

**MINUTES OF THE ANNUAL MEETING OF THE GREATER MANCHESTER  
PLANNING AND HOUSING COMMISSION HELD ON 23<sup>RD</sup> SEPTEMBER 2022,  
VIA MS TEAMS LIVESTREAM**

**MEMBERS:**

Councillor Andrew Western (Chair)	Trafford Council and GM Portfolio Leader for Clean Air, Regeneration & Housing
City Mayor Paul Dennett	Salford City Council
Councillor John Walsh	Bolton Council
Councillor Gavin White	Manchester City Council
Councillor Amanda Chadderton	Oldham Council
Councillor Mike McCusker	Salford City Council
Councillor Colin McAlister	Stockport Council
Councillor Jacqueline North	Tameside Council
Matthew Harrison	Great Places Housing Association
Bernadette Elder	Inspiring Communities Together
Jane Healey Brown	Arup

**ADVISORS:**

Alistair McIntosh	Director of Place, GMCA
Lucy Woodbine	GMCA, Housing & Planning Team
Carl Moore	Homes England
John Bibby	Principal, Housing Strategy (Private Rented Sector), GMCA
Mary Gogarty	Principal, Housing Strategy, GMCA
Amy Foots	GMCA Strategy Team

**P&HC/01/22            APOLOGIES**

Apologies for absence were received from Councillor James Wright (Trafford),  
Councillor Alan Quinn (Regional Flood and Coastal Committee Member),

Councillor Toby Hewitt (Bolton) Steve Rumbelow (GM Housing, Homelessness and Infrastructure Lead Chief Executive) Helen Telfer (Environment Agency), Simon Warburton (TfGM), Anne Morgan (GMCA Strategy & Policy Team), Jill Holden (GMCA) and Paul Moore (Homes England).

**P&HC/02/22            APPOINTMENT OF CHAIR**

**RESOLVED/-**

The appointment of Councillor Andrew Western, as the GM Portfolio Leader for Clean Air, Regeneration and Housing as Chair of the Commission for the Municipal Year 2022/23, was noted.

**P&HC/03/22            APPOINTMENT OF VICE CHAIR**

A nomination of Matt Harrison, Great Places and Greater Manchester Housing Providers, as Vice Chair of the Commission was moved and seconded.

There were no other nominations received.

**RESOLVED/-**

That Matt Harrison, Great Places and Greater Manchester Housing Providers, be appointed as Vice Chair of the Commission for the Municipal Year 2022/23.

**P&HC/04/22            MEMBERSHIP OF THE COMMISSION 2022/23**

**RESOLVED/-**

That the following Membership of the Planning and Housing Commission for the 2022/2023 municipal year be noted:-

Councillor Toby Hewitt	Bolton Council
Councillor Clare Cummings	Bury Council
Councillor Gavin White	Manchester City Council
Councillor Amanda Chadderton	Oldham Council
Councillor Daniel Meredith	Rochdale Council
City Mayor Paul Dennett	Salford City Mayor and GM Portfolio Lead Member for Homelessness & Places for Everyone
Councillor Mike McCusker	Salford City Council
Councillor Colin McAlistair	Stockport Council
Councillor Jacqueline North	Tameside Council
Councillor James Wright	Trafford Council
Councillor Andrew Western	Trafford Council
Councillor Susan Gambles	Wigan Council
Matthew Harrison	Great Places
Jane Healey-Brown	Arup
Simon Warburton	TfGM
Bernadette Elder	Inspiring Communities Together

**P&HC/05/22. MEMBERS CODE OF CONDUCT AND ANNUAL  
DECLARATION FORM**

Members considered the Members' Code of conduct and annual declaration requirements.

Following an enquiry from a Member, officers undertook to advise non-political members of their requirements in respect of their Annual declaration of interest.

**RESOLVED/-**

1. That the obligation of Members under the GMCA Member's Code of Conduct and the requirement of Members to complete an annual declaration of interest form, which will be published on the GMCA website, be noted.
2. That officers undertook to advise non-political members of their requirements in respect of their Annual Declaration of Interest

## **P&HC/06/22            TERMS OF REFERENCE**

The updated Terms of Reference of the Commission were submitted.

