

Greater Manchester Housing Strategy 2019-2024

Implementation Plan

At end June 2022

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To find out more about the Greater Manchester Housing Strategy, see here:

<https://greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-housing-strategy/>
or email us at planningandhousing@greatermanchester-ca.gov.uk

Desired outcomes: reducing homelessness, ending the need for rough sleeping

We have a strong track record of innovation and collective action to tackle homelessness. Our effort is backed by strong political and community desire to end rough sleeping and increase the focus on preventing homelessness. A lot of progress has been made. We have invested in new ways of working through regional programmes, including A Bed Every Night, Housing First, Community Accommodation Programme (Tier 3) and the Young Persons Homelessness Prevention Pathfinder. We have reduced rough sleeping by 57% in four years and have learned more about what is required to prevent homelessness for good.

As part of the new Mayoral term, there is a marked focus on ensuring that we reform public services to better prevent homelessness, considering both universal and targeted risks that people face in Greater Manchester, with a more detailed understanding of intersecting inequalities. The development of a Greater Manchester Homelessness Prevention Strategy codifies this ambition and sets key missions and principles for embedding homelessness prevention. The Homelessness Prevention Strategy complements and builds on this Housing Strategy and should be seen as a progression of the commitments in this implementation plan.

We are at a juncture in trying to maintain and continue to progress the reduction in rough sleeping that has been achieved leading up to and throughout the worst of the pandemic. A wide range of significant risks challenge this target however. The economic and social impacts of Covid-19 are yet to be fully realized, alongside the reversal of supportive policy changes that impacted on evictions, access to asylum and immigration accommodation, and enhances financial help for households and businesses.

The under-supply of social rented homes and the loss of existing properties through Right to Buy contribute to the shortage of appropriate and affordable accommodation that people can access as a route out of homelessness. The role of the private rented sector is being increasingly explored and a necessary means for permanent rehousing. However there are increasing concerns about the impact of benefit restrictions on the ability of households to access stable tenancies in the private rented sector. We need to invest in reversing the decline in our social housing stock, to increase the supply of stable, well-managed homes at the right quality - and where long-term costs are less than providing subsidy to private landlords for an often lower quality product (see Strategic Priority A4 and B2).

Progress	Making the case to Government
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| <ul style="list-style-type: none"> • Housing First accommodated and supporting 300+ individuals • Funding secured to extend A Bed Every Night to March 2023 with planning budget to 2025 • Ethical Lettings Agency 200 properties milestone reached | <ul style="list-style-type: none"> • Multi-year funding settlement being realised through various funding streams as part of 3-year Spending Review process to enable strategic and joined up commissioning to deliver necessary integrated services and respond to local and regional priorities for crisis, emergency and recovery responses, and upstream prevention. • Use the PRS white paper process to ensure Government commits to plans to end ‘no-fault’ evictions through the repeal of Section 21 of the Housing Act 1988, rebalancing the rights and responsibilities of landlords and tenants. • COVID-19 pandemic and related socio-economic impacts has multiplied the requirements for additional accommodation and support services for people at risk and experiencing homelessness. • In addition, the Homelessness Prevention Strategy prioritises lobbying for: significant changes to welfare and asylum and immigration policies that drive people into homelessness; enabling an approach to health that tackles inequality; reducing homelessness and repeat offending for people in the criminal justice system |
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Challenges	
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|---|--|
| <ul style="list-style-type: none"> • COVID-19 conditions of delivery and increased homelessness demand • Considerable lack of genuinely affordable housing and pressure on expansion of temporary accommodation • Systems change needed to build preventative approach reducing homelessness | |
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Lead	Partnerships	Data and evidence
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|---------------------------------------|---|---|
| <p>GMCA Public Sector Reform Team</p> | <ul style="list-style-type: none"> • GM Homelessness Programme Board • GM Homelessness Action Network • GM Private Rented Sector Partnership | <p>Work ongoing to bring together data from variety of sources to better track demand, outputs and outcomes of services, including GM Dashboard, DLUHC DELTA returns and rough sleeping relief dataset.</p> |
|---------------------------------------|---|---|

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
Rough sleeping reduction To reduce the number of people new to rough sleeping, returning to rough sleeping, and experiencing entrenched rough sleeping.	Rough Sleeper Initiative funding secured to 2024/25 inclusive of workforce development resource and specialist health service commission [G]	Continued delivery of Rough Sleeper Initiative [G]		
	Securing Housing First extension/ expansion to 2024/25 [C]	Further establish and embed inclusion health priorities within ICS structure [G]		
Affordable housing supply via private rented sector to homeless households Homelessness reduction and prevention via affordable and secure PRS tenancies	Delivery of Rough Sleeper Accommodation Programme (RSAP) phase 1 [G]	Delivery of RSAP (phase 2) [G]		
Affordable housing supply via housing providers to homeless households Homelessness reduction and prevention via affordable and secure social tenancies	Established GM Allocations Network to further strategic discussions on housing access issues [C]			
	Improving access to social housing across boundary where domestic abuse is a factor [C]			
Homelessness prevention Activity to prevent homelessness and provide a framework for homelessness prevention	Agree and Implement GMHP Homelessness Prevention Strategy [G]			
	Youth Homelessness Prevention Social Impact Bond commences [C]	Programme delivery of Youth Homelessness Prevention Pathfinder [G]		

