



## GM PLANNING AND HOUSING COMMISSION

Date: 05 February 2025

Subject: Greater Manchester Social Housing Quality Fund

Report of: City Mayor Paul Dennett, Portfolio Lead for Housing First and Steve Rumbelow, Portfolio Lead Chief Executive for Housing First

---

### Purpose of Report

To update on the Social Housing Quality Fund following programme closure.

### Recommendations:

Members are requested to:

1. Note the contents of the report.

### Contact Officers

- Aisling McCourt, [aisling.mccourt@greatermanchester-ca.gov.uk](mailto:aisling.mccourt@greatermanchester-ca.gov.uk)
- Thomas Graley, [Thomas.graley@greatermanchester-ca.gov.uk](mailto:Thomas.graley@greatermanchester-ca.gov.uk)

# 1. Introduction

1.1 In June 2023, GMCA received £15m capital funding from the Ministry of Housing, Communities and Local Government (MHCLG, formerly Department for Levelling Up, Homes and Communities) to tackle damp and mould health hazards in social housing. GMCA were provided the flexibility and discretion of how the funding would be allocated in GM, as long as it supports improvements to the physical decency of social housing.

1.2 At the GMCA meeting on 30 June 2023, Leaders agreed to allocate grant to social housing providers in Greater Manchester via a competitive funding competition. It was agreed that the Social Housing Quality Fund (SHQF) would be allocated to eligible applicants, requiring a minimum 25% match funding, and prioritised as follows:

- Band 1: Dealing with Category 1 damp and mould HHSRS<sup>1</sup> hazards;
- Band 2: Dealing with Category 2 damp and mould HHSRS hazards facing vulnerable households;
- Band 3: Dealing with other Category 2 damp and mould HHSRS hazards;
- Band 4: Dealing with properties where tenants have reported damp and mould issues and surveys have identified remedial action required;
- Band 5: Supporting 'infill' works to properties of archetypes with vulnerable tenants where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring;
- Band 6: Supporting 'infill' works to properties of archetypes where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring.

## 2. Programme funding allocations

2.1 In August 2023, £14.84m of capital grant was offered to 17 social housing providers in GM to deliver repairs and renovation works in up to 12,835 homes

---

<sup>1</sup> HHSRS is the Housing Health and Safety Rating System. More information available here: [Housing health and safety rating system \(HHSRS\): guidance for landlords and property-related professionals - GOV.UK](https://www.gov.uk/guidance/housing-health-and-safety-rating-system-hhsrs)

affected by damp and mould issues, with an additional £5.34m in match funding (26% of total) provided by housing providers. This equalled £20.18m planned total programme funding.

- 2.2 Further details about the funding allocation are available in the update provided to this Committee in October 2023: [Social Housing Quality Fund Update, Greater Manchester Planning & Housing Commission - Tuesday, 31st October, 2023](#).

### 3. Summary of programme delivery

3.1 Concluding in April 2024, the programme delivered works to 16,177 homes in total and this represents an increase of 3,342 homes (26% increase) from the original target of 12,835 homes. The total programme funding also increased to £21.5m owing to a higher figure of £6.73m co-funding (31% of total)<sup>2</sup>. The average grant investment per home was £913 and the average total investment per home was £1,328.

3.2 22,155 total measures were delivered and the average cost per measure was £970. The most common measure was installation of mechanical ventilation systems (e.g. extractor fans, whole house ventilation) with 6,175 installations (28% of all measures installed).<sup>3</sup>

3.3 Band 4 homes were most common making up 40.1% of the total and this category also received the most funding with £10,117,067 (47.1% of total spend).

*Table 1: Delivery by banding*

<b>Banding</b>	<b>Homes</b>	<b>% Homes</b>	<b>Total spend</b>	<b>% Spend</b>
Band 1	543	3.4%	£892,479	4.2%
Band 2	1,559	9.6%	£972,172	4.5%
Band 3	1,194	7.4%	£1,320,138	6.1%
Band 4	6,488	40.1%	£10,117,067	47.1%

<sup>2</sup> Annex A: Delivery by housing provider.

<sup>3</sup> Annex B: Delivery by measure.

<b>Banding</b>	<b>Homes</b>	<b>% Homes</b>	<b>Total spend</b>	<b>% Spend</b>
Band 5	3,025	18.7%	£1,751,499	8.1%
Band 6	3,368	20.8%	£6,437,735	30.0%
<b>Total</b>	<b>16,177</b>	<b>100.0%</b>	<b>£21,491,090</b>	<b>100.0%</b>

3.4 The programme delivered improvements in every local authority, though as Table 2 shows this was to varying proportions. Rochdale (28%) had the largest number of homes receiving works and Manchester (20.1%) had the largest proportion of spend. These patterns reflect the spread of bids received from social landlords.

