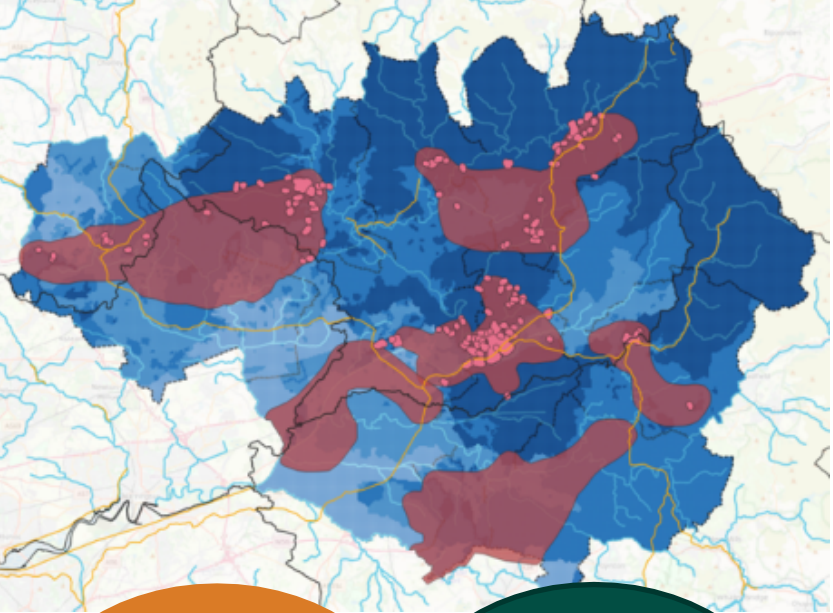
# WS 1 - Living Integrated Opportunity Programme

The programme will join opportunities up that align spatially, driving investments and solutions that deliver better value compared to traditional solutions, leveraging funding from other sources where there is an alignment in objectives and by challenging delivery to be more efficient.

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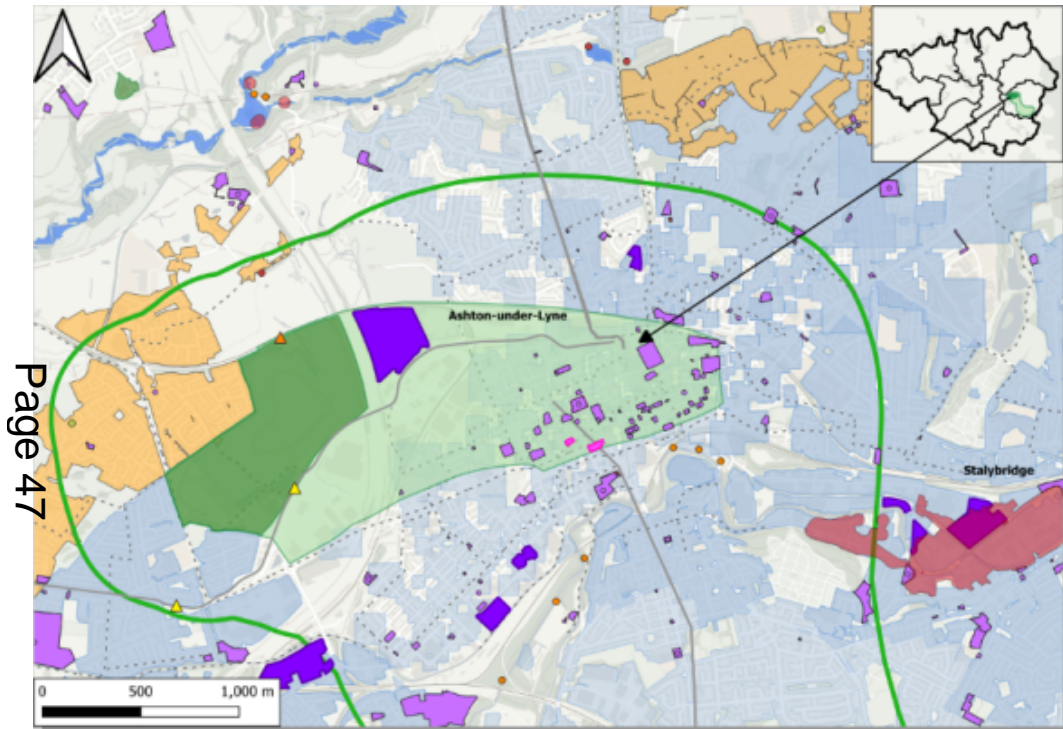
IWMP  
Data  
Analyst





# WS 1 – Case Study

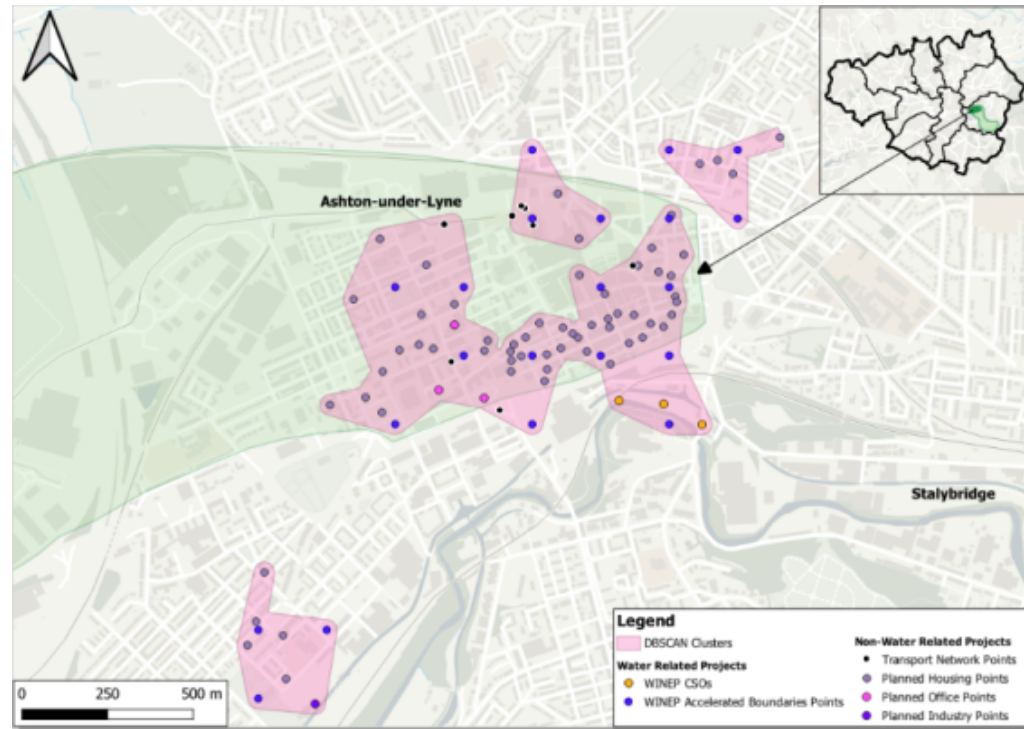
Cluster identified at Ashton – under-Lyne



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IWMP  
Data  
Analyst



6  
Data sets

5  
organisations

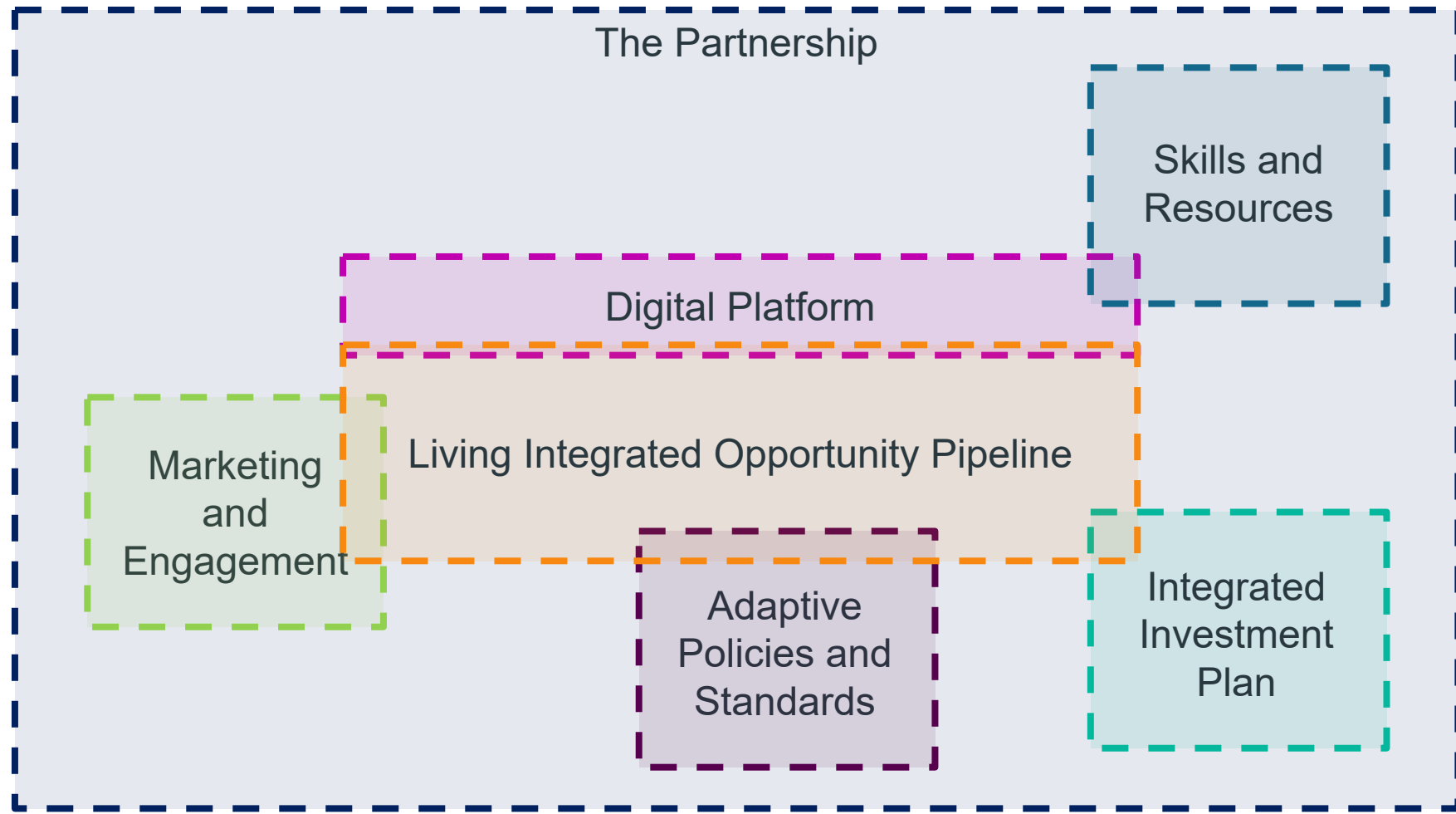
78  
opportunities

1  
cluster



# 7 Interconnected workstreams

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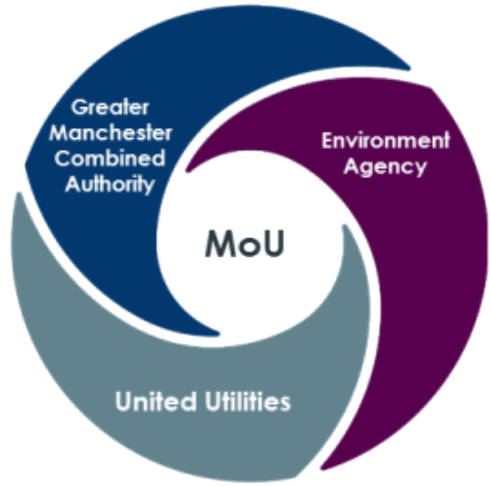


# The Partnership



# Our ambition is to grow the partnership...

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2021



2023



2025

As we mature we move from an MoU to multisector working



# ...and involve multisector stakeholders to ensure IWM succeeds

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**4** **National**  
e.g. Defra, DLUHC, NIC

**Partnerships**  
e.g. CAbA, LCR, GLA, Natural Course

**6**

**12** **Regional**  
e.g. RFCC, TfGM, GM groups and boards



# Good Governance

Attribute	Work Stream
Defined <b>roles and responsibilities</b>	WS4 - The Partnership
Manage water intervention at <b>appropriate geographical scale</b> in Greater Manchester	WS4 - The Partnership
<b>Policy coherence</b> across water and other sectors; housing, transport etc.	WS6 - Adaptive policies and standards
Resource <b>commitment across organisations</b>	WS4 - The Partnership (Business Plan section 3)
<b>Data and information</b> integration to prioritize a plan	WS2 - Digital Platform
<b>Mobilize water finance</b> and allocate financial resources	WS6 - Integrated Investment Plan
<b>Influence</b> on future investment programmes	WS6 - Marketing and Engagement
<b>Alignment of governance practices</b> within organisations/regulatory boundaries	WS4 - The Partnership
Level of <b>accountability</b> to decision-making	WS4 - The Partnership
Level of <b>Partner/Stakeholder engagement and participation</b> in the implementation of an IWMP	WS6 - Marketing and Engagement
The <b>partnership enables wider participation in IWMP</b> , to enable wider social & ecological benefit.	WS4 - The Partnership
<b>Monitoring and evaluation of metrics</b> specific to the IWM (Performance Monitoring)	WS4 – The Partnership
Arrangement and <b>contribution of co-funding</b>	WS4 – The Partnership (Business Plan section 3)

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# Looking ahead...

