

Greater Manchester Combined Authority

Date: 26 January 2024

Subject: GM Brownfield programme (Devolution Deal) - Year 2 and 3 Allocations

Report of: Councillor Ged Cooney, Portfolio Lead for Housing and Steve Rumbelow,
Portfolio Lead Chief Executive for Housing, Homelessness and Infrastructure

Purpose of Report

This report seeks the Greater Manchester Combined Authority's approval to the allocation of the remaining £115m from the three year £150m Brownfield programme that is part of the 2023 Devolution Deal. The allocation has been determined by the methodology set out in this paper.

Recommendations:

The GMCA is requested to:

1. Approve the methodology for prioritising schemes in Year 2 and Year 3 of the Brownfield programme, as set out in Section 2 and Appendix 1;
2. Approve the allocation of the remaining £115m of the overall £150m funding devolved to GMCA;
3. Approve the utilisation of up to £500k from Brownfield grant overage payments to contribute to the revenue funding requirements of delivering the programme; and
4. Delegate authority to the GMCA Treasurer, acting in consultation with the GMCA Monitoring Officer, to effect the necessary legal agreements for the individual grants between the GMCA and grant recipients, as set out in Appendix 2.

Contact Officers

Andrew McIntosh: Andrew.Mcintosh@greatermanchester-ca.gov.uk

Equalities Impact, Carbon and Sustainability Assessment:

Recommendation - Key points for decision-makers

It is recommended that the proposal is supported, as set out in the paper. The Decision Support Tool has identified the proposal will positively impact Housing and the Economy. The impact on the Carbon Assessment is currently unknown at this stage of the programme and will be monitored during and at the end of the programme.

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation
Equality and Inclusion		
Health		
Resilience and Adaptation		
Housing	G	The proposal will positively contribute to the number of affordable homes in GM. The proposal supports brownfield land being brought back into use where market failure has otherwise made this unviable. It may also support surplus to use buildings being demolished or retained and refurbished for new homes.
Economy	G	The deployment of £115m grant funding will contribute to improving economic development in the residential construction sector and associated supply chains. The deployment of £115m grant funding will support the delivery of 7000 new homes which will in turn increase jobs in the construction sector. The deployment of £115m grant funding will support the delivery of 7000 new homes which will in turn create jobs in the construction sector. The proposal will attract wider investment into GM. Wider investment will include private sector and other public sector funds. The proposal will increase opportunities for training and skills development in the construction sector and wider, e.g. apprenticeships.
Mobility and Connectivity		
Carbon, Nature and Environment		
Consumption and Production		
Contribution to achieving the GM Carbon Neutral 2038 target		Schemes that are to be considered as part of this grant award from DLUHC will have due regard to sustainability credentials in line with the Carbon Neutral 2038 target and applied through an agreed set of criteria.
Overall	G	Positive impacts overall, whether long or short term.
	A	Mix of positive and negative impacts. Trade-offs to consider.
	R	Mostly negative, with at least one positive aspect. Trade-offs to consider.
	RR	Negative impacts overall.

Carbon Assessment

Overall Score					
Buildings	Result	Justification/Mitigation			
New Build residential	TBC				
Residential building(s) renovation/maintenance	N/A				
New build non-residential (including public) buildings	N/A				
Transport					
Active travel and public transport	N/A				
Roads, Parking and Vehicle Access	N/A				
Access to amenities	N/A				
Vehicle procurement	N/A				
Land Use					
La	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.

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 grant funding agreements for this Brownfield programme any conditions will be mirrored in agreements between the GMCA and scheme promoters, mitigating any risk retained by the GMCA.

Legal Considerations

The GMCA have entered into agreement with DLUHC in order to receive the grant. The terms and obligations within the DLUHC grant agreement will continue to be flowed through to the ultimate grant recipients within the onward grant agreements to ensure that potential risks to the GMCA are passed on to those grant recipients.

