

Greater Manchester Combined Authority

Scrutiny Committee

Date: 21 February 2024

Subject: Housing Portfolio Overview

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

Purpose of Report

To provide Scrutiny Committee with an overview of key work priorities under the Housing portfolio

Recommendations:

The GMCA Overview & Scrutiny Committee is requested to:

1. Note the contents of this report.

Contact Officers

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Equalities Impact, Carbon and Sustainability Assessment:

Housing is a major element in inequalities facing people and communities across GM, in terms of differential experiences of the cost, security, safety and quality of a home, or for some an inability to find a home at all. These underpin our work on the Good Landlord Charter (section 2), delivering new truly affordable homes (section 3), Social Housing Quality Fund (section 5) and Healthy Homes (section 6). The carbon and sustainability impacts of new and existing homes are also substantial, and drive our interventions to encourage delivery of net zero carbon new homes (section 3) and influence the allocation of Brownfield funding (section 4)

Risk Management

NA

Legal Considerations

There are no specific legal implications in the report.

Financial Consequences – Revenue

No direct revenue consequences

Financial Consequences – Capital

Brownfield Programme and Social Housing Quality Fund capital flows through the GMCA (see sections 4 and 5 of the report)

Number of attachments to the report: 0

Background Papers

GM Brownfield programme (Devolution Deal) - Year 2 and 3 Allocations, Report to GMCA
26 January 2024

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 considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?

No

1. Introduction/Background

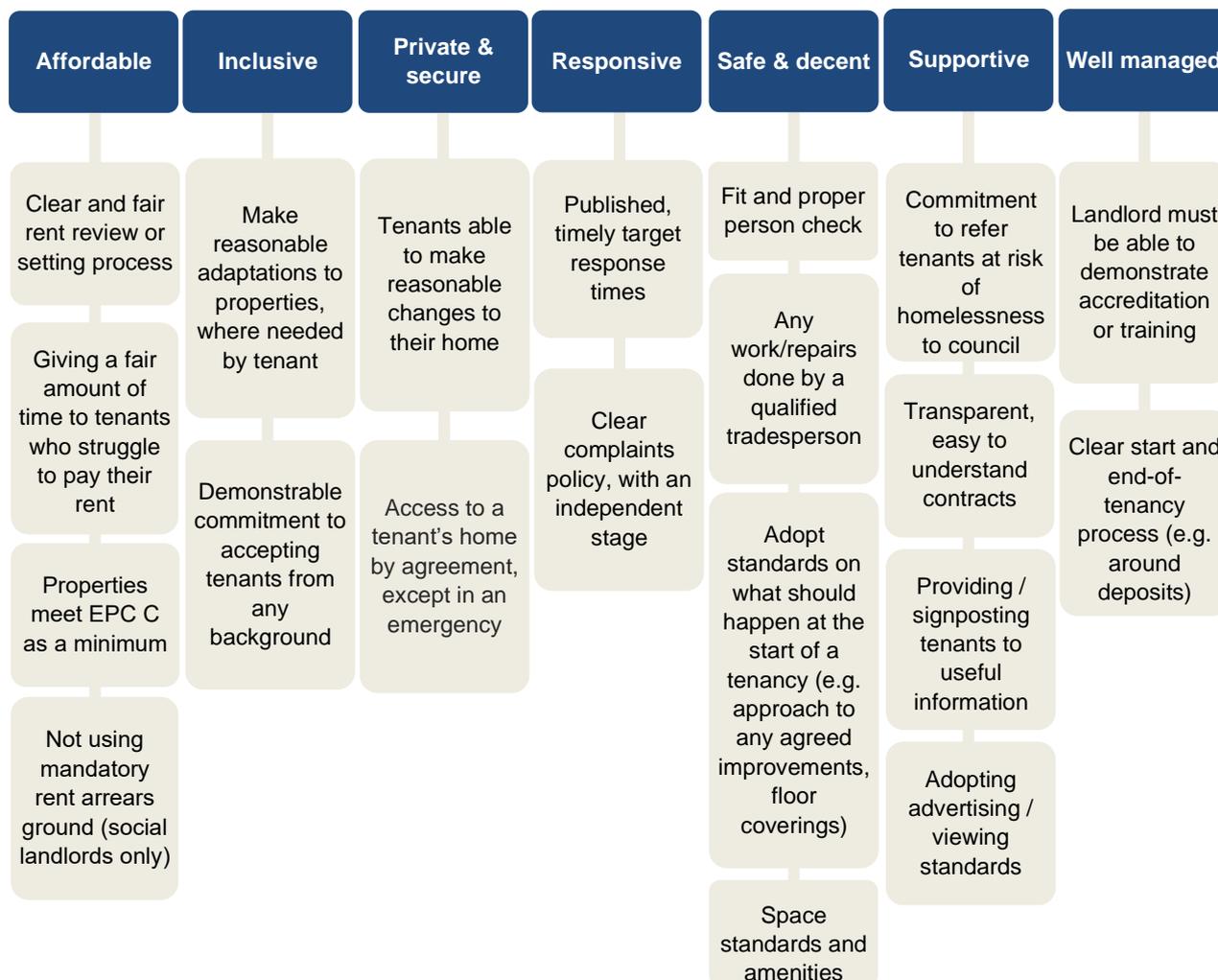
- 1.1 This note is intended to summarise for the Committee some of the key workstreams being pursued at GM level under the Housing portfolio, as an aide to discussion at the meeting. The work is framed by the Greater Manchester Strategy, and more specifically by the Greater Manchester Housing Strategy, available here: [GM-housing-strategy.pdf](#). The GM Housing Strategy was produced after extensive consultation and co-production with stakeholders across the city region. It focuses on actions which can be taken at a Greater Manchester level, and does not seek to capture all the many activities and interventions being led locally.
- 1.2 Since the GM Housing Strategy was launched, progress and further thinking has been encapsulated in several further key documents, including particularly:
 - a. the Tripartite Agreement between GMCA, the then GM Health & Social Care Partnership and the GM Housing Providers (GMHP), titled 'Better Homes, Better Neighbourhoods, Better Health', which is available here: [Greater Manchester Tripartite Agreement](#)
 - b. the relevant parts of the 2023 Devolution Trailblazer deal with Government (pages 27-33 in particular), available here: [GM devolution trailblazer](#)
 - c. a Mayoral policy statement on a proposed 'New Deal for Renters', available here: [a-new-deal-for-renters-june-2023-final.pdf](#)
- 1.3 A detailed update of work to implement the GM Housing Strategy is published on a six-monthly cycle, and is reported to the GM Planning and Housing Commission. The latest update, showing progress to end June 2023 can be found here: [Greater Manchester Housing Strategy Implementation Plan to end of June 2023](#). The update to end December 2023 is being worked on now.

