

GREATER MANCHESTER HOUSING PLANNING AND ENVIRONMENT OVERVIEW AND SCRUTINY

DATE: Thursday, 13th February, 2020

TIME: 14:00 – 16:00

VENUE: GMCA Boardroom, 1st Floor Churchgate House, 56 Oxford Street, M1 6EU

AGENDA

1. APOLOGIES

2. CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS

3. DECLARATIONS OF INTEREST 1 - 4

To receive declarations of interest in any item for discussion at the meeting. A blank form for declaring interests has been circulated with the agenda; please ensure that this is returned to the Governance & Scrutiny Officer at the start of the meeting.

4. MINUTES OF THE LAST MEETING HELD 14 NOVEMBER 2019 5 - 14

To consider the approval of the minute of the meetings held on 14th November 2019.

5. GM TOWN CENTRE UPDATE 15 - 24

Report of Anne Morgan, Head of Planning Strategy GMCA to provide an update to Scrutiny Committee on the Town Centre Challenge initiative.

6. GM HOUSING STRATEGY IMPLEMENTATION PLAN 25 - 44

Report of Paul Dennett, City Mayor of Salford, and Portfolio Leader for Housing, Homelessness and Infrastructure to provide Members with an update on progress in implementing the GM Housing Strategy.

7. FIVE YEAR ENVIRONMENT PLAN FOR GREATER MANCHESTER

Presentation by Sam Evans , Head of Environment Policy, GMCA to update Members on Progress of the Five Year Environment Plan for GM

BOLTON	MANCHESTER	ROCHDALE	STOCKPORT	TRAFFORD
BURY	OLDHAM	SALFORD	TAMESIDE	WIGAN

Please note that this meeting will be livestreamed via www.greatermanchester-ca.gov.uk, please speak to a Governance Officer before the meeting should you not wish to consent to being included in this recording.

8. WORK PROGRAMME

45 - 48

Report of Joanne Heron, Statutory Scrutiny Officer, Governance & Scrutiny Team, GMCA to update Members of upcoming items on the HPE OS Scrutiny Work Programme.

9. REGISTER OF KEY DECISIONS

49 - 58

<https://democracy.greatermanchester-ca.gov.uk/ieListDocuments.aspx?CId=386&MIId=2830&Ver=4>

10. DATE AND TIME OF NEXT MEETING

Thursday 19th March 2020 18:00 Boardroom, Churchgate House

Name	Organisation	Political Party
Councillor John Walsh	Bolton	Conservative
Councillor Dorothy Gunther	Bury	Conservative
Councillor Mike Glover	Tameside	Labour
Councillor Barbara Brownridge	Oldham	Labour
Councillor Linda Robinson	Rochdale	Labour
Councillor Fred Walker	Wigan Council	Labour
Councillor Kevin Procter	Trafford Council	Labour
Councillor Amy Whyte	Trafford Council	Labour
Councillor Steve Gribbon	Stockport	Liberal Democrats
Councillor Janet Mobbs	Stockport	Labour
Councillor Liam Billington	Tameside	Conservative
Councillor Mandie Shilton Godwin	Manchester	Labour
Councillor Jon Connor Lyons	Manchester	Labour
Councillor Sharmina August	Salford	Labour
Councillor Martin Hayes	Bury	Labour

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

Governance & Scrutiny Officer: Matt Berry

✉ matt.berry@greatermanchester-ca.gov.uk

This agenda was issued on 5th February on behalf of Julie Connor, Secretary to the Greater Manchester Combined Authority, Churchgate House, 56 Oxford Street, Manchester M1 6EU

- If any Members require advice on any agenda item involving a possible declaration of interest, which could affect their ability to speak or vote are advised to contact Matt Berry 24 hours in advance of the meeting.
- For copies of papers and further information on this meeting please refer to the website www.greatermanchester-ca.gov.uk. Alternatively, contact the above Officer.
- Please note that this meeting will be held in public and will be livestreamed (except where confidential or exempt information is being considered).

Housing Planning & Environment Overview and Scrutiny on 13 February 2020

Declaration of Councillors' interests in items appearing on the agenda

NAME: _____

Minute Item No. / Agenda Item No.	Nature of Interest	Type of Interest
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary
		Personal / Prejudicial / Disclosable Pecuniary

PLEASE NOTE SHOULD YOU HAVE A PERSONAL INTEREST THAT IS PREJUDICIAL IN AN ITEM ON THE AGENDA, YOU SHOULD LEAVE THE ROOM FOR THE DURATION OF THE DISCUSSION & THE VOTING THEREON.

QUICK GUIDE TO DECLARING INTERESTS AT GM GROWTH BOARD MEETINGS

This is a summary of the rules around declaring interests at meetings. It does not replace the Member's Code of Conduct, the full description can be found in the GMCA's constitution Part 7A.

Your personal interests must be registered on the GMCA's Annual Register within 28 days of your appointment onto a GMCA committee and any changes to these interests must notified within 28 days. Personal interests that should be on the register include:

- Bodies to which you have been appointed by the GMCA
- Your membership of bodies exercising functions of a public nature, including charities, societies, political parties or trade unions.

You are also legally bound to disclose the following information called DISCLOSABLE PERSONAL INTERESTS which includes:

- You, and your partner's business interests (eg employment, trade, profession, contracts, or any company with which you are associated)
- You and your partner's wider financial interests (eg trust funds, investments, and assets including land and property).
- Any sponsorship you receive.

FAILURE TO DISCLOSE THIS INFORMATION IS A CRIMINAL OFFENCE

STEP ONE: ESTABLISH WHETHER YOU HAVE AN INTEREST IN THE BUSINESS OF THE AGENDA

If the answer to that question is 'No' – then that is the end of the matter. If the answer is 'Yes' or Very Likely' then you must go on to consider if that personal interest can be construed as being a prejudicial interest.

STEP TWO: DETERMINING IF YOUR INTEREST PREJUDICIAL?

A personal interest becomes a prejudicial interest:

- where the well being, or financial position of you, your partner, members of your family, or people with whom you have a close association (people who are more than just an acquaintance) are likely to be affected by the business of the meeting more than it would affect most people in the area.
- the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest.

FOR A NON PREJUDICIAL INTEREST**YOU MUST**

- Notify the governance officer for the meeting as soon as you realise you have an interest
- Inform the meeting that you have a personal interest and the nature of the interest
- Fill in the declarations of interest form

TO NOTE:

- You may remain in the room and speak and vote on the matter
- If your interest relates to a body to which the GMCA has appointed you to you only have to inform the meeting of that interest if you speak on the matter.

FOR PREJUDICIAL INTERESTS**YOU MUST**

- Notify the governance officer for the meeting as soon as you realise you have a prejudicial interest (before or during the meeting)
- Inform the meeting that you have a prejudicial interest and the nature of the interest
- Fill in the declarations of interest form
- Leave the meeting while that item of business is discussed
- Make sure the interest is recorded on your annual register of interests form if it relates to you or your partner's business or financial affairs. If it is not on the Register update it within 28 days of the interest becoming apparent.

YOU MUST NOT:

- participate in any discussion of the business at the meeting, or if you become aware of your disclosable pecuniary interest during the meeting participate further in any discussion of the business,
- participate in any vote or further vote taken on the matter at the meeting

This page is intentionally left blank

**MINUTES OF THE MEETING OF THE HOUSING PLANNING AND ENVIRONMENT
OVERVIEW AND SCRUTINY COMMITTEE HELD THURSDAY, 14TH NOVEMBER, 2019 AT GMCA -
GMCA BOARDROOM**

PRESENT:

Councillor John Walsh (Chair)	Bolton
Councillor Dorothy Gunther	Bury
Councillor Mandie Shilton Godwin	Manchester
Councillor Barbara Brownridge	Oldham
Councillor Linda Robinson	Rochdale
Councillor Janet Mobbs	Stockport
Councillor Mike Glover	Tameside
Councillor Kevin Procter	Trafford
Councillor Amy Whyte	Trafford
Councillor Fred Walker	Wigan
Councillor Sharmina August	Salford

OFFICERS IN ATTENDANCE:

Andy Burnham	GMCA
Kevin Lee	GMCA
Sarah Mellor	GMCA
Anne Morgan	GMCA
Steve Fyfe	GMCA
Molly Bishop	GMCA
Joanne Heron	GMCA
Julie Connor	GMCA
Matt Berry	GMCA
Frank Tudor	TfGM
Simon Warburton	TfGM

HPE/171/19 APOLOGIES

Apologies for absence were received from Councillor Liam Billington and Councillor Martin Hayes.

HPE/172/19 CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS

RESOLVED/-

To note there were no announcements.

HPE/173/19 DECLARATIONS OF INTEREST

RESOLVED/-

To note there were no declarations received.

BOLTON
BURY

MANCHESTER
OLDHAM

ROCHDALE
SALFORD

STOCKPORT
TAMESIDE

TRAFFORD
WIGAN

HPE/174/19 MINUTES OF THE LAST MEETING HELD 11 JULY 2019

Following the Local Concessionary Travel Charge item (M167/HPE) being discussed at this Committee in July, where Member's did not support the current proposal, a Member requested an update following its approval at the Combined Authority meeting on 26th July 2019.

The Mayor clarified to Members that the concerns raised at this Committee had been considered and noted prior to the decision being taken to adopt the proposal at the Combined Authority meeting. The rationale for signing off the proposal was given that a £10 administration charge was in place for all of the other concessionary schemes in GM for other age generations such as Our Pass, IGO and the Women's Concessionary Travel Pass, and to not incorporate it would create an equality/equal treatment issue. It was also felt that the charge was proportionate, and that to delay the decision would impact upon its implementation.

It was reaffirmed that the concessionary charge only relates to the Metrolink and train travel, with bus unaffected and free for all older people of state pension age and over.

It was clarified that in terms of comparison of this pass to the other concessionary travel offers, whilst the older persons pass does have a time restriction (not valid before 09:30), it encompasses more options such as tram and train, whilst the other options were only bus.

It was clarified to Members that using the Concessionary pass to tap in and out will not result in a charge, but doing so will assist TfGM to monitor footfall and for planning purposes.

RESOLVED/-

That the Minutes of 11th July be agreed as an accurate record.

HPE/175/19 GREATER MANCHESTER STRATEGY IMPLEMENTATION PLAN AND PERFORMANCE UPDATE

Andy Burnham provided Members with the latest six monthly update of the Greater Manchester Strategy (GMS) implementation plan and performance dashboards.

The Mayor thanked Members of the committee for their continued engagement with the scrutiny process, with this level of debate valued as being an essential component in developing the right policies in GM.