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## September

3<sup>rd</sup> Mayoral roundtable  
Annual Business Plan approved  
Letters to CEOs

## October

Go live GM Green Summit  
GM IWMP webinar

## November

British Water conference  
Institute of Asset Management conference

## January '24

Natural Course conference  
RFCC bid submission





# Key actions to support the IWM Plan implementation

The true challenge is that the change required to better manage our water cannot be achieved by continuing to operate as we currently do.

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Change will only come about with an **evolution from the MOU to a multi-sectoral partnership with investment in resources and the structures and tools** to enable those resources to deliver effectively.

Our ask is everyone's firm commitment to invest your organisations time and resources to achieving this change.







# DISCUSSION

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# Implementation Plan

Greater Manchester Housing Strategy 2019-2024

At end June 2023



# Contents

Strategic Priority A1: Tackling homelessness and rough sleeping .....	3
Strategic Priority A2: Making a positive difference to the lives of private tenants .....	9
Strategic Priority A3: Developing Healthy Homes Services to support vulnerable households .....	15
Strategic Priority A4: Improving access to social housing for those who need it .....	20
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Strategic Priority B1: New models of housing delivery .....	33
Strategic Priority B2: Investing in truly affordable housing .....	39
Strategic Priority B3: Increasing choices in the housing market for Greater Manchester households .....	43

To find out more about the Greater Manchester Housing Strategy, see here:

[Housing Strategy - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk)

or email us at [planningandhousing@greatermanchester-ca.gov.uk](mailto:planningandhousing@greatermanchester-ca.gov.uk)

## **Strategic Priority A1: Tackling homelessness and rough sleeping**

### **Desired outcomes: reducing homelessness, ending the need for rough sleeping**

**Lead: GMCA Public Service Reform Team**

We have a strong track record of innovation and collective action to tackle homelessness. Our effort is backed by strong political and community desire to end rough sleeping and increase the focus on preventing homelessness. A lot of progress has been made. We have invested in new ways of working through regional programmes, including A Bed Every Night, Housing First, Community Accommodation Programme (Tier 3) and the Young Persons Homelessness Prevention Pathfinder. We have reduced rough sleeping by 57% in four years and have learned more about what is required to prevent homelessness for good.

As part of the new Mayoral term, there is a marked focus on ensuring that we reform public services to better prevent homelessness, considering both universal and targeted risks that people face in Greater Manchester, with a more detailed understanding of intersecting inequalities. The development of a Greater Manchester Homelessness Prevention Strategy codifies this ambition and sets key missions and principles for embedding homelessness prevention. The Homelessness Prevention Strategy complements and builds on this Housing Strategy and should be seen as a progression of the commitments in this implementation plan.

We are at a juncture in trying to maintain and continue to progress the reduction in rough sleeping that has been achieved leading up to and throughout the worst of the pandemic. A wide range of significant risks challenge this target however. The economic and social impacts of Covid-19 are yet to be fully realized, alongside the reversal of supportive policy changes that impacted on evictions, access to asylum and immigration accommodation, and enhances financial help for households and businesses.

The under-supply of social rented homes and the loss of existing properties through Right to Buy contribute to the shortage of appropriate and affordable accommodation

that people can access as a route out of homelessness. The role of the private rented sector is being increasingly explored and a necessary means for permanent rehousing. However there are increasing concerns about the impact of benefit restrictions on the ability of households to access stable tenancies in the private rented sector. We need to invest in reversing the decline in our social housing stock, to increase the supply of stable, well-managed homes at the right quality - and where long-term costs are less than providing subsidy to private landlords for an often lower quality product (see Strategic Priority A4 and B2).

### **Making the case to Government**

- Multi-year funding settlement being realised through various funding streams as part of 3-year Spending Review process to enable strategic and joined up commissioning to deliver necessary integrated services and respond to local and regional priorities for crisis, emergency and recovery responses, and upstream prevention.
- Use the PRS white paper process to ensure Government commits to plans to end 'no-fault' evictions through the repeal of Section 21 of the Housing Act 1988, rebalancing the rights and responsibilities of landlords and tenants.
- COVID-19 pandemic and related socio-economic impacts has multiplied the requirements for additional accommodation and support services for people at risk of and experiencing homelessness.
- In addition, the Homelessness Prevention Strategy prioritises lobbying for: significant changes to welfare and asylum and immigration policies that drive people into homelessness; enabling an approach to health that tackles inequality; reducing homelessness and repeat offending for people in the criminal justice system

### **Progress**

- Housing First accommodated and supporting 300+ individuals
- Funding secured to extend A Bed Every Night to March 2023 with planning budget to 2025

- Ethical Lettings Agency 200 properties milestone reached

### **Challenges**

- Continued and increasing demand on homelessness services as a result of the cost of living crisis
- Considerable lack of genuinely affordable housing and pressure on expansion of temporary accommodation
- Systems change needed to build preventative approach reducing homelessness

### **Partnerships**

- GM Homelessness Programme Board;
- GM Homelessness Action Network;
- GM Private Rented Sector Partnership

### **Data**

- Work ongoing to bring together data from variety of sources to better track demand, outputs and outcomes of services, including GM Dashboard, DLUHC DELTA returns and rough sleeping relief dataset.

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

**Rough sleeping reduction-** To reduce the number of people new to rough sleeping, returning to rough sleeping, and experiencing entrenched rough sleeping.

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Continued delivery of Rough Sleeper Initiative [G]	Women's Rough Sleeping Census carried out to better understand women's' experiences of homelessness. [G]	Results of the 2023 nationally verified rough sleeping count released [G]	Not applicable
Securing investment from ICS in homelessness projects including ABEN. [G]	2023 nationally verified rough sleeping count takes place [G]	End of RSAP Delivery window. [G]	Not applicable
Conclusion of Housing First Legacy Project and agreement on funding model up to 2025. [G]	Not applicable	Not applicable	Not applicable
Launch of Rough Sleeping Data Framework June 2023. [G]	Not applicable	Not applicable	Not applicable

**Affordable housing supply via private rented sector to homeless households-**

Homelessness reduction and prevention via affordable and secure PRS tenancies

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Delivery of RSAP (phase 2) [G] Bidding for and/or allocating Capital Projects: Single Homelessness Accommodation Programme, Local Authority Housing Fund, Homeless Families Leasing. [G]	Continued delivery of Capital Projects, overseen by new Principal role. [G]	Finalising and contracting potential DLUHC underspend proposals (TBC). [G] Continued development of successor model Ethical Lettings Agency [G]	Not applicable

**Affordable housing supply via housing providers to homeless households-**

Homelessness reduction and prevention via affordable and secure social tenancies

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Building on Domestic Abuse Protocol to explore an all-encompassing OOB Protocol [C]	Support for options appraisal and needs assessment for future PRS models and medium-term accommodation plan development to increase supply of accommodation [G]	Continued work with Tripartite Group to define system vision for supported housing. [G]	Not applicable
Continued support to GMHP Homelessness and Domestic Abuse sub-Groups. [G]	Not applicable	Not applicable	Not applicable

**Homelessness prevention-** Activity to prevent homelessness and provide a framework for homelessness prevention

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Programme delivery of Youth Homelessness Prevention Pathfinder [G]	Annual review of GM Homelessness Prevention Strategy [G]	Legislative Theatre Exercise to review the GM Homelessness Prevention Strategy [G]	Not applicable
Not applicable	Develop case making for sustainable models in models of prevention across GM Programmes i.e. Pathfinder, GMHF, Changing Futures etc. [G]	End of Refugee Transitions Outcomes Fund refugee homelessness prevention programme. [G]	Not applicable



## **Strategic Priority A2: Making a positive difference to the lives of private tenants**

### **Desired outcomes: improving conditions and more secure tenancies in the private rented sector**

#### **Lead: GMCA Planning and Housing Team**

We need to work together to drive up standards at the bottom end of the private rented sector (PRS), encouraging local authorities to use their enforcement and licensing powers up to their legal limits, not least to ensure safety of residents in the sector. Where tenants are in receipt of Local Housing Allowance, the private rented sector is arguably operating in the absence of social housing, but without most of the access to additional support and regulatory safeguards and security of tenure a social tenant can expect to enjoy.

Resources available to tackle enforcement work in local authorities are stretched, and a recent independent review found the national regulatory framework 'confused and contradictory'. We need to find ways to address the lack of capacity available to enforce and raise standards in the private sector as it grows, especially in light of the extended definition of houses in multiple occupation expands local authorities' role. Housing providers can make a significant contribution, such as One Manchester and Arawak Walton, working with local authorities on a neighbourhood basis, and we are working with Greater Manchester Housing Providers to explore potential to apply those models more broadly.

Given the scale of the sector, it is important that we do all we can to encourage greater and more effective self-regulation for the remainder of the market. We will work with the national and regional professional landlord and lettings agency bodies to help them deliver high quality market lettings, and bring forward plans for a Greater Manchester good landlord scheme. But we will also adopt more collaborative approaches to actively deal with rogue landlords and agents who are seriously or persistently failing in their responsibilities to tenants.

We need to help tenants have the confidence and knowledge to do that, and to make their individual and collective voices heard without the threat of retaliatory eviction.

There are opportunities arising from the work of Fair Housing Futures to explore new models and interventions in the sector to transform tenants' experience, and the proposed expansion in the coverage of the 'ethical lettings agency' model on a more structured basis across the city region.

These varying approaches reflect the diversity of the private rented sector, and we will explore the benefits of establishing a partnership body to bring key stakeholders together at a Greater Manchester level to ensure progress is made and good practice shared across the city region.

### **Making the case to Government**

- Utilise the PRS Renters Reform Bill to seek progress on our PRS priorities
- More ambitious interventions in the PRS, moving away from piecemeal national changes to a more strategic approach.
- A full, national register of PRS homes and landlords, with the opportunity to pilot property checks and property improvement plans, some link between property conditions and Housing Benefit/housing element of Universal Credit, and an exit route for landlords who cannot or will not improve poor properties.
- Seek devolved powers to designate areas for selective landlord licensing, arguing for Scottish models of security of tenure
- Additional powers for local authorities to intervene, especially where the safety and security of our residents is at risk from the effects of poor housing or rogue landlords, or where we can see ways to remove barriers to delivering the new homes we need.

