

Greater Manchester Combined Authority

Date: 28 October 2022

Subject: GM Housing Investment Loans Fund - Investment Approval Recommendation

Report of: Councillor Andrew Western, Portfolio Lead for Place Based Regeneration & Housing, and Steve Rumbelow, Portfolio Lead Chief Executive for Housing, Homelessness and Infrastructure

Purpose of Report

This report seeks the Combined Authority’s approval to the GM Housing Investment Loans Fund (“GMHILF”) loan detailed in the recommendation below.

This report also provides information regarding a loan previously approved by the Combined Authority where an increase in the loan has been approved under delegation.

Recommendations:

The Combined Authority is requested to:

1. Approve the GM Housing Investment Loans Fund loan detailed in the table below, as detailed further in this and the accompanying Part B report;

BORROWER	SCHEME	DISTRICT	LOAN
Kellen Homes (GM) Ltd	Mill Vale	Rochdale	£12.581m

2. Delegate authority to the GMCA Treasurer acting in conjunction with the GMCA Monitoring Officer to prepare and effect the necessary legal agreements.
3. Note the GM Housing Investment Loans Fund loan detailed in the table below, where an increase in the loan has been approved by the GMCA Chief Executive acting in consultation with the Portfolio Lead Leader for Place Based Regeneration & Housing under delegation.

BORROWER	SCHEME	DISTRICT	LOAN
Blueoak Estates (Manchester) Ltd	Alexander House	Trafford	£11.685m





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Equalities Impact, Carbon and Sustainability Assessment:

The Equalities Impact and Carbon & Sustainability Assessment for the Mill Vale scheme is given below:

Impacts Questionnaire		
Impact Indicator	Result	Justification/Mitigation
Equality and Inclusion		
Health		
Resilience and Adaptation		
Housing	G	The development will deliver 311 new homes, including 31 affordable rent and 14 shared ownership properties, with part of the site being brownfield land.
Economy		
Mobility and Connectivity		
Carbon, Nature and Environment		
Consumption and Production		
Contribution to achieving the GM Carbon Neutral 2038 target		
Further Assessment(s):	Equalities Impact Assessment and 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				
Buildings	Result	Justification/Mitigation		
New Build residential		The design will deliver a 13% betterment against Building Regulations Part L energy consumption standards.		
Residential building(s) renovation/maintenance	N/A			
New Build Commercial/Industrial	N/A			
Transport				
Active travel and public transport	N/A			
Roads, Parking and Vehicle Access	N/A			
Access to amenities	N/A			
Vehicle procurement	N/A			
Land Use				
Land use	N/A			
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

The structure and security package proposed for the loan in order to mitigate risk is given in the accompanying Part B report. The loan will be conditional upon a satisfactory outcome to detailed due diligence and ongoing confirmation from a Monitoring Surveyor acting on the Fund's behalf that the scheme is being delivered satisfactorily.

Legal Considerations

A detailed loan facility and other associated legal documentation will be completed ahead of the first loan payment.

Financial Consequences – Revenue

The borrower will be required to meet the Fund's legal, due diligence and monitoring costs and there is no requirement for additional revenue expenditure by GMCA in addition to the approved Core Investment Team budget.

Financial Consequences – Capital

The loan will be sourced from the £300m GM Housing Investment Loans Fund, including the recycling of loans repaid to the Fund.

Number of attachments to the report: None

Comments/recommendations from Overview & Scrutiny Committee

None.

Background Papers

- Housing Investment Fund (report to GMCA, 27 February 2015)
- GM Housing Investment Loans Fund – Revised Investment Strategy (report to GMCA, 25 October 2019)
- GM Housing Investment Loans fund – Investment Approval Recommendation (report to GMCA, 29 September 2017)

Tracking/ Process

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

Yes

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

- 1.1 In line with the agreed governance process for the GM Housing Investment Loans Fund (“the Fund”), the Combined Authority is asked to approve the loan detailed in section 2, which has been recommended for approval by the Fund’s Credit Committee.
- 1.2 The total value of offers of loans from the Fund approved by the Combined Authority to date is £643.5m and the total value of approved equity investments is £26.3m¹. The loans and equity investments approved by the Combined Authority will deliver 8,154 new homes. If the recommendation set out in this report is agreed, the value of loan offers will increase to £656.1m, with the number of new homes supported rising to 8,465.
- 1.3 Affordable housing and section 106 agreements are dealt with at a local level in line with local policies, national planning legislation and the government’s National Planning Policy Framework. As agreed at the December 2018 meeting of the GMCA, the majority of the surpluses generated from the Fund will be ring fenced to support provision of additional housing affordable to GM residents, supporting the Mayor’s Town Centre Challenge and tackling issues such as rogue landlords, empty homes and improving standards within the Private Rented Sector.
- 1.4 The GM Housing Vision approved by GMCA in January 2019 began to set a new context for housing delivery within GM and paved the way for the co-produced GM Housing Strategy and revised GM Housing Investment Loans Fund Investment Strategy that were approved by GMCA in October 2019. Alongside the work toward the Joint Development Plan Document: Places for Everyone, this development of a shared strategic approach to the delivery of new homes across Greater Manchester sets the objectives and focus of future investments made from the Fund.

2. Loan approvals sought

- 2.1 A subsidiary of Kellen Homes Ltd is seeking a loan of £12.581m from the GM Housing Investment Loans Fund for the development of 311 new build houses on a site in Middleton. Planning permission was granted in July 2022. The loan will support the delivery of 167 houses for open-market sale on a brownfield site and unlock the development of a further 45 houses for affordable rent and shared

¹ These figures exclude loan offers that have not been taken up and are therefore withdrawn.

ownership and 99 houses for private rented use across the wider site. A GMCA Brownfield Housing Fund grant of £3.3m is being provided for the scheme. A Section 106 contribution of £1.040m towards local education provision, outdoor sports facilities and biodiversity improvement measures will also be made.

- 2.2 Further details of the development and proposed terms of the loan are included in the accompanying Part B report, to be treated as confidential on account of the commercially sensitive nature of the information.

3. Loan approved under delegation

- 3.1 At its meeting in September 2022, the Combined Authority approved a loan of £11.289m to Blueoak Estates (Manchester) Ltd for the development of 110 apartments at Alexander House, Old Trafford. Following an increase in scheme costs, the borrower requested a revised loan of £11.685m, an increase of £0.396m on the amount originally approved. The increase was approved by the GMCA Chief Executive acting in conjunction with the Portfolio Lead Leader for Place Based Regeneration & Housing under the delegation set out in the GMCA Constitution Part 3 Section F paragraph 3.17 to approve increases of up to 10% on loans previously approved by the Combined Authority.