2. Greater Manchester Good Landlord Charter

- 2.1 The Good Landlord Charter will be an ambitious voluntary standard for landlord excellence, supporting private, social and specialist landlords to improve practice.
- 2.2 The Charter is out for public consultation from 8th January-26th February 2024. The consultation survey is available at www.gmconsult.org, and email and postal responses are also being accepted. Alongside this, GMCA has commissioned focus groups to understand the experiences of people that are typically underrepresented in public consultation responses.
- 2.3 The development of the Good Landlord Charter was overseen by a coordinating group that met over the course of 2023. The coordinating group included private and social tenants and landlords, as well as advice agencies, academics and other experts, and was subsequently convened to oversee the development of the Good Landlord Charter consultation.
- 2.4 As a voluntary scheme, the Good Landlord Charter will not be able to tackle all the issues being faced by everyone who is renting. However, just as the Good Employment Charter has engaged with employers across the city region, helping them go above the bare legal minimum employment offer, the Good Landlord Charter would support and work with landlords to achieve higher standards.
- 2.5 The Good Landlord Charter would be open to every landlord in GM to volunteer to work towards membership, including private and social landlords and providers of specialist housing. GMCA is confident that a large proportion of GM social landlords will take part in the charter due to the participation of GMHP in its development, meaning that the overwhelming majority of social housing in GM would be covered by the charter.
- 2.6 Letting and managing agents would play a key role in supporting landlords who have committed to the charter in meeting their commitments, and in championing the charter to their clients.
- 2.7 There would be two levels of participation for landlords -
 - Supporter – before landlords could join the charter as a full member, they would first need to become a supporter. Supporters would be able to demonstrate that they met the existing legal minimum requirements and commit to working towards the member criteria.

- Full members – would be able to demonstrate they are compliant with existing legal minimum standards and the charter’s member criteria (see Figure 1).