### **Progress**

- Approval for large selective licensing schemes devolved to GM councils
- Good Landlord Scheme trainees started apprenticeship
- Updated damp and mould training provided for all GM housing standards officers

- Recruitment of additional housing standards officers through GM's PRS Enforcement Pathfinder project

### **Challenges**

- Rents still rising after record increases in 2022
- LHA frozen at 2020 levels
- Demand particularly outstripping supply in some markets (e.g. student housing)
- Enforcement capacity across GM remains tight despite recent investment to increase resource

### **Partnerships**

- GMCA/NHS GM/GMHP

### **Data**

- Supporting research for Good Landlord Charter development

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

### Good Landlord Charter

Jan-June 2023	July-Dec 2023	Jan-June 2024	June-Dec 2024
Good Landlord Charter Coordinating Group convened and research initiated [G]	Reporting of Good Landlord Charter Tenants' Survey [G] Consultation plan developed and focus groups commissioned [G]	Good Landlord Charter consultation completed [G]	Good Landlord Charter delivery plans developed [G]

**Good Landlord Scheme [GLS]-** To encourage and support landlords to provide a safe, decent and secure home to their tenants

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Good Landlord Scheme projects in process [G]	Award of support to consider / pursue discretionary licensing [G]	Not applicable	Not applicable
Recruitment of Good Landlord Scheme trainees and start of apprenticeship [C]	Not applicable	Not applicable	Not applicable

**Rogue Landlord Hub-** Consistent, coordinated approach to enforcement of standards in the PRS across GM by districts and key partner agencies, including targeted interventions against rogue landlords

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Award of new Local Enforcement Pathfinder funding to increase formal housing standards enforcement across GM councils [G]	Programme of training for new and existing and new officers to support Pathfinder objectives [G]	Continue programme of training to support Pathfinder objectives [G]	Not applicable
Determination and recruitment of new officers to support increased formal housing standards enforcement [G]	Not applicable	Appoint contractor to deliver research on policies and processes relevant to civil penalties [G]	Not applicable

**Ethical Lettings Agency-** By 2024 bring additional 800 units in the private sector to applicants who are homeless, threatened with homelessness or on social housing registers

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Review and agree forward plan for Let Us [C]	Let Us to continue to pursue pipeline of acquisitions to July 2024 [G]	Let Us to continue to pursue pipeline of acquisitions to July 2024 [G]	Not applicable
Begin work to explore different models of PRS intervention, gathering case studies of existing models elsewhere in UK [G]	Undertake options appraisal and needs assessment for future PRS models to understand mix of models needed to deliver housing supply	Undertake options appraisal and needs assessment for future PRS models to understand mix of models needed to deliver housing supply	Not applicable

	for priority groups in GM, linked to Medium-term accommodation plan [G]	for priority groups in GM, linked to Medium-term accommodation plan [G]	
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**Place-based intervention-** GMHP bringing forward place-based investment in neighbourhoods with high risk PRS markets in partnership with districts

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>Jul-Dec 2024</b>
GMHP PRS task and finish group report delivered [C]	Activity through TPA delivery plan and medium-term accommodation plan to deliver report recommendations [G]	Activity through TPA delivery plan and medium-term accommodation plan to deliver report recommendations [G]	Not applicable



## **Strategic Priority A3: Developing Healthy Homes Services to support vulnerable households**

**Desired outcomes: enabling residents to live independently in their homes for longer**

**Lead: GM NHS Integrated Care**

The right home helps us to live happier, healthier, more independent lives for longer than would otherwise be possible. The health of older people, children, disabled people and people with long-term illnesses is at a greater risk from poor housing conditions. The Covid-19 pandemic highlighted that variable quality of homes is a driver of health inequalities, with those living in poverty more likely to live in poorer housing, unstable housing circumstances or lack accommodation altogether. Unsanitary and unhealthy living conditions are a major long-term contributor to chronic health conditions, and lack of suitable supported or temporary accommodation prevents timely discharge of people otherwise ready to leave hospital. Unsuitable homes can be dangerous for residents in need of support, poor heating can lead to illness in winter, and vulnerable or older residents in need of support are prone to injury and preventable hospital admission.

Since 2017, the GM Housing & Health work programme has worked to make the most of our unique opportunity as a devolved Health and Social Care system to truly embed the role of housing in joined up action on improving health. Committed to furthering Greater Manchester's pioneering work on health and social care integration, we will work to champion the role of housing and promote investment such services through the integrated commissioning system under the auspices of GM NHS Integrated Care. We will use these opportunities to influence development of new housing and communities with the right physical, social and green infrastructure that promote healthy lifestyles and more specialist accommodation for those who require it (see Strategic Priority B3), and to use the housing sector's workforce as key agents of behaviour change.

Ensuring our existing housing stock is suitable, accessible and fit for the future is integral to improving and maintaining our population's health. Research tells us that older households living in non-decent homes with at least one member with a long-

term illness or disability are found in greatest numbers in owner occupation. We need to find ways to ensure more of our homes across all tenures are energy efficient and comfortable to occupy if we are to maintain independence and improve quality of life of older households.

The tragic death of Awaab Ishak in Rochdale needs to be a defining moment for the housing sector and has reinforced the need for action on damp and mould in the rented sector, with these issues exacerbated by the cost of living crisis. We are working closely with GMHP around the collective and individual response of social housing providers in Greater Manchester, to ensure that provides our communities with the action and assurance that they deserve, and that the working and strategic relationships between local authorities, social housing providers, the health system, and the broader public sector provide an effective and coherent service to residents.

We see the potential for 'Healthy Housing Services', a reimagined version of the familiar home improvement agency or care & repair model, as being the potential key mechanism to bring together and develop the services and support available to vulnerable households in all tenures. This should be part of the responsive, integrated delivery of services for households whose home is adding to the daily challenges they face, but where often relatively minor interventions can make a major difference to their wellbeing and independence.

### **Making the case to Government**

- Campaign for neighbourhood renewal investment on a business case based on the costs of poor housing in terms of health and social care, to provide the tools, capacity and sources of funding to directly intervene in raising standards of homes across all tenures.
- Use Devolution Trailblazer and other routes to make the case for urgently dealing with unsuitable, inaccessible and/or unhealthy homes in the context of the widening health inequalities, the impact of the pandemic, domestic retrofit, and the findings of the Good Home Inquiry.
- GMCA response submitted to Government consultation on raising accessibility standards for new homes

## **Progress**

- Resourcing proposal to support Healthy Homes Services in development.
- Tripartite Partnership between GMHP, NHS GM and GMCA prioritising this area of work
- Future delivery of Healthy Homes considered within prioritisation of wider Housing and Health Programme

## **Challenges**

- Limited capital resource available to improve poor quality private sector homes
- Limited capacity within GM programme to progress key activity

## **Partnerships**

- Tripartite Partnership: GM Housing Providers, NHS GM and GMCA.
- GM Ageing Hub Housing, Planning & Ageing Group

## **Data**

- Evidence gathering on damp and mould prevalence

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

**Business case for neighbourhood renewal-** Capture the impact of housing improvements on health and wellbeing

Jan-June 2023	July-Dec 2023	Jan-June 2024	Jul-Dec 2024
Identify routes through TPA lobbying to build the case for financial investment in neighbourhood renewal approaches [G]	Identify routes through TPA lobbying to build the case for financial investment in neighbourhood renewal approaches [G]	Not applicable	Not applicable

### Action on damp and mould in rented housing

Jan-June 2023	July-Dec 2023	Jan-June 2024	Jul-Dec 2024
Development and implementation of Tripartite response on damp and mould, including GMHP action plan, social housing quality funding and NHS primary care work [C]	Deployment of social housing quality funding [G] Development of GMHP referral pathway for health and other professionals to share information on damp and mould concerns [G]	Not applicable	Not applicable

**Develop baseline model proposal for Healthy Homes services across all**

**localities-** To support vulnerable households and improve their health and wellbeing

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>Jul-Dec 2024</b>
Development of initial workplan to move towards consistent healthy homes services across GM LAs [C]	Resourcing proposal for GM Project Management support for Healthy Homes activity [G]	Development of advice and information resources with Practitioners' group, aligned to other GM workstreams [G]	Not applicable

**Support localities to establish baseline services [where required]-** To ensure consistent service provision across 10 localities

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>Jul-Dec 2024</b>
Explore funding/resourcing options to progress work with localities to develop towards baseline service delivery [G]	Develop detailed Project Management workplan including support for localities to deliver transition plans [G]	Project Management resource in place and activity commences [G]	Not applicable

**Review and implement policy changes required to deliver Healthy Homes baseline services-** Ensure policies in relation to private sector capital spend are consistent and flexible

Jan-June 2023	July-Dec 2023	Jan-June 2024	Jul-Dec 2024
Explore funding/ resourcing options to progress work with localities to implement policy changes required [G]	Develop detailed Project Management workplan including support for localities to deliver policy changes [G]	Project Management resource in place and activity commences [G]	Not applicable

**Delivery of NHS GM warm homes investment pilot-** Pilot to improve homes and also improve the evidence base on effectiveness of housing interventions on health conditions and access to health related services.

Jan-June 2023	July-Dec 2023	Jan-June 2024	Jul-Dec 2024
Continued delivery of warm homes interventions [C]	Completion of evaluation [G]	Outputs of evaluation to be shared [G]	Not applicable



## **Strategic Priority A4: Improving access to social housing for those who need it**

**Desired outcomes: deliver at least 50,000 additional affordable homes by 2037**

**Lead: GM Strategic Housing Group**

The social housing sector in Greater Manchester has been reducing in size for decades – falling from over 330,000 at the 1981 Census to around 245,000 now. 95,000 social rented homes have been purchased through Right to Buy, many subsequently finding their way into the private rented sector. As the sector has become less dominant, the role it has played in the overall housing market has evolved. Combined with the well documented growth in older households over the next few decades, there are powerful practical drivers for a greater level of integration between social housing providers and the health and social care system. In Greater Manchester, with devolution around health and social care, we should be able to adopt a more strategic approach to the commissioning of new social housing, and particularly supported housing.

As social housing becomes an increasingly scarce resource, the systems used to allocate the homes that become available require additional scrutiny to ensure they are fair and effective. Research into the allocation policies and processes operating around Greater Manchester will help to inform that debate, particularly as Universal Credit rolls out and adds to the impact of other welfare changes (including benefit caps, under-occupancy penalty (bedroom tax), and lower housing benefit payments for under 35-year-olds). Building and managing allocations processes to deal fairly with a complex mix of people with varied needs is a huge challenge for local authorities and housing providers alike. We will explore the benefits of a coordinated Greater Manchester housing allocations framework as one way to improve the accessibility and availability of social housing.

Welfare reforms mean that tenants on Housing Benefit/Universal Credit are increasingly expected to find a proportion of rent from the rest of their household budget. The development of the Greater Manchester Housing Providers group, combined with devolved powers in areas such as health and social care and city

region wide approaches to homelessness prevention and rough sleeping, offers the potential for more strategic and collaborative responses. The consensus about the central importance of social housing within the broader housing system will continue to drive innovation and good practice, including work to overcome the barriers to delivery of new social housing (see Strategic Priority B2).

### **Making the case to Government**

- Lobbying for access to stable devolved funding to allow a strategic programme of investment and innovation in new supported housing, housing for older people and associated support services, building on the successes of GM's Housing Investment Loan Fund.
- Lobbying for specific additional and ringfenced Adult Social Care revenue budget for supported housing and housing related support to allow for market certainty and longer term commissioning relationships
- Continue to make the case for increasing the supply of social housing. GMCA is committed to finding ways through a problematic legislative and financial environment to maximise the delivery of social housing. We will work with housing providers, local authorities, Homes England and government to maximise investment in new social housing.
- Continue to campaign to scrap the Government's Right to Buy policy in Greater Manchester. As a minimum seek to pilot a different model with control over discounts to guarantee one-for-one replacement of social rented homes, preventing former RTB properties being privately rented and protecting new build via Housing Revenue Account borrowing from future RTB.

### **Progress**

- Care leaver housing access research report complete
- GM Allocations Network continues to meet
- GMHP Homeless Prevention Strategy framework development

## **Challenges**

- Continued loss of social housing and financial resources through Right to Buy
- Diverse control of systems makes change difficult to achieve

## **Partnerships**

- Tripartite Agreement: GM Housing Providers, NHS GM and GMCA.

## **Data**

- Gathering evidence of experiences of different groups in the allocations system

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

**Establish task and finish group of key partners to develop action plan, including exploration of coordination of district allocation policies-** Bring working group together to devise solutions for testing and consultation with stakeholders

Jan-June 2023	July-Dec 2023	Jan-June 2024	Jul-Dec 2024
Complete consultation on care leavers' housing access and produce report with recommendations [C]	Disseminate care leavers housing access report and work up action plan [G]	Activity to deliver Care leavers Housing Access action plan [G]	Not applicable
Develop steering group on housing access for those with a mental health need- subject to Experts by Experience capacity [A]	Not applicable	Not applicable	Not applicable
Explore potential areas of consistency for framework for allocations with Allocations Network [G]	Continued development of areas of consistency for framework for allocations with GM Allocations Network [G]	Not applicable	Not applicable

**Develop better understanding of current and future need for social housing to help direct commissioning-** Ensure evidence base in GM SHMA, supported housing census, etc. is maintained and updated to inform policy and decision-making, and to aid delivery of localities' supported housing strategies

Jan-June 2023	July-Dec 2023	Jan-June 2024	Jul-Dec 2024
Localities developing evidence based supported housing plans, strategies and / or Market Position Statements. At varying degrees of completion. [G] Review delivery of 10% of AHP earmarked for supported housing [G]	Develop detailed Tripartite Supported Housing action plan to build upon evidence base and strategies already in place to influence commissioning. [G] Review resourcing and capacity throughout the system to progress supported housing activity [G]	Not applicable	Not applicable
Develop Tripartite Supported Housing action plan to build upon evidence base and strategies already in place to influence commissioning. [C]	Refine Supported Housing TPA actions plan and progress through working group [G]	Refine Supported Housing TPA actions plan and progress through working group [G]	Not applicable
Review resourcing and capacity throughout the system to progress supported housing activity [G]	Review resourcing and capacity throughout the system to progress supported housing activity [G]	Not applicable	Not applicable

**Improve supply and accessibility of high quality temporary accommodation for households in priority need-** Find routes to raise quality and quantum of temporary accommodation available to districts

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>Jul-Dec 2024</b>
Target social investment to support TA supply and affordable housing [G]	Not applicable	Not applicable	Not applicable



## **Strategic Priority A5: Identifying pathways to volume domestic retrofit and reducing fuel poverty**

**Desired outcomes: residential sector makes full contribution to Greater Manchester becoming a carbon neutral city region by 2038**

**Lead: GMCA Environment Team**

We need a clear multi-tenure approach to retrofit and improving the energy performance of our existing homes. The Decent Homes Standard and longstanding investment by housing providers has raised the bar in the social housing sector, and the proposed review of Decent Homes Standard and extension to the private rented sector is likely to further drive efforts to reduce fuel poverty and carbon emissions. With the Greater Manchester Low Carbon Hub and Mayoral Retrofit Task Force, we will explore and exploit any levers at our disposal to raise the standards in all private homes and integrate fuel poverty into our wider work with private landlords and owner occupiers.