The presentation delivered to Members was noted as having previously been delivered to the GM Reform Board, and had a focus on providing an update on delivery, specifically change delivered to the residents of the 10 GM boroughs.

The update detailed improvement in school readiness, with positive improvements in outcomes for disadvantaged children and for pupils eligible for free school meals having improved consistently since 2015.

In terms of mental health in children and young people, rates of patients with a diagnosable mental health condition receiving treatment were noted as being ahead of national targets and ambitions. It was highlighted that in December 2018, Greater Manchester became the first area in the country to start collating and publicly publishing waiting time data for children and young people's mental health services. It was also fed back that in terms of general population health, levels of exercise in GM were increasing with 73.3% adults being active for at least 30 minutes a week.

The Mayoral Development Corporation was highlighted as showing the potential to deliver sustainable development and regeneration and represents a piece of genuine progress. The Our Pass initiative was noted as being taken up by 35,000 young people making 2 million journeys, both being examples of how devolution was delivering change.

In terms of providing an update on the Greater Manchester Spatial Framework (GMSF), officers clarified that due to not having regulations in place as a result of them not being agreed by Central Government, the next round of statutory consultation will not be until summer 2020. It was intended that there will be an informal response to the consultation in early 2020 to show ongoing process.

Members requested an update in relation to Clean Air targets in the 5 year strategy, particularly in the wake of the climate emergency being declared and numbers of car users stated as not reducing significantly.

The Mayor highlighted the legal obligation to tackle clean air with local councils liable to achieve air quality targets. It was noted that TfGM conducted air quality analysis in all 10 GM boroughs which revealed a number of pockets across the City Region which fell short of legal limits. Tackling this problem GM wide was thought to be the right approach to avoid displacing the problem and successfully managing levels of traffic across GM.

It was stated that that the Mayor and TfGM were conscious of the potential impact of managing the costs of transition on commercial taxis and van drivers and also HGV and bus operators, which may require financial assistance to upgrade. The Mayor stated that there should be no impact to jobs and businesses as GM seeks to improve clean air. It was highlighted that GM did not want to include vans in the initial charges as current technology and the market did not currently make this viable for vehicle upgrade which would heavily impact on businesses.

Members were updated that the previous Prime Minister's Government response to GM's request for £350 million for Clean Air transition, would only support the funding of cameras and not support packages for vehicle transition. It was noted that engagement on this subject had improved with the current Government, however this was now on hiatus in the run up to the General Election. Leaders have subsequently felt that consultation on a proposal for a Clean Air Zone in January 2020 can't be achieved, as a clear offer to affected companies and drivers cannot be finalised without proposals coming back from Government.

The Mayor commented that for the climate agenda to be successfully addressed, there will need to be a financial incentive with cost savings to makes changes. The point was made that without this, there was a risk that adopting change will be divisive between those that can afford to upgrade and those that can't.

Members highlighted that in light of the positive progress update figures presented, there was a disparity between the GM districts with some outperforming others and some averages being lifted by a small number of districts. These issues were linked to examples in some boroughs where it was expensive to redevelop brownfield land, with property values not viable enough without Government subsidy. The complexities of developments were highlighted particularly in relation to brownfield sites. Concern was also expressed in terms of the potential time taken for town centre residential developments in the smaller districts to become as desirable and popular as city centre developments. Members expressed concern over maintaining quality of developments and thought that coordination at a GM level was required in order to not increase any existing divides between the districts.

It was clarified that pushing economic activity north of GM was what the GMSF in its current draft form was attempting to achieve with the Northern Gateway. The challenge of having the Housing Deal withdrawn due to Greater Manchester requesting a drop in figure from the 2016 consultation from 227,000 to 201,000 resulting in a loss of £50 million funding was highlighted. It was stated that allocation of land remediation funding had gone to areas of highest value of housing, and that this trend had been mapped which revealed that the vast majority of northern areas were not eligible.

The Mayor expressed opportunism in town centre developments throughout GM, with a revival of modern attractive developments on good transport links. Adopting age friendly living rather than the care home model was noted as being an important shift.

RESOLVED:-

- That the updated GMS Implementation Plan and Performance Dashboard be noted and that the comments of the Committee be taken into account.
- That the overall progress towards the achievement of the GMS 2020 ambitions and targets be noted.

HPE/176/19 TOWN CENTRE STRATEGY - MAYORAL DEVELOPMENT CORPORATION

The Mayor provided an update to Members on the Town Centre Challenge initiative.

Members were updated that the Stockport MDC had now been formally constituted with the Mayor acting as Chair for the initial meetings. It was noted that he will eventually pass this role on to an independent Chair. A masterplan for development of Town Centre West was noted as being completed and it was felt that this had already had a significant impact in gathering national attention. It was highlighted that Stockport was the first MDC focused on a town centre regeneration area. Members were informed that there was a healthy pipeline of support for Stockport to achieve its goal of 3500 new homes which will largely be high-density and affordable. It was stated that Stockport Town Centre will be massively remodelled to accommodate age friendly properties, and will also be zero carbon with a redesigned transport interchange and integrated walking and cycling infrastructure. The Mayor highlighted that other districts care very welcome to adopt the MDC.

Members enquired how funding streams and regeneration were envisaged to work for smaller boroughs in Greater Manchester. It was updated that Town Centre Challenge progress reports were available for all towns, with all moving forward. The Mayor was

confident this was the right approach and that demonstrating delivery in town centres can relieve pressure on greenbelt.

Members wanted to ensure that any quantum growth in town centres was able to offset greenbelt risks through the GMSF. The importance of having a secure robust 5 year delivery plan for housing was highlighted. The Stockport pipeline plan was noted as being helpful and adding credibility to the 5 year delivery plan.

Member were updated that Government have today published 2019/20 housing build figures with GM having a net of 11,500 which was the highest second highest ever trend in the City Region.

In terms of monitoring land supply at a GM level, Members were reassured that the 10 Districts were coming together to monitor this information. It was highlighted that this keeps visibility of aspects such as available land and land imminently coming forward, planning permission status and also incorporates the Town Centre Challenge.

Members highlighted the importance of engaging with a cross section of stakeholders over the changes implemented as part of the MDC, such as SMEs to make sure they were not displaced and were supported through change. The Mayor highlighted that if used correctly, the MDC can be a great vehicle for redevelopment. It was stated that the cross party representation and remediation mechanisms and public engagement mechanisms need to function correctly so that all small businesses and stakeholders can have a voice to feedback issues. The intention by Stockport was to build an all generation neighbourhood with infrastructure to benefit all.

In terms of land supply, the Mayor felt that there needs to be a shift in thinking to accept that town centres need to be fundamentally different from the last century with a move away from focusing solely on employment and retail developments.

ACTION: Members to receive a copy of the Mayor's update on the Town Centre Strategy and receive further monitoring reports as appropriate.

RESOLVED/-

That Members note and comment on the report and request further updates as appropriate.

HPE/177/19 A BED EVERY NIGHT / HOUSING FIRST PROGRESS UPDATE

The Mayor provided Members with an update on the current work and progress made on ending the need for rough sleeping in Greater Manchester.

It was feedback to Members that official figures of rough sleepers in GM for November 2018 were 241 with November 2019 official figures due out later this month. It was highlighted that counts carried out by the GM Districts for September gave a figure of 195. It was noted that confirmation of these figures by the upcoming Government counts will represent a second consecutive year of numbers falling following a period of significant rise. Bed Every Night was credited with this change in trend, with 358 individuals currently using this facility. It was also

stated that around one third of those using the facility move on to a better more permanent accommodation.

Members were updated that following additional support from NHS funding and from the Ministry of Justice and Community Rehabilitation Company, Bed Every Night will move up to phase 2, increasing capacity to 401 spaces. This represents GM being much better prepared for this winter. It was highlighted that the NHS were working to provide more support within shelters such as mental health provision. For phase 2 of Bed Every Night, there was an aspiration to also improve the quality of support provided with more provisions such as for women only, couples and dogs.

The Mayor reiterated his stance that it shouldn't be allowed that people can be left to sleep on the streets with no provision available to them. The Bed Every Night scheme was stated as being a proven better use of public money rather than seeing consequence overtake planning in GM. It was highlighted that CRISIS had estimated the cost of providing 1 bed for a year to be £11,000, compared to the cost on public resources of not providing a bed given as £20,000 per year in terms of health/police resources.

It was noted that Housing First which was noted as a Government pilot with 3 years funding providing accommodation and offers a range of additional support, was fully rolling out across districts. Members were updated that 89 individuals have been assessed as eligible, (mainly rough sleepers with a range of complex needs) with 34 now accommodated. It was noted that Housing First and Bed Every Night together demonstrating a more coherent response to this crisis.

Following Member comments that there was a lack of Member representation over homelessness, the Mayor stated that councillor involvement would always be greatly appreciated. The ongoing work tackling rough sleeping of Salford City Mayor Paul Dennett was highlighted, and the Committee heard that there were periodic meetings with homeless needs, and the homelessness programme board which Councillors attend.

The challenges to acceptance of support by rough sleepers was discussed by the Committee with personal safety fears and in some cases, acceptance of life choices being highlighted as barriers. It was stated that accommodation provision had been designed to be physically safe with through-the-night supervision, and where possible, the provision of single room, or single sex areas whilst providing for those with complex needs. The challenge of overcoming barriers to what people would deem psychologically safe was highlighted. It was noted that staff at the centres have received training in dealing with those with trauma as some may not self present or may exhibit challenging behaviours. It was stated that there was large amount of ongoing work regarding temporary accommodation in general in the GM districts.

A Member gave positive feedback from a Making Spaces shelter provision which had made a difference to a number of individuals in this district. The Mayor made the point that offering a 'settled' bed was crucial to giving individuals a platform to improve circumstances and move on to a more positive place. He also highlighted the importance of offering this facility as a sustained resource rather than in response to sustained cold weather.

It was stated that the availability of move-on, particularly for single males was limited. The ability to help people move through and find other accommodation from Bed Every Night was noted as being crucial to maintain availability of beds. It was reaffirmed that the Scheme was

meant to be an emergency provision and that the day-1 goal was for users to be in a position to move to a more long term solution. It was noted that there was also a high demand on temporary and supported accommodation. It was clarified that some individuals only require a short transitional period of support before returning to former temporary or supported or social housing.

