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Date: 28 JUNE 2019

Subject: **GREATER MANCHESTER HOUSING STRATEGY**

Report of: PAUL DENNETT, CITY MAYOR OF SALFORD AND PORTFOLIO LEADER FOR HOUSING, HOMELESSNESS AND INFRASTRUCTURE, AND STEVE RUMBELOW, PORTFOLIO LEAD CHIEF EXECUTIVE

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## **PURPOSE OF REPORT**

- 1.1 The Greater Manchester Strategy identifies safe, decent and affordable housing as one of our headline priorities – homes to fit the needs and aspirations of current and future citizens. The housing crisis takes many forms, and the challenges we face in Greater Manchester need solutions that work for our communities and residents. Our focus in drafting a Greater Manchester Housing Strategy is on where we can make a real difference by working together across the city region.
- 1.2 Work on the development of a Greater Manchester Housing Strategy has followed co-production principles. We have benefitted from a series of ‘writing groups’ drawing on the knowledge and ambitions of a range of stakeholders and experts, and from ‘listening events’ run in each of the ten districts with a broad range of participants including relevant lead members. We are hugely grateful for the new perspectives and ideas that were added to the Strategy as a result.
- 1.3 This wider base of thinking also helped inform the drafting of the GM Housing Vision, considered alongside the Greater Manchester Plan for Homes, Jobs & the Environment putting (GM Spatial Framework) consultation draft as part of the ‘Future of GM’ package approved by the joint GM Combined Authority & AGMA Executive Board meeting in January. The Vision has in turn provided a foundation for this Strategy. We have shared and sought comments on drafts of this Strategy from local authority Leaders, the Planning, Housing & Environment Overview & Scrutiny Committee, Planning & Housing Commission and from district and GM colleagues.
- 1.4 An Implementation Plan will be developed to set out the detail of the actions flowing from this Strategy and help drive the delivery of the changes the Strategy seeks to promote. Chapter 6 of the Strategy sets out issues where we will be making the case to Government

for new approaches or flexibilities, together with the framework of our priority actions, as follows:

### **A: A safe, healthy, accessible home for all**

- A1: Tackling homelessness and rough sleeping: ensuring no one is forced to spend a night on the streets through A Bed Every Night; continued pioneering work on Social Impact Bond for Entrenched Rough Sleepers, Homelessness Prevention Trailblazer and the Housing First Programme; continued embedding of the Homelessness Reduction Act in GM; developing a ten-year GM homelessness strategy.
- A2: Making a positive difference to the lives of private tenants: developing a GM Good Landlord Scheme; empowering tenants through better information about their rights and obligations; consistent, coordinated enforcement of standards and targeted interventions on rogue landlords; expand the ethical lettings agency model across GM; develop place-based programmes of intervention in the private rented sector at neighbourhood level.
- A3: Developing Healthy Homes Services to support vulnerable households: extend and adapt the Home Improvement Agency model to help households in poor quality homes live safely and independently; work with districts to deliver a strategic approach to supported housing provision across GM, working with Homes England and NHS England.
- A4: Improving access to social housing for those who need it: explore the benefits of a consistent GM housing allocations framework; better meet the needs of vulnerable households with health and care needs exacerbated by their housing situation.
- A5: Identifying pathways to volume domestic retrofit and reducing fuel poverty: design cost-effective ways for property owners to retrofit their homes in support of achieving a carbon neutral city region by 2038.

### **B: Delivering the new homes we need**

- B1: New models of delivery: ensure land supply to deliver the new homes needed by 2037; establish a community-led housing hub for GM; work with partners to develop new sources of housing delivery to complement 'business as usual' delivery; support the shift to modern methods of construction and the reskilling of the construction sector.
- B2: Investing in truly affordable housing: consult and agree on a GM approach to defining housing affordability; develop clearer, systematic approaches to capturing and recycling

value from development for the community; find ways to reduce reliance on temporary accommodation by delivering additional affordable homes.

B3: Increase choices in the housing market for GM households: develop alternative models to help key groups find secure, high quality homes; develop strategies to ensure market and commissioned provision of homes suitable for specific groups including older households.

1.5 Specific work is already underway on many of the issues raised in the Strategy, including homelessness and rough sleeping, the private rented sector, work to accelerate housing delivery, detailed work on the definition of affordability and affordable housing in a GM context, and work toward meeting the commitment to deliver at least 50,000 additional affordable homes by 2037, with at least 30,000 being for social rent or affordable rent.

## **RECOMMENDATIONS:**

2.1 GMCA is asked to:

- (a) approve the draft Greater Manchester Housing Strategy attached to this report; and
- (b) commission the development of an Implementation Plan for the Strategy.

## **CONTACT OFFICERS:**

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Risk Management – N/A

Legal Considerations – N/A

Financial Consequences – Revenue – N/A

Financial Consequences – Capital – N/A

A draft of this Strategy was considered by the Planning, Housing & Environment Overview & Scrutiny Committee at their meeting on 11 April 2019, and a number of comments reflected in the attached updated draft Strategy, on issues including town and district centres, social infrastructure provision and delivery of affordable housing.

## **BACKGROUND PAPERS:**

**Housing Vision for Greater Manchester**

[https://www.gmcameetings.co.uk/download/meetings/id/4044/5\\_gm\\_housing\\_vision](https://www.gmcameetings.co.uk/download/meetings/id/4044/5_gm_housing_vision)

**Greater Manchester Strategic Housing Market Assessment**

<https://www.greatermanchester-ca.gov.uk/media/1733/gm-shma-jan-19.pdf>

<b>TRACKING/PROCESS</b>		
Does this report relate to a major strategic decision, as set out in the GMCA Constitution?		Yes
<b>EXEMPTION FROM CALL IN</b>		
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
TfGMC	Overview & Scrutiny Committee	
NA	11 April 2019	