

**DECISIONS AGREED AT THE MEETING OF THE  
PLANNING AND HOUSING COMMISSION  
HELD ON 5 MARCH 2019**

**COMMISSION MEMBERS**

City Mayor Paul Dennett  
Matthew Harrison  
Councillor Nick Peel  
Councillor Linda Robinson  
Councillor James Wright  
Councillor Carl Sweeney  
Councillor Eamonn O'Brien  
Councillor Suzanne Richards  
Jane Healey Brown

GM Portfolio Holder – Chair  
Great Places, Vice Chair  
Bolton Council  
Rochdale Council  
Trafford Council  
Wigan Council  
Bury MBC  
Manchester City Council  
Arup

**INVITED MEMBERS**

Councillor Martin Donaghy  
Councillor Linda Robinson  
Councillor Tracy Kelly  
Councillor Gavin McGill

Strategic Housing and Planning Member –  
Bolton Council  
GMCA Housing, Planning and  
Environment Scrutiny Committee Member  
Lead Member for Housing and  
Neighbourhoods – Salford CC  
Bury Council

**SUPPORT OFFICERS**

Matt Berry  
Chris Findley  
Steve Fyfe  
Nick Cumberland  
Anne Morgan  
Lucy Woodbine  
Steve Sheen  
Cath Green  
Mark Ellison  
Ian Slater  
Shuff Tariq  
Nicola Kane

GMCA  
GM Planning Lead  
GMCA Planning & Housing Team  
Homes England  
GMCA, Head of Planning Strategy  
GMCA  
Manchester City Council  
GMHP  
Manchester City Council  
Manchester City Council  
GM Homelessness Team, GMCA  
TfGM

**01/19 APOLOGIES**

The Chair welcomed all Members to the meeting of the Planning and Housing Commission.

Apologies for absence were received on behalf of Councillor Hannah Roberts (Oldham) and Councillor Derek Antrobus (Salford).

## **02/19 CHAIRS ANNOUNCEMENT AND URGENT BUSINESS**

There were no announcements or matters of urgent business reported.

## **03/19 DECLARATIONS OF INTEREST**

Councillor Suzanne Richards declared an interest in item 05/19 Northern Gateway, as an acting Director of Northern Gateway Operations Limited.

## **04/19 MINUTES OF THE MEETING HELD 4 DECEMBER 2018**

The minutes of the meeting held on 4<sup>th</sup> December 2018 were presented for consideration.

### **RESOLVED/-**

To approve the minutes of the meeting held on 4<sup>th</sup> December 2018.

## **05/19 NORTHERN GATEWAY**

Ian Slater, Head of Residential Growth, Manchester City Council provided the Commission with a presentation and overview. He highlighted that this work is one of the largest regeneration projects in the city region and dates back as far as 2002 with the Commonwealth Games. It encompasses 390 acres and the creation of 15,000 new homes.

The Northern Gateway was stated as presenting an unprecedented opportunity to deliver transformational regeneration which will help fulfil Manchester's potential as a truly innovative, sustainable and world class city.

It will also

- Revitalise existing communities.
- Provide affordable housing in the right locations and of the right type and form to ensure that homes are truly affordable for Northern Gateway residents.
- Provide a catalyst for the regeneration of neighbourhoods in the north of the City.
- Provide significant new housing that will positively contribute to Manchester's growth agenda and that of the wider city region.

It was stated that new development will reinforce existing neighbourhoods and establish a series of dynamic, sustainable and integrated places within Manchester's extended city centre.

It was highlighted the challenges of the under populated Irk Valley area in Collyhurst with Investment needed to support this area which resulted in a joint venture between Far East Consortium (FEC) and Manchester City Council.

Hilary Brett from FEC was introduced to the Commission. She listed current challenges to the Redbank area of the project such as lack of power and issues relating to flooding. The existing community in Collyhurst requires both investment and support through

engagement and consultation. The existing housing stock estate will be improved with higher-density more affordable social housing, which is part of the 1<sup>st</sup> phase of development. It was clarified that where possible, new houses will be built in advance of clearing old stock. Phase 1 of the project includes the city edge up to the brownfield land, which currently has no land use.

A Member queried whether planned tenure of housing will be mixed. It was clarified that it will be in order to build flexibility in for market changes and to ensure momentum can be maintained.

It was clarified that the currently owned 4 MCC council flat blocks in this area will remain as they are, as will the Urban Splash blocks, as both provide stable well-managed stock.

A Member noted the challenges of delivering a project of this scale on-budget and for delivery and implementation to suit all aspirations. It was noted that going forwards, MCC will have to find additional partners for financial support to deliver the plan. It was highlighted that MCC is governed to get best value driven by appraisals and different funding streams.

It was stated that housing development will be higher density on the city's edge, and more family orientated further away. The Intention is to have a balanced process across the development. Land acquisition is in process of acquiring land, and MCC will use compulsory purchase orders where required.

## **RESOLVED/-**

The Commission noted and discussed the Northern gateway item.

## **06/19 GM HOUSING ACCESS**

Steve Sheen, Housing Strategy and Partnerships Manager, Manchester City Council delivered a presentation to the Commission. The presentation provided an update on the GM Housing Access project which aims to understand the different approaches to housing allocations across Greater Manchester. The presentation outlined the research methodology, which involved a desktop review of each allocations policy as well as face-to-face interviews with the officers who manage the allocations schemes. The research was carried out between September and November 2018.