Members acknowledged the success of Bed Every Night, which had been a strong team effort of many partners. The challenge of the lack of social housing was stated with a need to put pressure on central government for funding to replenish stocks of social housing. It was stated that the Mayor and the City Mayor were intended to develop a Homelessness Prevention strategy which takes a 10 year view, and was based on building more units for social rent across all 10 districts. The commitment made as part of the GMSF housing vision to build 50 000 homes, within which 30,000 being for social rent was highlighted. The Mayor noted that finding a delivery mechanism for both funding and legal powers to deliver would be key.

RESOLVED/-

That the report be noted and the Committee's comments be taken into account with this ongoing work.

HPE/178/19 GREATER MANCHESTER ELECTRIC VEHICLE CHARGING TARIFF PROPOSAL

Simon Warburton, Transport Strategy Director for TfGM introduced a report updating Members on the proposal to introduce a tariff on the Greater Manchester Electric Vehicle (GMEV) charging network from early 2020.

The Greater Manchester Taxi Trade Coalition circulated a letter to members of the Committee that set out their concerns on proposals to introduce a tariff on the Greater Manchester Electric Vehicle (GMEV) network from early 2020.

Representatives from the sector were present at the meeting to listen to discussions around issues raised.

GMEV was established in 2012 and was grant funded by Central Government. The scheme was managed by Transport for Greater Manchester (TfGM) and subsequently rolled out and managed through a contract with a provider. Current arrangements required customers to either register for a membership card for an annual fee of £20 that was payable to a third party who operated the network, or free use of a mobile app. Since the installation of the network, TfGM had not charged customers to charge their vehicles.

High growth in GMEV usage had continued since 2016 and it was anticipated that this would continue to grow over the next few years. The wider pressures on Levy funded transport budget and the increased use of the infrastructure meant that it was financially unsustainable to continue to provide this service free of charge.

The introduction of an Electric Vehicle charging tariff would assist with securing a long- term revenue stream to assist in funding the costs associated with a publically owned EV charging infrastructure in GM. Over the past year, an extensive consultation exercise had been undertaken on the re-let of the contract and the expansion of the existing GMEV network.

With reference to the concerns set out by representatives from the Greater Manchester Taxi Trade Coalition, it was stressed that it remained TfGM's intention to put in place a membership model for the GMEV system that would be attractive to commercial users. This model had not yet been designed but it was envisaged that this would allow regular commercial users to benefit from a degree of tariff relief. It was hoped that by November 2019, GMCA would have been closer to a finalised position on the GM Clean Air Plan. As of today, no confirmation on funding had been received, however, it was envisaged that grant funding would be available to support the shift towards broader vehicle change.

Members expressed a variety of concerns regarding the introduction of a tariff on the Greater Manchester Electric Vehicle (GMEV) charging network from early 2020.

Members queried the market research undertaken to develop the tariff structure, which they felt only incorporated consultation with a very small percentage of electric vehicle owners. It was clarified that market research for both tariffing and service had included a cross section of the public. This had deliberately included non- EV owners as they were the future target market for the GM Clean Air plan. In addition, other supporting information from existing user data had been included.

Members also expressed concern at the level of over-stay charges that were not felt to be comparable with other networks. It was clarified that this was designed as a deterrent to vehicles preventing private hire cars from using this facility. TfGM offered to consult further with the contract partner and give further advice to the GMCA on overstay charges.

With regard to queries around overall tariffs costs being high compared to national averages, it was explained that these examples often included the requirement of an additional pre-membership payment that offset this tariff.

Members raised concerns that the introduction of charging tariffs could be detrimental to the growing of the Electric Vehicle market, which currently had not grown at the desired rate. The costs of buying an electric vehicle were highlighted as being comparably high, with current associated running costs being relatively lower. This financial incentive would be removed should proposals to introduce charges be agreed. It was explained that the cost to maintain the current free-charge model would be an escalating cost within TfGM and to Local Authority budgets. The proposals put before the Committee attempted to achieve a balance between the current offer and maintaining budgets.

Members reiterated comments made by the Taxi community that only two of the three rapid charging points were working. It was clarified that the first generation technology available at that time (2011/12) did not offer rapid charging and was now difficult and expensive to repair and maintain. A new contract would include an upgrade of existing chargers, improve the reliability of the network and incorporate better maintenance and upgraded charging points.

Members expressed a concern over the availability of domestic charging points. It was reported that the number of domestic properties with charging points were increasing, and represented the best solution to fueling these vehicles. It was stated that 40% of homes in GM lack driveways, and that TfGM were assisting the district councils with various offers of street-side charging points. Local Authorities were also looking at the role of planning decisions to encourage introduction of charge points.

Members requested that along with concerns raised by this Committee, that the question and answer sheet response issued by TfGM addressing the concerns of the GMTTC in their letter to Members be also submitted to the Combined Authority.

RESOLVED /-

1. That based on the information set out in the report, namely, the lack of clarification from central government on funding for the GM Clean Air Plan and the incomplete membership model, the Committee cannot fully support the introduction of Electric Vehicle charges in early 2020 until both the above were agreed and in place.
2. That the views of the Committee be reported to the GMCA when it considers the proposals.

HPE/179/19 WORK PROGRAMME

Due to the cancellation of the Combined Authority meeting on 13th December, Members of this Committee agreed for the meeting scheduled for 5th December to be cancelled.

An amended work programme will be circulated to Members.

RESOLVED/-

1. That the work programme be agreed with the addition of an item being added in relation to proposals for an energy company.
2. That in view of insufficient business for the 5th December, agreed that the meeting should be cancelled and the business held over to the January meeting.

HPE/180/19 REGISTER OF KEY DECISIONS

Available online at the GMCA Site:

<https://democracy.greatermanchester-ca.gov.uk/ieListDocuments.aspx?CId=386&MId=2762&Ver=4>

RESOLVED/-

That the register be noted.

HPE/181/19 DATE AND TIME OF NEXT MEETING

Thursday 16th January 2020

10:30 – 12:30

This page is intentionally left blank

Date: 13 February 2020

Subject: Town Centre Update

Report of: Anne Morgan, Head of Planning Strategy

PURPOSE OF REPORT

This report provides an update to Scrutiny Committee on the Town Centre Challenge initiative.

RECOMMENDATIONS

Scrutiny is requested to note and comment on the report and request further updates as appropriate.

PORTFOLIO LEADS

Andy Burnham, Mayor of Greater Manchester – Town Centre Challenge
Paul Dennett - City Mayor of Salford, Greater Manchester Housing, Homelessness and Infrastructure Lead

CONTACT OFFICERS:

Anne Morgan, Head of Planning Strategy
(anne.morgan@greatermanchester-ca.gov.uk)

David Hodcroft, Principal, Planning & Housing team
(david.hodcroft@greatermanchester-ca.gov.uk)

Thomas Graley, Business Support Officer, Planning & Housing team
(Thomas.graley@greatermanchester-ca.gov.uk)

- Risk Management – N/A
- Legal Considerations – N/A
- Financial Consequences – N/A
- Financial Consequences – N/A

BACKGROUND PAPERS:

Town Centre Challenge Report to GMCA on 26 January 2018

Town Centre Challenge Report to GMCA on 28 September 2018

Town Centre Challenge: Stockport Mayoral Development Corporation Report to GMCA 29 March 2019

The Stockport Town Centre West Mayoral Development Corporation (Establishment) Order 2019 (S.I. 2019/1040)

Stockport Development Corporation Delivery Plan 2019/20 Report to GMCA on 27 September 2019

Town Centre Challenge update: report To Planning, Housing and Environment Scrutiny Committee on 14 November 2019

1. BACKGROUND

- 1.1 Our town centres have developed as the focal point of our towns and communities and are the geographical hub for our social and commercial activities. The traditional base of our town centres has been a healthy commercial and retail offer however their landscape is changing rapidly and this is posing a major challenge for local authorities across the country. In recent years we have seen some major developments in both the pace and scale of these changes, for example Marks & Spencer intending to close 100 stores by 2022; closure of branches of Jamie's Italian required to maintain solvency of the company; and nationwide retailers such as Maplin, Toys R Us and Mothercare going into administration. Many household names, whose market dominance was once taken for granted, are now having their existence on our high streets brought into question and it is clear that our town centres will need to change if they are to continue to serve the needs of local communities.
- 1.2 Town centres are among the best-connected places particularly in respect of public transport which would suggest they should be attractive places to live however in many of our Greater Manchester town centres no housing market exists. Addressing this is a key priority in the Greater Manchester Strategy (Priority 4) and is reflected in the Greater Manchester Spatial Framework and the 2040 Transport plan.
- 1.3 Alongside the challenges faced by our town centres, there is a wider national housing crisis. Greater Manchester needs to build more new homes but these need to be high quality, sustainable new homes which fit the needs and aspirations of current and futures residents. They also need to be affordable, accessible, energy efficient and well designed. Across Greater Manchester housing delivery has been steadily increasing and in 2018/19 over 11,500 homes were built, which is the highest number built in a single year since 2008.
- 1.4 New homes can play an important role in the revitalisation of our town and district centres. A mix of new homes can help to maintain and increase activity in town

centres as the challenges offered by the restructuring of the retail market continue to impact.

- 1.5 Development in town centres supports our brownfield land preference and helps protect our valued green spaces. There are still viability issues across Greater Manchester and we are working 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. Creation of housing markets in our well connected town centres helps to support the retail, leisure and employment functions of these important places but also help to relieve pressure on green spaces and Green Belt.
- 1.6 Regeneration of their town centres is a high priority for the Greater Manchester districts and work has been underway for some time to develop strategies to repurpose centres and make them fit for the future.
- 1.7 The Mayor of Greater Manchester made a firm commitment to town centres in his manifesto and in November 2017 he launched the Town Centre Challenge which builds on the positive work being delivered in 9 district town centres. September 2019 saw the launch of the Stockport MDC which was the first in GM and the first ever MDC to focus upon a town centre. On 18 December 2019 Bury was announced as the first Greater Manchester Town of Culture.
- 1.8 The Government has followed this lead and announced various funded and non-funded opportunities through Town Deals, the Future High Streets Fund and Heritage Action Zones, the latter delivered in conjunction with Historic England. The High Streets Task Force, a non-funded opportunity, has been established and is headed by the Institute of Place Management (based at Manchester Metropolitan University). Appendix 1 details the various initiatives and the districts towns/high streets that they are linked to.