*Table 2: Delivery by local authority*

<b>Local authority</b>	<b>Homes</b>	<b>% Homes</b>	<b>Total spend</b>	<b>% Spend</b>
Bolton	1,131	7.0%	£3,804,019	17.7%
Bury	725	4.5%	£1,504,441	7.0%
Manchester	3,251	20.1%	£6,549,379	30.5%
Oldham	2,017	12.5%	£1,017,700	4.7%
Rochdale	4,531	28.0%	£4,973,220	23.1%
Salford	2,806	17.3%	£1,965,475	9.1%
Stockport	1,272	7.9%	£1,015,885	4.7%
Tameside	97	0.6%	£127,345	0.6%
Trafford	337	2.1%	£519,111	2.4%
Wigan	10	0.1%	£14,515	0.1%
<b>Total</b>	<b>16,177</b>	<b>100.0%</b>	<b>£21,491,090</b>	<b>100.0%</b>

## 4. Programme evaluation

4.1 The University of Salford were commissioned to provide an external qualitative evaluation of the funding programme to better understand the impact of the funding on tenants receiving works. The research was published in November

2024, and the researchers are presenting their findings as the second part of today's agenda item.<sup>4</sup>

---

<sup>4</sup> [Greater Manchester Social Housing Quality Fund: Tenant Research - Sherriff, Graeme; Kelly, Siobhan; Martin, Phil; Pink, Joshua, November 2024](#)

## 5. Annex A: Delivery by housing provider

Housing provider	Units	Programme	Grant	Co-funding	Co-funding	Unit change	Average unit cost
<b>Bolton at Home</b>	775	£3,290,471	£2,263,700	£1,026,771	31%	-159	£4,246
<b>First Choice Homes Oldham</b>	2,006	£641,302	£480,679	£160,623	25%	1,465	£320
<b>ForHousing</b>	249	£601,761	£250,000	£351,761	58%	-1	£2,417
<b>Great Places</b>	121	£976,122	£570,990	£405,132	42%	-9	£8,067
<b>Irwell Valley Housing</b>	957	£1,135,519	£757,577	£377,942	33%	-33	£1,187
<b>MSV Housing Group</b>	267	£683,895	£475,333	£208,562	30%	0	£2,561
<b>One Manchester</b>	468	£3,976,316	£2,950,117	£1,026,199	26%	34	£8,496
<b>Onward Homes</b>	260	£831,795	£526,500	£305,295	37%	10	£3,199
<b>Places for People</b>	227	£460,232	£299,151	£161,081	35%	5	£2,027
<b>Rochdale Boroughwide Housing</b>	3,978	£2,502,554	£1,846,843	£655,711	26%	257	£629
<b>Salix Homes</b>	2,349	£1,061,748	£679,683	£382,065	36%	0	£452
<b>Six Town Housing (now Bury Council)</b>	381	£694,143	£520,607	£173,536	25%	215	£1,822

<b>Southway Housing Trust</b>	522	£338,944	£253,156	£85,788	25%	-35	£649
<b>Stockport Homes</b>	899	£225,620	£168,355	£57,265	25%	854	£251
<b>The Guinness Partnership</b>	924	£1,740,585	£1,267,163	£473,422	27%	-176	£1,884
<b>The Riverside Group</b>	229	£1,473,836	£899,587	£574,249	39%	- 5	£6,436
<b>Wythenshawe Community Housing Group</b>	1,565	£856,246	£556,530	£299,716	35%	920	£547
<b>Total</b>	<b>16,177</b>	<b>£21,491,090</b>	<b>£14,765,971</b>	<b>£6,725,119</b>	<b>31%</b>	<b>3,342</b>	<b>£1,328</b>

## 6. Annex B: Delivery by measure

<b>Measure</b>	<b>Installations</b>	<b>Total</b>	<b>Average cost</b>
Installation of mechanical ventilation systems	6,175	£4.59m	£743
Mould Eradication Works	3,911	£1.13m	£289
IOT sensors (incl. Switchee devices)	3,583	£2.12m	£592
Replacing or major repairs to roof	1,769	£1.44m	£815

Mould treatment	1,299	£0.46m	£359
Replacing or major repairs to wall components	1,255	£1.72m	£1,372
Replacing doors and windows	1,121	£4.63m	£4,133
Loft insulation	647	£0.77m	£1,192
Cavity wall insulation	530	£1.23m	£2,313
Replacing or major repairs to electrical system components	436	£0.06m	£145
Replacing kitchens and bathrooms	285	£1.31m	£4,603
LED Lighting	226	£0.01m	£50
Smart Meter	226	£0.10m	£457
Water Saving Device	226	£0.005m	£25
Internal wall insulation	215	£0.74mm	£3,429
Replacing or major repairs to heating systems	140	£0.38m	£2,723



Replacing Bathrooms	98	£0.44m	£4,451
Concrete Sub Surface	12	£0.33m	£27,739
Underfloor insulation	1	£0.009m	£9,987
<b>Total</b>	<b>22,155</b>	<b>£21.49m</b>	<b>£970</b>