Strategic Priority A2: Making a positive difference to the lives of private tenants

Desired outcomes: improving conditions and more secure tenancies in the private rented sector

Key

R stalled
A delayed

G met / on track
 completed

Strategic Priority A2: Making a positive difference to the lives of private tenants

Desired outcomes: improving conditions and more secure tenancies in the private rented sector

We need to work together to drive up standards at the bottom end of the private rented sector (PRS), encouraging local authorities to use their enforcement and licensing powers up to their legal limits, not least to ensure safety of residents in the sector. Where tenants are in receipt of Local Housing Allowance, the private rented sector is arguably operating in the absence of social housing, but without most of the access to additional support and regulatory safeguards and security of tenure a social tenant can expect to enjoy.

Resources available to tackle enforcement work in local authorities are stretched, and a recent independent review found the national regulatory framework ‘confused and contradictory’. We need to find ways to address the lack of capacity available to enforce and raise standards in the private sector as it grows, especially in light of the extended definition of houses in multiple occupation expands local authorities’ role. Housing providers can make a significant contribution, such as One Manchester and Arawak Walton, working with local authorities on a neighbourhood basis, and we are working with Greater Manchester Housing Providers to explore potential to apply those models more broadly.

Given the scale of the sector, it is important that we do all we can to encourage greater and more effective self-regulation for the remainder of the market. We will work with the national and regional professional landlord and lettings agency bodies to help them deliver high quality market lettings, and bring forward plans for a Greater Manchester good landlord scheme. But we will also adopt more collaborative approaches to actively deal with rogue landlords and agents who are seriously or persistently failing in their responsibilities to tenants.

We need to help tenants have the confidence and knowledge to do that, and to make their individual and collective voices heard without the threat of retaliatory eviction. There are opportunities arising from the work of Fair Housing Futures to explore new models and interventions in the sector to transform tenants’ experience, and the proposed expansion in the coverage of the ‘ethical lettings agency’ model on a more structured basis across the city region.

These varying approaches reflect the diversity of the private rented sector, and we will explore the benefits of establishing a partnership body to bring key stakeholders together at a Greater Manchester level to ensure progress is made and good practice shared across the city region.

Progress	Making the case to Government	
<ul style="list-style-type: none"> Budget allocations for Good Landlord Scheme First Good Landlord Scheme projects underway Publication of PRS White Paper and engagement with DLUHC on forthcoming Renters’ Reform Bill ELA growth supported by Resonance investment and Rough Sleepers Accommodation Programme PRS Partnership under review following change in portfolio holder 	<ul style="list-style-type: none"> Utilise the PRS White Paper, announced in the 2021 Queen’s Speech, to seek progress on our PRS priorities More ambitious interventions in the PRS, moving away from piecemeal national changes to a more strategic approach. A full, national register of PRS homes and landlords, with the opportunity to pilot the Rugg Review proposal for ‘property MOTs’ for PRS homes Seek devolved powers to designate areas for selective landlord licensing, arguing for Scottish models of security of tenure Lobby for greater resources to enforce and raise standards in the private sector. Greater influence over the welfare system, including piloting the linking of payments of Housing Benefit/housing element of Universal Credit to the condition of properties, especially given COVID-19 impacts. Additional powers for local authorities to intervene, especially where the safety and security of our residents is at risk from the effects of poor housing or rogue landlords, or where we can see ways to remove barriers to delivering the new homes we need. 	
Challenges		
<ul style="list-style-type: none"> Rents rising at highest rates on record – increase in PRS possessions Enforcement capacity across GM Impact of COVID-19 still being felt through system (e.g. particularly tribunal) Competitive market conditions for one-bedroom properties for ELA acquisition 		
Lead	Partnerships	Data and evidence
GMCA Planning and Housing Team	<ul style="list-style-type: none"> GMCA/NHS GM/GMHP PRS Partnership 	Supporting research for Good Landlord Scheme development

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
GM Private Rented Sector Partnership Bring stakeholders together to devise solutions to challenges faced by tenants, landlords and the sector as a whole	PRS Partnership to provide a forum for sector discussion on developing national agenda and engagement on key projects [G]	Short review of PRS Partnership in line with change of CA portfolio holder [G]		
Good Landlord Scheme (GLS) To encourage and support landlords to provide a safe, decent and secure home to their tenants	Investment propositions agreed [C]	Good Landlord Scheme projects in process [G]	Recruitment of Good Landlord Scheme trainees [G]	
Rogue Landlord Hub Consistent, coordinated approach to enforcement of standards in the PRS across Greater Manchester by districts and key partner agencies, including targeted interventions against rogue landlords	Funding allocated for Trading Standards Intelligence Database as part of Good Landlord Scheme [C]	Work to influence the proposed private rented property portal as part of Renters' Reform Bill [A]		
Ethical Lettings Agency By 2024 bring additional 800 units in the private sector to applicants who are homeless, threatened with homelessness or on social housing registers	Work with ELA on Growth Strategy to continue to offer constructive solutions to applicants ineligible for social housing [G] Currently behind initial acquisitions target [A]			
Place-based intervention GMHP bringing forward place-based investment in neighbourhoods with high risk PRS markets in partnership with districts	Commission research on the future involvement of GMHP in improving the PRS [C]	Establish task and finish group to agree further GMHP work on PRS [G]		