2. TOWN CENTRE CHALLENGE

- 2.1 The GM Town Centre Challenge is being undertaken in the context of increasing concern about the future of town centres across the whole of the UK. It provides a significant opportunity to secure the regeneration across Greater Manchester's town centres and progress strategic development projects across GM by utilising the GM Mayor's statutory powers, convening powers, and resources with agreement of and conjunction with each of the Local authorities in Greater Manchester. The Mayor's statutory powers are to facilitate and drive regeneration.
- 2.2 As outlined at the November Scrutiny, the specific aims for the Town Centre Challenge are focused around:
 - Supporting local authorities to address the problems of viability and the need for new investment into town centres.
 - Harnessing public and private sector drive to deliver change, especially in terms of new homes by releasing the hidden demand for residential development in many town centres.
 - Combining the ambition of local authorities with the support that the GM Mayor can bring, using the convening powers of the Mayor to galvanize delivery.

- Supporting long term change and the potential of town centres for a range of uses.
- Building on the assets that already exist in our town centres to support specific schemes which can have a catalytic impact.

2.3 The table below outlines progress to date.

District	Town centre	Progress
Bolton	Farnworth	<ul style="list-style-type: none"> • Farnworth Precinct acquire by Council from St Mowden. • Final masterplan approved by Council.
Bury	Prestwich	<ul style="list-style-type: none"> • Key site of Istanbul Restaurant acquired by Council. • Council is proposing the acquisition of the Longfield Suite and the lease of the Longfield Centre. • Muse Developments is the partner managing the project.
Oldham	Royton	<ul style="list-style-type: none"> • Royton Town Hall and Library to be redeveloped. • Demolition of the 1960/70s extensions to the Library and Town Hall, reducing the overall footprint of the buildings • By relocating the Library into the Town Hall, the existing library space will be freed up for alternative uses which will help contribute towards creating a vibrant town centre for Royton.
Rochdale	Rochdale	<ul style="list-style-type: none"> • Friday Food Market (1st Friday of month) on Drake Street launched in March 2019. • Railway station masterplan to be unveiled in early 2020. This could deliver 1000 new homes, create new commercial development and a public square, improve pedestrian and cycle links to the town centre and expand park and ride facilities. • GM Fire Service Museum due to re-open summer 2020 following transformation.
Salford	Swinton	<ul style="list-style-type: none"> • Stakeholder events planned for early 2020. • Institute of Place Management appointed. • Work with Future High Street Task Force to develop future funding opportunities.
Stockport	Stockport	<ul style="list-style-type: none"> • MDC formally approved by Parliamentary Order and first meeting held – September 2019 • Town Centre West Consultation concluded in September 2019.
Tameside	Stalybridge	<ul style="list-style-type: none"> • Feb 2019 - 38 affordable rent apartments in Castle Street Phase 1 development (former Tame Foundry textile mill). Phase 2 of 18 apartments underway and due for completion March 2020. • Successful in securing Historic England's Heritage Action Zone funding to create a heritage walk and organize cultural events to boost tourism.
Trafford	Stretford	<ul style="list-style-type: none"> • Special-purpose company formed with Bruntwood in July 2019 to bring forward plans Stretford Mall.

		<ul style="list-style-type: none"> • Bruntwood-Trafford partnership acquired Stretford Mall in September 2019. • Consultation on initial plans for Stretford Mall and initial plans for former Kellogg's site. Plans outline residential-led mixed use development to include housing, primary school, offices and public realm.
Wigan	Leigh	<ul style="list-style-type: none"> • Refurbishment of Turnpike House commenced. • Redevelopment of Mather Lane mill (known as Loom Wharf) expected by end of 2019. In August 35 of 98 apartments had already been sold. • Engie constructing 100 homes at Hilton Park for Sigma Capital, expected completion May 2021. • Leigh Town Hall refurbishment of 1st floor and renovation of 2nd floor due for completion January 2020.

3. STOCKPORT MAYORAL DEVELOPMENT CORPORATION

- 3.1 Stockport Town Centre West Mayoral Development Corporation (Stockport MDC) is the first Mayoral Development Corporation in Greater Manchester and the first MDC to focus on a town centre. It is set to deliver against some of the biggest challenges facing towns and urban centres in the UK today. The MDC was established by Parliamentary Order on 2nd September 2019.
- 3.2 A Strategic Regeneration Framework has been prepared which aims to re-purpose 130 acres of Stockport Town Centre from predominantly low-density industrial land to create a whole new urban neighbourhood in Greater Manchester, providing 3,500 much-needed new homes on brownfield land, alongside fuelling the continued economic and social revival of Stockport Town Centre.
- 3.3 A Board has been created and Lord Bob Kerslake was announced as the new Chair at the meeting in January. The Strategic Business Plan sets out the actions for the first six months.

4. TOWN OF CULTURE

- 4.1 The Town of Culture accolade is an annual award highlighting the distinctive creativity and diversity of one of Greater Manchester's many towns, putting a spotlight on the remarkable art, culture and heritage that exists across Greater Manchester.
- 4.2 Bury was announced as the inaugural Town of Culture in December 2019 and will see investment in 2020 totalling £120,000 designed to aid a burst of creativity in the town and across the borough. Local people are encouraged to devise or participate in cultural events which could range from festivals, family days, concerts, exhibitions and opportunities to explore, reflect on and enjoy the heritage of the area

5. GOVERNMENT FUNDING ANNOUNCEMENTS

- 5.1 The £3.6bn Towns Fund was announced by the Ministry of Housing Communities & Local Government (MHCLG). It comprises funding for Town Deals (£2.6bn) and the Future High Streets Fund (£1bn). The High Street Task Force will be providing support services to chosen pilot areas in the coming month. An announcement regarding a 'Town of the Year' competition have been made recently however further details are awaited.

TOWN DEALS

- 5.2 The £2.6bn Town Deals fund is a MHCLG non-competitive designation earmarked to 'level up' towns across England. In total 101 towns have been nominated by MHCLG and invited to bid for up to £25m funding each. The funding will provide the core public investment in Town Deals and additional funding may come from other sources or parts of Government. The Government has published the Towns Fund Prospectus and allocated initial funding to help councils work up Town Investment Plans by summer 2020.
- 5.3 Bolton, Oldham, Rochdale and Cheadle have been chosen from Greater Manchester. Each town will receive an initial funding amount of between £140,000 and £173,000 and is required to establish a Town Deal Board by the end of January 2020. Town Deal Boards are made up of public, private and voluntary partners, including local MPs, who will help to develop the Town Investment Plans and business case.
- 5.4 The objectives of the Towns Fund are:
- **Urban regeneration, planning and land use:** ensuring towns are thriving places for people to live and work, including by: increasing density in town centres; strengthening local economic assets including local cultural assets*; site acquisition, remediation, preparation, regeneration; and making full use of planning tools to bring strategic direction and change.
 - **Skills and enterprise infrastructure:** driving private sector investment and ensuring towns have the space to support skills and small business development.
 - **Connectivity:** developing local transport schemes that complement regional and national networks, as well as supporting the delivery of improved digital connectivity
- 5.5 Town Deals will be agreed in two stages:
- **Stage 1** – providing capacity support to places to put the structures and vision in place in order to move to the next stage of agreeing a deal
 - **Stage 2** – places to use their locally-owned Town Investment Plan to put together a business case to apply for funding interventions.
- 5.6 Town Investment Plans should set out investment priorities to drive economic growth and align with the Local Industrial Strategy, local environmental strategies, Local Plans, Spatial Development Strategies and Local Transport Plans. Town Deals will then be agreed in one of three tranches during 2020 – March, the summer and the autumn.
- 5.7 A 'Towns Hub' will be set up within MHCLG to work directly with the chosen places to help local people develop their plans, evaluate emerging plans, share

best practice and make the case for funding across wider government departments. Communities Secretary Robert Jenrick will visit all chosen areas in 2020.

FUTURE HIGH STREETS FUND

- 5.8 The £1bn Future High Streets Fund is a MHCLG competitive fund. In Phase 1 of the Fund 100 high streets were shortlisted across England. Along with Town Deals (£2.6bn) the Future High Streets Fund makes up the overall £3.6bn Town Fund. A second round of bidding is expected in 2020.
- 5.9 Farnworth, Stockport, Oldham, Stretford and Wigan were shortlisted in Phase 1a of the Future High Streets Fund in July 2019. It was then announced in September 2019 that Bolton and Rochdale had been shortlisted in Phase 1b. These high streets now move to Phase 2 and have received £150k of funding to develop business cases for capital funding to implement their transformational scheme.
- 5.10 Each local authority that has moved to Phase 2 can now bid for up to £25m of funding. 'Shovel ready' projects (those with planning permission already confirmed) will be looked on more favourably and fast-tracked for funding.
- 5.11 Timeline for Phase 2 and beyond:
- **High Streets in Phase 1a** – decision expected spring 2020, funds released in May, and funds must be spent by 31 March 2024.
 - **High Streets in Phase 1b** – decision expected autumn 2020, funding released to be confirmed, and funds to be spent by 31 March 2024.

HIGH STREETS TASK FORCE

- 5.12 A High Streets Task Force was announced by MHCLG in July 2019, to offer hands-on support to local authorities and communities who want to transform their high streets however this does not include any funding opportunities. The Government appointed the Institute of Place Management (Manchester Metropolitan University) to deliver the service.
- 5.13 The Task Force has identified 14 areas to pilot areas to test the Task Force's services/support/tools ahead of nationwide roll-out in July 2020. 6 further pilots will be announced in due course. In GM those selected are Withington and Swinton.
- 5.14 The Task Force is keen to test all their services so the pilots will benefit from a greater range than other areas following roll-out. The services available include:
- Diagnostic visits
 - Opportunities to discuss with 'movers and shakers'
 - Access to experts from relevant fields for a maximum of 3 days to progress a specific issue e.g. RTPI, Built Environment, Institute of Place Management, RICS, Design Council, Landscape.
 - Mentoring from experts aimed at solving capacity issues.
 - 'Developing a shared vision workshop' focused on understanding the process of visioning e.g. clarity, aspiration.

