

Greater Manchester Combined Authority

Date: 27 May 2022

Subject Greater Manchester Land Commission Commencement Update

Report of: Salford City Mayor, Paul Dennett, Portfolio Lead for Housing, Homelessness & Infrastructure

Purpose of Report

This report sets out the intent to establish the Greater Manchester Land Commission (GMLC) whose key role will be to ensure public sector land holders are engaged with local delivery plans and visions and commit to unlocking its value to support housing, economic growth, community development and sustainability in line with the locally agreed vision for areas. The first meeting of the GMLC will be used to formally approve the objectives of the GMLC and gain member agreement to work with the Local Authorities and GMCA to deliver local ambitions. The role of the Commission will be developed recognising existing arrangements already in place such as those of the Strategic Infrastructure Board and the Strategic Estates Groups.

This report seeks to agree the objectives of the proposed GMLC, confirm the partnership participation of predominantly public sector partner attendees and to recommend commencement of the GMLC.

Recommendations:

The GMCA is requested to:

1. Approve the establishment, purpose, and commencement of the GMLC.
2. Approve the proposal that the GMCA Governance Team will determine the meeting schedule.
3. Note the proposed partner memberships of the GMLC.

Contact Officers

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BOLTON
BURY

MANCHESTER
OLDHAM

ROCHDALE
SALFORD

STOCKPORT
TAMESIDE

TRAFFORD
WIGAN

Equalities Impact, Carbon and Sustainability Assessment:

Impacts Questionnaire			
Impact Indicator	Result	Justification/Mitigation	
Equality and Inclusion			
Health			
Resilience and Adaptation	G	Better use of the public estate through the GMLC by better allocation of resource as well as increased connectivity of GM could help recover from disruption. Greater provision of green and blue infrastructure could be implemented through GMLC due to having close partnerships with GMP, NWAS, etc.	
Housing	G	Provision of houses for homelessness could be included within the GMLC through the use of the public estate. More affordable homes could be built in conjunction with partners throughout GM by optimising the public estate. The GMLC could have a major part in the reallocation of derelict, redundant and underused buildings due to the connectivity of partners within the commission as well as having a direct link to the public estate. The GMLC could facilitate the construction of new build residential buildings across GM. The GMLC could facilitate maintenance and improvement of existing buildings if within the public estate or with close conjunction with partners. The GMLC will not impact building standards.	
Economy	G	The GMLC aims to contribute to the GM economy by using the public estate to provide homes and jobs throughout GM. Jobs will be created from projects that the GMLC and partners will create. A wide variety of jobs could be created. For example apprentice and construction jobs for when a project such as hospital needs to be built. Then once that hospital is built jobs within the hospital such as doctors, nurses etc. With the use of the public estate economic assets could be maximised to their potential through the use of improving transport links. Innovation, R&D and knowledge economy all could be utilised within the GMLC by using the various partners with the public estate through the use of greater communication and connectivity to enable information, knowledge and skill sharing. Yes. The GMLC could deliver housing and economic growth which in turn would provide inward investment in GM. With the creation of jobs from housing delivery and economic growth job, education, skills opportunities will increase. The GMLC could facilitate the re-purposing of buildings for non-residential purposes if it is beneficial to GM as well as being within national and local policy objectives.	
Mobility and Connectivity	G	The GMLC could improve the infrastructure for digital connectivity. The GMLC could be used to implement digital and future smart systems. The GMLC could facilitate new infrastructure links. The GMLC could improve road congestion by enhancing roads or improving transport links through the use of the public estate in conjunction with partners. GMLC could improve transport connectivity through the use of partners such as TFGM, National Highways etc. Availability and or access could be improve. Roads or parking could be created by GMLC.	
Carbon, Nature and Environment		More greenspace could be created through the GMLC.	
Consumption and Production	G	GMLC could improve recycling through reforming public services.	
Contribution to achieving the GM Carbon Neutral 2038 target		The GMLC aims to meet national and local policy objectives, which include Manchester Carbon neutral 2038. The proposal aims to achieve this by working closely with advice from partners to use the public estate for increasingly sustainable means, for instance ensuring all new builds have renewable and sustainable energy and heat sources, such as solar panels and ground	
Further Assessment(s):	Carbon Assessment		
 Positive impacts overall, whether long or short term.	 Mix of positive and negative impacts. Trade-offs to consider.	 Mostly negative, with at least one positive aspect. Trade-offs to consider.	 Negative impacts overall.

Carbon Assessment

Overall Score		
Buildings	Result	Justification/Mitigation
New Build residential		
Residential building(s) renovation/maintenance		Not yet known. Currently have no evidence to support the standard of the proposed building fabric.
New Build Commercial/Industrial		Not yet known. Not yet known.
Transport		
Active travel and public transport	N/A	
Roads, Parking and Vehicle Access		
Access to amenities		Currently too early to determine. Currently too early to determine.
Vehicle procurement	N/A	Not yet known. Not yet known.
Land Use		
Land use		

No associated carbon impacts expected.	High standard in terms of practice and awareness on carbon.	Mostly best practice with a good level of awareness on carbon.	Partially meets best practice/ awareness, significant room to improve.	Not best practice and/ or insufficient awareness of carbon impacts.
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Risk Management

Legal Considerations

Financial Consequences – Revenue/Capital

There are no financial consequences attached to the GMLC due to using already available resources. There is also no impact on revenues or capital.