Key

R stalled
A delayed

G met / on track
C completed

Strategic Priority A3: Developing Healthy Homes Services to support vulnerable households

Desired outcomes: enabling residents to live independently in their homes for longer

The right home helps us to live happier, healthier, more independent lives for longer than would otherwise be possible. The health of older people, children, disabled people and people with long-term illnesses is at a greater risk from poor housing conditions. Variable quality of homes is a driver of health inequalities, with those living in poverty more likely to live in poorer housing, unstable housing circumstances or lack accommodation altogether. Unsanitary and unhealthy living conditions are a major long-term contributor to chronic health conditions, and lack of suitable supported or temporary accommodation prevents timely discharge of people otherwise ready to leave hospital. Unsuitable homes can be dangerous for residents in need of support, poor heating can lead to illness in winter, and vulnerable or older residents in need of support are prone to injury and preventable hospital admission.

In 2017 Greater Manchester Health and Social Care Partnership (NHS GM Integrated Care, as of July 2022) established a Housing & Health work programme, to make the most of our unique opportunity as a devolved Health and Social Care system to truly embed the role of housing in joined up action on improving health. Committed to furthering Greater Manchester's pioneering work on health and social care integration, we will work to champion the role of housing and promote investment such services through the new integrated commissioning system. We will use these opportunities to influence development of new housing and communities with the right physical, social and green infrastructure that promote healthy lifestyles and more specialist accommodation for those who require it (see Strategic Priority B3), and to use the housing sector's workforce as key agents of behaviour change.

Ensuring our existing housing stock is suitable, accessible and fit for the future is integral to improving and maintaining our population's health. Research tells us that older households living in non-decent homes with at least one member with a long-term illness or disability are found in greatest numbers in owner occupation. We need to find ways to ensure more of our homes across all tenures are energy efficient and comfortable to occupy if we are to maintain independence and improve quality of life of older households.

We see the potential for 'Healthy Housing Services', a reimagined version of the familiar home improvement agency or care & repair model, as being the potential key mechanism to bring together and develop the services and support available to vulnerable households in all tenures. This should be part of the responsive, integrated delivery of services for households whose home is adding to the daily challenges they face, but where often relatively minor interventions can make a major difference to their wellbeing and independence.

Progress		Making the case to Government	
<ul style="list-style-type: none"> • Consultancy support to develop Healthy Homes Services underway • Tripartite Partnership between GMHP, NHS GM and GMCA supporting this area of work • Future delivery of Healthy Homes considered within prioritisation of wider Housing and Health Programme. 		<ul style="list-style-type: none"> • Campaign for neighbourhood renewal investment on a business case based on the costs of poor housing in terms of health and social care, to provide the tools, capacity, and sources of funding to directly intervene in raising standards of homes across all tenures. • Use Comprehensive Spending Review and other routes to make the case for urgently dealing with unsuitable, inaccessible and/or unhealthy homes in the context of the widening health inequalities, the impact of the pandemic, domestic retrofit, and the findings of the Good Home Inquiry. • GMCA response submitted to Government consultation on raising accessibility standards for new homes 	
Challenges			
<ul style="list-style-type: none"> • COVID-19 impact on Business as Usual activity • Limited capital resource available to improve poor quality private sector homes • Limited capacity within GM programme to progress key activity 			
Lead	Partnerships	Data and evidence	
GM NHS Integrated Care	Tripartite Agreement GM Ageing Hub Housing, Planning & Ageing Group	Evidenced baseline of GM housing stock completed and preparing for dissemination	

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
Business case for neighbourhood renewal Capture the impact of housing improvements on health and wellbeing	Explore opportunities to leverage statements made on regeneration in the Levelling Up White Paper [G]			
Develop baseline model proposal for Healthy Homes services across all localities To support vulnerable households and improve their health and wellbeing	Contracting and commencement of consultancy support to develop framework and outline standards for delivery of baseline Healthy Homes service [C]	Dissemination of outputs from Healthy Homes consultancy support Develop action plan to deliver baseline service recommendations [G]	Development of workplan to move towards consistent advice and information on healthy homes services across GM LAs [G]	
Support localities to establish baseline services (where required) To ensure consistent service provision across 10 localities	Contracting and commencement of consultancy support to produce transition plans to baseline services for individual localities [C]	Develop action plan to support transition plans [G]		
Review and implement policy changes required to deliver Healthy Homes baseline services Ensure policies in relation to private sector capital spend are consistent and flexible	Contracting and commencement of consultancy support to develop and agree consistent Greater Manchester Housing Assistance Policy Framework [C]	Approval process and begin implementation in localities where required [A]	Develop and approve additional policies e.g. Housing Provider policies and GM Equity Loan [A]	
Delivery of NHS GM warm homes investment pilot Pilot to improve homes and also improve the evidence base on effectiveness of housing interventions on health conditions and access to health related services.	Investment agreed from NHS GM and five localities identified warm homes pilots. EOI's submitted setting out local approaches to identifying residents and delivery [C]	Roll out of warm homes interventions. Establish evaluation requirements and tender. [G]		