Members noted that the Terms of Reference have been updated to reflect the new GMCA Portfolios and to include the GM Portfolio Lead Member for Homelessness & Places for Everyone within the Commission's membership.

### **RESOLVED/-**

That the updated Terms of Reference for the Planning and Housing Commission be approved and adopted.

## **P&HC/07/22            APPOINTMENTS**

### **a.    Green City Regional Partnership**

The Chair sought nominations for a representative from the Commission to be appointed to the GM Green City Regional Partnership for 2022/2023.

It was noted that Councillor Mike McCusker, Salford, was appointed to the Green City Regional Partnership for 2021/2022.

**RESOLVED/-**

That Councillor Mike McCusker, Salford City Council, be reappointed as the Commission's representative on the Green City Regional Partnership representative for 2022/2023.

**P&HC/08/22 CHAIR'S ANNOUNCEMENTS AND URGENT BUSINESS**

There were no announcements made by the Chair or any items of urgent business.

**P&HC/09/22 DECLARATIONS OF INTEREST**

**RESOLVED /-**

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

**P&HC/10/22 MINUTES OF THE MEETING HELD ON 21 MARCH 2022**

The Minutes of the meeting of the Commission, held on 21 March 2022, were submitted.

Members noted that the proposals to receive an update on the UK Shared Prosperity Fund has been deferred to the December 2022 meeting of the Commission.

**RESOLVED/-**

That the Minutes of the previous meeting of the Planning and Housing Commission, held on 21 March 2022, be approved as a correct record.

**P&HC/11/22      GREATER MANCHESTER STRATEGY PROGRESS  
REPORT**

Amy Foots, Head of Implementation, GMCA introduced a report and presentation which provided a progress update at six months into delivery of the new Greater Manchester Strategy (GMS). The updated gave an overview of some of the activities currently underway which support the delivery of the GMS shared commitments and draws out whole system issues and areas for further progression.

Members noted that the Planning & Housing Commission has and a contributory role to activities in support of the 15 shared Commitments in the GMS and a lead role in the delivery of the following two Commitments:-

- Commitment 3 - We will ensure our local communities, neighbourhoods, villages, towns, cities and districts are protected and strengthened through the Places for Everyone Plan and Stockport Local Plan, with new homes delivered in line with our Zero Carbon commitments and Housing Strategy;
- Commitment 13 - We will ensure the delivery of safe, decent and affordable housing, with no one sleeping rough in Greater Manchester.

The following matters were highlighted:-

- In welcoming the report and presentation, a Member asked how realistic the ambition for wider devolution will be and how much of the success of the GMS ambitions will be predicated by the need for wider devolution. In response, it was noted that further discussions were needed to address wider devolution ambitions. In addition, it was noted that a local approach can also drive improvements and system change.
- In respect of Key Issues in the presentation, a Member suggested that for each of the key issues highlighted, areas of good practice should be highlighted. In response, that there were some examples included and noted the challenges of providing a whole view of the process and systemising these improvements.
- A Member sought details on the development of an action plan to look at challenges and partner roles. In response, it was noted that the next

progress report will take a view on what has changed and how local partners are putting actions in place.

- A Member noted the implications of the Cost of Living crisis and the impact this may have on the GMS process. In response, it was noted that target rates will be monitored although the responsiveness of services will be important in order to support inequalities.
- In response to a question from a Member in respect of Commitment 13, it was noted that progress on rough sleeping and housing targets are included in the dashboard are in place to show a direction of travel.
- A Member highlighted system complexities and challenges in respect of the Government's Affordable Homes Programme where five GM local authorities are unable to bid to this programme grant. Part of the progress to help support the ambitions will require further discussions with Government.

#### **RESOLVED /-**

1. That the update on progress and the systemic issues identified in the report be noted, including the possible GM responses and further dialogue with Government in support of the attainment of the GMS shared outcomes and commitments, as set out in the report.
2. That as one of the lead GM delivery groups contributing to the attainment of GMS shared commitments to consider and reflect on the issues identified in this report, driving change and actions in all parts of the system if the GMS is to be delivered, be agreed.
3. That it be noted that a review of the progress reporting process will be undertaken to refine and develop for future iterations.