Number of attachments to the report: 0

Comments/recommendations from Overview & Scrutiny Committee

Background Papers

No background papers to be included in the report.

Tracking/ Process

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

No

Exemption from call in

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

GM Transport Committee

Overview and Scrutiny Committee

1. Introduction

1.1. There is a reasonable proportion of developable land across Greater Manchester that is owned by various public sector bodies. With the progression of Places for Everyone and development by Local Authorities of local delivery plans for specific areas there is a need to ensure that public assets are utilised, where possible, to support these visions. While the One Public Estate programme brings together multiple public sector landowners this does not cover all public sector bodies and there is an ambition to get senior level commitment across the public sector to support the delivery of Local Authority visions and objectives. It is therefore proposed to establish a Greater Manchester Land Commission (GMLC) to bring all public sector parties together to commit to working collaboratively with the Local Authorities across Greater Manchester. By being a mechanism for dialogue the GMLC will align Her Majesty's Government Ministerial Departments (HMG) and specifically the Government Property Agency (GPA), One Public Estate, GMCA, public partners and private partners such as the Church of England and utility companies.

1.2. This coordination will ensure the successful delivery of land and property programmes across the conurbation as well as providing better communication, integrating the various organisations together. In addition, the GMLC will continue and enhance the ethos of the OPE, which is to progress a placed-based approach to collaboratively overcome issues faced within the public estate. The GMLC will be supported by the existing governance mechanisms already in place around Growth Locations and GM Land and Property Panel (GMLPP).

2. Role of Land Commission

2.1. The vision of the GMLC once established by the GMCA and GM Mayor is to enhance the visibility of development plans and gain commitment to support the delivery of GM and Local Authority objects from the public sector partners and ensure buy in to utilising all public sector assets to deliver the visions for each of the different areas of Greater Manchester. This will improve and enhance the effective use of the public estate by unlocking:

- Green, sustainability and community benefits
- Housing delivery
- Economic growth
- Reform of public services across the conurbation

2.2. The Greater Manchester Strategy sets out GMs wider ambition. Each Local Authority will set out its vision for the different areas within its boundary and the outcomes that are trying to be delivered. There will be a need for the public sector bodies to agree to new models of assessing Value for Money when considering the way in which their assets are used or disposed in order to support the delivery of these ambitions with this new way of working being applicable to all projects across Greater Manchester.

2.3. The purpose of the GMLC will be to provide a strategic link between Greater Manchester and HMG Departments / Non-Departmental Public Bodies to facilitate better use of public sector estate to help meet national and local policy objectives. The GMLC will have a focus on Government land rather than Local Authority land. For example, the GMLC would aim to get agreement from public partners to maximise the GM public estate green objectives for the benefit of the local communities, and community development opportunities.

2.4. The GMCA will host the meetings including providing governance support. Local authorities will be able to make particular representations to the members where there are specific public sector land challenges identified. Furthermore, the GMLC will be chaired by the GM Mayor, with the Deputy Mayor employing a deputy role in his capacity as the Portfolio Lead for Housing, Homelessness & Infrastructure. The Land Commission will monitor the implementation of identified programmes and the delivery of outputs to ensure any barriers created by public sector land holders can be highlighted and addressed. The frequency of the meetings is proposed to be at quarterly intervals.

2.5. Membership of the GMLC currently includes:

GMLC Membership:
Government Property Agency
Network Rail
NHS Improvement
GM Integrated Care Service
Department for Transport
Homes England

LGA (Local Government Association)
Cabinet Office
Department for Work and Pensions
Ministry of Justice
TfGM (Transport for Greater Manchester)
GMFRS (Greater Manchester Fire and Rescue Service)
GMP (Greater Manchester Police)
Environment Agency
National Highways (Formerly Highways England)
Coal Authority
Department for Levelling up, Housing and Communities
National Grid*
United Utilities*
Church of England*

(Non-Public Sector invited partners*)

2.6. The initial stage for the GMLC work will be to focus on the following priorities:

- **To Provide Partners with a clear overview of the GM programmes that will benefit from the use of assets across GM.**
- Support GM local authorities in discussions with public sector partners to unlock barriers or resolve estates issues impacting on the successful delivery of Local Authority programmes; and
- Provide a mechanism to support delivery of estate disposal programmes with locally led housing, economic growth, and public service reform initiatives.
- The alignment of estates investment strategies through the development of a GM Land Programme which will support the Local Authorities deliver housing, economic growth, community development and green sustainability.

2.7. The GMLC is a strategic advisory body made up of senior GMCA and public sector partners and representatives. It does not have formal decision-making powers. The GMLC will identify Terms of Reference that will avoid the Commission taking on new activities that lie outside the core purpose.

3. Recommendations

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