

**PLANNING AND HOUSING COMMISSION  
MINUTES OF THE MEETING HELD ON 24 JANUARY 2020**

**COMMISSION MEMBERS**

Mayor Paul Dennett  
Councillor Linda Robinson  
Councillor Derek Antrobus  
Jane Healey Brown  
Matthew Harrison

GM Portfolio Holder – Chair  
Rochdale Council  
Salford CC  
Arup  
Great Places Housing Association

**INVITED MEMBERS**

Councillor Joanna Midgley

Assistant Executive Member for  
Housing and Regeneration,  
Manchester CC

Councillor Kevin Proctor

Executive Member for Housing and  
Strategic Planning, Trafford Council

**ADVISORS**

Helen Telfer  
Derek Richardson  
Roy Hymas

Environment Agency  
Greater Manchester Ecology Unit  
Natural England

**SUPPORT OFFICERS**

Lindsay Dunn  
Chris Findley  
Steve Fyfe  
David Hodcroft  
Jill Holden  
Anne Morgan  
Steve Rumbelow

GMCA  
GM Planning Lead  
GMCA Planning & Housing Team  
GMCA Planning & Housing Team  
GMCA  
GMCA Planning & Housing Team  
GM Housing, Homelessness and  
Infrastructure Lead Chief Executive  
GMCA Planning & Housing Team

**01/20            WELCOME, INTRODUCTIONS AND APOLOGIES**

Apologies for absence were received on behalf of Councillor Ged Cooney (Tameside), Councillor Suzanne Richards (Manchester CC) and Councillor Hannah Roberts (Oldham)

**02/20            CHAIRS ANNOUNCEMENT AND URGENT BUSINESS**

The Chair introduced both Ben Dosanjh and Matt Townsend to the Committee who were observing the meeting as part of their graduate training programme. Both are employed at Salford CC.

### **03/20 DECLARATIONS OF INTEREST**

There were no declarations of interest made in relation to any item on the agenda.

### **04/20 MINUTES OF THE MEETING HELD 12 SEPTEMBER 2019**

The minutes of the meeting held on 12 September 2019 were presented for consideration.

#### **RESOLVED/-**

That the minutes of the meeting held on 12 September 2019 be approved.

### **05/20 PLANNING AND HOUSING COMMISSION REVISED TERMS OF REFERENCE**

Members were advised that the Joint GMCA and AGMA Executive Board approved the revised terms of reference for the Planning and Housing Commission on 28 June 2019. The revised terms of reference had previously been presented for approval by the Planning and Housing Commission on 12 September 2019.

It had been highlighted that despite private sector engagement being recognised, it appeared that membership did not include a representative from the private sector Panel. It had also been advised that the reference to the Homes and Communities Agency (HCA) should be corrected to Homes England (HE).

The Commission had agreed that the proposed amends would be completed and the revised terms of reference presented at the next meeting of the Planning and Housing Commission. These would then be presented to the Joint GMCA and AGMA Executive in June 2020 for approval.

It was reported that membership should include a representative from the GM Housing Providers Group. It was agreed that this would be amended to reflect the addition and the revised Terms of Reference would be presented to a future meeting of the Planning and Housing Commission.

#### **RESOLVED/-**

1. That the Planning and Housing Commission Terms of Reference be noted.
2. That membership of the Commission be amended to include a representative from the GM Housing Provider Group.
3. That the revised Terms of Reference be presented to a future meeting of the Planning and Housing Commission.

### **06/20 GM HOUSING MARKET MONITOR JANUARY 2020**

Lucy Woodbine, Principal, Planning and Housing Research, GMCA provided members with an overview of housing market data in Greater Manchester. The data included published Government and local data.

The data pack and presentation provided an overview of the following areas;

- GM Population
  - Historic population trends

- Spatial distribution of population
- Population change 2016-2036
- Household incomes
- Spatial distribution of household incomes
- GM Housing Stock
  - Tenure mix
  - Tenure change
  - Spatial distribution of tenure
  - Dwelling type
  - Council tax bands
  - Empty homes
  - Net additional dwellings
  - Completions
- Housing market – sales and private rents
  - Residential prices
  - Residential sales
  - Private rent
- Social Housing
  - Social Housing Registers
  - Right to Buy trends
  - GM Housing Provider Stock
  - Social housing stock
- Homelessness
  - Homeless decisions in Greater Manchester
  - Rough sleepers

Members thanked the Planning and Housing Research Team for the helpful overview and update. In discussion members considered affordability and the makeup of those living in high rise city centre apartments in both Manchester and Salford. The Commission requested further information with regards to the demography and income groups of those living in city centre apartments in order to gain a more thorough understanding of urban density and services required.