**P&HC/12/22**

**FLOOD & WATER MANAGEMENT: LOCAL LEVY**

Andrew McIntosh, Director of Place, GMCA introduced a report which provided details of the financial implications for each local authority, of an increase above the baseline of 1%, 2% and 3% to the Flood and Water Management local levy.

It was noted that the GM Regional Flood and Coastal Committee (GMR FCC) members have met and support a 3% increase.

Members noted that the report is for information only as the GM RFCC members will shortly write to the Commission asking for their views on the 3 options and asking which rate of increase they wish to support in order to agree a majority consensus for the partnership. The GM RFCC members have met and are recommending a 3% increase.

It was noted that the GMR FCC will vote on proposals at their upcoming meeting in October 2022.

Following an enquiry from a Member, officers undertook to clarify if there was any geographical ring-fencing of the levy funding.

**RESOLVED/-**

1. That the update be noted.
2. That officers undertook to clarify if there was any geographical ring-fencing of the levy funding.

**P&HC/13/22 NATIONAL POLICY UPDATES:**

- (a) SOCIAL HOUSING RENTS: DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES (DLUHC) CONSULTATION**



Andrew McIntosh, Director of Place, GMCA provided a verbal update on DLUHC consultation on social housing rents.

[Social housing rents consultation - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/social-housing-rents-consultation)

The update highlighted that a consultation was launched on 31 August which invited views from social housing tenants and landlords on a proposed rent cap to understand how best to support households with the cost of living.

It was noted that under the proposals, a cap on social housing rent increases would be put in place for the coming financial year, with options at 3%, 5% and 7% being considered. The consultation also considers whether this could be put in place for the next two years. At present, social housing landlords can increase rents by consumer price inflation plus 1% which meant tenants were facing the possibility of an 11% rent rise.

Members noted that GMCA and Housing Providers are very concerned about the impact of the cost-of-living crisis on tenants and there is also concern that a new cap on social housing rent increases will significantly impact on Housing Providers' ability to provide critical services for residents and invest in new and existing homes.

It was also noted that GM Housing Providers (GMHP) are in the process of collectively considering the impact on our residents; views from the NHF, LGA, GMCA and local authorities and other partners; impact on our business plans and any common issues around our ability to provide vital services; the long term consequences for decarbonising and investing in our homes and building much needed new homes; specialist and supported rents; service charges against a backdrop of exponential energy price increases and soaring costs and alternative proposals.

The update explained that GMCA is working with GMHP and local authority partners to understand the impacts of any rent cap and will be looking to produce a response over the next few weeks, jointly if we can agree a common position.

The following matters were highlighted by Members:-

- A Member highlighted there is a need to understand if there is any flexibility to recoup some of the shortfall funding for services in future years.
- A Member expressed concerns that rents are to be increased by CPI + 1% given the current inflation rate, and the impact this will have on those tenants who are already some of the poorest and vulnerable residents in Greater Manchester. There is a need to lobby Government to find a better way to be able to support building and fire regulations, retrofitting, net zero carbon and affordable homes, rather than increasing rents.
- GMHP noted that a rent cap will impact on business provision, development and investment for the social housing sector. A freeze would impact on a number of housing providers as a going concern.
- GMHP suggested that if a rent freeze is implemented then there would need to be a further ask to Treasury to fund the work programme going forward.

**(b) A DECENT HOMES STANDARD IN THE PRIVATE RENTED SECTOR:  
CONSULTATION**

John Bibby, Principal, Housing Strategy (Private Rented Sector), GMCA, introduced a presentation which outlined the consultation A Decent Homes Standard in the Private Rented Sector

[A Decent Homes Standard in the private rented sector: consultation - GOV.UK  
\(www.gov.uk\)](https://www.gov.uk/government/consultations/a-decent-homes-standard-in-the-private-rented-sector)

The presentation highlighted that the Government is currently consulting on introducing a Decent Homes Standard (DHS) in the Private Rented Sector (PRS), which was a commitment included in the Levelling Up White Paper.

It was noted that there were four elements of a DHS within the social sector, in which homes must have no Category 1 hazards under HHS; be in a reasonable state of repair; have reasonably modern facilities and provide thermal comfort. According to the English Housing survey 23% of private rented homes wouldn't meet social housing DHS, compared to 11% in the social housing sector.

