

MINUTES OF THE GREATER MANCHESTER PLANNING AND HOUSING COMMISSION HELD ON 21 MARCH 2022 VIA MS TEAMS AND LIVESTREAMED VIA PUBLIC i.

MEMBERS:

Mayor Paul Dennett (Chair)	City Mayor of Salford
Councillor Toby Hewitt	Bolton Council
Councillor Gavin White	Manchester City Council
Councillor Hannah Roberts	Oldham Council
Councillor Linda Robinson	Rochdale Council
Councillor Mike McCusker	Salford City Council
Councillor Ged Cooney	Tameside Council
Councillor Susan Gambles	Wigan Council
Matthew Harrison	Great Places Housing Association
Bernadette Elder	Inspiring Communities Together
Jane Healey Brown	Arup

ADVISORS:

Steve Rumbelow	GM Housing, Homelessness, and Infrastructure Lead Chief Executive
Steve Fyfe	GMCA, Planning & Housing Team
Lucy Woodbine	GMCA, Housing & Planning Team
Carl Moore	Homes England
Karen Mitchell	Southway Housing
Paul McGarry	GMCA, Public Service Reform Team
Ninoshka Martins	GMCA, Governance Team

ALSO IN ATTENDANCE:

Councillor Fred Walker	Wigan Council
Councillor Ashley Dearnley	Rochdale Council

P&HC/26/21 APOLOGIES

Apologies for absence were received from Helen Telfer (Environment Agency), Simon Warburton (TfGM) and Anne Morgan (GMCA Strategy & Policy Team).

P&HC/27/21 CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS

There were no Chairs announcements or items of urgent business.

P&HC/28/21 DECLARATIONS OF INTEREST

RESOLVED /-

There were no declarations of interest reported by any Member in respect of any item on the agenda.

P&HC/29/21 MINUTES OF THE MEETING HELD ON 16 DECEMBER 2021

RESOLVED /-

That the minutes of the meeting held on 16 December 2022 be approved.

P&HC/30/21 CREATING AGE-FRIENDLY HOMES IN GREATER MANCHESTER

Consideration was given to a presentation that provided an overview of the framework for creating Age-friendly Homes across GM. This framework is monitored through the GM Housing Strategy Implementation Plan and was underpinned by a Greater Manchester Age-Friendly Housing Charter.

Members welcomed the presentation and noted the need to share good practice to support the learning and development of age friendly schemes across Greater Manchester.

It was highlighted that transport connectivity and out of hours medical service, is a crucial aspect and is needed to be factored into developments for social homes for older people.

A member suggested that it was vital to capture activity that was already underway within Local Authorities with the view to explore additional or joint investment across housing, health, and social care with the view to improve the quality of homes and to support individuals to live independently.

Concerns were raised around the variations in Home Improvement Agency (HIA) across GM. Members, therefore, noted the need to develop a consistent Greater Manchester wide Home Improvement Agency offer to be able to improve the quality of life by providing a reliable, affordable, and trustworthy repair service, particularly to the disadvantaged and vulnerable residents.

In discussing the options for housing provision for older people, it was highlighted that there was a need to shift the emphasis from downsizing to rightsizing to be able to improve the quality of life for residents. It was suggested that Local Authorities could seek to work with home improvement agencies to assist elderly residents who choose to remain in their own homes.

RESOLVED /-

That the update be noted.

P&HC/31/21 HOUSING MARKET MONITOR

Consideration was given to a presentation that provided an overview of the housing market in Greater Manchester. Members were also given a demonstration on how to use the interactive dashboard.

Members welcomed the presentation and thanked the team for their work on this piece.

RESOLVED /-

That the update be noted.

P&HC/32/21 PLACES FOR EVERYONE UPDATE

Consideration was given to a report that provided an update on the progress of the Places for Everyone Plan.

It was reported that the plan was submitted to the Secretary of State on 14 February 2022 and that an Independent Inspectors had now been appointed to examine the plan.

It is anticipated that the Inspectors will publish guidance regarding how they wish to conduct the examination shortly, along with the proposed timetable for the hearing sessions. Members were advised that a further update would be shared with the Commission once this information has been received.

The update was welcomed, and members thanked the teams involved for their work on this piece.

RESOLVED /-

1. That the update be noted.
2. That a note outlining the guidance and details for the hearing sessions once specifics have been agreed be shared to the Commission.
3. That thanks be recorded for the work done by the teams involved in developing the Places for Everyone Plan.

P&HC/33/21 LEVELLING UP WHITE PAPER

Consideration was given to a presentation that provided an overview of the key themes arising from the Levelling Up White Paper.

On the housing front, it was reported that government would be scrapping the 80/20 rule for housing investment and would support 20 places on city centre regeneration schemes.

The White Paper also provided further detail on how the £1.5bn of Brownfield Funding announced at SR21 would be distributed. It was reported that around £40m would be allocated to GM, with the majority being allocated to Homes England – details on how the funds would be distributed are yet to be confirmed.

It was reported that government had also pledged to strengthen the Decent Homes Standard and to apply it to homes in the private rented sector, and to consult on introducing a National Landlord Register. This would that see the abolition of section 21 evictions.

To meet affordable social housing needs, government would be considering increasing the amount of social housing by means of supporting councils to deliver greater number of council homes.

Members were advised that government would also be seeking to bring forward the social housing regulation bill, in an effort to deliver the commitments as outlined in the Social Housing White paper.

The paper also commits to opening negotiations on trailblazer deeper devolution deals with Greater Manchester. These will cover both powers and functions, and options for streamlining the funding landscape.

It was reported that the UK Shared Prosperity Fund (UKSPF) would be significantly delegated to local leaders which would imply that GMCA would be the Lead Authority responsible for planning and managing the Fund in GM, subject to publishing an investment framework. Members were advised that GMCA officers are currently working to develop a plan and that a further progress update would be brought to the next meeting of the Commission.

RESOLVED /-

1. That the update be noted.
2. That an update on UKSPF be provided at the next meeting.

P&HC/34/21 DELIVERING 30,000 NET ZERO CARBON SOCIAL RENTED HOMES: INITIAL IMPLEMENTATION PLAN

Consideration was given to a report that provided an update on the initial implementation plan for the delivery of 30,000 net zero carbon social rented homes by 2038.

The report also provided details for a further period of engagement and co-production with partners and stakeholders, including registered housing providers and local authorities as the primary developers of social housing in GM, embodying the whole system challenge approach that was agreed by GMCA in December 2021.

Members welcomed the report and noted the need to progress this piece of work given the globally recognised climate emergency and in order to mitigate any further damage to the environment.

It was highlighted that social rent funding was not currently available in five GM districts (Bolton, Oldham, Rochdale, Tameside and Wigan) due to restrictions linked to measures of housing affordability imposed by the then MHCLG. Therefore, members noted the need for further work to be done to influence government to change their eligibility criteria.

It was recognised that to drive future investment and raise productivity, it was crucial to work with higher education facilities to deliver adequate training for existing and new entrants into the construction sector.

RESOLVED /-

That the update be noted.

P&HC/35/21 GM HOUSING STRATEGY: IMPLEMENTATION PLAN

This item was deferred to the next meeting.

P&HC/36/21 DATES AND TIME OF FUTURE MEETINGS

RESOLVED /-

To be arranged for the municipal year 2022/23.

Signed by the Chair: (to be printed off and signed by the Chair at the next meeting)