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

As this is a grant the subsidy control position has been considered. The grant agreement from DLUHC to the GMCA is not deemed to be a subsidy as the GMCA will be acting as an intermediary for the funding and flowing through all of the grant money, other than its reasonable administrative costs, to grant recipients to deliver the various Brownfield programme funded schemes. The GMCA is therefore acting in the capacity of an

intermediary of the grant funding which is in line with the Government's Subsidy Control Statutory Guidance. Subsidy Control requirements will be considered further for each individual scheme allocation as part of the detailed due diligence, with any allocation being compliant with the Subsidy Control legislation.

Financial Consequences – Revenue

In a previous report £500k was approved to be used from Housing Investment Funding surpluses towards legal costs. Some budget remains from this approval and it is proposed that any further costs will be funded from the overage payments received to date from historic Brownfield grants.

Financial Consequences – Capital

Capital expenditure is formed of the remaining £115m from the overall £150m Brownfield programme fund that is devolved to GMCA over 3 years. GMCA agreed a spend profile of £57.5m per year in 2024/25 and 2025/26. The Fund will be overprogrammed by £13.7m in order to ensure the remaining years spend commitment is achieved. In the event more than £115m is spent, the GMCA will cashflow up to an additional £13.7m in advance of receiving funding through the Single Settlement. The approach towards over-programming is set out further in 2.12-2.15.

Monitoring and reporting assurance will form part of the existing Single Pot Assurance Framework. The GMCA Section 73 Officer and GMCA Monitoring 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. GMCA Trailblazer Devolution Deal (GMCA approval on 24th March 2023)
2. GMCA Brownfield programme (Devolution Trailblazer deal) - Methodology and Year 1 Allocations (GMCA approval on 30th June 2023)

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. As part of the 2023 Devolution Deal, government and GMCA agreed a £150m capital allocation to support brownfield housing development, to support the delivery of at least 7000 homes by 2025/26. Since this was agreed, GMCA and Districts have been developing GM's pipeline of schemes.

1.2. All schemes will continue to need to meet the key parameters agreed with government. These include:

- Benefit Cost Ratio of 1 (plus non-monetised benefits)
- Green Book appraisal
- Evidence of market failure
- Housing delivery starts on site by March 2026

1.3. The spending profile agreed between GMCA and government requires £35m to be spent in Year 1 and £57.5m to be spent in each of 2024/5 and 2025/6. Given the history of slippage related to the existing Brownfield Housing Fund programme, GMCA took an overprogramming approach in Year 1 and will continue to over programme for Years 2 and 3 and monitor slippage for the remainder of the delivery period.

1.4. Based on previous experience, GMCA substantially over programmed in Year 1, originally committing £51.1m instead of the required £35m. Due to this approach, GMCA is on track to meet the required £35m spend by Government and deliver over 3900 homes. A number of originally approved Year 1 schemes have fallen out of the programme, due to varying reasons, including not being able to draw down 100% of funding by March 2024. Many of these schemes have reapplied for funding in this current process and have been evaluated in line with the criteria outlined in the report.

2. Methodology and Prioritisation of schemes

2.1. A prioritisation process was prepared and applied to determine a shortlist of schemes to be supported in Year 1 (FY 23/24). A similar prioritisation approach has been used for Years 2 and 3, with a continued focus on affordable housing delivery and the provision of net zero/additional environmental benefits.

2.2. There is a specific emphasis on giving additional weighting to schemes that are delivering above 25% social rented homes on site and meeting the new definition for net zero homes, based on the definition agreed by the Truly Affordable Net Zero (TANZ) Task Force.

2.3. The Year 2 and 3 process also incorporates closer alignment with the Homes England (HE) Affordable Homes programme (AHP). The GMCA Delivery team and HE AHP team shared scheme and funding request information as a further check against deliverability. All schemes seeking HE AHP funding will still be required to satisfy HE's standard due diligence process. The Delivery team has also worked with HE Economists to develop the Benefit Cost Ratio (BCR) assessment tool which takes into account a broader range of place based benefits. The programme continues to require schemes to score a BCR of 1 or above.