We published a Five-Year Environment Plan for Greater Manchester in 2019. This sets out our aim for a carbon neutral city region by 2038 and a set of urgent actions over the next five years – for residents, businesses, and other organisations (including the public sector) – to put us on a pathway to achieving that longer term aim. A key part of this plan is a step-change in improving the energy efficiency of Greater Manchester’s homes and buildings.

We’re clear that our challenging targets will only be delivered through the alignment of sustained proactive national policy and a prioritised Greater Manchester programme to generate and apply resources to maximum effect. We will need to find or develop new tools if the required investment in energy efficiency of both new and existing homes is to be achieved. The health, poverty and productivity impacts of inefficient stock need to be addressed, and our existing building stock will remain our most significant challenge.

Identifying cost effective pathways for the domestic retrofit of energy efficiency and low carbon heating systems to our existing homes as part of a coherent whole systems approach is essential to support Greater Manchester’s long term

decarbonisation targets. Modelling for our 5-Year Environment Plan shows the scale of the challenge, with on average 61,000 of our existing residential properties needing to be retrofitted each year between now and 2040 if we are to achieve our aims for carbon neutrality. Local energy generation will also be an important part of that approach. We're developing innovative finance and delivery mechanisms to retrofit homes, making them more energy efficient and reducing carbon emissions and fuel bills for residents in Greater Manchester. This includes exploring different models including modular retrofit of existing stock.

### **Making the case to Government**

- Our challenging targets can only be achieved through a combination of sustained proactive national policy and aligned priorities and resources from Greater Manchester. New mechanisms to balance up-front investments in energy efficiency with the rewards of increasing comfort are needed in both new build and existing home and building refurbishment activities if the ill health, poverty and productivity impacts of inefficient stock are to be addressed
- Make case for retrofit as a national infrastructure priority to open up potential of long-term investment models

### **Progress**

- Ongoing delivery of £19m Social Housing Decarbonisation Fund (SHDF) Wave 1 programme
- GM £97m (including ~£40m grant) SHDF Wave 2.1 programme delivery ongoing, dwelling assessments and procurement in progress
- Appointed three approved installers to deliver ECO4 and launched Retrofit Portal for residents' to check eligibility and apply for funding
- 'Your Home Better' retrofit and Solar PV offer ongoing
- Devolution Trailblazer offering devolved retrofit funding to GM

## **Challenges**

- Installer capacity and competency to deliver the volume of measures by the funding deadlines

## **Partnerships**

- GM Green City Region Partnership
- GM Low Carbon Buildings Challenge Group
- Retrofit Taskforce

## **Data**

- Census data
- Evidenced baseline of GM housing stock completed and disseminated

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

### Improving understanding of condition and challenges of GM housing stock and opportunities for early progress and innovation

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Commission update to the housing stock modelling data [A]	Exploring options to broaden remit of housing stock modelling data [G]	Not applicable	Not applicable

### Provide clear strategic and governance framework to take retrofit agenda forward in GM

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Continued delivery of Your Home Better [G]	Continued delivery of Your Home Better [G]	Not applicable	Not applicable
Delivery of LAEP Strategic Outline Business Case [G]	Implementation of LAEP Strategic Outline business Case recommendations [G]	Not applicable	Not applicable

### Identify and pilot scalable finance and delivery mechanisms to retrofit homes

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Your Home Better finance offer launched with Credit Unions [G]	Your Home Better continued finance offer with Credit Unions [G]	Not applicable	Not applicable
Relationship with GFI to explore finance initiatives [G]	Continued relationship with GFI to explore finance initiatives [G]	Not applicable	Not applicable

**Identify and explore local levers to achieve further progress**

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Your Home Better solar offer marketed [G]	Continued delivery of Your Home Better [G]	Not applicable	Not applicable
Marketing of heat pump offer [G]	Continued marketing of heat pump offer with Octopus Energy [G]	Not applicable	Not applicable
MoU with Daikin EU committing GM as innovation test bed for low carbon heating solutions [G]	Working with Daikin EU on additional heat pump offer [G]	Not applicable	Not applicable

**Encourage and support the expansion and reskilling of the construction and retrofit sector and associated supply chain**

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Green Skills Academy launched [G]	Green Skills Academy operational [G]	Not applicable	Not applicable
Daikin EU MoU committing to upskilling GM installer base [G]	Daikin EU onboarding local installers to deliver heat pump offer [G]	Not applicable	Not applicable

### Access Government funding for retrofit programmes

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Delivery of SHDF Wave 1 retrofit programme [G]	Delivery of SHDF Wave 1 retrofit programme [G]	Not applicable	Not applicable
Delivery of SHDF Wave 2.1 retrofit programme [G]	Delivery of SHDF Wave 2.1 retrofit programme [G]	Delivery of SHDF Wave 2.1 retrofit programme [G]	Delivery of SHDF Wave 2.1 retrofit programme [G]
Appointed approved installers to deliver ECO4 and launched Retrofit Portal [G]	Continued delivery of ECO4 [G]	Not applicable	Not applicable



## **Strategic Priority B1: New models of housing delivery**

**Desired outcomes: delivery of new homes outlined in Places for Everyone and Stockport Local Plan, including up to 10,000 units from the Greater Manchester Housing Investment Loan Fund; Greater Manchester to be a centre of modern building practices and techniques, and a pioneer of models of community-led housing**

**Lead: GMCA Delivery Team**

There is a growing diversity in the means of housing delivery in Greater Manchester. The GMCA-managed GM Housing Investment Loan Fund provides a £300 million revolving pot to support private sector-led development of new homes. It has invested alongside ten housing providers in a new joint delivery vehicle, intended to build 500 new homes per year, part of GM Housing Providers' collective commitment to deliver 18,000 new homes over the next five years. We are also utilising our Brownfield Housing Fund to unlock brownfield sites for development across the city-region as well as maximising the potential of modern methods of construction. There has also been significant delivery of new homes for long term management as private rented properties, backed by financial institutional investment.

We will explore options to aid delivery of the homes we need, including through a closer and stronger relationship with Homes England as the arm of Government charged with 'making homes happen'. This will include the use of devolved powers such as establishing Mayoral Development Corporations, the potential for a Greater Manchester direct delivery vehicle, and One Public Estate work to deliver housing on public land. Greater Manchester is committed to finding ways through a problematic legislative and financial environment to maximise the delivery of social housing.

We need to work with the construction sector and education and skills providers to deal with evident skills gaps, and with key developing partners to use the power of their supply chains to encourage skills development and retention within the industry, for new build and maintenance and retrofit of existing homes. Our Local Industrial Strategy points to the potential for Greater Manchester to be a centre for new manufacturing technologies, helping minimise inefficiencies and delays that affect on-site construction, and raising the carbon and energy performance of homes. This could change perceptions of construction careers, and help diversify the sector's

workforce. Supply chains located in Greater Manchester will capture economic benefit from housing growth.

We will explore alternative models of community ownership of housing. Community-led housing can promote community resilience and cohesion, tackle loneliness, provide affordable accommodation and give residents of all ages real influence over their homes. We will work with partners to provide support and guidance for groups, including help to seek grant and loan funding. Our goal is to institute a permanent Community-Led Housing Hub, to facilitate community-led housing across Greater Manchester.

### **Making the case to Government**

- Maximising the availability and flexibility of resources to bring forward new housing land and development to meet local needs and demand, building on the Devolution Trailblazer deal announced earlier in 2023, and with a view to the establishment of the Single Settlement as set out in the Deal.
- Similarly, working with Government to achieve better alignment of education, training and employment activity in Greater Manchester, including for the construction sector, through the provisions of the Devolution Trailblazer deal but also with a view to further potential for flexible, locally driven programmes to ensure a skilled workforce is in place to build the homes and other development required to meet GM's growth ambitions.

### **Progress**

- Delivery of Tranches 1, 2 and 3 ongoing
- £150m devolved Brownfield Housing Fund, Year 1 programme agreed and £50m committed spend
- Hive Homes Joint Venture with GM Housing Providers developing units
- Places for Everyone Examination in Public concluded
- Growth Locations work programme ongoing

## **Challenges**

- Delivery capacity
- Operational impact of price rises on supply chain and delivery
- Changes to government planning policy- decisions awaited

## **Partnerships**

- GM Housing Providers Group and Tripartite Agreement
- GMCA/Homes England Partnership
- Community-led Housing Hub

## **Data**

- Census data
- Wider piloting of site analytics

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

### Help to ensure supply of sufficient appropriate sites for the delivery of new homes from 2021 – 2037

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Examination in Public of Places for Everyone [G]	Main Modifications Consultation [G]	Adoption of PfE [G]	Not applicable
Not applicable	Stockport Local Plan timetable dependent on publication of revised NPPF [G]	Stockport Local Plan timetable dependent on publication of revised NPPF [G]	Not applicable

**Establish a GM community-led housing hub-** To support the development of co-operative and other community-based housing projects to deliver new homes

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Management services offered to community-led housing groups [G]	Provide support to established groups to ensure they remain strong and viable [G]	Develop formal partnerships with other organisations that support community-led housing [G]	Develop new forms of community-led housing [G]
Enhance community group relationships with partners [G]	Explore becoming a Registered Provider to expand the offer to groups [G]	Not applicable	Not applicable

**Work with partners to find new delivery models and sources of investment-**

Including the joint venture with GM Housing Providers, better use of public sector assets, provision of finance from the GM Housing Investment Loan Fund and supporting the contribution of smaller house builders

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Growth Locations bringing together options for new models to support long term strategic development of key locations around GM [G]	Positioning key projects in Growth Location to access capital funding opportunities [G]	GM Investment Plan published [G]	Not applicable
Continued delivery of Hive Homes schemes [G]	Continued delivery of Hive Homes schemes [G]	Not applicable	Not applicable
Development partner on Chester House site appointed [G]	Not applicable	Not applicable	Chester House planning submitted [G]
Conversations and opportunities explored as part of ongoing meetings and sourcing of available public land [G]	Pipeline of available public land developed, considering outcomes of Place for Everyone [G]	Not applicable	Not applicable

**Encourage and support the shift to modern methods of construction (MMC), increased innovation, and the expansion and reskilling of the construction sector and supply chain-** To raise productivity and the quality and pace of delivery of new homes, and to assist in achieving our target that all new buildings in GM will be net zero carbon by 2028

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Establishing TANZ Best Practice and Innovation Working Group to learn from national innovation on net zero and Homes England MMC scheme targets [G]		Exploring options for establishment of OPC [G]	



## **Strategic Priority B2: Investing in truly affordable housing**

**Desired outcomes: set out a Greater Manchester approach to affordability; deliver at least 50,000 additional affordable homes by 2037, with at least 30,000 for social or affordable rent**

**Lead: GMCA Delivery Team**

There are several different groups of households under particular pressure to meet the cost of their homes. Through our supply of new homes we should be providing better choices to ease those pressures. That should include adding to the stock of social rented housing to reverse the losses from Right to Buy. There is a need to develop more supported housing to provide more effective routes away from homelessness, and for a range of others whose needs are currently being inadequately met in mainstream housing, or in expensive and inflexible institutional settings. We should also explore new models that help households to access home ownership in a way they can afford and sustain, or providing homes of all tenures better matched to the need of older households who are currently living in homes which present a risk to their wellbeing and continued independence.

We know the cost of housing can be a challenge to different cohorts within the housing system across Greater Manchester - including those needing access to social rent or trying to maintain a tenancy as welfare rules are squeezed, private renters sharing and saving as prospective first time buyers looking for routes into home ownership, people in unstable employment in any tenure, older owner occupiers without the resources to maintain a decaying property, and people living in overcrowded properties because they cannot afford or access a home large enough to meet their needs. This is coupled together with the barriers and constraints to the delivery and supply of affordable housing.

