

# GM Housing First

October 2024

# Housing First in Greater Manchester

The security of a good home is a fundamental foundation for us all to achieve our ambitions in life – our safe space for growing up, getting on and growing old.

The housing crisis means that too many of us don't have that solid base, and our bold aspirations for the future won't happen unless we fix that. So in Greater Manchester, we are putting Housing First.

**Our ambition is for everyone in Greater Manchester to live in a home they can afford that is safe, secure, healthy and environmentally sustainable - a healthy home for all by 2038.**

# Introduction

- In order to achieve our bold Housing First ambition and growth aspirations for Greater Manchester we cannot continue with business as usual in the housing system
- The housing crisis is complex, multi-faceted and falls across the remits of multiple public sector organisations at local and national level, so it follows that progress will only be made with a radical, structured and coordinated approach, with multiple connected interventions rather than a small number of ‘silver bullets’
- In the following slides we have captured the problems we are facing through the housing crisis, and the package of interventions which will help us to solve them, under the three pillars of Supply, Standards and Support.
- We will be developing the Unit further and producing a series of “roadmaps” with key milestones and deliverables under each of the pillars

# System changes to accelerate delivery:

## *Problems*

### **Supply**

- Delivery system currently not in place to deliver growth ambitions
- Difficulty of releasing public sector land for housing and assembling large strategic sites
- Low land values/ difficulty capturing wider value of development
- Affordable Homes delivery system limited by capacity, funding, lack of players in the market
- Skills and capacity shortage in the delivery system
- Even affordable housing isn't always affordable for our residents, with homes that they can't afford to rent and/or can't afford to run

### **Standards**

- Large amount of poor quality primarily Private Rented Sector and owner-occupied homes
- Lack of enforcement capacity/capability for PRS landlords that don't engage
- Lack of coherent, consistent funding for retrofit in the private sector, and piecemeal approach in social housing
- Lack of long-term regeneration approach to tackling housing as a health inequality

### **Support**

- Sections of the population of Greater Manchester whose housing issues and lack of access to the right support are a barrier to resolution of other issues they face
- Barriers to developing supported housing across all cohorts of people who need it, including lack of long-term commissioning certainty and funding shortfalls
- Health priorities and investment are reactive rather than focused on long-term primary prevention and wider determinants of health
- Piecemeal and fragmented funding streams for multiple disadvantage/ homelessness
- Welfare and asylum systems that are barriers to long-term, settled housing

# Supply: building a flexible system to drive growth

We need the whole spectrum of tenure, delivery route, type and size of scheme to achieve 75,000 homes

Small sites

Supported housing

TANZ delivery

Town centres

Growth locations

PfE allocations

## Investment

- Integrated Settlement
- Housing Investment Fund extended & flexibilities
- NHS capital reformed
- New model for Homes England AHP & investments
- Long term social rent settlement
- Right to Buy protection to enable LA investment

## Land

- Appraisal models for public sector that fully recognise growth outcomes
- Land Commission driving at pace
- Acquisition and site assembly powers and levers fit for purpose
- Effective land value uplift capture mechanisms

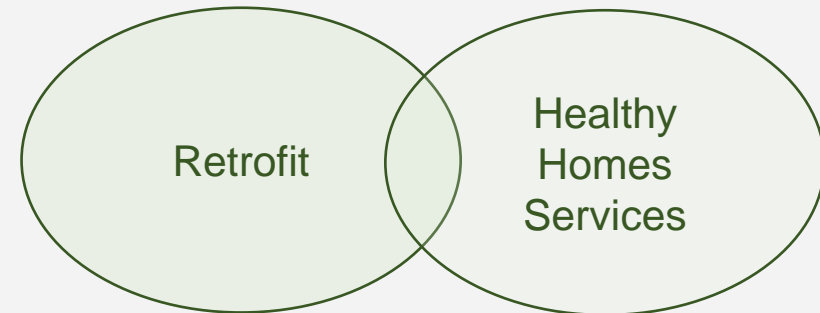
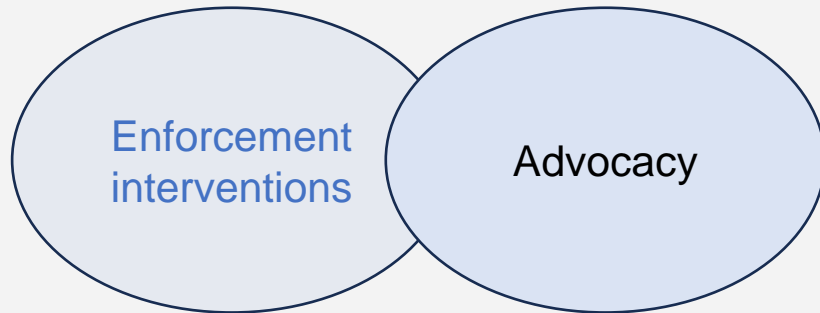
## Capacity to deliver