2.4. The prioritisation process comprises two elements:

- a. **Eligibility Criteria** – this continues to consider individual criteria on a Pass/Fail basis; schemes unable to evidence and 'Pass' all elements will not proceed to the next stage of prioritisation. These specific criteria are included in the DLUHC funding agreement, as set out in 1.2. These elements remain unchanged from Year 1.
- b. **Prioritisation Criteria** – the second stage is centred on a number of criteria with the following weightings:

	2024/25	2025/26
Deliverability	50%	30%
Strategic Fit	25%	40%
Value for Money	25%	30%

- 2.5. **Deliverability** – schemes scored on the basis of their current delivery position and progress. The overall score was arrived at through a review of information gathered on schemes through a submission of evidence by each of the Districts. Individual conversations with each of the Districts and associated landowners/developers has been carried out as appropriate to support this. The Deliverability metric is key to ensuring that sites where funding is being committed are capable of being brought forward within the timescales expected. Site works must commence and achieve 100% spend no later than December 2025 to protect against slippage and ensure deliverability within the permitted timescale.
- 2.6. **Strategic Fit** – Schemes that more closely align with the GM Strategy and GM Housing Strategy have been given higher priority. This is based on whether the scheme sits within a Growth Location or priority town centre; aligns with Places for Everyone and local policies; and demonstrates a contribution to wider objectives (Modern Methods of Construction/Skills/Social Value).
- 2.7. Additional areas of consideration have been included under Strategic Fit and incorporate a focus on capturing schemes which contribute to GM reaching carbon neutral by 2038 (i.e. will they be designed to meet or exceed the Future Homes Standard or not) and schemes which contribute to increasing social rented homes in GM. Government released further information on proposed Future Homes Standard's in December 2023. This will continue to inform part of GMCA's due diligence process.
- 2.8. **Value for Money** - schemes were determined as high, medium or low value for money based on the grant amount per unit as per the approach in Appendix 1. In summary, high value for money was considered against varying grant levels and also considering the cost to delivering better against Greater Manchester strategy objectives.

- 2.9. These metrics ensure that schemes that meet a greater number of GM priorities have been scored more favourably. This balanced approach allows grant to be spent on a greater number of schemes (and thus unlocking more homes) and to optimise delivery against GM priorities.
- 2.10. Successful scheme applicants will be required to enter into a Grant Agreement. The agreement will follow the same approach as Year 1 and continue to include overage provisions. It is assumed that through the award of grant funding to individual recipients that this would then not result in a developer's profit exceeding an inappropriate level. The purpose of the overage mechanism in this case would ensure that any uplift on top of this is captured up to the value of the grant. This mechanism will be agreed on a scheme-by scheme basis.
- 2.11. The detailed criteria and prioritisation methodology is set out in Appendix 1.
- 2.12. Previous tranches have demonstrated that schemes have slipped despite appearing deliverable and therefore over-programming will continue to help mitigate the risk around not meeting the spend profile required by DLUHC.
- 2.13. For Year 2, an over-programming approach of 25% has been taken in drawing up the proposed funding allocations set out in this report. No over-programming has been included in Year 3 at this stage but the financial position will continue to be monitored regularly.
- 2.14. If all of the approved Year 2 schemes deliver, the expectation is that available funding from Year 3 will be reviewed and for Year 3 schemes, it is expected that the Single Settlement will be signed before the end of the programme, providing the CA with access to further funding that can support approved schemes, if required.
- 2.15. To date, GMCA has managed all tranches within the funding awarded from DLUHC and continues to meet the outputs required.

3. Years 2 and 3 priority schemes

- 3.1. Through the Growth Locations structure and Directors of Place, the GMCA have engaged with Districts to identify brownfield sites that meet the defined criteria.