Key
R stalled
A delayed

G met / on track
C completed

Strategic Priority A4: Improving access to social housing for those who need it

Desired outcomes: deliver at least 50,000 additional affordable homes by 2037

The social housing sector in Greater Manchester has been reducing in size for decades – falling from over 330,000 at the 1981 Census to around 245,000 now. 95,000 social rented homes have been purchased through Right to Buy, many subsequently finding their way into the private rented sector. As the sector has become less dominant, the role it has played in the overall housing market has evolved. Combined with the well documented growth in older households over the next few decades, there are powerful practical drivers for a greater level of integration between social housing providers and the health and social care system. In Greater Manchester, with devolution around health and social care, we should be able to adopt a more strategic approach to the commissioning of new social housing, and particularly supported housing.

As social housing becomes an increasingly scarce resource, the systems used to allocate the homes that become available require additional scrutiny to ensure they are fair and effective. Research into the allocation policies and processes operating around Greater Manchester will help to inform that debate, particularly as Universal Credit rolls out and adds to the impact of other welfare changes (including benefit caps, under-occupancy penalty (bedroom tax), and lower housing benefit payments for under 35-year-olds). Building and managing allocations processes to deal fairly with a complex mix of people with varied needs is a huge challenge for local authorities and housing providers alike. We will explore the benefits of a coordinated Greater Manchester housing allocations framework as one way to improve the accessibility and availability of social housing.

The reintroduction of a CPI+1% rent formula from 2020 potentially allows housing providers greater financial scope. But welfare reforms mean that tenants on Housing Benefit/Universal Credit will increasingly be expected to find a proportion of rent from the rest of their household budget. The development of the Greater Manchester Housing Providers group, combined with devolved powers in areas such as health and social care and city region wide approaches to homelessness prevention and rough sleeping, offers the potential for more strategic and collaborative responses. The consensus about the central importance of social housing within the broader housing system will continue to drive innovation and good practice, including work to overcome the barriers to delivery of new social housing (see Strategic Priority B2).

Progress	Making the case to Government	
<ul style="list-style-type: none"> • Further development of Tripartite Partnership between GMHP, NHS GM and GMCA • AHP Strategic Partnership allocations announced • GMHP Homeless Prevention Strategy framework development 	<ul style="list-style-type: none"> • Lobbying for access to stable devolved funding to allow a strategic programme of investment and innovation in new supported housing, housing for older people and associated support services, building on the successes of GM's Housing Investment Loan Fund. • Lobbying for specific additional and ringfenced Adult Social Care revenue budget for supported housing and housing related support to allow for market certainty and longer term commissioning relationships 	
Challenges	<ul style="list-style-type: none"> • Continue to make the case for increasing the supply of social housing. GMCA is committed to finding ways through a problematic legislative and financial environment to maximise the delivery of social housing. We will work with housing providers, local authorities, Homes England and government to maximise investment in new social housing. • Continue to campaign to scrap the Government's Right to Buy policy in Greater Manchester. As a minimum seek to pilot a different model with control over discounts to guarantee one-for-one replacement of social rented homes, preventing former RTB properties being privately rented and protecting new build via Housing Revenue Account borrowing from future RTB. 	
Lead	Partnerships	Data and evidence
GM Strategic Housing Group	Tripartite Partnership: GM Housing Providers, NHS GM and GMCA.	Gathering evidence of experiences of different groups in the allocations system

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
<p>Work with key partners to develop action plan around allocations, including exploration of coordination of district allocation policies</p> <p>Bring partners together to devise solutions for testing and consultation with stakeholders</p>	Engagement with GM Youth Network on Care Leavers' workshop and with NHS GM Experts by Experience group on mental health and housing access [C]	Support consultation on care leavers' housing access [G] Develop steering group on housing access for those with a mental health need [G]	Work with partners to incorporate consultation findings into care leaver housing access workplan [G]	
		Begin to explore potential areas of consistency for framework for allocations [G]		
	Set up GM Allocations Network in partnership with LAs and GMHP for colleagues to work through issues for collective benefit [C]	Develop GM Allocations Network to support delivery of allocations framework and GMCA /GMHP Homelessness Prevention Strategy priorities [G]		
		Engagement with GMHP around co-operation and nominations with LAs [G]		
<p>Develop better understanding of current and future need for supported housing to help direct commissioning</p> <p>Ensure evidence base in GM SHMA, supported housing census, etc. is maintained and updated to inform policy and decision-making, and to aid delivery of localities' supported housing strategies</p>		Localities developing evidence based supported housing plans, strategies and / or Market Position Statements. At varying degrees of completion. [G] Review delivery of 10% of AHP earmarked for supported housing [G]		
<p>Improve supply and accessibility of high quality temporary accommodation for households in priority need</p> <p>Find routes to raise quality and quantum of temporary accommodation available to districts</p>	Support LAs to undertake TA reviews to understand gaps in provision and use results to support investment proposals [G]	Target social investment to support TA supply and affordable housing [G]		
	Support LAs to develop joint commissioning capability for TA [G]			