Figure 1: Good Landlord Charter member criteria



- 2.8 These member criteria seek to strike a balance between high standards and achievability for landlords. While they would be common across all forms of rented housing, some would only apply to specific kinds of landlords, or apply differently in detail. It is likely that further amendments to the member criteria for specialist housing would be needed after the charter began operation. Member criteria would also be subject to development over time.
- 2.9 GMCA is also seeking views on how landlords can be persuaded to join the Charter, who should operate the charter and how its future delivery and development should be overseen.
- 2.10 Responses to the public consultation and the findings from the focus group will subsequently contribute to the final Good Landlord Charter design, which is due to be implemented later in 2024.

3. Truly Affordable Net Zero (TANZ) homes

- 3.1 In the GM Housing Strategy we committed to the delivery of at least 50,000 additional affordable homes by 2037; more than half of which are to be social or affordable rent. In 2021 GMCA collectively endorsed the ambitions to achieve delivery of 30,000 Truly Affordable Net Zero carbon social rented homes (TANZ) by 2038. We presented our initial action plan to support these ambitions to the CA in March 2022.
- 3.2 Delivering social rented homes presents a financial challenge in terms of viability and access to grant support to close the funding gap which faces social housing providers looking to build new homes. However, the delivery of thousands of net zero carbon homes presents a higher degree of difficulty and complexity – one we have described as a ‘whole system challenge’. Nonetheless, the need to meet our carbon reduction ambitions (including the requirement in the Places for Everyone plan for new development to be net zero from 2028), while also accelerating delivery of social rented homes to help tackle the fundamentals of the housing crisis, means that the necessary transformation in the way we approach the design, development and construction of new homes has to be achieved.
- 3.3 To drive forward this collective commitment, we have established a Task Force comprising senior sector leaders and key stakeholders, utilising their wealth of experience and technical expertise to provide strategic leadership to deliver net zero carbon homes, and has established working groups discussing the monitoring of net zero delivery as well as best practice from around the country. Given the concentration of relevant academic expertise, our partnership with the GM Housing Providers, the backing of the statutory joint planning process, our influence over adult skills programme and our Strategic Place Partnership with Homes England, GM should be well placed to make the transition to net zero new build ahead of other parts of the country, with the potential for economic benefits if we are successful.
- 3.4 Through the Devolution Trailblazer agreement, GMCA has gained new, strategic oversight of the Affordable Homes Programme and the existing Strategic Place Partnership with Homes England has been strengthened. We are now able to better align Brownfield Fund and other programmes with Affordable Homes Programme support, to maximise affordable housing delivery while adding incentives into the system for social housing providers and developers to make greater strides toward

net zero carbon homes. We are working with districts, Homes England and housing providers to establish a forward pipeline of TANZ delivery, and looking to work in collaboration to overcome barriers to progress including unlocking land supply, ensuring the right professional and trade skills are available, learning from early schemes and academic partners about practical solutions and lessons to be adopted in moving to modern methods of construction able to consistently meet net zero standards, and working on guidance to the construction industry, developers, planners, building control officers and others so that there is a consistent understanding of policy requirements around net zero.

- 3.5 Government have allocated £7.4bn to Homes England for spending on the Affordable Housing Programme outside Greater London in the five years up to the end of March 2026. GMCA are working closely with GMHP and Homes England to maximise investment in GM from the new Programme, which is the major source of subsidy to top up the majority of funding for new affordable homes which comes from social housing providers themselves. Together, these have supported the delivery of in the region of 2,000 new affordable homes annually across the city region in recent years.

4. Brownfield programme

- 4.1 Brownfield sites can cause significant problems for local communities, including being eyesores, risks to public safety, a focus for crime and anti-social behaviour, and contribute to deprivation that can impact local businesses and property values. Redevelopment of sites can remove these issues, as well as improving the quality of life for local communities by providing wider benefits including new homes and businesses, green space and landscaping, facilities such as play areas, and better connectivity and public access routes.
- 4.2 Brownfield sites can be difficult and expensive to redevelop for several reasons, particularly due to risks associated with clean-up of contaminated land from previous development and the removal of unsafe structures. For this reason, and the benefits redevelopment offers, public funding programmes have been created to support delivery of new homes on brownfield sites.
- 4.3 GMCA has been responsible for the distribution and management of funding streams to support delivery of new homes on brownfield land since the launch of the Brownfield Land Fund in 2020.