3.2. Over 200 schemes were initially identified by Districts as seeking support from the programme. A number of land proposals were also received, however these will not be funded at this time due to the demand for schemes that already have control over the land. Through further conversations and submission of evidence, 92 schemes have been prioritised based on their appraisal against the defined criteria as set out in the previous section. All schemes have provided evidence that demonstrate they can start on site and draw down grant by December 2025. All schemes meet the DLUHC funding criteria.

3.3. The prioritised schemes will commit the whole of the remaining £115m; £71.8m in Year 2 (allowing for over-programming) and up to £57.5m in Year 3.

3.4. A full list of the proposed schemes, including overprogramming, can be found at Appendix 2.

3.5. Brownfield Land Release Fund (BLRF2) Round 3 is currently open for applications, with a deadline for responses 14 February 2024. This offers up to £80m for councils to apply through the GMCA OPE Partnership. It is anticipated that Local Authorities will still apply for BLRF2 funding, as alternative means of funding support, given that there is a risk that schemes will not satisfy the GM due diligence process.

3.6. Headlines from the proposed Year 2 and 3 allocations include:

- Over 7,800 homes will be unlocked and supported;
- Circa 4000 affordable homes will be supported, with 86% of schemes including affordable housing
- 79% of schemes will be built to Future Homes Standard or above and 5 schemes are aiming to build to a net zero in operation standard, in line with the TANZ Task Force definitions;
- £16.4k average grant rate per unit.

3.7. As part of the £150m funding GMCA must unlock brownfield land with capacity for at least 7,000 homes by 2025/26. By agreeing to support the proposed Year 2 and Year 3 schemes, along with the circa 3900 homes being unlocked through Year 1 funding, GMCA continues to exceed the agreed targets.

3.8. The full list of proposed schemes can be found at Appendix 2.

4. Recommendations

Recommendations are set out at the front of this report.

Appendix 1 Criteria and Prioritisation methodology

Deliverability Year 2 - 50% of overall score/ Year 3- 30% of overall score		
Areas of consideration	Information requirements	Scoring criteria
Status of land– 35%	<ul style="list-style-type: none"> Confirmation of who owns the land / evidence that applicant has control of the land (e.g. title report, development agreement etc.) If land assembly is required – timescales to do so Evidence of planning status , evidence of any outstanding conditions or evidence of when planning will be determined Statement from the applicant confirming scheme deliverability, identifying any key constraints and how this will be overcome 	<ul style="list-style-type: none"> Green- All land matters have been resolved Amber- Most land matter are resolved or evidence of how these will be resolved has been clearly evidenced Red- A number of land issues have not been resolved and/or no evidence for how issues will be resolved has been provided
Delivery strategy – 30%	<ul style="list-style-type: none"> Confirmation of Delivery partner and evidence of arrangement Programme for signing legal agreements 	<ul style="list-style-type: none"> Green- all parts of the delivery strategy are in place Amber- A clear delivery strategy has been evidenced and multiple parts of this have already been achieved (e.g. Developer in place, legal agreements have been executed)

	<ul style="list-style-type: none"> • Programme for identifying contractor or naming contractor if already in place • development programme (showing works on site, unit starts on site, and unit completions) 	<ul style="list-style-type: none"> • Red- The delivery strategy is not clear or a number of areas have been identified which will impact schemes ability to deliver against programme parameters
Funding strategy – 35%	<ul style="list-style-type: none"> • Evidence that required funding has been identified to deliver scheme • For schemes seeking Affordable Housing grant, evidence that Homes England are aware of the scheme • Programme cashflow- identifying GMCA funding drawdown 	<ul style="list-style-type: none"> • Green- all funding is in place, GMCA grant funding is the only remaining funding element and full drawdown can be achieved before March 2025 • Amber- GMCA grant funding and one other source of funding is required and/or full drawdown can be achieved before December 2025 • Red- GMCA grant funding and multiple other funding sources are required