HERITAGE ACTION ZONES

- 5.15 £95m of funding has been announced to revitalise historic high streets across England. £92m made up of contributions from the DCMS's Heritage High Street Fund (£40m) and MHCLG's Future High Street Fund (£52m) will be overseen by Historic England and used to create 69 new High Street Heritage Action Zones. A further £3m from the National Lottery Heritage Fund will be used to support a cultural programme to engage people in the life and history of their high streets. The funding aims to turn empty and underused buildings into creative spaces, offices, retail outlets and housing to support wider regeneration of selected locations by attracting future commercial investment.
- 5.16 The North West region has been allocated £18.7m which represents the second highest regional allocation. 14 of the 69 locations are in the North West with Wigan, Tyldesley and Stalybridge being selected in Greater Manchester.
- Wigan will use up to £1.27m to restore vacant historic buildings on King Street to help support the creation of jobs and increasing footfall in the action zone area.
 - In Tyldesley the project focuses on Elliot Street and aims to bring buildings back into viable use, tackle parking issues, refurbish five vacant buildings and encourage businesses based in Conservation Areas to comply with shop front design criteria.
 - The Stalybridge proposal focuses on a heritage walk leading from the railway station down Market Street and into the Historic Quarter of the town. A programme of cultural events involving local people is also planned to attract tourists to the Historic Quarter.
- 5.17 Government funding for the three projects will be confirmed in January 2020 following a final assessment.
- 5.18 Drake Street, Rochdale – which runs from the railway station to the Town Hall – was previously designated a Heritage Action Zone in 2017. The Council has received £600,000 of grant funding from Historic England to help remove buildings within the Heritage Action Zone from the Heritage at Risk register. To aid delivery the Council formed a partnership with Rochdale Boroughwide Housing, Link4Life, Rochdale Development Agency, the Co-operative Heritage Trust and the Co-operative Councils' Innovation Network. The funding has helped to set up a grant scheme to bring vacant buildings back into use through restoration and renovation, surveys have been carried out on all buildings within the area and Manchester School of Architecture students are working with the HAZ to investigate new uses.

TOWN OF THE YEAR

- 5.19 In January 2020 the Communities Secretary Robert Jenrick announced that towns across England will be able to compete in a new Town of the Year competition. MHCLG said it will celebrate towns' achievements in areas such as entrepreneurship, technology, community, enterprise, and integration. It will also support communities realise their potential through innovation, creativity and community spirit. The competition will be launched later in 2020 and further details will be announced in due course.

TABLE 1 – Greater Manchester town centres /high streets and their related initiatives.

District	<i>GM initiatives</i>			<i>Government initiatives</i>			
	Town Centre Challenge	MDC	Town of Culture	Town Deals	Future High Streets Fund (Phases 1a & 1b)	High Streets Task Force	Heritage Action Zones
Bolton	Farnworth			Bolton	Farnworth (1a) Bolton (1b)		
Bury	Prestwich		Bury				
Manchester						Withington	
Oldham	Royton			Oldham	Oldham (1a)		
Rochdale	Rochdale			Rochdale	Rochdale (1b)		Rochdale
Salford	Swinton					Swinton	
Stockport	Stockport	Stockport		Cheadle	Stockport (1a)		
Tameside	Stalybridge						Stalybridge
Trafford	Stretford				Stretford (1a)		
Wigan	Leigh				Wigan (1a)		Tyldesley Wigan

This page is intentionally left blank

**HOUSING, PLANNING & ENVIRONMENT
OVERVIEW & SCRUTINY COMMITTEE**

Date: 13 February 2020

Subject: **GM HOUSING STRATEGY IMPLEMENTATION PLAN**

Report of: Paul Dennett, City Mayor of Salford, and Portfolio Leader for Housing, Homelessness and Infrastructure

PURPOSE OF REPORT

To provide Overview & Scrutiny Members with an update on progress in implementing the GM Housing Strategy.

BACKGROUND

GMCA approved the Greater Manchester Housing Strategy in June last year, and asked that an implementation plan be developed to steer and track progress in the delivery of the complex and wide-ranging agenda set out in the Strategy. Attached is the first version of the implementation plan, which sets out activity in the period up to the end of December, and current and future action.

The plan has been populated through discussion with relevant policy leads in GMCA and GM Health & Social Care Partnership and with other key partners, including GM Housing Providers representatives, all of whom were involved in the development of the Strategy. It therefore captures activity already underway, as well as new lines of work to be commenced in coming months, and RAG rates activity based on progress.

It should be noted that both the Strategy and this Implementation Plan deliberately focus on actions, interventions and analysis where working at Greater Manchester level potentially adds value. The Implementation Plan therefore does not seek to capture the huge amount of work being done around Greater Manchester at district and neighbourhood level by local authorities and other partners.

It is intended to maintain a six-monthly reporting cycle, to strike a balance between timeliness and the work needed to collate updates.

RECOMMENDATIONS:

Scrutiny Members are asked to note and comment on the report and request further updates as appropriate.

CONTACT OFFICERS:

Steve Fyfe

Head of Housing Strategy

Steve.fyfe@greatermanchester-ca.gov.uk

Greater Manchester Housing Strategy 2019-2024

Implementation Plan

At end December 2019

Strategic Priority	Page
A1 Tackling homelessness and rough sleeping	2
A2 Making a positive difference to the lives of private tenants	4
A3 Developing Healthy Homes Services to support vulnerable households	6
A4 Improving access to social housing for those who need it	8
A5 Identifying pathways to volume domestic retrofit and reducing fuel poverty	10
B1 New models of housing delivery	12
B2 Investing in truly affordable housing	14
B3 Increasing choices in the housing market for Greater Manchester households	16

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

<https://greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-housing-strategy/>

or email us at planningandhousing@greatermanchester-ca.gov.uk

Strategic Priority A1: Tackling homelessness and rough sleeping

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

In Greater Manchester we have a strong track record of innovation and collective working to prevent and tackle homelessness and rough sleeping, backed by the personal commitment from the Mayor of Greater Manchester to end the need for rough sleeping across the city region by 2020.

The moral imperative to relieve rough sleeping has led to high levels of activity to provide emergency accommodation and support (A Bed Every Night), housing-led approaches (Social Impact Bond, Housing First and Rapid Rehousing Pathways) and enhanced outreach services (Rough Sleeper Initiative). Government's first national rough sleeping strategy set targets of a 50% reduction in rough sleeping by 2022 and the end of rough sleeping by 2027, but we are aiming to make faster progress.

Mobilising support, the Mayor's Homelessness Charity enables businesses and individuals to donate towards supporting local services. The GM Homelessness Action Network brings the combined efforts and experience of public, private and third sector organisations to drive and deliver a homelessness prevention strategy that can succeed in ending rough sleeping.

Homelessness in GM is far greater than rough sleeping and reflects the experience of hundreds of homeless families and individuals, temporarily accommodated across the region. Mobilising the Homelessness Reduction Act and embedding its core principles of early intervention and prevention will be key to creating a turning point in the flow of people into experiencing homelessness. The ability to remain within or quickly access suitable and affordable accommodation lies at the heart of this.

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).

Progress		Making the case to Government	
<ul style="list-style-type: none"> Funding secured to extend A Bed Every Night to June 2020 Strong and active partnership established across public, private and voluntary sectors in GM 		<ul style="list-style-type: none"> Structural changes are needed to provide more affordable homes, greater security for private renting and early intervention and prevention based support from public services, to help tackle the systemic causes of homelessness. Government is consulting on their plans to end 'no-fault' evictions through the repeal of Section 21 of the Housing Act 1988 – we will respond to their proposals to rebalance the rights and responsibilities of landlords and tenants. Government has announced increased spending on homelessness (£54m additional funding) for 2020/2021 and has sought to provide reassurance on sustaining existing work where needed. 	
Challenges			
<ul style="list-style-type: none"> ABEN funding post June 2020 Systems change needed to build preventative approach reducing homelessness 			
Lead	Partnerships	Data	
GMCA Public Sector Reform Team	<ul style="list-style-type: none"> GM Homelessness Programme Board GM Health and Homelessness Task and Finish Group GM Homelessness Action Network 	Work ongoing to bring together data from variety of sources to better track demand, outputs and outcomes of services	

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
Homelessness Prevention Trailblazer To implement and embed the Homelessness Reduction Act and a consistent approach to GM Housing Options services	Launch of Ethical Lettings Agency Single approach to rough sleeper case management and reporting (GMThink)	Enhanced housing options practise and use of housing options data for joint service improvements			
Social Impact Bond for entrenched rough sleepers To radically reduce the experience of entrenched rough sleeping and homelessness	SIB evaluation and review	END of programme Sustainable GM housing-led approaches for rough sleepers			
Housing First Programme To radically reduce the experience of entrenched rough sleeping and homelessness	Established programme governance	Achievement of year 1 targets for persons being supported on programme and housed	Mid-point evaluation. Appraisal of long term sustainability options post project	Achievement of year 2 targets for persons being supported on programme and housed	Support on-going national evaluation.
	Joint working procedures in place: housing providers, support providers, local authorities	Review of year 1 programme to inform future delivery Commitment to future property	Work with co-production panel to evaluate success with first graduates of scheme		Developing exit strategy for final cohort
A Bed Every Night To ensure that no one has to sleep rough in GM	Phase 2 mobilisation – enhanced provision and increased numbers	Programme evaluation	Phase 3 development and implementation	Phase 3 evaluation	
Homelessness Prevention strategy To provide a GM framework for homelessness prevention	Advisory Board formed – oversight of GMHAN and channel for co-production	Consultation and development of prevention strategy	Prevention Strategy approval Implementation plan in place	Reduction in statutory homelessness acceptances across all local authorities	Place based public service reform delivering homelessness prevention across GM

Key

R stalled
A delayed

G met / on track
 completed

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

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, 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 Shelter and the Nationwide Foundation 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.

Progress		Making the case to Government	
<ul style="list-style-type: none"> • PRS Policy Lead appointed • GLS and ELA bids submitted to Fair Housing Future fund • Communications strategy being implemented • 40 units brought forward by <i>Let Us</i> 		<ul style="list-style-type: none"> • More ambitious controls in the PRS, moving away from piecemeal national changes to a more strategic approach. • Seek devolved powers to designate areas for selective landlord licensing, arguing for Scottish models of security of tenure • Lobby for greater resources to enforce and raise standards in the private sector. • Greater influence over the welfare system, including piloting the linking of payments of Housing Benefit/housing element of Universal Credit to the condition of properties. • Opportunity to pilot the Rugg Review proposal for 'property MOTs' for PRS homes, tied to a comprehensive register of PRS homes. • 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. 	
Challenges			
<ul style="list-style-type: none"> • MHCLG funds for dedicated Rogue Landlord post now ended • Identifying funding sources for GM housing stock condition survey 			
Lead		Partnerships	Data
GMCA Planning and Housing Team		<ul style="list-style-type: none"> • GMCA/GMHSCP/GMHP • PRS Partnership 	Work ongoing to develop business case for GM housing stock condition survey

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
GM Private Rented Sector Partnership Bring stakeholders together to devise solutions to challenges faced by tenants, landlords and the sector as a whole		Partnership established, with Terms of Reference and work programme agreed			
Good Landlord Scheme (GLS) To encourage and support landlords to provide a safe, decent and secure home to their tenants	GLS development bid submitted to Fair Housing Futures fund	Model for GLS developed by PRS Partnership	GLS launched		
Rogue Landlord Hub Consistent, coordinated approach to enforcement of standards in the PRS across Greater Manchester by districts and key partner agencies, including targeted interventions against rogue landlords	Frontline officers training delivered Information sharing protocol developed	Suite of policy / procedures for rogue landlord interventions developed			
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	‘Let us’ work programme established ELA bid submitted to Fair Housing Futures fund Net growth of 40 units achieved	100 units brought forward	100 units brought forward	150 units brought forward	200 units brought forward
Place-based intervention GMHP bringing forward place-based investment in neighbourhoods with high risk PRS markets in partnership with districts	Workshop held with GMHP and districts to link partners		Two additional areas working in partnership with GMHP bringing forward place-based investment in PRS markets		Four areas working in partnership with GMHP bringing forward place-based investment in PRS markets

Key

R stalled
A delayed

G met / on track
 completed

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

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

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. 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.