- 4.4 To date, around £85m of capital funding has been spent supporting over 9,000 new homes across 80 brownfield development sites across Greater Manchester. Many of these new homes are currently being built or are completed and occupied.
- 4.5 As part of the 2023 Devolution Deal, government and GMCA agreed a £150m capital allocation, to be spent in 2023/24 to 2025/26, to support brownfield housing development and enable delivery of at least 7000 new homes. Since this was agreed, GMCA and Districts have been developing GM's pipeline of schemes.
- 4.6 It was agreed with Government that the £150m allocation would be split into three tranches of £35m, £57.5m, and £57.5m to be spent in 2023/24, 2024/25, and 2025/26 respectively.
- 4.7 This year's initial funding allocations were agreed by the Combined Authority in June 2023. Due to slippage in the identified developments, further decisions on allocations were made through the balance of 2023. We are on track to spend the £35m of funding allocated to this financial year to support the delivery of over 3900 homes.
- 4.8 For the second and third years of the allocation, we have sought to look further ahead and allot all the remaining funding under a single process. This has alleviated the requirement to focus on projects that are able to draw down funding in a single financial year and given us the ability to take other factors into consideration when allocating funding.
- 4.9 The methodology and prioritisation approach for funding allocations in 2024/25 (year 2) and 2025/26 (year 3) are set out comprehensively in the [report approved by the Combined Authority on 26 January 2024](#). In summary, applications were assessed on the basis of deliverability, strategic fit, and value for money and ranked accordingly, with funding then awarded to the projects based on rank until the funding was fully allocated.
- 4.10 Over 200 schemes were identified by Districts as seeking support from the programme. Of these, 92 projects have been provisionally identified as recipients of funding totalling £129m. This includes an allowance of 25% (£14m) of overprogramming in (year 2), given the slippage experienced in year 1 of the allocation and previous brownfield funding tranches.
- 4.11 A full list of the projects to receive funding, as approved by the Combined Authority on 26 January 2024, can be found at Appendix 1.
- 4.12 Headlines from the year 2 and year 3 allocations include:

- All Local Authorities have benefited from the funding allocation;
- Over 7,800 homes will be unlocked and supported (so 11,700 homes across the £150m allocation against a target of 7,000 homes);
- Around 4,000 affordable homes will be delivered, with 86% of schemes including affordable housing;
- 79% of projects (around 6,500 homes) are expected to be built to the Future Homes Standard or above;
- £16.4k average grant rate per unit.

5. Social Housing Quality Fund

5.1 In June 2023, GMCA received £15m capital funding from the Department for Levelling Up, Homes and Communities (DLUHC) to tackle damp and mould health hazards in social housing. GMCA were provided the flexibility and discretion of how the funding would be allocated in GM, as long as it supports improvements to the physical decency of social housing. At the GMCA meeting on 30 June 2023, Leaders agreed to allocate grant to social housing providers in Greater Manchester via a competitive funding competition. It was agreed that the Social Housing Quality Fund (SHQF) would be allocated to eligible applicants, requiring a minimum 25% match funding, and prioritised as follows:

- Band 1: Dealing with Category 1 damp and mould HHSRS hazards;
- Band 2: Dealing with Category 2 damp and mould HHSRS hazards facing vulnerable households;
- Band 3: Dealing with other Category 2 damp and mould HHSRS hazards;
- Band 4: Dealing with properties where tenants have reported damp and mould issues and surveys have identified remedial action required;
- Band 5: Supporting 'infill' works to properties of archetypes with vulnerable tenants where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring;
- Band 6: Supporting 'infill' works to properties of archetypes where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring.

- 5.2 In August 2023, £14.84m of capital grant was offered to 17 social housing providers in GM to deliver repairs and renovation works in up to 12,835 homes affected by damp and mould issues, with £5.34m in match funding (26%) provided by housing providers. The funding is provided by DLUHC for the 2023/24 financial year, and so funded works must be completed by 31 March 2024. Partners are ongoing with delivery, with almost 30% of delivery completed at end December 2023.
- 5.3 The University of Salford have been commissioned to provide an external qualitative evaluation of the funding programme to better understand the impact of the funding on tenants receiving works. The study will complement internal performance monitoring and evaluation of the programme.