We will set out our approach to increasing the delivery of truly affordable housing in Greater Manchester, to help us in our work to deliver homes and a housing market that is truly affordable to all our residents and which supports our ambitions for a net zero city region by 2038.

## **Making the case to Government**

- Maximising the availability and flexibility of resources to bring forward new housing land and development to meet local needs and demand, building on the Devolution Trailblazer deal announced earlier in 2023, and with a view to the establishment of the Single Settlement as set out in the Deal.
- Making optimal use of the Strategic Place Partnership with Homes England, and ensuring lessons learned are fed back to DLUHC and Treasury to inform future programme and devolution proposals to accelerate the delivery of new homes to meet our housing needs.
- Continue to press for a strategic approach to developer obligations that fits better with the Greater Manchester market and the viability scenarios this presents.

## **Progress**

- GM Delivery Team in place with capacity to support districts
- GMCA-Homes England Strategic Place Partnership Business Plan renewed
- Standard for Truly Affordable Net Zero Homes (TANZ) Task Force agreed

## **Challenges**

- Right to Buy disincentive to invest in new supply
- Resourcing of zero-carbon homes

## **Partnerships**

- GM Housing Providers Group and Tripartite Agreement
- GMCA/Homes England Partnership

## **Data**

- Census data
- Bringing together information on potential future delivery pipeline of social and affordable homes to identify potential gaps in delivery

## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

**Relationships with Homes England and NHS GM to lever investment to progress 50,000 additional affordable homes by 2038 including 30,000 TANZ homes**

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
TANZ Implementation Plan developed [G]	TANZ pipeline development with GM districts and partners [G]	Not applicable	Not applicable
TANZ Monitoring and other working groups developed [G]	Not applicable	Not applicable	Not applicable

**Develop a clearer, more consistent and systematic approach to capturing and recycling value generated by market development in the form of additional affordable housing & other community benefits**

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Brownfield Housing Fund projects include clawback and overage mechanisms to recycle excess profits back into affordable housing delivery. [G]	Brownfield Housing Fund projects include clawback and overage mechanisms to recycle excess profits back into affordable housing delivery. [G]	Not applicable	Not applicable

**Find routes to invest in provision of additional affordable housing, including for social rent-** To reduce LAs' reliance on expensive and often poor quality temporary accommodation, and to provide stable, high quality homes for GM residents unable to access decent market housing, and meet PfE commitment to delivery

<b>Jan-June 2023</b>	<b>July-Dec 2023</b>	<b>Jan-June 2024</b>	<b>July-Dec 2024</b>
Affordable housing research findings embedded in TANZ Implementation Plan [G]	HE-led Affordable Housing Working Group established [G]	Not applicable	Not applicable

## **Strategic Priority B3: Increasing choices in the housing market for Greater Manchester households**

**Desired outcomes: delivery of new homes outlined in Places for Everyone and Stockport Local Plan, including up to 10,000 units from the Greater Manchester Housing Investment Loan Fund; deliver at least 50,000 additional affordable homes by 2037**

**Lead: GMCA Delivery Team**

Given the mismatch between our existing housing stock and our future needs, new homes must help us to offer broader choices to our residents, in a variety of ways. The Mayor's Town Centre Challenge has focused attention and brought different stakeholders and communities together to plot a new future for town centres across Greater Manchester. Increased town centre living is a common theme - and we need to think about how we make town and district centres attractive places to live. Using brownfield sites in and beyond town centres for housing is a vital part of the Places for Everyone strategy. Brownfield sites are within the grain of existing communities, so are often ideal locations for new homes to meet the needs and aspirations of those communities. We need to find the right tools and funding models to make that happen including support for smaller, local developers who are often well placed to identify and deliver these opportunities. Some sites will pose significant challenges to make them financially viable and will need public sector intervention and investment.

The need to explore diverse housing options for our ageing population means we need new homes to provide options for older households thinking about 'rightsizing' as a means to live independently for longer. New homes need to be more adaptable, and designed with potential care needs in mind. Places for Everyone specifies that all new dwellings must be built to the 'accessible and adaptable' standard, so homes can respond to the changing needs of residents. More broadly, we need to develop a more strategic approach to market provision and public sector commissioning of housing suitable for a range of groups with distinctive housing needs currently not being fully met. Recognising the challenge many Greater Manchester households face in accessing the homes they aspire to in the current market, we need to develop

alternative models and pathways which will assist key groups to achieve secure, high quality homes (see Strategic Priority A3).

### **Making the case to Government**

- Maximising the availability and flexibility of resources to bring forward new housing land and development to meet local needs and demand, building on the Devolution Trailblazer deal announced earlier in 2023, and with a view to the establishment of the Single Settlement as set out in the Deal.
- Making optimal use of the Strategic Place Partnership with Homes England, and ensuring lessons learned are fed back to DLUHC and Treasury to inform future programme and devolution proposals to accelerate the delivery of new homes to meet our housing needs.
- Developing and piloting new models to meet Greater Manchester households' aspirations in partnership with Homes England and Government.
- Joint lobbying / influencing with Social Care leaders on changes to supported housing policy and investment, including flexibilities on Homes England grant regimes to allow for grant to be utilised for development of short term accommodation to facilitate discharge from acute settings; increased and ringfenced social care revenue and higher grant rates for supported housing development.

### **Progress**

- Delivery of Tranches 1, 2 and 3 ongoing
- £150m devolved Brownfield Housing Fund, Year 1 programme agreed and £50m committed spend

### **Challenges**

- Delivery capacity and availability of sites
- Operational impact of price rises on supply chain and delivery
- Delayed activity of Government Task Force for older people's housing

## **Partnerships**

- GM Housing Providers Group and Tripartite Partnership
- GM Ageing Hub Housing, Planning and Ageing Group
- Housing Solutions Group

## **Data**

- Census data starting to emerge
- Monitoring and identifying how to support delivery of small sites in PfE allocations



## Actions

Key- [R]= Stalled, [A]= Delayed, [G]= Met/on track, [C] = Complete

### Creating attractive new residential choices in and around our town centres

July-Dec 2022	Jan-June 2023	July-Dec 2023	Jan-June 2024
Progress and develop Towns Fund bids. Utilise other funding (e.g. Brownfield Housing Fund, Levelling Up Fund, Resilience Innovation Fund) to support housing development in town centres [G]	Progress and develop Towns Fund bids. Utilise other funding (e.g. Brownfield Housing Fund, Levelling Up Fund, Resilience Innovation Fund) to support housing development in town centres [G]	Not applicable	Not applicable
Work with local partners to ensure strong bids submitted to expected future rounds of Levelling Up funding, including connection to Growth Locations strategies as appropriate [G]	Work with local partners to ensure strong bids submitted to expected future rounds of Levelling Up funding, including connection to Growth Locations strategies as appropriate [G]	Not applicable	Not applicable

## Unlocking the potential of Greater Manchester's brownfield land supply

July-Dec 2022	Jan-June 2023	July-Dec 2023	Jan-June 2024
Continued delivery of Tranche 1-3 with completions on some sites [G]	Continued delivery of Tranche 1-3 with completions on some sites [G]	GMCA approval sought for BHF Year 2 & Year 3 scheme allocations [G]	Not applicable
Devolved £150m Brownfield Housing Fund (BHF) secured [G]	Not applicable	Not applicable	Not applicable
Year 1 BHF programme agreed and £50m committed spend [G]	Submission period for Year 2 & Year 3 BHF programme [G]	Not applicable	Not applicable

**Growing options to meet future aspirations of older households-** Develop a more strategic approach to market provision or public sector commissioning of housing suitable for specific groups, including older households looking for better 'rightsizing' choices in their own communities or families with children in the private rented sector

Jan-June 2023	July-Dec 2023	Jan-June 2024	July-Dec 2024
Understanding housing priorities in GM Ageing Strategy refresh [G]	Review of Housing, Planning and Ageing Group Action Plan [G]	Housing, Planning and Ageing Group review of LA and GMHP ageing and housing strategies, including supported housing strategies [G]	Not applicable

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# Social Housing Quality Fund - programme update

31/10/2023

# Social Housing Quality Fund

- £15m capital fund to improve the quality of social housing and tackle damp and mould health hazards
- Announced by SoS Michael Gove in January in response to the tragic death of Awaab Ishak in Rochdale. £30m awarded to GMCA and West Mids CA
- GM social housing providers eligible to apply for funding to remediate damp and mould issues in their properties in GM
- 25% co funding requirement
- Funding must be spent by 31 March 2024

# SHQF competition

- Funding competition ran between 26 June and 14 July
- Assessment of bids 15 July to 4 August
- Funding decisions made and approved on 14 August
- All Grant Agreements signed with Grant Recipients
- Upfront grant payments made to all Grant Recipients
- Delivery until 31 March 2024

# SHQF prioritisation of funding

- **Band 1:** Dealing with Category 1 damp and mould housing health and safety rating system (HHSRS) hazards
- **Band 2:** Dealing with Category 2 damp and mould HHSRS hazards facing vulnerable households
- **Band 3:** Dealing with other Category 2 damp and mould HHSRS hazards
- **Band 4:** Dealing with properties where tenants have reported damp and mould issues and surveys have identified remedial action required
- **Band 5:** Supporting 'infill' works to properties of archetypes with vulnerable tenants where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring
- **Band 6:** Supporting 'infill' works to properties of archetypes where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring



# Grant allocations

- 17 successful applicants
- £14.84m grant offered
- £5.34m co-funding provided (26%)
- Total programme £20.18m
- Up to 12,825 homes to be treated

	Homes	Grant allocation
Bolton at Home	934	£2,263,700
FCHO	541	£480,679
ForHousing	250	£250,000
Great Places	130	£570,990
Irwell Valley Housing	990	£757,577
MSV Housing Group	267	£475,333
One Manchester	434	£2,950,117
Onward Homes	250	£526,500
Places for People	222	£376,491
RBH	3,721	£1,846,843
Salix Homes	2,349	£679,683
Six Town Housing	166	£520,607
Southway Housing Trust	557	£253,156
Stockport Homes	45	£168,355
The Guinness Partnership	1,100	£1,267,163
The Riverside Group	234	£899,587
WCHG	645	£556,530
<b>Total</b>	<b>12,835</b>	<b>£14,843,311</b>

# Grant allocations by district and priority

District	Homes	% of homes	% of grant
Bolton	934	32.6%	18.0%
Bury	561	4.4%	7.7%
Manchester	2,167	16.9%	29.8%
Oldham	738	5.7%	4.7%
Rochdale	4,307	33.6%	23.2%
Salford	2,886	22.5%	7.6%
Stockport	438	3.4%	5.0%
Tameside	83	0.6%	0.7%
Trafford	458	3.6%	3.2%
Wigan	19	0.1%	0.1%
<b>GM</b>	<b>12,835</b>	<b>100.0%</b>	

Priority	Homes	%
Band 1	109	0.8%
Band 2	1,387	10.8%
Band 3	1,144	8.9%
Band 4	3,715	28.9%
Band 5	3,271	25.5%
Band 6	3,209	25.0%
<b>Total</b>	<b>12,835</b>	<b>100.0%</b>

# SHQF grant allocations

## *VFM and cost justification*

- Variance in programme costs based on the nature of the investment required
- Overall bids had different approaches – some were doing very specific things on one estate, some doing the same thing to a large number of properties, others a mix of different interventions in core areas
- Applicants required to demonstrate an evidenced approach to identify homes and provide a programme cost breakdown for homes in Bands 4-6, including proof of cost justification (e.g. example invoices, contractor estimated costs of work)
- Homes in Bands 4-6 were subject to a Value for Money (VFM) assessment and Applicants had to set out how their proposals represents good VFM
- All Applications met the minimum scoring threshold for the VFM assessment and were deemed suitable to receive funding

# Funded measures

- 16,522 funded works across the SHQF programme
- 34% of programme is installation of mechanical ventilation

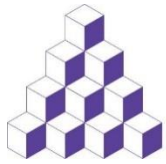
Measure	Number
Installation of mechanical ventilation systems	5,656
Mould & Damp Remedial Works; Painting /cleaning /plastering /systems / sanitisers	2,399
IOT Sensors	2,349
Loft insulation	1,275
Replacing doors and windows	1,067
Cavity wall insulation	609
Internal wall insulation	427
Sensors	379
Replacing or major repairs to wall components	367
Mould treatment	275
Mould Eradication Works	244
Switchee monitoring	234
LED Lighting	223
Smart Meter	223
Water Saving Device	223
Replacing kitchens and bathrooms	164
Replacing or major repairs to heating systems and central heating components	81
Replacing or major repairs to roof components	78
Repair of Structural Issues with Porches	63
Replacing Bathrooms	59
Decoration allowance	45
Replacing sloped eaves archetype construction, apply mould wash, insulate & replaster & apply anti mould & condensation paint	45
Underfloor insulation	20
External wall insulation	15
Concrete Sub Surface	2
<b>Total</b>	<b>16,522</b>

# Evaluation plan

- Evaluation plan agreed with DLUHC in July to assess the impact and additionality of the funding
- Comprises three stages:
  - 1) Programme and delivery monitoring
  - 2) Post programme evaluation
  - 3) Externally commissioned qualitative evaluation

# SHQF timeline

- 22 June 2023: GMCA paper published and start of comms and engagement activity
- 26 June 2023: Funding application window opened
- 28 June 2023: Market engagement event
- 30 June 2023: GMCA approval of funding process
- 14 July 2023: Funding window closed
- 04 August 2023: Assessment of bids completed
- 14 August 2023: Funding decisions made
- 28 September: DLUHC Quarterly Review
- **Oct 2023: All funding allocated**
- Jan 2024: DLUHC Quarterly Review
- 31 March 2024: All funded works completed
- April 2024: DLUHC Quarterly Review
- 30 September 2024: external evaluation completed



**AGMA**  
ASSOCIATION OF  
GREATER MANCHESTER  
AUTHORITIES

## GM Planning and Housing Commission

Date: **31 October 2023**

Subject: **Care Leavers Housing Action Research report and action plan**

Report of: **Mary Gogarty, Principal for Housing Strategy, Greater Manchester Combined Authority**

**Jack Bennett, Lead Analyst, Greater Manchester Combined Authority**

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### Purpose of Report

To share the findings and recommendations of the GM Care Leavers Housing Access research project.