Local authorities are seeing an increase in social housing applications from households in very high need. Simultaneously turnover and lettings are decreasing. There are now 97,139 households on local authority housing registers, and increase of 13% from last year, although concerns were raised about the quality of this data. A number of factors impact on the data including the administrative management and review of who is on the register. Applicants may also be on the housing register but currently living in a social housing property. It was recognised that the data is limited but is the best that is currently available.

The research showed distinct approaches to the allocation of social housing across the Greater Manchester authorities, with some districts seeing social housing allocation as only being for those most in need, and others preferring to let to those in no housing need as well as prioritising those in need, in order to encourage sustainable and mixed communities.

However, all districts are currently finding that those with low or no priority are not getting the chance to be allocated social housing due to the low level of available stock and increased high level of needs in applicants.

The research found that all 10 districts reference and follow national eligibility criteria, however qualification varies across districts on areas such as a local connection and income and equity thresholds. A similar approach to Reasonable Preference is adopted across the ten local authorities although priority applied differently across districts.

All Greater Manchester local authorities hold a housing register, with nine out of ten districts using a Choice Based Lettings (CBL) system to let properties, and one nominating applicants to available properties.

There is a variation in the amount of social housing stock from Registered Providers made available to local authorities, with some receiving close to or 100% of properties, and others receiving 30%. The interviews highlighted that some districts are unclear to whether they are receiving the amount of stock from nominations that they need to run their scheme effectively.

Members supported the development of a GM framework for allocations policies and the benefits this could bring to improve the consistency of policies and the accessibility and availability of social housing. In terms of allocation of social housing, it was stated as being preferential to have a mix and to resist 'rationing' which causes damage to the variety of tenure have a knock-on effect on communities, with the most robust being of a mix. Some of the housing being delivered in GM is not in the targeted affordable bracket, this will be a challenge moving forward.

A Member highlighted that in terms of growth aspiration, the focus should reflect supply, with a current imbalance in the system. The Right to Buy policy has reduced social housing stock with some former council owned properties now in the private rented sector. The use of approved ethical letting agencies was discussed with an ambition to expand the current number across leading in GM to help improve the private landlord scheme.

The Commission discussed the housing support available to the partners of those that have been ex-military, as they are equally in need. It was clarified that the Government recently consulted on improving access to social housing for members of the Armed Forces, Veterans and their families, and GM submitted a joint response with our ten districts and GM Housing Providers.

The support grant for social rent available through Homes England was discussed with five local authorities in GM being eligible to submit bids. Homes England are resolving any issues of eligibility and require full application details in order to progress bids which will be assessed on a case by case basis.

**Agreed:** The development of a GM Housing Allocations Framework should be considered.

**Action:** Circulate the Powerpoint slides to the Commission and report back on the next phase of work in due course.

## **RESOLVED/-**

The Commission noted and discussed the item

### **07/19 HOMELESSNESS UPDATE**

The commission received a presentation of Shuff Tariq, Projects and Partnerships Manager, GM Homelessness Team, GMCA. A Bed Every Night is continuing its commitment to accommodate rough sleepers, starting on 01.11.18 –and is now extended to 30.04.19. The principle of the scheme is to work with people to find sustainable solutions to rough sleeping.

Key figures presented to the Commission were that 1635 people have so far been accommodated, with 'Move-on' figures of those no longer seeking assistance stated as being 466. In terms of rough sleepers that have been recorded as 'moving-on' this is generally onto a supported network, however not all of these are to permanent solutions. Data collected around the scheme is in the process of being cleansed, there is currently a variance around some of the reported numbers.

Continuing challenges include providing accommodation to rough sleepers with more complex needs. It was noted that the long term continuation of the scheme will require substantial funding with a key recommendation to the GM Mayor that committed resourcing is required.

Work is ongoing on a GM ethical lettings agency as part of the Trailblazer funding to develop affordable options in the private rented sector to address homelessness and homelessness prevention. It was highlighted that 4 of the lead housing providers are currently working at risk to progress this, whilst formal approval and decision is sought from the Combined Authority.

There is a need to understand the rough sleeping provision in each local authority, and also the potential impacts relating to welfare reform, particularly on the number of people turning to rough sleeping in the under 35 bracket with a detailed evaluation needed. Work is also needed to capture highlighted issues around volunteering.

It was stated that there is a lack of understanding from the public around the difference between on-street begging and rough sleeping. On street begging has been on the rise in many areas of GM giving a misinterpretation that rough sleeping is also on the rise.

The question was asked if there had been a 'pull effect' for rough sleepers from outside of GM coming in, it was stated that there is generally a lot of movement of rough sleeping between the GM districts, and that the scheme has also brought some individuals that may not be truly needing of support. Some rough sleepers were not registered with a local authority.

## **RESOLVED/-**

The Commission noted and discussed the item

## **08/19 FUTURE OF GREATER MANCHESTER**

- **Greater Manchester Housing Vision/ Strategy**

*This item will be rescheduled to a future meeting.*

- **Greater Manchester Spatial Framework (GMSF)**

The Commission received a very brief update on the GMSF consultation, 3000 responses have been received so far with transport being a large thematic area of feedback

**Action:** Paul Dennett to share the draft response sent to the Housing Minister.

- **2040 Transport Delivery Plan**

*This item will be rescheduled to a future meeting.*

## **NEXT MEETING**

**Agreed:** to investigate the viability of moving the next meeting scheduled on 11<sup>th</sup> July to an earlier date