6 Healthy Homes services

- 6.1 Development of coherent Healthy Homes services is a longstanding strategic commitment for Greater Manchester, being a desired outcome of the GM Housing Strategy, GM Population Health Plan, GM Tripartite Agreement and the Framework for Creating Age Friendly Homes produced by the GM Housing, Planning and Ageing Group.
- 6.2 Adaptations, repairs and removal of hazards are an effective and cost-effective intervention for preventing falls and injuries, improving performance of everyday activities and improving mental health. Adaptations can help to reduce hospital admissions and speed up discharges, cut domiciliary care costs, and delay the necessity to move into residential care. Research has found that people who have had grant-funded adaptations and subsequently move into care do so some four years later than those who have not had adaptations carried out.
- 6.3 Yet older and disabled people who could be eligible are still often unaware of the existence of Disabled Facilities Grants (DFG) and home assistance and take up can be 'patchy'. In Greater Manchester, current provision of adaptations, repairs and removal of hazards varies by locality, ranging from comprehensive, branded agencies delivering a range of collectively commissioned services, to localities where provision may be limited to statutory delivery of adaptations.
- 6.4 This reflects the withdrawal of national investment in Home Improvement Agency (HIA) services, private sector housing interventions and renewal programmes from Local Authorities by central government since 2010. The ability to deliver a response

to poor quality housing at scale has dramatically reduced since this time and consequently, expertise and capacity in local authorities and providers has reduced as a direct result of this. That means additional costs are being incurred for health, social care and other public services, because of lack of preventative interventions in the home, also leading to a worse quality of life for GM residents.

6.5 Those LAs who have continued to provide these services have done so through their own investment, acknowledging the important role that these services have from a preventative perspective, but also in immediate improvements in quality of life.

6.6 arc4 was commissioned in March 2022 to support the development of consistent Healthy Homes services across GM. The GM Tripartite Agreement partners jointly commissioned this work to begin to operationalise this as a priority workstream across housing, health, and social care.

6.7 A summary of the proposed baseline healthy homes offer is as follows:

- Consistent advice and information- consistency across locality websites and offline resources to provide information on preventative support, supplemented with individual locality information.
- Aligned healthy homes grant products and support across localities- using flexibilities in the Disabled Facilities Grant to create an offer with consistent language that encourages more take up such as Hospital Discharge Grant and Dementia Grant
- Providing an affordable warmth service across localities- consistent service that provides physical interventions in the home to help people live well, and advice and support to maximise income
- Aligned Disabled Facilities Grant criteria and delivery- bringing a consistent approach to the mandatory grant regime

6.8 There are also policy recommendations, including aligning Private Sector Housing Assistance Policies, and development of a GM Housing Providers adaptations protocol.

6.9 The consultation recognised the potential opportunity and benefits of the Tripartite Partner organisations' involvement in the development of Healthy Homes services. There was positive support for the Tripartite Partners to engage in activity that would create economies of scale for localities and reflect the financial and capacity constraints in each locality, including: data and research; resourcing; workforce

development; strategic oversight and system engagement; consistent policy and resource development.

6.10 The scale of ambition of these recommendations is accompanied by ambitious timescales, in order to maintain momentum with this project, and to begin delivery in this vital area as soon as possible.

6.11 This commission included the development of detailed locality Transition Plans that recognise the additional support and resources required by localities and where economies of scale can be achieved. There is more work to be done to understand local requirements including what resource would be needed to deliver the baseline service level and necessary supporting policy recommendations. Recruitment for a Project Manager to coordinate this engagement with local authorities, as well as to deliver the aspects of the project identified by arc4 as best being delivered across GM, will begin in February.

Appendix 1: Brownfield Fund

Year 2 Scheme Allocations

Authority	Scheme Name	Developer type	Developer name	No of housing units	Brownfield funding required (£m)
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

BOLTON

BURY

MANCHESTER

OLDHAM

ROCHDALE

SALFORD

STOCKPORT

TAMESIDE

TRAFFORD

WIGAN

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	Mosscare 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	Mosscaire St. Vincent's HA	22	£568,466
Oldham					
Oldham	Jubilee Mill Site	Private Developer	Wigget Homes LTD	35	£527,140
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	Mosscare 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	Mosscare 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	£150,000

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