Strategic fit Year 2- 25% of overall score/ Year 3- 40% of overall score

Areas of consideration	Information requirements	Scoring criteria
Scheme location – 50%	<ul style="list-style-type: none"> • Strategic fit statement providing evidence of which Growth Location or key town centre scheme is located in. • Or stating why the scheme has exceptional strategic circumstances, 	<ul style="list-style-type: none"> • Green- Scheme sits within Growth Location • Amber- Scheme sits within a key town centre or the scheme has demonstrated exceptional strategic circumstances • Red- no allocation or strategic fit

	e.g. specialised supported housing scheme	
Scheme contributes to GM reaching carbon neutral by 2038– 20%	<ul style="list-style-type: none"> Evidence of building standard and measures which will be included on site (e.g. solar PV, Air Source Heat Pumps) Statement evidencing how a scheme will reach or exceed the Future Homes Standard 	<ul style="list-style-type: none"> Green- scheme will be designed to meet Future Homes Standard Red- Scheme will not be designed to meet Future Homes Standard
Scheme contributes to increasing social rented homes in GM- 20%	<ul style="list-style-type: none"> Evidence of tenure breakdown 	<ul style="list-style-type: none"> Green- 85% or more of homes on site will be for social rent Amber- Over 25% of homes on site will be for social rent Red- Less than 25% of homes on site will be for social rent
Contribution to objectives in GM and local strategies – 10%	<ul style="list-style-type: none"> GM Strategy, PfE, GM Housing Strategy For example, creating jobs, social value, increased biodiversity, MMC- in GM 	<ul style="list-style-type: none"> Green- Clearly identifies contributions to multiple objectives Amber- Identifies contributions to some objectives Red- Little to no contributions to objectives
Value for Money Year 2 – 25% of overall score/ Year 3- 30% of overall score		

Areas of consideration	Scoring criteria
High VfM- 100%	<ul style="list-style-type: none"> • Less than £10k pu (No affordable homes on site and achieves current Building Regulations), • £15k pu (Above policy affordable homes on site and achieves FHS), • £20k pu (Above policy affordable homes on site and achieves above FHS)
Medium VfM- 50%	<ul style="list-style-type: none"> • Less than £15k pu (No affordable homes on site and achieves current Building Regulations), • £20k pu (Above policy affordable homes on site and/or achieves FHS), • £30k pu (Above policy affordable homes on site and achieves above FHS)
Poor VfM- 0%	<ul style="list-style-type: none"> • More than £15k pu (No affordable homes on site and achieves current Building Regulations), • More than £20k pu (Above policy affordable homes on site and/or achieves FHS), • £30k pu (Does not deliver above policy affordable homes on site nor delivers above FHS)

Appendix 2

Year 2 Scheme Allocations

Authority	Scheme Name	Developer type	Developer name	No of housing units	Brownfield funding required (£s)
Bolton	Church Wharf	Private Developer	Watson Construction (Holdings) Limited	281	£5,205,000
Bolton	Creams Paper Mill	Private Developer	Watson Construction (Holdings) Limited	68	£1,360,000
Bolton	Trinity Gateway	Private Developer	Capital & Centric	52	£1,040,000
Bolton	Roxalina Street	RP	Great Places Housing Association	83	£1,245,000
Bury	Kemp Heaton Avenue	RP	Great Places Housing Association	43	£645,000
Bury	Willow Street	RP	Irwell Valley Housing	13	£260,000
GM Wide	Thriving Investments GM Key Worker Fund	RP	Places for People	239	£5,000,000
Manchester	Boddingtons Brewery	Private Developer	Latimer Developments Limited	505	£3,184,826
Manchester	Devonshire Street	RP	Jigsaw Homes North	24	£480,000
Manchester	Canberra	RP	Guinness Developments	4	£78,748
Manchester	Domett Street	RP	Jigsaw Homes North	4	£80,000