### Recommendations:

Members are requested to:

1. To note the findings of this research at section 3 of the report.
2. To support the recommendations of this research at section 4 of the report.
3. To note the draft action plan at section 5 of this report, and provide input into its development.

### Contact Officers

- Mary Gogarty: [mary.gogarty@greatermanchester-ca.gov.uk](mailto:mary.gogarty@greatermanchester-ca.gov.uk)

## 1. Introduction and context

### Housing Access workstream

- 1.1 Improving access to social housing for those who need it is a key workstream of the Greater Manchester Housing Strategy, published in 2019.<sup>1</sup> This workstream is set in the context of a social housing sector in Greater Manchester that has been reducing in size for many years. In 1981 there were 330,000 households in social rented homes, as opposed to 243,000 in 2021. More than 95,000 social rented homes have been purchased at a discount through Right to Buy since the 1980s, many subsequently finding their way into the private rented sector.
- 1.2 With social housing an increasingly scarce resource, the systems used to allocate the homes that become available have been subject to additional scrutiny to ensure they are fair and effective. Research into the allocation policies and processes operating around Greater Manchester was undertaken in 2018, to support the exploration of the benefits of a coordinated Greater Manchester housing allocations framework as one way to improve the accessibility and availability of social housing.
- 1.3 This research formed the basis of the development of the GM Housing Access Steering Group which met throughout 2020 and 2021. This group identified that there is much variation in policies and process related to allocations, but an area that may prove to be fruitful for greater cohesion across GM could be in access to social housing for people with a particular need, including care leavers.

### Care leavers access to housing and tenancy support

- 1.4 In Greater Manchester, around 1,000 young people per year will leave local authority care, usually at the age of 18, although there are occasions where the transition from being a looked after child to a care leaver happens sooner.<sup>2</sup> Many of these young people require support to access housing and maintain a

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<sup>1</sup> [Housing Strategy - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/housing-strategy)

<sup>2</sup> For more details, see [Leaving care support – lawstuff.org.uk](https://www.lawstuff.org.uk/leaving-care-support)



tenancy, as well as wider support for example with access to employment or education. There are a number of ways in which local authorities and partners currently support care leavers across Greater Manchester.

- 1.5 All Greater Manchester local authorities ensure that care leavers that have been in the care of that authority receive priority for social housing. However what this means in terms of contents of allocations policies, registering with local authority housing teams, bidding on and moving into properties varies across the local authorities. This was explored during the aforementioned 2018 research project, and a breakdown of this can be found at appendix 1.
- 1.6 The Greater Manchester Care Leaver Guarantee aims to provide support and opportunities to care leavers across Greater Manchester.<sup>3</sup> GMCA and Local Authorities have worked with a range of partners to create a series of entitlements and offers to help care leavers have happy and healthy lives and to achieve their goals. The Bee Connected app brings together these offers and incentives in one place to ensure care leavers are able to access everything they are entitled to, including free bus travel for care leavers aged 18-21.
- 1.7 The GM Housing Providers Partnership (GMHP)<sup>4</sup> developed the Care Leaver Pledge in 2020, to support care leavers entering their tenancies to move forward positively in their lives.<sup>5</sup> The pledge covers three themes: a range of homes, life skills and mentoring, and employment and skills. The pledge commits housing providers to offer quality, stable homes to care leavers, alongside employment and skills opportunities, mentoring, and wider support in the transition from care to living independently. Support care leavers receive includes advice on money management, repairs rights advice, and life skills.

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<sup>3</sup> [Care Leavers - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk)

<sup>4</sup> [Home - GMHP \(gmhousing.co.uk\)](https://gmhousing.co.uk)

<sup>5</sup> [Care Leavers Pledge - GMHP \(gmhousing.co.uk\)](https://gmhousing.co.uk)

## **2. Research Methodology**

### **Research development**

- 2.1 Initial discussions with stakeholders to explore housing access issues relating to care leavers began at the end of 2021, with a series of engagement sessions.
- 2.2 The GMHP Care Leavers' Group highlighted issues such as Choice Based Lettings, the need to support care leavers earlier in the bidding process, early registration of care leavers, offers around furnished tenancies, and moves out of area and local connection.
- 2.3 It was agreed that GMCA and GMHP would work with the Greater Manchester Youth Network (GMYN) to co-produce a workshop on housing access. A discussion with GMYN in March 2022 highlighted the following issues which the Care Experienced Ambassadors Group have raised in relation to housing:
  - Support - a dedicated support channel for care leavers is needed to help them to navigate the system, including peer support
  - Help with transitions from care to independent living and furnishing are key issues
  - Moving out of borough or area can be beneficial but difficult to do.
- 2.4 Further discussions with GMYN Care Experienced Ambassadors Group made it clear that a workshop would not be the right approach to working with care leavers, and led to the production of a workplan on housing. In order to ensure the workplan was catering to the needs of care leavers across GM, it was agreed that GMCA should undertake qualitative research with a wider range of care leavers in GM, in order to understand a wide range of experiences of housing access for care leavers across the conurbation.

2.5 In developing the research plan, further informal engagement with the Ambassadors Group took place through 2022, as well as with a wider group of care leavers at the GM Care Leaver event in October 2022.

### **Research plan and delivery**

2.6 A research plan was developed by the GMCA Research Team in summer 2022, focused on qualitative research to understand the experiences of care leavers in accessing social housing. The full research plan can be found at appendix 3.

**Figure 1: Research Plan summary**



2.7 The literature review, completed in summer 2022, identified key themes related to housing, including the increased risk of homelessness for care experienced young people, unregulated accommodation, the need for financial support, and the overall impact that housing (or the lack thereof) has on the outcomes and life chances of care leavers.

2.8 These themes were incorporated into the research plan, along with those raised by GMYN Care Experienced Ambassadors, namely around safety and security and making a house a home.

2.9 The practitioner focus group to support the mapping of the ideal pathway took place in January 2023, with professionals from housing and leaving care teams represented, as well as housing strategy professionals, and those working on specific projects, such as the House Project and the GM Youth Homelessness Pathfinder. Following this, a discussion guide based on the pathway identified was developed to work through with care leaver focus group participants.

- 2.10 For the project to capture primary research four semi-structured focus groups were employed, which involved care leavers and care experienced young people, and supporting practitioners. It was determined, following feedback from care leavers, that these focus groups would be most effective as in-person sessions. It was also agreed that the research would look to connect in with existing groups with relationships with care leavers, for example the GM Youth Network and GM Participation Network Group. The focus groups included 21 care leaver participants, and a full list of engagement sessions can be found at appendix 2.
- 2.11 The delivery of these sessions was built around three core themes, which were designed to best capture the journey for young people accessing social housing in Greater Manchester: 1. Pre-Application Process; 2. Bidding and 3. Moving In/ Starting Tenancy. The design was such that the focus groups were flexible enough to capture the input from participants, but also provided initial prompts to help stimulate discussion.
- 2.12 Both practitioners and care leavers were provided with consent forms made available before the sessions, which clarified how their contributions would be used in the research, and giving participants the option to decline to take part if they were not happy with this. Throughout the session, insights and themes were recorded through note taking, and have been developed into the findings and recommendations of this project. No identifiable information was included as part of this project, which was again outlined as part of the consent for participants, and the wider ethics process underpinning this research.

### **3. Findings**

- 3.1 The research project has, through focus groups and participant engagement, sought to better understand the current housing access processes across Greater Manchester. The qualitative approach has drawn together examples of positive and effective approaches, whilst acknowledging the obstacles that exist currently within the system, and looking at the opportunities to overcome these.
- 3.2 It should be stressed that these findings are designed to be read with the understanding of the context laid out above: access to housing in GM is an area of challenge, for care leavers and beyond, which is far outside the control of local authorities and reflects national pressures. Therefore, this research is acutely aware of the pressure which is already on services and teams to deliver positive outcomes for care leavers and has sought to frame these findings accordingly.
- 3.3 When discussing with care leavers their experiences of accessing housing, and broadly their experience of the process holistically, one of the continuously emerging insights was the disparity of the offer between localities across the city-region. This element was only further underlined through the research's engagement in pan-GM groups, as for example was observed through the Greater Manchester Participation Network (GMPN). Participants highlighted the relative 'unfairness' of the differing levels of support offered by both local authorities and housing providers in terms of the post-tenancy offer. The benefit of having a consistent approach across GM, which would seek to close this level of disparity, was repeatedly stressed throughout consultation.
- 3.4 In part, this research project has sought to understand what an 'ideal' pathway for care leavers would look like, and how this would operate in the context of Greater Manchester. The research developed a thematic summary of the core stages of this pathway.

**Figure 2: The ideal pathway through the housing system**



3.5 Discussions around these core areas highlighted a series of strong examples of where good practice was already taking place across GM. Broadly however, these findings do suggest that whilst there remain challenges for care leavers, there are approaches which participants cited as successful, and catered for the level of flexibility and independence some were striving for.

3.6 Specific examples of good practice highlighted in the ideal pathway include:

### **Application Stage**

- Starting applications at the age of 16 or 17, ready to 'go live' at 18
- Gathering documents and ID ready for application before the age of 18
- Named officer that works with care leavers through whole process
- Support with budgeting, roles and responsibilities of tenancies
- Managing care leavers' expectations and showing them the reality of the process (e.g. sharing photographs of 'ready to let' properties)

### **Getting ready to move in and early tenancy support**

- Benchmarking furniture packages/ other offers from local authorities and housing providers
- Keeping carpets/ curtains from previous lets where possible

- Peer support models for care leavers
- Regular check ins or visits from Personal Advisors (lead practitioners for care leavers, replacing social workers in that role)
- Strong housing officer relationship
- Support in tenancy from housing providers, with a flag for care leaver on the tenancy
- Neighbourhood support models, including check ins from housing officers and peer support groups
- Providing Ring doorbells to support care leavers to feel safe in their home

3.7 However, whilst the research did find real positives in current processes, there were also observable barriers. Participants repeatedly raised the obstacle of communication with services: discussions between housing providers, children's services and housing colleagues lead to care leavers having to repeat themselves, whilst also having the additional negative impact of leaving them unaware of progress in the application, bidding and move in process.

3.8 The pressure that teams, and therefore by extension care leavers themselves, were being placed under to expedite the process to ensure care leavers are moved to properties quickly was seen as having a negative impact. Participants highlighted this as creating anxiety and left some feeling that their voice wasn't being heard throughout the process and left them feeling disenfranchised.

3.9 Underlining these points was that of the importance of building relationships between care leavers and practitioners. Throughout the research, reference was made by care leavers and practitioners to the significance of feeling comfortable with practitioners and the move away from face-to-face contact by housing providers, accelerated by the pandemic, had further damaged this, which is a clear barrier to providing the best support in this area.