It was clarified that the 2021 census along with other lower level information sets, such as child and housing benefit data could provide records which would help attain evidence to understand GM population concentration. It was agreed that further research would be undertaken and an update reported to the Commission.

Going forward, the Commission requested the information which was presented on GM Housing Association stock, be provided by group structure. It was confirmed and agreed that this could be provided. It was further suggested that if required, data on social housing demolitions and swap transfer could be incorporated.

Members considered the data provided on housing starts and requested a breakdown of housing completions which had been funded from Section 106 monies. It was advised that this information was available and would be included as part of the next GM Housing Market Monitor.

The Chair highlighted the commitment to deliver at least 50,000 additional affordable homes by 2037 and suggested that a dashboard of progress from across all localities be included going forward.

Members discussed the impact of the issues faced by residents in cladded high rise properties. The Chair advised he had attended the GM High Rise Taskforce

quarterly resident's forum the previous evening, where the issues faced by residents were highlighted. He informed the Commission that he had recently written to the Secretary of State calling for a ban on flammable cladding systems and an overhaul of the planning system to put fire safety at the heart of building design and construction. It was suggested that an update on the work undertaken by the GM High Rise Taskforce be provided to the GM Planning and Housing Commission.

The Commission raised concern with the growing elderly population, shortfall of accommodation and impact on social care budgets. It was advised that work had been undertaken in conjunction with the Greater Manchester Health and Social Care Partnership to ensure that the Greater Manchester Spatial Framework (GMSF) was profiled to need, this included an additional 15,000 of supported housing for older people.

In summary the Chair clarified the Commission required further detail with regards to the demographics of city centre high rise in both Manchester and Salford. Furthermore, additional data on the progress made against the target of 50,000 affordable homes by 2037 including those funded through section 106 receipts. It was suggested that supplementary material with regards to the plans to develop integrated housing designed to respond to the challenges of social care be provided.

#### **RESOLVED/-**

1. That the Greater Manchester Housing Market Monitor be noted.
2. That further consideration be provided to include detail with regards to the demographics of city centre high rise in both Manchester and Salford in future Greater Manchester Housing Market Monitor updates.
3. That information on GM Housing Association stock be provided by group structure.
4. That a breakdown of housing completions funded by section 106 receipts be included as part of the next GM Housing Market Monitor update.
5. That a dashboard be developed which includes progress on the affordable homes target across all localities in future Greater Manchester Housing Market Monitor updates.
6. That an update on the work undertaken by the GM High Rise Taskforce be presented to a future GM Planning and Housing Commission meeting.
7. That further detail developed in the GMSF which respond to housing need be included in future Greater Manchester Housing Market Monitor updates.

#### **07/20 GM FLOOD AND WATER MANAGEMENT REVIEW**

Jill Holden, Flood and Water Programme Manager, GMCA provided the Commission with a review of the current organisational arrangements which had been established to support the delivery of flood and water management activity across Greater Manchester.

The fluvial and surface water risks across GM were outlined to members. The impact and costs of flooding in GM along with funding to date and opportunities to align further funding and investment in GM were provided. Members were informed that twelve Regional Flood and Coastal Committees (RFCC) had been established by the Environment Agency to agree investment priorities and approve the flood and coastal investment programme.

Flood and water governance changes and the benefits of the proposed approach were summarised. It was suggested that greater alignment was required between economic and infrastructure growth, therefore, stronger links should be made between the GM Strategic Infrastructure Board and the Planning and Housing Commission. It was advised that Greater Manchester had 3 political members on RFCC who were representative of Greater Manchester. It was proposed that the Planning and Housing Commission would be a conduit for RFCC members who should be invited to attend future meetings.

In discussion the Commission considered the importance of the local levy. It was suggested that a future update could be provided which demonstrated schemes which had benefited from the maximisation of investment from the local levy.

In summary, it was agreed that an annual update on the overall work programme and activities with regards to flood risk management, would be presented at a future meeting. Members would provide further consideration on the maximisation of the levy and the local budget contributions towards the investment programme. It was suggested that an update be received at a future meeting on the Regional Flood and Coastal Committees timetable for investment decisions and an overview from the Environment Agency (and United Utilities) on the existing flood risk management programme for Greater Manchester.

