

## Greater Manchester Combined Authority

Date: 11<sup>th</sup> February 2022  
Subject: GM Brownfield Housing Fund – Further Funds Bid  
Report of: Salford City Mayor Paul Dennett, Portfolio Lead for Housing, Homelessness and Infrastructure and Steve Rumbelow, Portfolio Lead Chief Executive for Housing, Homelessness, and Infrastructure

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### **PURPOSE OF REPORT:**

This report seeks the Greater Manchester Combined Authority's approval to allocate grant funding to those sites recommended within this report and subsequently enter into individual Grant Agreements with the respective parties.

### **RECOMMENDATIONS:**

The GMCA is requested to:

1. Approve receipt of the DLUHC Further Brownfield Housing Funds and allocation of grant funding to those sites set out within para 2.3 and the entering into individual Grant Agreements for those recommended sites; and
2. Delegate authority to the GMCA Treasurer acting in conjunction with the GMCA Monitoring Officer to agree the final terms of all the necessary agreements.

### **CONTACT OFFICERS:**

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## Equalities Impact, Carbon and Sustainability Assessment:

Alongside the preparation of this report the GMCA Decision Tool has also been populated to assist with the decision-making process. Given the nature of the decision required only Section 5 of the Impacts Questionnaire relating to the Economy was relevant. To which, the recommendations being sought approval for as part of this report were evaluated as having a long-lasting positive impact (Green RAG rating) as set out in the table below. There are no other implications to note.

### Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation	Guidance
Equality and Inclusion			<b>See Equalities Impact Assessment Result</b>
Health			
Resilience and Adaptation			
Housing			
Economy		Further allocated BHF monies from DHLUC will help to support additional schemes (to those already benefitting from BHF monies and previous CA approvals) and has long term implications for increasing housing supply across GM and in turn positively supporting and enhancing GM's Economy.	
Mobility and Connectivity			
Carbon, Nature and Environment			<b>See Carbon Assessment Result</b>
Consumption and Production			

Contribution to achieving the Greater Manchester Carbon Neutral 2038 target.

Schemes put forward as part of this further submission to DHLUC have had due regard to sustainability credentials in line with the Carbon Neutral 2028 target and applied through an agreed set of deliverability criteria.

## **Risk Management**

The grants will be conditional upon a satisfactory outcome of detailed due diligence and ongoing monitoring confirmation that the schemes are being delivered satisfactorily.

In view of the nature of the DLUHC/MHCLG grant funding agreements for BHF any conditions will be mirrored in agreements between the GMCA and scheme promoters, mitigating any risk retained by the GMCA.

## **Legal Considerations**

A detailed grant agreement and other associated legal documentation will be completed for each scheme ahead of the first grant payment.

There are no Subsidy Control implications associated with either GMCA accepting the grant or signing the grant agreements with MHCLG in relation to the BHF. Subsidy Control requirements will be considered further for each individual scheme allocation with any allocation being state aid compliant.

## **Financial Consequences – Revenue**

Any revenue costs are anticipated to be funded through the existing Brownfield Housing Fund Revenue Grant received alongside the capital allocation.

## **Financial Consequences – Capital**

Capital expenditure is provided by the further £ 11,383,097 BHF Capital Grant allocation. There are therefore no capital consequences for the GMCA.

Monitoring and reporting assurance will form part of the existing Single Pot Assurance Framework. The GMCA Accounting Officer will be required to confirm that investment is being used for the purposes agreed under the respective fund to deliver to fund's objectives.

**Number of attachments to the report: 0**

## **Comments/recommendations from Overview & Scrutiny Committee**

N/A

## **Background Papers**

1. Brownfield Housing Fund Tranche 1 (GMCA Approval on 30<sup>th</sup> October 2020)
2. Brownfield Housing Fund – Additional award of funding from MHCLG (GMCA Approval on 12<sup>th</sup> February 2021)
3. Brownfield Housing Fund Tranche 2 (GMCA Approval on 26<sup>th</sup> March 2021)

## **Tracking/ Process**

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

Yes

## **Exemption from call in**

Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?

No

### **GM Transport Committee**

N/A

### **Overview and Scrutiny Committee**

N/A

## 1. Introduction/Background

1.1 DLUHC invited proposals on 9<sup>th</sup> December 2021 from all CA's for the allocation of Further Brownfield Housing Funds (BHF) which had been made available.

1.2 These funds are not part of the previously allocated £400m BHF as reported to the GMCA in July 2020, or part of the new £300m which is anticipated to be outlined further in the White Paper

1.3 Proposals were requested by a deadline of 5pm on 14<sup>th</sup> December 2021.

1.4 Districts were informed of the availability of funds and invitation to submit proposals through Directors of Place and eligible schemes were sought.

1.5 On 31<sup>st</sup> January 2022, DLUHC confirmed that the submission had been approved.

## 2. Eligibility and Schemes

2.1 Schemes were required to comply with the usual BHF eligibility as follows;

- Deliver Housing on Brownfield sites
- Minimum BCR of 1
- Maximum £15k per home
- Viability Gap preventing development
- Capital Spend only

2.2 In addition, all spend must be achieved before 31<sup>st</sup> March 2022.

2.3 The following schemes and grant allocations have been agreed by DHLUC.

District	Applicant	Scheme/Address	Units	Grant
Bolton	Bolton at Home	Lever Gardens, Little Lever	68	£481,097

Manchester	Manchester One	Moston Campus	60	£900,000
	Manchester One	Oldham Rd/Dulverston St, Newton Heath	75	£585,000
	Nuvu Development Limited, Your Housing	Jackson's Brickworks, Ten Acres Lane	313	£3,705,000
Salford	Winworth Construction/Forviva	Dudley Street, Eccles	21	£270,000
Stockport	C&C/Stockport	Wear Mill	253	£3,652,000
Tameside	Southway Housing	Emmanuel Court	42	£530,000
Trafford	Trafford	Magistrates Courts, Sale	84	£1,260,000
			<b>916</b>	<b>£ 11,383,097</b>

2.4 A verbal approval has now been received from DLUHC about the GMCA's allocation following DLUHC's press release on the 30th January, which made reference to £30 million being awarded to 3 Mayoral Combined Authorities in Greater Manchester, Tees Valley and West Midlands on disused brownfield land. We therefore need to enter the agreements on successful schemes and approval is requested from the CA to receive the grant award from DLUHC and to enter into the necessary grant agreements with the final recipients.

### 3 Recommendations

3.1 Recommendations are set out at the front of this report.