Key

R stalled
A delayed

G met / on track
C completed

Strategic Priority A5: Identifying pathways to volume domestic retrofit and reducing fuel poverty

Desired outcomes: residential sector makes full contribution to Greater Manchester becoming a carbon neutral city region by 2038

We need a clear multi-tenure approach to retrofit and improving the energy performance of our existing homes. The Decent Homes Standard and longstanding investment by housing providers has raised the bar in the social housing sector, and the proposed review of Decent Homes Standard and extension to the private rented sector is likely to further drive efforts to reduce fuel poverty and carbon emissions. With the Greater Manchester Low Carbon Hub and Mayoral Retrofit Task Force, we will explore and exploit any levers at our disposal to raise the standards in all private homes and integrate fuel poverty into our wider work with private landlords and owner occupiers.

We published a Five-Year Environment Plan for Greater Manchester in 2019. This sets out our aim for a carbon neutral city region by 2038 and a set of urgent actions over the next five years – for residents, businesses, and other organisations (including the public sector) – to put us on a pathway to achieving that longer term aim. A key part of this plan is a step-change in improving the energy efficiency of Greater Manchester's homes and buildings.

We're clear that our challenging targets will only be delivered through the alignment of sustained proactive national policy and a prioritised Greater Manchester programme to generate and apply resources to maximum effect. We will need to find or develop new tools if the required investment in energy efficiency of both new and existing homes is to be achieved. The health, poverty and productivity impacts of inefficient stock need to be addressed, and our existing building stock will remain our most significant challenge.

Identifying cost effective pathways for the domestic retrofit of energy efficiency and low carbon heating systems to our existing homes as part of a coherent whole systems approach is essential to support Greater Manchester's long term decarbonisation targets. Modelling for our 5-Year Environment Plan shows the scale of the challenge, with on average 61,000 of our existing residential properties needing to be retrofitted each year between now and 2040 if we are to achieve our aims for carbon neutrality. Local energy generation will also be an important part of that approach. We're developing innovative finance and delivery mechanisms to retrofit homes, making them more energy efficient and reducing carbon emissions and fuel bills for residents in Greater Manchester. This includes exploring different models including modular retrofit of existing stock.

Progress	Making the case to Government	
<ul style="list-style-type: none"> • Delivery of £5.6m Green Homes Grant (GHG) Local Authority Delivery Scheme (LADS) Phase 1B to retrofit 821 homes • Delivery of £17.6m GHG LADS Phase 2 to retrofit 1,300 homes • GM Mayoral Retrofit Task Force Action Plan published • Successful bid for £19m Social Housing Decarbonisation Fund (SHDF) Wave 1 with delivery ongoing • GM consortium established and developing joint bid for SHDF Wave 2.1 • 'Your Home Better' retrofit offer launched 	<ul style="list-style-type: none"> • Our challenging targets can only be achieved through a combination of sustained proactive national policy and aligned priorities and resources from Greater Manchester. New mechanisms to balance up-front investments in energy efficiency with the rewards of increasing comfort are needed in both new build and existing home and building refurbishment activities if the ill health, poverty and productivity impacts of inefficient stock are to be addressed • Make case for retrofit as a national infrastructure priority to open up potential of long-term investment models. 	
Challenges		
<ul style="list-style-type: none"> • Absence of mainstream, long term grant funding to provide strategic direction for residential retrofit • GHG LAD installer capacity and competency to deliver the volume of measures by the funding deadlines 		
Lead	Partnerships	Data
GMCA Environment Team	GM Green City Region Partnership; GM Low Carbon Buildings Challenge Group; Retrofit Taskforce	Evidenced baseline of GM housing stock completed and disseminated

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
Improving understanding of condition and challenges of GM housing stock and opportunities for early progress and innovation	Develop business case and update schedule for refresh of housing stock modelling data [C]	Commission update to the housing stock modelling data [G]		
Provide clear strategic and governance framework to take retrofit agenda forward in GM	Procurement of partners to deliver a Retrofit Accelerator (Your Home Better) [C]	Delivery of Your Home Better offer [G]		
	Launch of Mayor's Retrofit Action Plan [C]	Commission Strategic outline case to implement delivery of LAEP outcomes [G]		
	Completion of Local Area Energy Plans (LAEP) for all ten districts [C]			
Identify and pilot scalable finance and delivery mechanisms to retrofit homes	Explore potential to trial Green Bonds [C]	Establishing Green Finance Institute partnership to accelerate green finance initiatives for retrofit (incl. GM Green Mortgage) [G]		
Identify and explore local levers to achieve further progress	Procure Retrofit Accelerator delivery agent [C]	Identify and potentially launch Solar PV offer [G]		
	Explore and potentially launch heat pump offer [C]	Launch of heat pump offer [G]		
Encourage and support the expansion and reskilling of the construction and retrofit sector and associated supply chain	Release of Green Economy Skills Intelligence Report [C]	Evaluation of skills funding programmes and potential re-development of funding [G]		
Access Government funding for retrofit programmes	Delivery of SHDF Wave 1 retrofit programme [G]			
	Examine scope for GM-led SHDF Wave 2.1 bid (including Consortium development) [C]	Develop GM-led SHDF Wave 2.1 bid and submission [G]	Potential delivery of SHDF Wave 2.1 retrofit programme [G]	
	Delivery of GHG LADS Phase 1B [G]			
	Delivery of GHG LADS Phase 2 [G]			