- 3.10 Housing and leaving care team professionals raised the issue of difficulties of care leavers moving between local authority areas in Greater Manchester. All of the authorities give priority to care leavers from their own borough, however some practitioners raised examples of care leavers that due to out of area placements were not familiar with their 'home' borough when looking to move to their own accommodation. Additionally, some practitioners raised instances of safeguarding concerns regarding care leavers living in their home borough.
- 3.11 In addition, as part of this research project focus groups were undertaken with care leavers who would not be considered as part of the pathway outlined above, and therefore there were findings linked to some of the experiences of other parallel projects, which raised wider points regarding access to housing.
- 3.12 Examples of this came through the House Project providing direct social housing lettings, an approach underpinned through strong and robust relationships between local authorities and Housing Providers.
- 3.13 The research also included care leavers that are part of the GM Youth Homelessness Pathfinder. Some of their experiences were outside of the 'ideal' pathway that was developed through the research (i.e. they did not access rehousing pathways that are set up for those leaving care for the first time, usually at age 18), and so these care leavers may be out of scope of some of the recommendations of this report, given their acute needs. However, these discussions provided useful insights, such as that as care leavers got older and lost touch with leaving care teams it became difficult for them to rejoin a housing pathway, and as a result they had found themselves homeless or at risk of homelessness.



## **4. Recommendations**

### **4.1 Supporting the housing system to implement the ideal pathway for care leavers**

The ideal pathway identified above is largely based on existing good practice taking place throughout GM, often in terms of processes that councils and housing providers have implemented, rather than the detailed allocations policies themselves.

It is therefore suggested that peer learning and sharing of best practice be used to support the implementation of good practice where possible. For example, this could be in adjusting the use of existing resource within teams, building soft skills, improving communication between leaving care teams, housing teams and care leavers themselves, and engagement with young people. This would help to address the disparity of outcomes for care leavers via processes rather than through time consuming policy changes.

### **4.2 Working with care leavers to understand the key areas of consistency to tackle the disparity between boroughs**

This research report has highlighted that there are areas of disparity between the experiences and offer for care leavers in GM boroughs. Utilising the links built through this research project, it is recommended that engagement continues with care leavers to understand the areas of the housing access experience that would most benefit from consistency across GM. This links to the recommendation above in that the review of the GMHP Care Leaver Pledge will include consultation with care leavers on what is important to them.

### **4.3 Scoping out of borough moves for care leavers in certain circumstances**

Moving between GM boroughs was raised as a barrier by professionals that were engaged in the research. It is recommended that work be done to scope the possibility of a protocol to facilitate moves between Greater Manchester

boroughs for those who need to move. Moves to and from boroughs outside of GM would not be in scope of this exercise, and it is envisaged that any protocol would be utilised on a case-by-case basis, to facilitate the best outcomes for the individual care leaver.

It is recommended that a group of housing and leaving care professionals meet as a task and finish group to work through the implications of such a protocol, reporting back to the Care Leaver Trust Board, GM Strategic Housing Group, GM Allocations Network and others in due course.

#### **4.4 Supporting and informing the GMHP review of the Care Leaver Pledge**

The themes covered by the Care Leaver Pledge were raised as issues for care leavers throughout the research, in particular in terms of accessing a range of homes, and support with life skills and mentoring. GMHP have committed to a review of the Care Leaver Pledges, and the findings from this research will feed into the review process, to ensure that the best outcomes for care leavers are achieved. GMHP are holding a consultation session with care leavers in September 2022 to progress the review.

#### **4.5 Training for housing professionals around stigma and judgement**

Engagement with the GM Youth Network led to the development of a housing workplan, which included a theme of training for housing professionals on overcoming stigma and judgement. The GM Youth Network Care Experienced Ambassadors have previously developed training around stigma and judgement for professionals working in other sectors, and it is recommended that GMCA and GMHP co-produce housing specific training with GMYN and support the roll out of this across teams within housing providers and local authorities.

#### **4.6 Explore further work with Care Leavers on homelessness programmes and older care leavers**

As discussed in the findings section, there are some care leavers that are not catered for through the 'traditional' or 'ideal' housing pathway developed through this project, in particular older care leavers. It is recommended that further work is explored with the GM Youth Homelessness Pathfinder to unpick the specific issues relating to older care leavers and look to recommend alternative pathways and promote best practice across GM.

## 5. Action plan

- 5.1 Based on the recommendations in this report, the following draft action plan has been developed to outline initial activity to move forward with the care leavers housing access project, subject to input from partners.
- 5.2 This action plan covers the period September 2023 to March 2024, to reflect the need to develop the project further. More scoping is required to assign leads, timescales and outcomes to the activity, however this draft shows the breadth of work and partners involved in taking this project forward.

**Table 1: Care Leaver housing access action plan, September 2023- March 2024**

<b>Recommendation</b>	<b>Activity</b>	<b>Partners involved</b>
1. Supporting the housing system to implement the ideal pathway for care leavers	Disseminate care leaver housing access research to groups across system	GMCA
1. Supporting the housing system to implement the ideal pathway for care leavers	Work with existing groups to identify mechanisms to share best practice	- GM Youth Network (GMYN) Care Experienced Forum - GM Housing Providers (GMHP) Care Leaver Group
2. Working with care leavers to understand the key areas of consistency to tackle the disparity between boroughs	Continue engagement with GM Participation Network, GM Youth Network Ambassadors and local care leaver groups to understand their priority areas for action-using recommendations and GMYN work plan themes (accessing information, accessing support, budgeting, training and development for professionals) as a starting point	GMCA
2. Working with care leavers to understand the key areas of consistency to tackle the disparity between boroughs	Review of GMYN Care Leaver Ambassador workplan to ensure alignment with research recommendations	- GMCA - GMYN Care Leaver Ambassador Group

<b>Recommendation</b>	<b>Activity</b>	<b>Partners involved</b>
3. Scoping out of borough moves for care leavers in certain circumstances	Call out to professionals across LA housing and children's services teams, GMHP, other programmes to join task and finish group to develop proposals	GMCA
3. Scoping out of borough moves for care leavers in certain circumstances	Undertake a desktop exercise to establish the scale of the issue (i.e. how many care leavers have wanted/made out of borough moves, from and to where) to inform approach	Task and Finish Group
3. Scoping out of borough moves for care leavers in certain circumstances	Explore case studies where OOB moves have been made (e.g. on GM House Project) and where young people may need to use to understand the best approaches to use in these circumstances	Task and Finish Group
4. Supporting and informing the GMHP review of the Care Leaver Pledge	GMHP Care Leaver Pledge review session taking place 27th September- support GMHP	- GMHP - GMCA
5. Training and development for housing professionals	Work with GMYN Care Leaver Ambassadors to tailor existing training that has been developed for delivery to housing professionals	- GMCA - GMYN
5. Training and development for housing professionals	Support the organisation and delivery of training, including identifying any resource needed	- GMYN - GMHP - GMCA
6. Explore further work with Care Leavers on homelessness programmes and older care leavers	Engage with GM Youth Homelessness Pathfinder colleagues to develop plan to explore issues specific to this cohort of care leavers	- GMCA - GM Youth Homelessness Pathfinder

# Annex A

## Summary of banding for care leavers across GM Allocations Policies

Local Authority	Summary of banding	Date of policy or amended policy
Bolton <sup>6</sup>	High/urgent need band: Care leaves up to age 21. Continued support/involvement being actively promoted by Leave Care Team. Young person is a suitable tenant Pathway plans made available by LCT	Jul-18
Bury <sup>7</sup>		
Manchester <sup>8</sup>	Band 1: reasonable preference and additional preference Applicants must be a former “Relevant Child” as defined by the Children Leaving Care Act 2002 and be a young person at risk of homelessness. The evidence to support this award will be provided by the council’s leaving care service and will consist of confirmation that: <ul style="list-style-type: none"> <li>- The care leaver is ready to move to independent settled housing and is genuinely prepared for a move to independent living.</li> <li>- The care leaver possesses the life skills to manage a tenancy including managing a rent account.</li> <li>- The care leaver has either long term or medium term tenancy support arranged, as required.</li> <li>- Ongoing support needs have been assessed and, where appropriate, a support plan is in place</li> </ul>	Feb-23
Oldham <sup>9</sup>	Band 1: Reasonable Preference Plus Additional Preference The criteria for an award of Reasonable Preference include: <ul style="list-style-type: none"> <li>- A care leaver is ready to move to independent settled housing and is genuinely prepared for a move to independent living</li> <li>- They possess the life skills necessary to manage a tenancy, including managing a rent account</li> <li>- They need at least a medium term support package</li> <li>- The support needs have been assessed and the support package is in place</li> <li>- The applicant’s vulnerability is such that accommodation in the private rented sector would through its short term nature have a detrimental effect on their vulnerability</li> </ul>	Apr-21
Rochdale <sup>10</sup>	Band A: 16/17 owed duty and leaving care Band A: 18-21 homeless and 'former relevant child'	Apr-18

<sup>6</sup> [Microsoft Word - HfB\\_AllocationLettingPolicy\\_May2014\\_updated\\_27July18 \(bolton.gov.uk\)](#)

<sup>7</sup> [Housing Allocation policy - Bury Council](#)

<sup>8</sup> [Our rehousing rules: the allocations scheme | Rehousing policy | Manchester City Council](#)

<sup>9</sup> [Oldham Allocations Scheme February 2019 \(amended April 2021\) | Oldham Council](#)

<sup>10</sup> [Housing Allocation Policy | Rochdale Borough Council](#)

Local Authority	Summary of banding	Date of policy or amended policy
Salford <sup>11</sup>	General housing needs category; care leavers being supported by the Next Steps team may be made a direct offer of accommodation. The council seeks agreement from RPs to exclude care leavers from Local Lettings Policies	Mar-19
Stockport <sup>12</sup>	<ul style="list-style-type: none"> <li>•20 housing need points- aged under 25 having been looked after child and in urgent housing need</li> <li>•additional preference added to applicants under 25 looked after and have 25 housing need points or more</li> </ul>	Jan-21
Tameside <sup>13</sup>	Band 2: Care leavers who have been assessed by the council's Leaving Care Team as being ready to move into an independent tenancy and who have a support package in place to assist their transition.	Aug-13
Trafford <sup>14</sup>	<p>Band 1: Applicants are awarded this category in accordance with protocols between Trafford Council's Children, Families &amp; Wellbeing (CFW) Service and HOST.</p> <p>Applicants must have vulnerability and an urgent housing need that is best met by the provision of long term settled housing. All other cases will not be owed reasonable preference under this category and will be expected to be assisted by the CFW with support from HOST to move on to private rented sector or other suitable accommodation.</p> <p>The criteria for an award of reasonable preference will be:</p> <ul style="list-style-type: none"> <li>- A care leaver is ready to move to independent settled housing and is genuinely prepared for a move to independent living.</li> <li>- They possess the life skills to manage a tenancy including managing a rent account.</li> <li>- The care leaver is in need of either a long term or medium term tenancy support.</li> <li>- That support package has been assessed and is in place.</li> <li>- Their needs mean accommodation in the private rented sector would have a detrimental effect on their transition to independent living.</li> </ul>	2018
Wigan <sup>15</sup>	Group A- have been 'looked after' by Wigan Council, due to leave their care home or foster home. Rehousing and support plan may be agreed with the young person, and may include stay in supported accommodation. Application pending until Care Leavers Team confirm young person is ready for independent living. May be retained for up to 12 months	Nov-13

<sup>11</sup> [Salfords Allocations Policy 2019.pdf](#)

<sup>12</sup> [smbc-allocations-policy-2021.pdf \(stockporthomes.org\)](#)

<sup>13</sup> [TamesideHousingAllocationScheme.pdf](#)

<sup>14</sup> [Housing-Allocation-Policy.pdf \(trafford.gov.uk\)](#)

<sup>15</sup> [Allocations policy \(wigan.gov.uk\)](#)

## **Annex B**

### **List of engagement sessions for the care leaver housing access project**

#### **Research development and informal engagement**

- GMHP Care Leavers group, 10<sup>th</sup> November 2021 - online
- GMYN Care Experienced Ambassadors Group, 9<sup>th</sup> March 2022, 4<sup>th</sup> May 2022, 29<sup>th</sup> June 2022 (online), 30<sup>th</sup> November 2022
- Care Leaver Event, 27<sup>th</sup> October 2022, MMU

#### **Semi-structured focus groups**

- Professionals focus group, 20<sup>th</sup> January 2023, GMCA offices
- GM Care Leaver Participation Network, 21<sup>st</sup> February 2023, Manchester Town Hall
- GM Youth Homelessness Pathfinder Project, 5<sup>th</sup> April 2023, 31<sup>st</sup> May 2023
- House Project Greater Manchester, 17<sup>th</sup> May 2023



# Annex C

## GM Care Leavers Research Plan

### *Care Leavers: Pathways and Experiences in accessing housing across Greater Manchester*

#### Background

Care leavers are a priority group for social housing and the local authority as corporate parent has a responsibility to provide young people social housing. Care leavers are disproportionately represented in the homeless population and in criminal justice. This research seeks to understand the experiences of care leavers accessing social housing across Greater Manchester. The work develops the housing strategy housing access work and will provide evidence for those housing care-experienced young people on where there is best practice and areas for improvement. A mixed methods research approach will be undertaken with the majority of the research through focus groups and discussion.

