

## Greater Manchester Combined Authority

Date: 22 March 2024  
Subject: Greater Manchester Land Commission - Update  
Report of: Councillor Ged Cooney, Portfolio Lead for Housing

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### Purpose of Report

This report seeks Greater Manchester Combined Authority “GMCA”) to note the contents of this paper regarding the commencement of the Greater Manchester Land Commission (“GMLC”) and the next steps, following the first meeting held the 2nd of February 2024. The meeting was chaired by the GM Mayor and included attendees from across local and central government bodies, with the aim on unlocking value from public sector land & assets.

### Recommendations

The GMCA is requested to:

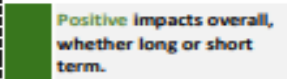
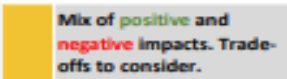
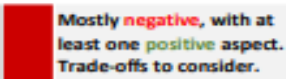

Note the contents of this report.

### Contact Officers

Damian Cross: [damian.cross@greatermanchester-ca.gov.uk](mailto:damian.cross@greatermanchester-ca.gov.uk)

# Equalities Impact, Carbon and Sustainability Assessment

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

n/a

## Legal Considerations

n/a

## Financial Consequences – Revenue

No financial requirements at this stage

## Financial Consequences – Capital

None expected.

## Number of attachments to the report

None.

## Comments/recommendations from Overview & Scrutiny Committee

None.

## Background Papers

Greater Manchester Land Commission, GMCA Report, May 2022

## **Tracking/ Process**

### **Exemption from call in.**

#### **GM Transport Committee**

N/A

#### **Overview and Scrutiny Committee**

N/A

# Introduction/Background

## 1.0 Background:

- 1.1 A report to approve the establishment and commencement of the GMLC (Greater Manchester Land Commission) setting out the purpose, intention and partner members, was brought forward and approved in May 2022. Following the development of the Terms of reference and objectives for the GMLC, the first meeting took place on the 2<sup>nd</sup> of February 2024, Chaired by the Mayor of GM Andy Burnham.
- 1.2 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 was therefore proposed to establish a GMLC to bring all public sector parties together to commit to working collaboratively with the Local Authorities across Greater Manchester.
- 1.3 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.
- 1.4 The first meeting of the GMLC took place on the 2nd of February 2024. The participants engaged positively in the discussion and agreed verbally to the Terms of Reference and proposed objectives. The challenge moving forward being to convert that buy in from stakeholders into tangible benefits on the ground.

## 2.0 Objective of GMLC

- 2.1 The Purpose of the GMLC will be to provide a strategic link between Greater Manchester and Her Majesty's Government Departments / Non-Departmental Public Bodies to facilitate better use of the public sector estate to help meet national and local policy objectives. The GMLC will support linking through to how we would tackle levelling up in specific locations.
- 2.2 The GMLC will promote collaboration between public sector partners to unlock additional:
- Green, sustainability, and community benefits
  - Housing deliver
  - Economic growth
  - Reform of public services across the conurbation
- 2.3 The GM One Public Estate (OPE) programme is a fundamental part of the GM approach to joint-working with Government to develop a place-based approach to driving inclusive economic growth and promoting the independence of residents across the conurbation. The establishment of the GMLC can therefore be complimented by the GM OPE governance framework and enhance existing collaboration with public sector partners.
- 2.4 The approach also sits as part of the coherent plan to bring forward growth plans across the conurbation under Growth Locations with the intention that the GMLC, OPE and Growth Locations are all aligned to support efficient and effective delivery of GMs growth ambitions and maximising the outcomes that can be generated through the delivery of Growth.

### **3.0 Next Steps**

- 3.1 The inaugural meeting of the GMLC agreed the following next steps:
- Formally agree the Terms of Reference (after verbal agreement at meeting).
  - Develop a 'GM Public Sector Land View' – aggregated view of all public land and evolution of GM Mapping or other sources.

- Developing a GM Land Programme, optimising public sector land holdings for the greater good – immediate supply to meet immediate demand (e.g. Housing).
- Development of a GMLC strategic framework document that aligns and co-ordinates the demand (GM & local plans) the supply (all public sector land holdings) the priorities and actions required to achieve this.
- Engage Treasury around best consideration and disposal values.

3.2 Annual reports on the development and progress of the GMLC will be brought back to the GMCA.