- Homes England commissioned to deliver what we need
- Investment in key functions at LA and GM level – e.g. DM, building control, building safety, viability assessment
- Skills across the development and construction sector, technical and professional
- GM/Mayoral vehicles or models where they add value

# Standards: a comprehensive toolkit to improve existing homes

*Supporting the development and delivery of interventions and investment to ensure existing homes are safe, secure, warm and dry, across all tenures*

## Work area



## Activity

Enhancing LA capacity and capability  
GM Property Check  
Pilots e.g. illegal evictions

Improved Decent Homes Standard in PRS  
Renters' Rights Bill  
Good Landlord Charter

Devolution of Warm Homes Plan  
Social housing grant settlement  
Innovative funding and procurement, including for 'able to pay' households

Continued uplift and sustainability of Disabled Facilities Grant  
Flexibilities around deployment of DFG  
Innovative funding and procurement

## Impact

Enhanced ease of use, pace and impact of enforcement options open to authorities working across the public sector to rapidly improve PRS standards.

Investment in targeted preventative health interventions aligned with efforts across the public sector to take a cross-tenure, long-term approach to retrofitting existing stock.

# Support: a system that enables healthy independent living

*Housing at the centre of transforming how residents are supported to live healthy, independent lives at home, delivering better outcomes and reducing costs within wider public services*

## Activity

## Rationale

## Impact

Commissioning

Led by people's needs and long-term

Transforming our ability to provide people with the support and security they need and de-risking new supported housing delivery

Joint investment

In housing solutions for wider determinants of health, flexible and in pursuit of jointly agreed objectives

Reducing health inequalities and truly investing in prevention, driving transformation and avoiding costs in the wider NHS

Integrated public services

Taking a holistic approach to people's needs, bringing together relevant funding streams

A comprehensive response to multiple and complex needs, driving improved integrated working in the wider system.

Live Well

Community-led approach to health and wellbeing focused on prevention integrated into the housing system

Capitalising on housing's unique role in neighbourhoods to support people to live healthy lives.

# Building on what works

- The housing crisis is putting huge strain on local authority, health and social care budgets – lots of unproductive spend that is driven by the lack of the right homes and the right support. **We have real examples of how new approaches can get results:**
  - The Rough Sleeping Accommodation Programme has delivered 419 homes across GM for people experiencing rough sleeping, freeing up capacity in A Bed Every Night and Supported Housing pathways and providing good quality homes which promote recovery from homelessness
  - Social Housing Quality Fund investment of £15m in six months protecting 16,000 social rented homes from damp and mould
  - Housing based solutions to give people with complex Learning Disabilities and Autism a home for life that meets their needs and end long term hospital stays, with each scheme saving an average of almost £0.5 million per year from social care and NHS budgets
  - Supported housing for 16 – 18 year olds in Manchester is replacing private sector care costs of up to £4,000 per week per person – an overall estimated reduction in cost of £5.46m



# A roadmap to a housing first city region- next steps

- We are producing a detailed workplan to guide activity already underway under the three pillars
- We are engaging with the wider system (Local Authorities, NHS, GM Housing Providers, VCSFE sector, Equalities Panels, private sector partners) on the development of the Unit and the Roadmap
- Conversations with government including as part of the Spending Review process