Manchester	One Cathedral Sq	Private Developer	Property Alliance Group	300	£6,300,000
Manchester	Audrey Street / Egbert Street	RP	One Manchester Developments	12	£240,000
Manchester	Jackson's Brickworks Phase 2	RP	Your Housing and NUVU Development Ltd	350	£5,250,000
Manchester	The Rossett	RP	Great Places Housing Association	8	£160,000
Manchester	Russell Road	RP	Great Places Housing Association	120	£2,400,000
Manchester	Riverpark Road	Private Developer	Kellen Homes	387	£3,500,000
Manchester	Cheetham Hill	RP	Mosscares St Vincents HA	69	£841,293
Manchester	Moor Road	Private Developer	Sumo Developments	19	£400,000
Manchester	Manox	Private Developer	Landcare (East Manchester) Limited	410	£5,000,000
Manchester	Ferrous	Private Developer	Capital & Centric	107	£1,605,000
Manchester	Grey Mare Lane Plot A	RP	Great Places Housing Association	66	£990,000
Manchester	Princedom Street	RP	Mosscares St. Vincent's HA	22	£568,466
Oldham	Jubilee Mill Site	Private Developer	Wigget Homes LTD	35	£527,140
Oldham	Foundry Street	RP	Jigsaw Homes Tameside	15	£300,000
Rochdale	Pilsworth Road	LA	Rochdale Council	12	£360,000
Rochdale	Well I'Th' Lane	Private Developer	M7 Projects LTD	85	£1,062,000
Rochdale	Castle Inn	LA	Rochdale Council	8	£240,000
Rochdale	Hornby Street	LA	Rochdale Council	8	£240,000
Rochdale	Brassey Street	LA	Rochdale Council	12	£360,000
Rochdale	Drake Street	LA	Rochdale Council	14	£420,000

Rochdale	Durnford Street	LA	Rochdale Council	4	£120,000
Rochdale	Lodge Mill	LA	Rochdale Council	17	£510,000
Rochdale	Milkstone Place	LA	Rochdale Council	1	£30,000
Rochdale	The Junction	RP	New Living Homes LTD	24	£480,000
Rochdale	Castleton Sidings	Private Developer	Kellen Homes	191	£3,020,000
Rochdale	Corner Plot	LA to dispose of site	TBC	38	£1,000,000
Salford	Cross Lane and Belvedere Road	RP	Together Housing Group	67	£1,236,643
Salford	St Simons St Homeless Move On	RP	Mosscares St Vincents HA	42	£500,000
Salford	Duncan Street	Private Developer	Generation 400 Ltd	85	£838,861
Salford	Arrow Street	RP	Salix Homes	68	£2,040,000
Salford	Pendleton House	RP	For Housing	88	£1,760,000
Salford	The White Lion	RP	Whitfield and Brown	18	£270,000
Salford	Plot A1 New Bailey	Private Developer	English Cities Fund	151	£4,530,000
Stockport	St Thomas' Stockport	LA	Stockport Metropolitan Borough Council	8	£160,000
Stockport	Former Sainsbury's, Warren Street	Private Developer	Amcap (Stockport) Ltd	178	£1,848,530
Stockport	Bredbury Green Supported Living	RP	Mosscares St Vincent's HA	12	£127,201
Stockport	Ups & Downs	Private Developer	Stockport Vikings Luxury Properties Limited	14	£420,000
Stockport	Mill Street Woodley	Private Developer	M7 Projects LTD	16	£240,000