Key

R stalled
A delayed

G met / on track
C completed

Strategic Priority B1: New models of housing delivery

Desired outcomes: delivery of new homes outlined in Places for Everyone and Stockport Local Plan, including up to 10,000 units from the Greater Manchester Housing Investment Loan Fund; Greater Manchester to be a centre of modern building practices and techniques, and a pioneer of models of community-led housing

There is a growing diversity in the means of housing delivery in Greater Manchester. The GMCA-managed GM Housing Investment Loan Fund provides a £300 million revolving pot to support private sector-led development of new homes. It has invested alongside ten housing providers in a new joint delivery vehicle, intended to build 500 new homes per year, part of GM Housing Providers' collective commitment to deliver 18,000 new homes over the next five years. We are also utilising our Brownfield Housing Fund to unlock brownfield sites for development across the city-region as well as maximising the potential of modern methods of construction. There has also been significant delivery of new homes for long term management as private rented properties, backed by financial institutional investment.

We will explore options to aid delivery of the homes we need, including through a closer and stronger relationship with Homes England as the arm of Government charged with 'making homes happen'. This will include the use of devolved powers such as establishing Mayoral Development Corporations, the potential for a Greater Manchester direct delivery vehicle, and One Public Estate work to deliver housing on public land. Greater Manchester is committed to finding ways through a problematic legislative and financial environment to maximise the delivery of social housing.

We need to work with the construction sector and education and skills providers to deal with evident skills gaps, and with key developing partners to use the power of their supply chains to encourage skills development and retention within the industry, for new build and maintenance and retrofit of existing homes. Our Local Industrial Strategy points to the potential for Greater Manchester to be a centre for new manufacturing technologies, helping minimise inefficiencies and delays that affect on-site construction, and raising the carbon and energy performance of homes. This could change perceptions of construction careers, and help diversify the sector's workforce. Supply chains located in Greater Manchester will capture economic benefit from housing growth.

We will explore alternative models of community ownership of housing. Community-led housing can promote community resilience and cohesion, tackle loneliness, provide affordable accommodation and give residents of all ages real influence over their homes. We will work with partners to provide support and guidance for groups, including help to seek grant and loan funding. Our goal is to institute a permanent Community-Led Housing Hub, to facilitate community-led housing across Greater Manchester.

Progress	Making the case to Government	
<ul style="list-style-type: none"> • Prioritised and allocated £27m Brownfield Housing Fund Tranche 3 monies • Hive Homes Joint Venture with GM Housing Providers fully operational • Places for Everyone submitted for examination • Growth Locations work programme and governance structure established 	<ul style="list-style-type: none"> • Seek flexible resources to bring forward new housing land and development to meet local needs and demand, tying together the Government capital grant and loan/investment funding at a Greater Manchester scale to ensure strategic approach to a pipeline of residential land and development, better tied to development of necessary infrastructure. • Through the Levelling Up White Paper, Local Industrial Strategy and Comprehensive Spending Review, make the case for a partnership with Government to achieve better alignment of education, training and employment activity in Greater Manchester, including for the construction sector. 	
Challenges		
<ul style="list-style-type: none"> • Delivery capacity • Operational impact of price rises on supply chain and delivery • Changes to Govt. planning policy-decisions awaited 		
Lead	Partnerships	Data and evidence
GMCA Delivery Team	GM Housing Providers Group and Tripartite Agreement GMCA/Homes England Partnership Community-led Housing Hub	Wider piloting of site analytics

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
Help to ensure supply of sufficient appropriate sites for the delivery of new homes from 2021 - 2037	Submission of Places for Everyone to Secretary of State for Examination [C]	Examination in Public of Places for Everyone [G]		
		Consultation on Stockport Local Plan [G]		Stockport Local Plan Regulation 19 consultation [G]
Establish a GM community-led housing hub To support the development of co-operative and other community-based housing projects to deliver new homes	GM Community-Led Housing Hub established as Community Benefit Society [G]			
Work with partners to find new delivery models and sources of investment Including the joint venture with GM Housing Providers, better use of public sector assets, provision of finance from the GM Housing Investment Loan Fund and supporting the contribution of smaller house builders	Hive Homes – first units completed and on sale, contracting the first Brownfield sites [G]	Growth locations – bringing together options for new models to support long term strategic development of key locations around GM, including routes to bringing land to market and development [G]		
	Continue to develop land supply opportunities with public service partners (including Stations Alliance) [G]	Chester House: progress to JV to bring forward opportunity on key GMCA-owned brownfield site [G]		
Encourage and support the shift to modern methods of construction (MMC), increased innovation, and the expansion and reskilling of the construction sector and supply chain To raise productivity and the quality and pace of delivery of new homes, and to assist in achieving our target that all new buildings in GM will be net zero carbon by 2028	Offsite Homes Alliance (OSHA) undertaking business planning, including identification and selection of methods to use in future delivery phases. [G]	Work with Homes England’s Strategic Partner housing providers to support delivery of 25% MMC		
	Help in developing Off-Site Performance Centre concept and business plan with OSHA, University of Salford and other potential partners [G]			[G]