#### **RESOLVED/-**

1. That the report be noted.
2. That the GM representatives on the Regional Flood and Coastal Committee be invited to attend future meetings of the GM Planning and Housing Commission.
3. That it be agreed that an update be received at a future meeting on:
  - the Regional Flood and Coastal Committees timetable for investment decisions and
  - overview from the Environment Agency (and United Utilities) on the existing flood risk management programme for Greater Manchester
  - overview of schemes in GM which had benefited from maximization of the local levy
  - annual report on water management
4. That an annual update on the overall work programme and activities with regards to flood risk management, be presented at a future meeting.

#### **08/20            BIODIVERSITY NET GAIN IN GM: UPDATE ON PROGRESS**

Roy Hymas, Senior Adviser, Planning and Net Gain, Natural England provided a presentation which provided an update on biodiversity net gain in GM since the last meeting of the Planning and Housing Commission.

It was advised that further engagement with Local Planning Authority's (LPA) had taken place to better understand the current position of each along with strengths and weaknesses and opportunities for embedding biodiversity net gain.

Members were advised that the LPA action plan was one part of a GM-wide roadmap for biodiversity net gain to help deliver a strategic Nature Recovery Network for the city region. An overview of the action plan themes and next steps were provided.

Derek Richardson, GM Ecology Unit provided an outline of the work being undertaken by the GM Ecology Unit. Members were requested to consider the work, emerging themes along with issues and opportunities.

The Commission welcomed the presentation and initiatives to embed biodiversity net gain in GM. The mechanisms to deliver net gain from Section 106 receipts was requested. It was advised that there were opportunities to influence the financial contributions from Section 106 legal agreements to contribute to biodiversity net gain and management of green space.

It was recognised that GM Housing Providers had obligations to provide more sustainable housing and as such estates could be enhanced to offset against zero carbon and improve the environment.

The Commission considered how to become proactive on strategic investments and the opportunities under the GMSF and local development plans. It was confirmed that biodiversity net gain was part of the viability for the GMSF and formed part of the discussions with government on infrastructure.

Members discussed local development schemes that had a desirable impact on biodiversity net gain and it was suggested that case studies to illustrate this should be incorporated to highlight viability of biodiversity metrics. It was agreed that further feedback on development projects would be provided to the Commission. Furthermore, case studies were considered helpful to engage and assist in preparing developers prior to the mandatory introduction of the requirement for developments to achieve minimum 10% net gain. A brief overview of the Ignition project that aims to develop innovative financing solutions for investment in Greater Manchester's natural environment was provided.

Future pooling of biodiversity net gains to improve health and wellbeing outcomes were considered. It was suggested that an update report should be prepared and presented to both GM Wider Leadership Team and GM Leaders to demonstrate the significant strategic gains for GM in the wider context of infrastructure.

#### **RESOLVED/-**

1. That the update be noted.
2. That case studies be presented to developers to highlight successful biodiversity projects.
3. That the future pooling of budgets be further considered.
4. That a future update be provided to the GM Wider Leadership Team and GM Leaders.

#### **09/20 'A BED EVERY NIGHT UPDATE'**

The item was deferred to the next meeting.

#### **RESOLVED/-**

That the update be deferred to the next meeting.

## **10/20 HOUSING STRATEGY UPDATE**

Steve Fyfe, Head of Housing Strategy, GMCA provided an update on progress in implementing the GM Housing Strategy.

Members were informed that GMCA approved the Greater Manchester Housing Strategy in June last year, and requested 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.

It was agreed that a copy of the implementation plan, which sets out activity in the period up to the end of December 2019, and current and future action would be circulated to Members.

### **RESOLVED/-**

1. That the update be noted.
2. That the implementation plan be circulated to Planning and Housing Commission members.

## **11/20 GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF) UPDATE**

Anne Morgan, Head of Planning Strategy, GMCA provided a verbal update on the Plan for Homes, Jobs and the Environment – Greater Manchester Spatial Framework (GMSF). The Commission were advised of the process, the key issues raised during the consultation and the next steps.

### **RESOLVED/-**

That the update be noted.

## **12/20 TOWN CENTRE UPDATE**

The item was deferred to the next meeting.

### **RESOLVED/-**

That the update be deferred to the next meeting.

## **13/20 DATES OF FUTURE MEETINGS**

Thursday 19 March 2020	2.00 – 4.00pm
Thursday 23 July 2020	2.00 – 4.00pm
Friday 23 October 2020	2.00 – 4.00pm
Friday 22 January 2021	2.00 – 4.00pm
Tuesday 23 March 2021	10.00 – 12 noon

The meetings will take place in the Boardroom at Churchgate House