Stockport	Higher Hillgate	LA	Stockport Metropolitan Borough Council	24	£408,000
Stockport	Romiley Liberal Club	Private Developer	W.C. Investments Ltd t/a Watson	16	£292,000
Stockport	North Reddish	Private Developer	Northern Group Development Limited	155	£1,895,000
Tameside	228 Stamford St Central	Private Developer	Bricks & Soul Trading	17	£255,000
Tameside	Land off greenside Lane	Private Developer and RP	Landcare (Manchester) Ltd	150	£2,625,000
Tameside	The Hollies	RP	Jigsaw Homes Tameside (JHT)	12	£240,000
Tameside	Stalybridge Clinic	RP	To be advised	78	£900,000
Trafford	The Place - Carrington Village	Private Developer	Wain Estates (Carrington) Ltd	244	£978,473
Trafford	Sale West Phase 3	RP	Irwell Valley Housing	85	£1,700,000
Trafford	Christie Road	RP	Southway Housing Trust	60	£1,200,000
Trafford	Tamworth	Other	Homes for Trafford LLP	143	£2,860,000
Wigan	Keble Grove	LA	Wigan Council	26	£277,130
Wigan	Briar / Yates, Leigh	LA	Wigan Council	23	£210,000
Wigan	Prestwich Street	LA	Wigan Council	8	£113,220
Wigan	Tulach Phase 2	Private Developer	Northstone Development Ltd	66	£1,980,000
Wigan	North Lane	LA	Wigan Council	8	£80,363
Wigan	Manchester Rd (next to the Archer)	LA	Wigan Council	6	£63,640

Year 3 Scheme Allocations

Authority	Scheme Name	Developer type	Developer name	No of housing units	Brownfield funding required (£m)
Bolton	Platt Hill	RP	Clarion Housing Group	28	£420,000
Manchester	Narbuth Drive	LA to dispose of site to RP	TBC	16	£240,000
Manchester	Lighbrowne Rd	LA to dispose of site to RP	TBC	15	£225,000
Manchester	Tidebrook Walk	LA to dispose of site to RP	TBC	11	£165,000
Manchester	Firbeck Drive	RP	Jigsaw	7	£105,000
Manchester	Talbot House (Upper Monsall Street)	LA to dispose of site to RP	TBC	10	150000
Manchester	Pennington Street	RP	Onward	21	£420,000
Manchester	Openshaw Village Site 1	RP	One Manchester Developments	15	£300,000
Manchester	Palmerston Close	RP	One Manchester Developments	31	£620,000
Manchester	Clayton Canalside Supported Housing	LA to dispose of site to RP	TBC	80	£1,200,000
Manchester	Beechcroft Close	RP	Jigsaw	9	£135,000
Manchester	Victoria North Phase 2	Private Developer	Far East Consortium	252	£6,930,000

Manchester	Grey Mare Lane	Private/Local Authority	This City	136	£2,720,000
Manchester	Hyde Rd	Private/Local Authority	This City	84	£1,680,000
Manchester	Monsall P1	Private/Local Authority	This City	175	£3,500,000
Manchester	Postal St	Private/Local Authority	This City	111	£2,220,000
Oldham	Oldham Mumps/Princes Gate	Private Developer	MUSE Places	347	£5,552,000
Rochdale	Nowster Pub	LA	Rochdale Council	8	£240,000
Rochdale	Hare Hill Road	LA	Rochdale Council	50	£1,500,000
Salford	Christchurch Avenue	Private Developer	English Cities Fund (ECF)	91	£2,730,000
Stockport	Stockport 8, Town Centre West	Private Developer	Stockport 8 LLP	60	£1,190,000
Stockport	Fletcher St / Victoria House	Private Developer	Progressive Living & Picture This	248	£5,716,750
Tameside	Former Newton Bank Printworks	Private Developer	Ecclestone Homes	122	£1,220,000
Trafford	Stretford Mall	Private Developer	Trafford Bruntwood (Stretford Mall) LLP	190	£1,900,000
Wigan	Car park site, Wigan	LA	Wigan Council	22	£440,000
Wigan	Eckersley Mill	Private Developer	Heaton Group	180	£2,650,000