In 2017 Greater Manchester Health and Social Care Partnership established a Housing & Health work programme, 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 new integrated commissioning system. 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.



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 across all tenures. This should form part of the responsive, integrated delivery of services for households whose home is adding to the day to day challenges they face, but where often relatively minor interventions can make a major difference to their wellbeing and independence.

Progress		Making the case to Government	
<ul style="list-style-type: none">• GM Population Health Plan provides opportunity for scoping of a GM-wide Healthy Homes model• Extensive audit of existing services completed		<ul style="list-style-type: none">• 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.	
Challenges			
<ul style="list-style-type: none">• Limited capacity to take forward the required programme of work• Limited capital resource available to improve poor quality private sector homes			
Lead		Partnerships	Data
GM Health and Social Care Partnership		<ul style="list-style-type: none">• GMHSCP Housing and Health Programme Board	Baseline service provision mapped through Foundations work

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
Business case for neighbourhood renewal Capture the impact of housing improvements on health and wellbeing	Build coalition of supportive partners (GM and beyond) and assess options for undertaking business case development	Take forward agreed option			
Develop baseline model proposal for Healthy Homes services across all localities To support vulnerable households and improve their health and wellbeing	Approval of GM Healthy Homes framework from housing, health social care sectors. Co-produce our aims and objectives	Agree a framework and outline standards for delivery of baseline Healthy Homes service		Marketing and awareness campaign on availability of services across GM	
Support localities to establish baseline services (where required) To ensure consistent service provision across 10 localities			Plan transition to baseline services for individual localities	Confirm implementation of baseline services across localities	
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	Review of existing Private Sector Housing Assistance Policies	Develop and agree consistent Greater Manchester Housing Assistance Policy Framework	Approval process and begin implementation in localities where required	Develop and approve additional policies e.g. Housing Provider policies and GM Equity Loan	

Key

 stalled
 delayed

 met / on track
 completed

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

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. 92,000 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, for example in terms of the age profile of social housing residents. 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 already a reality, it may be possible to adopt a more strategic approach to the commissioning of new social housing, particularly an appropriate mix of supported housing, with older households in mind.

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), lower housing benefit payments for under-35 year olds, and the four year freeze on most working age benefits and tax credits). 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.

The reintroduction of a CPI+1% rent formula announced by Government as applying from 2020 potentially allows housing providers greater financial scope. But welfare reforms mean that tenants on Housing Benefit/Universal Credit will increasingly be expected to find a proportion of rent from the rest of their household budget, while those in work will find rent an increasing burden. 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 a more strategic and collaborative response. 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).

Progress		Making the case to Government	
<ul style="list-style-type: none"> Strong active partnership working with GM Housing Providers and GM Health and Social Care Partnership set out in Partnership Agreement Baseline research on allocations policies 		<ul style="list-style-type: none"> 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. 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. 	
Challenges			
<ul style="list-style-type: none"> Continued loss of social housing and financial resources through Right to Buy Complexity and diverse control of systems makes change difficult to achieve 			
Lead		Partnerships	Data
GM Strategic Housing Group		<ul style="list-style-type: none"> GM Housing Providers GM Health and Social Care Partnership GM Homelessness Programme Board 	Baseline research on allocations policies

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
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		Working group established, with Terms of Reference and action plan agreed			
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	Commence delivery of local supported housing strategies Predictive modelling of future accommodation needs for Learning Disability, mental health and physical disability cohorts		Updated GM SHMA produced		
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		Review of potential to access Homes England investment to supply high quality housing options for people seeking route out of homelessness	Identify strategic approaches to generating investment in high quality solutions as part of 10 year homelessness strategy work		

Key

R stalled
A delayed

G met / on track
 completed

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.

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 is likely to further drive efforts to reduce fuel poverty and carbon emissions. But we know our biggest issues remain in the private sector, and particularly the private rented sector. With the Greater Manchester Low Carbon Hub, we will explore and exploit any levers at our disposal to raise the standards in private homes, and integrating fuel poverty into our wider work with private landlords and owner occupiers.

We published a Five-Year Environment Plan for Greater Manchester at the second Green Summit in March 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 of retrofit including modular retrofit of existing stock.

Progress	Making the case to Government	
<ul style="list-style-type: none">Five-Year Environment Plan and GM Spatial Framework set clear aim for carbon neutral city region by 2038	<ul style="list-style-type: none">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 addressedPush for changes to future ECO fundingMake case for retrofit as a national infrastructure priority to open up potential of long term investment models	
Challenges		
<ul style="list-style-type: none">Absence of mainstream, volume funding from Government for residential retrofit activity		
Lead	Partnerships	Data
GMCA Environment Team	<ul style="list-style-type: none">GM Low Carbon HubGM Green City Region Low Carbon Buildings Challenge Group	Work ongoing to develop business case for GM housing stock condition survey

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
Improving understanding of condition and challenges of GM housing stock and opportunities for early progress and innovation	Funding secured from LGA for work to build baseline data for a retrofit accelerator	Contractor appointed and work underway to model need and opportunities for retrofit across GM	Evidenced baseline and understanding of GM housing stock developed	Future scenarios for energy and CO ₂ use modelled including costed interventions	
Provide clear strategic and governance framework to take retrofit agenda forward in GM	Decarbonising GM's Existing Buildings report approved by GMCA	Design of retrofit accelerator underway	Retrofit accelerator proposal finalised for approval by GMCA and key partners		
	GM Low Carbon Buildings Challenge Group established				
Identify and pilot scalable finance and delivery mechanisms to retrofit homes	Homes as Energy Systems pilot underway, supported by ERDF funding	Bid for resources to demonstrate potential and deliverability of electrification of heat			
Identify and explore local levers to achieve further progress		Connect MEES (Minimum Energy Efficiency Standard) into Good Landlord Scheme development work			
Encourage and support the expansion and reskilling of the construction and retrofit sector and associated supply chain		Bring skills agencies, training providers, innovation hubs and trade bodies together to understand needs and opportunities of domestic retrofit programmes			

Key

R stalled
A delayed

G met / on track
 completed

Strategic Priority B1: New models of housing delivery

Desired outcomes: delivery of at least 201,000 new homes by 2037, 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

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 double their delivery of new homes over five years. 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 Co-operative Housing Hub, to facilitate community-led housing across Greater Manchester.

Progress		Making the case to Government	
<ul style="list-style-type: none"> • Delivery growing since 2014, with 11,525 homes delivered in 2018/19 • Stockport MDC established • Hive Homes Joint Venture with GM Housing Providers established 		<ul style="list-style-type: none"> • Seek flexible resources to bring forward new housing land and development to meet local needs and demand, tying together the Housing Infrastructure Fund, Shared Ownership and Affordable Homes Programme, and loan/investment funding at a Greater Manchester scale to ensure strategic approach to a pipeline of residential land and development, better tied to development of necessary infrastructure. Continuing to make the case for a devolved strategic partnership arrangement with Homes England to fairly allocate housing investment and give Greater Manchester local control of funding to accelerate the delivery of new homes to meet our housing needs. • Through the Local Industrial Strategy, make the case for a partnership with Government to achieve better alignment of education, training and employment activity in Greater Manchester, including for the construction sector. 	
Challenges			
<ul style="list-style-type: none"> • Government appraisal methodologies (Green Book) mitigate against investing in market transformation in lower value areas • Delivery capacity 			
Lead	Partnerships	Data	
GMCA Delivery Team	<ul style="list-style-type: none"> • GM Housing Providers Group • GMCA/Homes England Partnership • GM Community-led Housing Hub 	<ul style="list-style-type: none"> • SHLAA and public estates mapping • Bolton pilot of site analytics 	

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
Help to ensure supply of sufficient appropriate sites for the delivery of at least 201,000 new homes by 2037	Programme of engagement around GMSF evidence base		Next GMSF consultation		Adoption of GMSF
	Small sites delivery work plan developed	Full GM One Public Estate Neighbourhood Asset Review published	GMSF Submission and Examination		
		First 3 Stations Alliance agreements signed		GMSF Examination	
Establish a GM community-led housing hub To support the development of co-operative and other community-based housing projects to deliver new homes	Prepare and submit bid for Homes England funding for hub development	Work with partners to develop and resource hub on path to future viability	Pipeline of potential community-led housing schemes being brought forward		
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	Investment Strategy published	Second GM Housing Providers MOU with GMCA and GM Health & Social Care Partnership to include further collaboration on housing delivery			
	Hive Homes - exchange of contract on first site				
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		Complete outline business case assessing options for a GM approach to MMC and agree action plan for preferred route forward		Work closely with key strategic partners to implement preferred MMC option. This could include working with partners to identify suitable sites/ partnerships for MMC facility and a pipeline of suitable housing sites	Work towards start of first MMC pilot project and confirmed pipeline of MMC housing sites
		Deliver STEM Framework to increase flow of talent into key occupations & action plan for MMC skills			

Key

R stalled
A delayed

G met / on track
 completed

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

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.

Determining affordability is a complex task and justifies further work and analysis to truly understand the affordability pressures in Greater Manchester. 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.

We need to get under the skin of the complexity of the issue to help better inform decisions about the new homes needed which our residents can afford. We will set out our approach to affordability and 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.