Key

R stalled
A delayed

G met / on track
C completed

Strategic Priority B2: Investing in truly affordable housing

Desired outcomes: set out a Greater Manchester approach to affordability; deliver at least 50,000 additional affordable homes by 2037, with at least 30,000 for social or affordable rent

There are several different groups of households under particular pressure to meet the cost of their homes. Through our supply of new homes we should be providing better choices to ease those pressures. That should include adding to the stock of social rented housing to reverse the losses from Right to Buy. There is a need to develop more supported housing to provide more effective routes away from homelessness, and for a range of others whose needs are currently being inadequately met in mainstream housing, or in expensive and inflexible institutional settings. We should also explore new models that help households to access home ownership in a way they can afford and sustain, or providing homes of all tenures better matched to the need of older households who are currently living in homes which present a risk to their wellbeing and continued independence.

We know the cost of housing can be a challenge to different cohorts within the housing system across Greater Manchester - including those needing access to social rent or trying to maintain a tenancy as welfare rules are squeezed, private renters sharing and saving as prospective first time buyers looking for routes into home ownership, people in unstable employment in any tenure, older owner occupiers without the resources to maintain a decaying property, and people living in overcrowded properties because they cannot afford or access a home large enough to meet their needs. This is coupled together with the barriers and constraints to the delivery and supply of affordable housing.

We will set out our approach to increasing the delivery of truly affordable housing in Greater Manchester, to help us in our work to deliver homes and a housing market that is truly affordable to all our residents and which supports our ambitions for a net zero city region by 2038.

Progress	Making the case to Government	
<ul style="list-style-type: none"> GM Delivery Team in place with capacity to support districts Announcement of AHP Strategic Partnership allocations Truly Affordable Net Zero Homes (TANZ) workplan and governance being established 	<ul style="list-style-type: none"> Seek flexible resources to bring forward new housing land and development to meet local needs and demand, tying together the Government capital grant and loan/investment funding at a Greater Manchester scale to ensure strategic approach to a pipeline of residential land and development, better tied to development of necessary infrastructure. Continue to make the case for a devolved strategic partnership arrangement with Homes England to fairly allocate housing investment and give Greater Manchester local control of funding to accelerate the delivery of new homes to meet our housing needs. Lobby for the freedom to develop a strategic approach to developer obligations and viability issues that fits within the Greater Manchester market. 	
Challenges		
<ul style="list-style-type: none"> Unavailability of selected Homes England programmes in parts of Greater Manchester Right to Buy disincentive to invest in new supply Resourcing for zero carbon homes 		
Lead	Partnerships	Data and evidence
GMCA Delivery Team	<ul style="list-style-type: none"> GM Housing Providers Group and Tripartite Partnership GMCA/Homes England Partnership 	Bringing together information on potential future delivery pipeline of social and affordable homes to identify potential gaps in delivery

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
Relationships with Homes England and NHS GM to lever investment to progress 50,000 additional affordable homes by 2038 including 30,000 TANZ homes	Proposed approach set out for the delivery of 30,000 TANZ by 2038, and the adoption of the whole system challenge approach to deliver these ambitions as part of plans for delivery of 50,000 affordable homes in the same period	Commence work to co-produce detailed TANZ implementation plan, as part of plans for delivery of 50,000 affordable homes by 2038 [G]		
		Work completed with HE to better understand barriers to delivery of the forward pipeline and identify how best to go beyond business as usual delivery [G]		
	[C]	First TANZ Task Force meeting [G]		
Develop a clearer, more consistent approach to capturing and recycling value generated by market development	Brownfield Housing Fund projects include clawback and overage mechanisms to recycle excess profits back into affordable housing delivery. [G]			
Find routes to invest in provision of additional affordable housing, including for social rent To reduce LAs' reliance on expensive and often poor quality temporary accommodation, and to provide stable, high quality homes for GM residents unable to access decent market housing, and meet PfE commitment to delivery	Working group established of GMCA, Local Authorities and Homes England to remove barriers to affordable housing delivery [C]	Testing approaches to ensure planning have early visibility of social housing pipeline to proceed with applications in a timely manner [G]		

Key

R stalled
A delayed

G met / on track
C completed

Strategic Priority B3: Increasing choices in the housing market for Greater Manchester households