Members noted that the Government is proposing to amend some of the elements of the DHS in the PRS with the removal of the requirement for kitchens and bathrooms to be less than 20/30 years old, respectively.

In terms of the enforcement of the DHS, it was noted that a new landlord duty to comply would be implemented. Non-compliance could be penalised without first giving notice to improve a fault, in a shift from current housing standards enforcement. Landlords would be required to self-declare compliance or exemptions on the new property portal, with penalties for providing false / misleading information.

In addition, Members also noted that consultation proposes a new duty for councils to investigate complaints about non-compliance of DHS. This would be a significant increase on current council duties which focus on taking action against identified faults, rather than a duty to investigate.

Members noted that the closing date for responses to the consultation is 14th October and work is taking place with local authorities to collate a response.

Members raised the following points: -

- In welcoming the challenge to raise standards in the private sector renting, a member highlighted concerns on the capacity for councils to enforce standards, without resources being applied from the licence fee. In addition, consideration of the reform of Section 21 evictions needs to be noted in order to secure the tenure of tenants in the private sector. It was noted that DLUHC officials have initiated conversations in respect of resourcing support.

- A Member noted that the quality of the housing in social housing was far better than that of the private rented sector. Clarification was sought on whether GM was aware of the ongoing pilot projects in Blackpool and Birmingham.
- Information on the GMCA work on the Good Landlord Scheme was highlighted. Discussions were taking place with DLUHC in respect of expanding on this work.
- A Member enquired if there is any thought on what would happen if private sector landlords did not take up participation in this scheme. Consideration was needed to see whether social landlords may be able to support this process.
- In respect of selective landlord licensing, a Member highlighted the recent decision to allow the City of Oxford to be licensed and the different approach the Government took for Liverpool. The impact of austerity was highlighted.
- It was noted the GM can learn from different districts in respect housing stock conditions and selective landlord licencing.
- This process needs to be resourced correctly through New Burden funding from Government.

## **RESOLVED /-**

1. That the update and discussion be received with thanks and noted.
2. That the response to the consultation be shared with Commission members ahead of its submission on 14<sup>th</sup> October 2022.

**P&HC/14/22**

## **GM HOUSING STRATEGY IMPLEMENTATION PLAN**

Andrew McIntosh, Director of Place, GMCA and Mary Gogarty, Principal, Housing Strategy, GMCA, introduced a presentation which set out the background to the GM Housing Strategy, which is a co-produced joint strategy delivered by GMCA, LAs, NHS GM, GM Housing Providers and other partners.

The presentation outlined eight strategic priorities in the GMHS, with priorities A1-5 focused on delivering a safe, healthy and accessible home for all, and priorities B1-3 focused on the delivery of new homes.

Information on the implementation of the Housing Strategy was also provided.

The following comments were raised by Members:-

- A Member suggested that a deep dive on the Social Housing Decarbonisation Fund would be helpful.

## **RESOLVED /-**

1. That the update be noted.
2. That an update on the Social Housing Decarbonisation Fund be provided to the next meeting.

## **P&HC/15/22 PLACES FOR EVERYONE UPDATE**

Andrew McIntosh, Director of Place, GMCA introduced a presentation which provided an update on Places for Everyone (PfE).

The presentation noted that the PfE Plan was submitted to the Secretary of State in February 2022 and that the Secretary of State has appointed three independent Planning Inspectors to examine the plan.

It was noted that the examination starts upon the appointment of Inspectors and ends when the Inspectors' final report is received. Inspectors consider all the written material submitted and will hold hearing sessions to explore some issues further.

Inspectors have published 'Preliminary Questions' and their 'Matters, Issues and Questions' and PfE districts needs to respond to all Matters, Issues and Questions.

It was noted that the venue for examination confirmed as former Manchester Training and Development Centre (TDC) in Manchester City Centre and Hearings will take place between 1 November 2022 and 30 March 2023. These sessions will

be live-streamed and uploaded for people to access after the sessions have taken place.

**RESOLVED/-**

That the update on Places for Everyone be received and noted.