Progress		Making the case to Government	
<ul style="list-style-type: none"> Research underway to inform a GM approach to affordability 		<ul style="list-style-type: none"> Seek flexible resources to bring forward new housing land and development to meet local needs and demand, tying together the Housing Infrastructure Fund, Shared Ownership and Affordable Homes Programme, and loan/investment funding at a Greater Manchester scale to ensure strategic approach to a pipeline of residential land and development, better tied to development of necessary infrastructure. Continuing to make the case for a devolved strategic partnership arrangement with Homes England to fairly allocate housing investment and give Greater Manchester local control of funding to accelerate the delivery of new homes to meet our housing needs. Lobby for the freedom to develop a strategic approach to developer obligations and viability issues that fits within the Greater Manchester market. 	
Challenges			
<ul style="list-style-type: none"> Unavailability of selected Homes England programmes in parts of Greater Manchester Right to Buy disincentive to invest in new supply 			
Lead	Partnerships	Data	
GMCA Delivery Team	<ul style="list-style-type: none"> GM Housing Providers Group GMCA/Homes England Partnership 	GM approach to determining housing affordability	

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
Consult & agree on a GM approach to housing affordability To drive better targeting of investment and interventions toward the groups of GM households most challenged in accessing homes they can afford		Set out proposed GM approach to affordability to inform work with partners to prioritise affordable housing delivery			
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	Three Dragons work on viability of land supply to provide baseline understanding of scope of wider contributions and benefits potentially achievable				
	GM Delivery Team in place with capacity to provide advice and support to districts including on viability and value capture				
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 GMSF commitment to delivery.	Establish operational Ethical Lettings Agency as a route to securing additional affordable housing supply	MOU between GM Housing Providers, GMCA, GM Health & Social Care Partnership to include joint strategies for provision of social and affordable housing			
Relationships with Homes England and GM Health & Social Care Partnership to lever investment to progress 50,000 additional affordable homes by 2037	Confirm / develop strategic relationship with Homes England with 50,000 additional affordable homes as shared objective	Homes England confirmed as disposal partner and acquiring Health estates via statutory process as first part of possible pipeline	Model developed for affordable key worker homes on health estates		

Key

R stalled
A delayed

G met / on track
 completed

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

Desired outcomes: delivery of at least 201,000 new homes by 2037, including up to 10,000 units from the Greater Manchester Housing Investment Loan Fund; deliver at least 50,000 additional affordable homes by 2037

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 GM Spatial Framework's 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. The GM Spatial Framework 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).

Progress		Making the case to Government	
<ul style="list-style-type: none">• Stockport MDC• District supported housing strategies		<ul style="list-style-type: none">• Seek flexible resources to bring forward new housing land and development to meet local needs and demand, tying together the Housing Infrastructure Fund, Shared Ownership and Affordable Homes Programme, and loan/investment funding at a Greater Manchester scale to ensure strategic approach to a pipeline of residential land and development, better tied to development of necessary infrastructure. Continuing to make the case for a devolved strategic partnership arrangement with Homes England to fairly allocate housing investment and give Greater Manchester local control of funding 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	
Challenges			
<ul style="list-style-type: none">• Delivery capacity			
Lead	Partnerships	Data	
GMCA Delivery Team	<ul style="list-style-type: none">• GM Housing Providers Group		

	2019	2020		2021	
	July-Dec	Jan-June	July-Dec	Jan-June	July-Dec
Creating attractive new residential choices in and around our town centres	Town centre challenge: Stockport Mayoral Development Corporation approved	Successful Future High Street Fund and Towns Fund bids being developed	Next GMSF consultation includes focus of housing supply on town centre locations		
Unlocking the potential of Greater Manchester's brownfield land supply	Final approval of HIF Forward Funding schemes by Government	Delivery of HIF Forward Funding schemes commences			
Recognising the challenge many Greater Manchester households face in accessing the homes they aspire to in the current market, develop alternative models and pathways which will assist key groups to achieve secure, high quality homes	Commence delivery of local supported housing strategies	Develop and agree Greater Manchester Housing and Mental Health Strategy			
		Confirm housing related input to Dementia United			
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	Right Place project commenced	Masterplan programme with NHS Trusts to ensure planned services are matched by estates by June 2020			
	Bid submitted for funding to establish 'agency for age-friendly design' by Age UK, Design Council, School of Architecture, Pozzoni and GMCA				

Key

R stalled
A delayed

G met / on track
 completed

WORK PROGRAMME 2019/20

HOUSING, PLANNING & ENVIRONMENT OVERVIEW AND SCRUTINY COMMITTEE

The table below sets out the Committee's work programme for this municipal year. Members are invited to further develop, review, and agree topics which they would like to consider. Items considered last year are appended at the back of this report. The work programme will be reviewed and if necessary updated following each meeting to ensure that the Committee's work programme remains current.

The Committee has agreed the following standing agenda items:

- work programme
- an update on the GMSF if there is no substantive item on the agenda

In addition the Committee will be circulated with the GMCA's register of key decisions and the GMCA's monthly decision notice.

The work programme has been updated and, to assist members, the proposed items have been incorporated into the work programme for the Committee to review, and, confirmed subject to any changes.

Date of Meeting	Item	Responsible Officer
13 th February 2020	Town Centre Report	Anne Morgan
	GM Housing Strategy Implementation Plan	Steve Fyfe
	Progress with Delivery of the 5 Year Environment Plan in GM	Sam Evans
19 th March 2020	Bus Reform Consultation Feedback	TfGM
	GM Spatial Framework	Anne Morgan
	Greater Manchester Strategy: Homelessness and Rough Sleeping Initiative Outreach Service	Molly Bishop / Helen Simpson
	GM Infra Programme – Retained Business Rates	Andrew McIntosh
Items Considered at previous meetings		
11 th July 2019	Greater Manchester Strategy Implementation Plan	Anne Morgan and Steve leading

	Housing Funding Streams	Steve Fyfe
	TfGM – Local Concessionary Travel Charge	Steve Warrener
23 rd September 2019 MEETING NOT QUORATE	Bus Reform Consultation	TfGM
	Decarbonising GM Existing Buildings (To Include Warm Homes Fund)	Mark Atherton
	Household Waste Recycling Centre Access Policy	Eamonn Boylan (David Taylor)
10 th October 2019 MEETING CANCELLED		
14 th November 2019	Greater Manchester Strategy	Amy Foots
	Town Centre Strategy – Mayoral Development Corporation	Anne Morgan
	A Bed Every Night/Housing First progress update - Molly Bishop	Molly Bishop
	Electric Vehicle Charges	Steve Warrener/Frank Tudor TfGM
5 th December 2019 MEETING CANCELLED		
16 th January 2020 MEETING CANCELLED		

Items Considered in 2018-19 by the Committee

05.06.18	Update work on town centres Waste Strategy presentation Housing Package Zonal Fare Structure on Metrolink
12.07.18	Cycling and Walking Update Green Summit Springboard Report Northern & Network Rail GMSF Introduction of a Zonal Fare Structure on the Metrolink Network
16.08.18	Clean Air Plan Transport planning in the context of the GMSF
13.09.18	Natural Capital and Urban Pioneer GM Congestion Deal Plastic free GM
11.10.18	Housing Vision Strategy Homelessness update Waste Procurement technical solutions
15.11.18	GMS six monthly update on Performance & Implementation Plan

	Bus Reform Update Draft Waste and Resources draft Strategy Draft Natural Capital Investment Plan
13.12.18	Cancelled
10.01.19	Walking & Cycling Update/ Streets for All Transport Capital Programme Clean Air Plan Update Future of Greater Manchester Stockport Mayoral Development Corporation
14.02.19	GMSF Transport 2040 Delivery Plan Infrastructure Framework 2040 Final Draft GM Natural Capital Investment Plan Housing Vision
14.03.19	Future Innovation in Transport Green Summit – 5 Year Environment Plan
11.04.19	GMS six monthly update on Performance and Implementation Plan GM Housing Strategy The Smart Energy Plan Northern Powerhouse Rail and HS2: TfGM Update On Transport For The North Issues

This page is intentionally left blank

REGISTER OF KEY DECISIONS: 1 OCTOBER TO 31 DECEMBER 2019 Published on 30 SEPTEMBER 2019

<p>What is a Register of Key Decisions?</p> <p>The Register is a published list of the key decisions which are due to be taken by the:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Greater Manchester Combined Authority (GMCA) <input type="checkbox"/> Greater Manchester Elected Mayor <input type="checkbox"/> Joint GMCA & AGMA Executive Board <input type="checkbox"/> Transport for Greater Manchester Committee; <input type="checkbox"/> GMCA Resources Committee; <input type="checkbox"/> GMCA's Waste Committee; <input type="checkbox"/> Key decisions delegated to officers <p>These decisions must be published on the Register at least 28 clear days before the decision is to be taken, whether in public or private. The Register is updated at least once a month.</p> <p>This Register of Key Decisions has been prepared in accordance with Combined Authorities (Overview and Scrutiny Committees, Access to Information and Audit Committees) Order 2017 ('the Order').</p> <p>The Register is published on the GMCA's website www.greatermanchester-ca.gov.uk and hard copies are available at the offices of:</p> <p>Greater Manchester Combined Authority & Greater Manchester Mayor Churchgate House Oxford Street Manchester M1 6EU</p>	<p>What is a Key Decision?</p> <p>A key decision defined by 'the Order' is a decision which, in the view of the Greater Manchester Combined Authority's Overview and Scrutiny Committee, would result in any of the decision makers listed:</p> <ul style="list-style-type: none"> (i) incurring expenditure over £500,000, or making significant savings of £500,000 or more relating to the budget for the service area to which the decision relates; or (ii) be significant in terms of its effects on persons living or working in an area of more two or more wards or electoral divisions of Greater Manchester. <p>The GMCA's has three thematic Scrutiny Committees:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Corporate Issues and Reform <input type="checkbox"/> Economy, Business Growth and Skills <input type="checkbox"/> Housing, Planning and Environment <p>These Committees' role is to contribute to the development of GMCA's strategies and policies, to scrutinise decisions of the decision-makers listed above and to consider any matter affecting those who live, work, study or run businesses in Greater Manchester.</p>	<p>How to find out more on these proposed decisions</p> <p>The report (other than those which contain confidential or exempt information) relating to these decisions will be published on the GMCA's website five working days before the decision is to be made see www.greatermanchester-ca.gov.uk.</p> <p>For general information about the decision-making process please contact:</p> <p>GMCA Head of Governance and Scrutiny Julie Connor julie.connor@greatermanchester-ca.gov.uk</p>
--	--	---

Additions to the Register since it was published on 24 September 2019					
Decision title	Decision Maker	Planned Decision Dates	What is the decision?	Documents to be considered	Officer Contact
GMCA Culture Fund – Beneficiaries 2020-2021	GMCA	December 2019-Feb 2020	Agree GM Culture Fund beneficiaries 2020-2021.	Report with recommendations	Alison Gordon Alison.gordon@greatermanchester-ca.gov.uk