We will speak to practitioners, partners and care experienced young people to understand what should happen (the ideal housing pathway) and what happens in practice. We will seek to understand the experiences of those who access a variety of housing forms including social housing, supported housing and private housing. The primary focus will be on accessing general needs social housing.

Our understanding of the pathway will be segmented into three core themes related to young people's journeys when accessing social housing: 1. Pre-Application Process; 2. Bidding and 3. Moving In/ Starting Tenancy. We want to take advantage of existing groups to build upon already developed relationships such as the GM Youth Network and GM Participation Network Group as examples.

## **Research Aims**

The purpose of this project is to understand the ideal pathway for care leavers, across Greater Manchester, for accessing social housing and being supported/prepared to live independently. To develop this level of understanding, we aim to create as holistic a view as possible: bringing together the perspectives of practitioners, partners, and service users with regards to the housing pathways as exist currently, and what opportunities exist for improvements and the development of best practice across the city-wide region.

Through developing an understanding as to how the ideal pathway should operate, we also wish to understand how this compares to the lived experiences of young people, to better inform how the system operates. We want to provide the opportunity for open, honest conversations which illustrate some of the challenges and successes which are currently taking place across GM, and potentially gauge where sharing of best practice can lead to improvements in outcomes for care leavers.

While there is an acknowledgment that the changes we will recommend may not wholly meet the concerns of the current cohort, we believe that this insight will be invaluable in driving forward improvements within the system.

## **Research Objectives**

- Build upon national literature with an enhanced understanding of the current GM picture in relation to care leavers' housing access.
- Provide stakeholders including children's social care teams, Housing Strategy teams, housing allocations teams, Registered Providers of social housing (RPs) with a rounded view on the experience of care leavers accessing housing.
- Capture a summary of what care leavers highlight as important elements, both in terms of access to social housing, and in relation to wider outcomes.
- Develop a proposed 'ideal pathway' tool that factors in recommendations and insights from focus groups.

- Convert research findings into a series of practical recommendations to housing, children's social care and other stakeholders, at a strategic level, to inform potential improvements within the current system.

## Research plan/activities

Activity	Detail/ Breakdown	Estimated
Literature review	Review of previous national research undertaken on experiences of care experienced young people accessing housing.	<b>Jul-22</b>
IG process	Complete IG process and get sign off via Dapian	<b>Aug-22</b>
Review GM housing provider care leaver pledge	Review and summarise how the GMHP Care Leavers Pledge operates currently, and what it means for young people and care leavers.	<b>Sep-22</b>
Ethics process	Undertake and sign off ethics process with David Ottiwell	<b>Sep-22</b>
Bee Connected Focus Group - Initial Stages of mapping pathway	Discussion with GM social workers to being the process of initially mapping core aspects of the ideal pathway for care experienced young people accessing housing. This work will form the initial scoping of the pathway which will be used to set out the subsequent focus groups to test what should happen. Opportunity to undertake this as part of the GM Bee Connected Network Event in late October.	<b>Oct-22</b>
Identify focus group participants	Identify focus group participants - care experienced young people, social workers, Personal Assistants, and housing providers.	<b>Dec-22</b>
Focus group discussion guide	Develop a discussion guide for each focus group	<b>Dec-22</b>
Practitioner focus group	Undertake focus groups with practitioners	<b>Jan-23</b>
Mapping ideal pathway to access housing	As part of the initial practitioners focus group, and through developing the initial insights from the Bee Connected Focus Group session, map out overarching themes linked to the 'ideal pathway' for accessing housing. Draw a destination between current best practice, and aspiration aims/ areas for development, which can feed into the development of an illustrative 'tool'.	<b>Jan-23</b>
Review of housing allocation policies concerning care	Review the 10 GM housing allocation policies approach to care experienced young people (Desktop Research)	<b>Feb-23</b>

Activity	Detail/ Breakdown	Estimated
experienced young people		
Develop a draft 'ideal pathway' tool.	The development, based on initial discussions and early flagged priorities, to act as an illustration on the potential 'ideal pathway', which can act as an early gauge of direction of travel, and a jumping off point for further discussion.	<b>Feb-23</b>
Care experienced young people focus groups	Aim for 20 research participants – undertake 2 x focus groups with care experienced young people. Focus group to look at experience of accessing housing, use 'ideal pathway' to structure the discussion and understand whether this pathway is followed and the experiences at each point.	<b>Feb-23</b>
GM Care Leaver Delivery Group focus group discussion	Opportunity to undertake focus groups with practitioners and young people and care leavers, due to additional engagement from the GM Participation Network.	<b>Mar-23</b>
Develop Draft summary reports to be provided to GM Strategic boards to update on progress and next steps.	Provide indicative findings for our live piece of research work to partner boards to inform of progress, and canvass wider viewpoints from across partners	<b>Mar-23</b>

## **Roles and Responsibilities**

Mary Gogarty – Lead Policy and Project Lead

Jack Bennett – Lead Analyst, Research Team, support for research project.

Lucy Woodbine – Principal, Research Team, Information Governance and Policy support.

David Ottiwell – Provide support for ethics process covering the Research Team.

## **Outputs and Dissemination Plan**

It is planned that all research will be written up in a report format, approx. **6-7** pages in length. A short (1-2 page) Executive Summary will also be produced to ensure the high-level findings and recommendations are available in an accessible format for stakeholders.

There are multiple interested stakeholders for this research, and the dissemination planning needs to reflect this. Provisionally, the following groups have been identified for the purposes of sharing the report's findings and recommendations:

- **GM Strategic Housing Group** – as the main commissioner of the research, and owner of the outputs
- **GM Allocations Network** – to consider specific aspects of operational practice / associated recommendations.
- **GM Care Leaver Programme Delivery Group** – to connect into the governance of the GM Children and Young People programme, Stewart Tod to facilitate.
- **GM Youth Network** – a housing provider-led network, to ensure that care-experienced service users receive feedback on the research and its findings.
- **GM Participation Network Group** – a group whom we will undertake a focus group session with, who have previously expressed interest in feeding into some of the insights of the project.
- **GM Better Outcomes Partnership** – To support the session with young people/ care leavers, with their focus on the number of care leavers accessing homelessness provision, as part of the Better Outcomes Partnership project.

# Planning and Housing Commission

## 31 October 2023

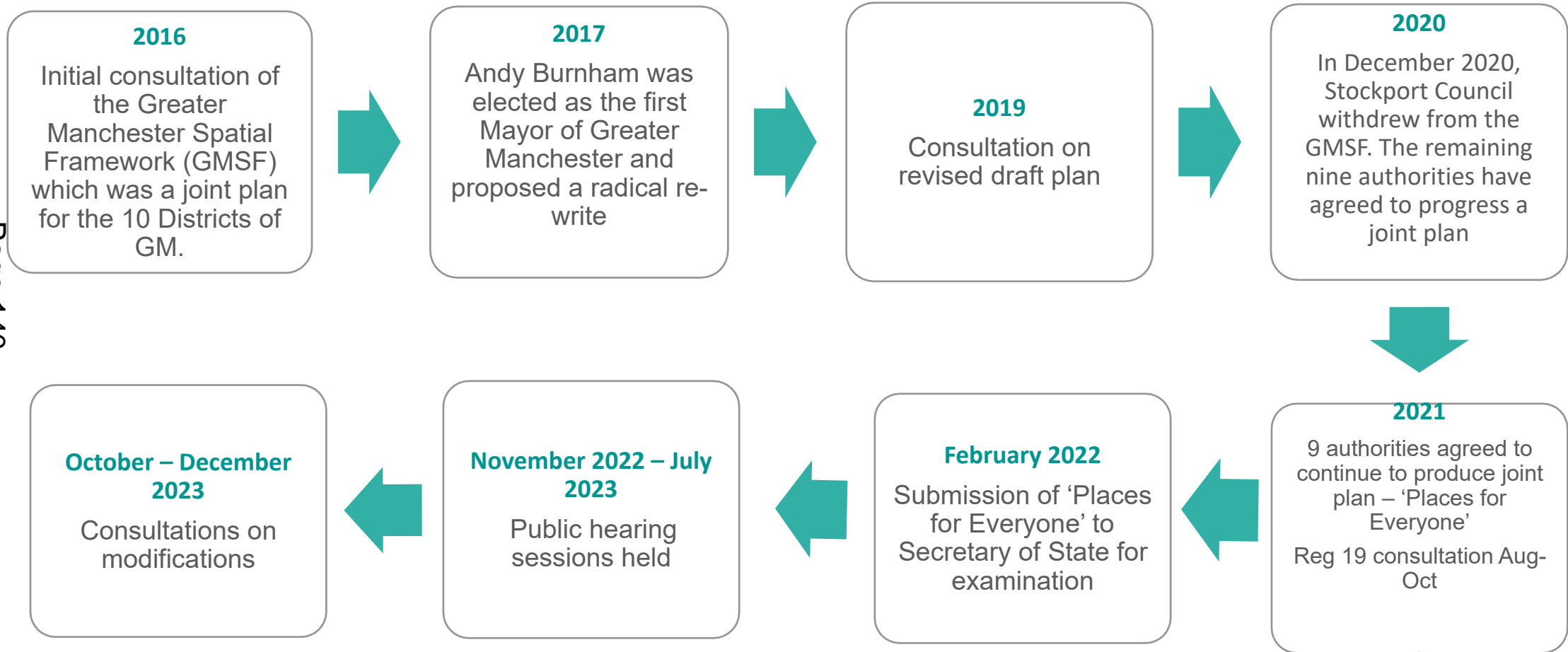
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# Places for Everyone

Modifications consultation October 2023

Agenda Item 8a

# A very brief history...





# Main modifications

- The examination is the final stage in the plan making process.
- Following submission of a plan, the Inspector(s) take control of the examination process from start to finish.
- The Inspectors' role is to examine whether the submitted plan meets the tests of soundness defined in the National Planning Policy Framework (NPPF)
- Normal for the outcome of a local plan examination to be that the Inspector(s) recommend main modifications [MMs] to the plan, where necessary to make the plan sound and legally compliant
- As a matter of law a “main modification” can only be made if it is necessary in order to make the Plan “sound”.
- Therefore, legislation enables the Inspector to recommend a MM only if the plan would otherwise be unsound or legally non-compliant. The Inspector has no power to recommend other changes, even if they would improve the plan
- A schedule has been prepared which sets out the main modifications
- The Inspectors will consider all comments relating to the main modifications

# Additional modifications

- Additional modifications (sometimes also referred to as “minor modifications”) are changes which do not materially affect the policies in the Plan.
- A separate schedule of additional modifications has been prepared which sits alongside the Main Modifications’ schedule during the consultation period.
- The Inspectors will not consider responses made in respect of these additional modifications, as they do not fall within the scope of the Examination.
- The PfE districts will consider any comments on the additional modifications

# Consultation documents

- MDC1 Main Modifications Schedule
- MDC2 Schedule of Policies Map Changes
- MDC 6-MDC12 Integrated Assessment Reports including the Sustainability Appraisal of the Main Modifications
- MDC13 Habitats Regulations Assessment of the Main Modifications
- MDC14 Additional Modifications Schedule
- An errata document has been published (MDC15) which sets out errors identified in the Main Modifications Schedule (MDC1) and the Places for Everyone Composite Plan (MDC5) since they were published in September 2023. The accessible
- To assist with the consultation, a Composite Plan (MDC5) has been produced
- 'Accessible' versions of the main modifications schedule (MDC1.1), additional modifications schedule (MDC14.1) and the composite plan (MDC5.1) are available
- versions of these documents (MDC1.1 and MDC5.1) incorporate these changes.

# Support

There is a range of support available to help to navigate this consultation:-

- **Online Portal** - <https://www.gmconsult.org/pfe/mainmods2023/>
- **Website:** <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>
- **Downloadable form and guidance** – supporting people who don't want to make a digital response
- **Frequently Asked Questions** – to help people to make the most informed response possible
- **Telephone** - phone back system for
- **Mapping GM** – an interactive site for people to engage with different aspects of the plan

# Responding to the consultation

- Comments only on the specific changes contained in the Schedule of Main Modifications, the Policy Map changes or the Sustainability Appraisal/Habitats Regulations Assessment of the modifications and the Additional Modifications
  - The consultation does not concern those parts of the Local Plan where modifications are not proposed
- Comments received that do not relate to the modifications, will not be considered
- Previously submitted representations to the Local Plan consultation do not need to be re-submitted
  - Comments can be submitted via the online portal, by email or by letter

# What happens after the consultation?

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