Desired outcomes: delivery of new homes outlined in Places for Everyone and Stockport Local Plan, including up to 10,000 units from the Greater Manchester Housing Investment Loan Fund; deliver at least 50,000 additional affordable homes by 2037

Given the mismatch between our existing housing stock and our future needs, new homes must help us to offer broader choices to our residents, in a variety of ways. The Mayor's Town Centre Challenge has focused attention and brought different stakeholders and communities together to plot a new future for town centres across Greater Manchester. Increased town centre living is a common theme - and we need to think about how we make town and district centres attractive places to live. Using brownfield sites in and beyond town centres for housing is a vital part of the Places for Everyone strategy. Brownfield sites are within the grain of existing communities, so are often ideal locations for new homes to meet the needs and aspirations of those communities. We need to find the right tools and funding models to make that happen including support for smaller, local developers who are often well placed to identify and deliver these opportunities. Some sites will pose significant challenges to make them financially viable and will need public sector intervention and investment.

The need to explore diverse housing options for our ageing population means we need new homes to provide options for older households thinking about 'rightsizing' as a means to live independently for longer. New homes need to be more adaptable, and designed with potential care needs in mind. Places for Everyone specifies that all new dwellings must be built to the 'accessible and adaptable' standard, so homes can respond to the changing needs of residents. More broadly, we need to develop a more strategic approach to market provision and public sector commissioning of housing suitable for a range of groups with distinctive housing needs currently not being fully met. Recognising the challenge many Greater Manchester households face in accessing the homes they aspire to in the current market, we need to develop alternative models and pathways which will assist key groups to achieve secure, high quality homes (see Strategic Priority A3).

Progress	Making the case to Government	
<ul style="list-style-type: none"> • Prioritised and allocated £27m Brownfield Housing Fund Tranche 3 monies • Delivery of Tranche 1 and 2 underway • Government to consult on M4(2) higher accessibility standards 	<ul style="list-style-type: none"> • Seek flexible resources to bring forward new housing land and development to meet local needs and demand, tying together the Government capital grant and loan/investment funding at a Greater Manchester scale to ensure strategic approach to a pipeline of residential land and development, better tied to development of necessary infrastructure. • Continue to make the case for a devolved strategic partnership arrangement with Homes England to fairly allocate housing investment and give Greater Manchester local control of funding to accelerate the delivery of new homes to meet our housing needs. • Developing and piloting new models to meet Greater Manchester households' aspirations in partnership with Homes England and Government. • Joint lobbying / influencing with Social Care leaders on changes to supported housing policy and investment, including; change to the existing Homes England grant regime to allow for grant to be utilised for development of short term accommodation to facilitate discharge from acute settings; increased and ringfenced social care revenue and higher grant rates for supported housing development. 	
Challenges		
<ul style="list-style-type: none"> • Delivery capacity and availability of sites • Operational impact of price rises on supply chain and delivery • Delayed activity of Government Task Force for older people's housing 		
Lead	Partnerships	Data and evidence
GMCA Delivery Team	<ul style="list-style-type: none"> • GM Housing Providers Group and Tripartite Partnership • GM Ageing Hub Housing, Planning and Ageing Group • Housing Solutions Group 	GM Strategic Housing Market Assessment (SHMA) revised and updated Monitoring and identifying how to support delivery of small sites in PfE allocations

	2022		2023	
	Jan-June	July-Dec	Jan-June	July-Dec
Creating attractive new residential choices in and around our town centres	Progress and develop Towns Fund bids and utilise Brownfield Housing Fund, Levelling Up Fund, Resilience Innovation Fund to support housing development in town centres [G]			
	Work with local partners to ensure strong bids submitted to expected future rounds of Levelling Up funding, including connection to Growth Locations strategies as appropriate [G]			
Unlocking the potential of Greater Manchester's brownfield land supply	Delivery underway on Tranche 1 and 2 sites [C]	Additional funding secured and administered from DLUHC for Brownfield Fund (£135m now secured) Delivery starts on some Tranche 3 sites [G]	Seek further funding to enable Brownfield delivery [G]	
Develop alternative models and pathways which will assist key groups to achieve secure, high quality homes Recognising the challenge many GM households face in accessing the homes they aspire to in the current market	Development of clear GM supported housing offer for commissioners [G]	Develop GM and locality response to ASC Reform White Paper funding opportunities to improve strategic relationship between housing and care and upscale offer of supported housing [G]		
	Development and delivery of accommodation options to support move on from in-patient settings for those with complex mental health, learning disability and autism.			
Growing options to meet future aspirations of older households Develop a more strategic approach to market provision or public sector commissioning of housing suitable for specific groups, including older households looking for better 'rightsizing' choices in their own communities or families with children in the private rented sector		MMU source initial funding to launch Design for Life Agency, as contribution to developing International Centre on Healthy Ageing [G]		
	Engagement with key stakeholders (incl. planners, developers) on research and evidence-base (Design for Life, Right Place, Victoria North) [G]	Strategic discussions to understand barriers to supply and feasibility of Age Friendly Development Checklist [G]		
		Complete and disseminate learning from RightPlace prospectus [G]		
		Working with local authorities on district, local and neighbourhood plans [G]		

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