Removals from the Register since it was published on 24 September 2019					
Decision title	Decision Maker	Planned Decision Dates	What is the decision?	Documents to be considered	Officer Contact

REGISTER OF KEY DECISIONS: OCTOBER - DECEMBER 2019

Decision title	Decision Maker	Planned Decision Dates	What is the decision?	Documents to be considered	Officer Contact
Greater Manchester Strategy	GMCA	November - December 2019	To agree the Greater Manchester Strategy Implementation Plan performance update, and agree the delivery priorities for the coming year.	Report with recommendations	Amy Foots Amy.foots@greatermanchester-ca.gov.uk

Greater Manchester Planning Units	Joint GMCA & AGMA Executive Board	October – December 2019	To agree future arrangements for the Planning Units.	Report with recommendations	Anne Morgan anne.morgan@greatermanchester-ca.gov.uk
Greater Manchester Health and Justice Strategy	GMCA	November-December 2019	To approve the Greater Manchester Health and Justice Strategy.	Report and Recommendations	Laura Mercer laura.mercer@greatermanchester-ca.gov.uk
Capital Programme Approval and Funding	GMCA.GM Mayor/GMVCA Chief Executive & Treasurer	October - December 2019	To grant Full or Conditional Approval and/or release funding / approve expenditure for schemes within the Growth Deal 1,2,3 and/or the Transforming Cities Fund.	Report with recommendations	Steve Warrener Steve.Warrener@tfgm.com
Local Growth Fund – use of Unallocated Contingencies	GMCA.GM Mayor/GMVCA Chief Executive & Treasurer	October - December 2019	To agree the potential uses of unallocated contingency allowances and to delegate decision for development of projects and investment programmes to GMCA Treasurer and TfGM CEX. To agree an increase in the GMCA capital Programme.	Report with recommendations	Gemma Marsh Gemma.Marsh@greatermanchester-ca.gov.uk
Bus Reform Consultation	GMCA	October – December 2019	To approve expenditure for consultation on Bus Reform.	Report with recommendations	Kate Brown Kate.brown@tfgm.com

Future Mobility Zone Bid	GMCA	October – December 2019	To approve the submission of a bid for Future Mobility Zone Funding.	Report with recommendations	Steve Warrener Steve.warrener@tfgm.com
Electric Vehicle Charging Points	GMCA	October - December 2019	To seek approval to introduce or alter a charge for transport services or facilities provided by TfGM, pursuant to section 15(2) of the Transport Act 1968.	Report with recommendations	Frank Tudor frank.tudor@tfgm.com
Forthcoming Changes to the Bus Network in Greater Manchester	GM Transport Committee	October - December 2019	To approve forthcoming changes to subsidised bus services.	Report with recommendations	Alison Chew Alison.chew@tfgm.com
Transforming Cities Fund - Challenge Fund Approval and Funding	GMCA/GM Mayor/GMVCA Chief Executive & Treasurer	October - December 2019	To grant Programme Entry, Full or Conditional Approval and/or release funding for cycling and walking schemes within the Transforming Cities Fund – Challenge Fund.	Report with recommendations	Steve Warrener Steve.Warrener@TfGM.com
GMCA Culture Funding 2020 onwards	GMCA	October - December 2019	Approval of revised process in utilisation of the GM Culture and Social Impact Fund to deliver the GM Culture Strategy.	Report with recommendations	Alison Gordon Alison.gordon@greatermanchester-ca.gov.uk
Greater Manchester Local Full Fibre Network (LFFN) – District Allocations	GMCA/GM Mayor/GMCA Treasurer	October - December 2019	Agree allocations of LFFN grant funding to GMCA and GM LAs to deliver the GM LFFN project. To agree an increase in the GMCA capital Programme.	Report with recommendations	Alison Gordon Alison.gordon@greatermanchester-ca.gov.uk

Joint Data Platform (the Smart Resident Unified Architecture) between Health & Social Care Partnership and GMCA	GMCA/GMCA Treasurer	October - December 2019	To agree the revised procurement approach for the shared data platform between GMCA and HSCP and to agree to award contracts for the jointly funded technical architecture components that will support data sharing across health and the wider public sector.	Report with recommendations	Phil Swan Phil.swan@greatermanchester-ca.gov.uk Kieran Smith Kieran.smith@greatermanchester-ca.gov.uk
Approval of revised Greater Manchester Digital Strategy	GMCA	October – December 2019	To approve the revised GM Digital Strategy.	Report with recommendations	Phil Swan phil.swan@greatermanchester-ca.gov.uk
Development of Cross-boundary Arrangements and Use of Temporary Accommodation in Greater Manchester	GMCA	October - December 2019	To approve the scope of the project to monitor, assess and review nature and extent of cross boundary placements of homeless households in GM.	Report with recommendations	Andrew Lightfoot Andrew.lightfoot@greatermanchester-ca.gov.uk
Management and development of A Bed Every Night Winter Homelessness Programme	GMCA/GM Mayor/GMCA Treasurer	October - December 2019	To confirm funding mechanism and funding allocations to GM district Councils and to monitor progress of the scheme. To delegate authority to Chief Executive, in consultation with portfolio lead Chief Executive & Leader to approve service changes as required.	Report with recommendations	Andrew Lightfoot Andrew.lightfoot@greatermanchester-ca.gov.uk

Continuing Development of Programmes within the Homelessness Prevention Trailblazer	GMCA/GM Mayor/GM Treasurer	October - December 2019	To approve spend to develop an ethical lettings agency as outlined in the trailblazer programme. To delegate authority to approve spend against agreed trail blazer action programme, including grants to District Councils.	Report with recommendations	Andrew Lightfoot Andrew.lightfoot@greatermanchester-ca.gov.uk
Release of Preventing Homelessness Grants to Greater Manchester Local Authorities	GMCA/GM Mayor/GMCA Treasurer	October - December 2019	To approve and agree split of funds to be paid to each Local Authority.	Report with Recommendations	Amanda Fox Amanda.fox@greatermanchester-ca.gov.uk
Update of the Levy Allocation Methodology Agreement (LAMA)	GMCA	October - December 2019	Approval of the updated LAMA that reflects the cost base of the new waste management contracts	Report with recommendations	Richard Paver richard.paver@greatermanchester-ca.gov.uk
Reliance St Household Waste & Recycling Centres extension	GMCA/Waste Committee	October - December 2019	Approval of the formal contract change to extend the Reliance St HWRC.	Report with recommendations	David Taylor david.taylor@greatermanchester-ca.gov.uk
HM Treasury Skills Pilots	GMCA Treasurer	October - December 2019	To award and contract the procured and grant activities for skills pilots.	Report with recommendations	Gemma Marsh Gemma.Marsh@greatermanchester-ca.gov.uk

Next steps for a Tobacco Licensing System and Extending Smokefree Spaces in Greater Manchester	GMCA	October - December 2019	To agree the process to take forward a tobacco licensing system and extend smokefree spaces in Greater Manchester in line with the Making Smoking History Strategy, including funding.	Report and recommendations	Carolyn Wilkins carolyn.wilkins@oldham.gov.uk
Greater Manchester Housing Investment Strategy	GMCA	October – December 2019	To approve the new Investment Strategy.	Report and Recommendations	Andrew McIntosh Andrew.McIntosh@greatermanchester-ca.gov.uk
Greater Manchester Business Funds Page 56	GMCA/GMCA Chief Executive	October - December 2019	To conditionally approve business investments to proceed to due diligence and/or note commercial changes to existing investments, including where relevant negotiated settlements.	Report with recommendations	Kirsteen Armitage Kirsteen.Armitage@greatermanchester-ca.gov.uk
Greater Manchester Property Funds	GMCA/GMCA Chief Executive	October - December 2019	To conditionally approve property investments to proceed to due diligence and/or note commercial changes to existing investments.	Report with recommendations	Kirsteen Armitage Kirsteen.Armitage@greatermanchester-ca.gov.uk
Greater Manchester Housing Funds	GMCA/GMCA Chief Executive	October - December 2019	To conditionally approve housing investments to proceed to due diligence and/or note commercial changes to existing investments	Report with recommendations	Michael Walmsley michael.walmsley@greatermanchester-ca.gov.uk

Greater Manchester Local Industrial Strategy	GMCA	October - December 2019	To agree the Local Industrial Strategy Implementation Plan and to identify appropriate spending and releasing funding from retained business rates.	Report with recommendations	John Holden john.holden@greatermanchester-ca.gov.uk
Greater Manchester Housing Infrastructure Fund – Business Case Support Grant	GMCA/GM Mayor	October - December 2019	To approve that the Homes England business case support grant is transferred to the district authorities, in line with the agreed support plans, upon successful draw down of the grant from Homes England.	Report with recommendations	Bethan McCaw bethan.mccaw@greatermanchester-ca.gov.uk
Greater Manchester Children's Work	GMCA/ GM Mayor	October - December 2019	To agree that the £7.43m funding from the Department for Education for specific areas of work on innovation and improvement in children's services can be used for the intended purpose, overseen by the Children's Board. To approve grants to district councils.	Report with recommendations	Charlotte Ramsden charlotte.ramsden@salford.gov.uk
Greater Manchester Resource and Waste Strategy – Outline Proposals	GMCA	October - December 2019	To agree outline proposals and to commence public consultation.	Report with recommendations	David Taylor david.taylor@greatermanchester-ca.gov.uk

GMCA Social Value Policy	GMCA	October - December 2019	To approve the revised GMCA Social Value Procurement Policy.	Report and recommendations	Anne Lythgoe anne.lythgoe@greatermanchester-ca.gov.uk
Greater Manchester Fire and Rescue Service Programme for Change (PFC)	GM Mayor	October – December 2019	Approval to proceed with proposals to change fire cover arrangements and implement structural changes within Greater Manchester Fire and Rescue Service. Revisions to the Capital Programme to be approved.	Report with recommendations	Jim Wallace wallacej@manchesterfire.gov.uk
Refurbishment Works: Fire Training Facility GMFRS0087	GMCA/GM Mayor	October - December 2019	To approve the capital scheme and increase the GMCA Capital Programme.	Report with recommendations	Anthony Hilton hiltona@manchesterfire.gov.uk
Station Work Wear	GMCA Treasurer	October - November 2019	Approval to award contracts to the successful bidder(s).	Report with recommendations	Debbie Partington partinde@manchesterfire.gov.uk
Security provision across GMCA / GMFRS	GMCA Treasurer	October – October 2019	Approval to extend the current contract for a further 1 year.	Report with recommendations	Debbie Partington partinde@manchesterfire.gov.uk