COMMISSION MEMBERS

City Mayor Paul Dennett            GM Portfolio Holder - Chair
Councillor Nick Peel                Bolton Council
Councillor Hannah Roberts           Oldham Council
Councillor Linda Robinson           Rochdale Council
Councillor Derek Antrobus           Salford CC
Councillor Gerald Cooney            Tameside MBC
Councillor James Wright             Trafford Council
Councillor Carl Sweeney             Wigan Council

Jane Healey Brown                   Arup

INVITED MEMBERS

Councillor Martin Donaghy           Strategic Housing and Planning
                                    Member – Bolton Council
Councillor Dorothy Gunther          GMCA Housing, Planning and
                                    Environment Scrutiny Committee
                                    Member
Councillor Tracy Kelly              Lead Member for Housing and
                                    Neighbourhoods – Salford CC

SUPPORT OFFICERS

Lindsay Dunn                        GMCA
Chris Findley                       GM Planning Lead
Steve Fyfe                          GMCA Planning & Housing Team
Carl Moore                          Homes England
Anne Morgan                         GMCA, Head of Planning Strategy
Steve Rumbelow                      GM Housing, Homelessness and
                                    Infrastructure Lead Chief Executive
Helen Telfer                        Environment Agency

24/18 APOLOGIES

The Chair welcomed all members to the meeting of the Planning and Housing Commission.

Apologies for absence were received on behalf of Simon Bedford (Deloitte),
Councillor Kate Butler (Stockport MBC), Matthew Harrison (Great Places),
Councillor Catherine Preston (Bury MBC), Councillor Kevin Procter (Trafford
Council), Councillor Suzanne Richards, (Manchester CC) and Stephen Trusler
(Laing O’Rouke)

25/18 CHAIRS ANNOUNCEMENT AND URGENT BUSINESS

There were no announcements or matters of urgent business reported.
26/18 DECLARATIONS OF INTEREST

There were no declarations of interest made in relation to any item on the agenda.

27/18 MINUTES OF THE MEETING HELD 13 SEPTEMBER 2018

The minutes of the meeting held on 13 September 2018 were presented for consideration.

RESOLVED/-

To approve the minutes of the meeting held on 13 September 2018.

28/18 ETHICAL LETTINGS AGENCY

The Chair announced that the item had been deferred to the next meeting of the Planning and Housing Commission on 5 March 2019.

RESOLVED/-

That the Ethical Lettings Agency item be deferred to the next meeting of the Planning and Housing Commission on 5 March 2019.

29/18 GOVERNMENT HOUSING PROGRAMMES

Steve Fyfe, Head of Housing Strategy, GMCA provided an update to the Commission on the recent announcement from Government on ‘geographical targeting’ of national funding for housing, and the potential impact on the ability of GM districts to qualify for funding opportunities for housing, including those on the Housing Infrastructure Fund Forward Fund projects already in development.

Carl Moore, Head of Home Ownership and Supply at Homes England provided an overview of the plan which will make a minimum of 80% of resources available over the next five years to be directed at areas of highest affordability pressure.

It was emphasised that government recognises that the pressures faced in buying a home do not affect the whole of the country in equal measure. It was reported that organisations seeking funding for schemes in local authorities areas that are below the ‘Highest Affordability Pressure’, will not be excluded from the funding programmes and are still encouraged to apply for the 20% of available funding over the next 5 years.

It was reported that there would be a focus on strategic priority areas and work will be undertaken with combined authorities. Greater Manchester is considered to be a priority area and co-development of schemes to promote issues would ensure that GM remains appropriately placed to access funding.

Discussion took place and the following points were raised;

- Local Authorities are committed to building affordable high quality housing and it was recognised that some boroughs have a considerable number of properties in Band A and B impacting on the overall amount of council tax
collected. It was advised that flexible grants exists in order to address the variability and build quality affordable housing suitable for schemes such as shared ownership.

- Members asked for further clarification of the risks and reassurance in order to understand the impact and provide a response to Government.
- It was suggested that HM Treasury's Green Book formula and methodology adopted was failing to pick up the issues faced by people in GM concerning affordability.
- Districts raised concerns with regards to land banking in areas consent has been granted for planning permission. It was highlighted that this is an issue which needs addressing.
- It was recognised that the availability of land is a key issue and it was advised that Homes England were introducing a new operating model which will address land acquisition. It was suggested that there would be opportunity to review sites in receipt of planning permission where development had not taken place. It was proposed that large strategic sites are addressed on a case by case basis and consideration is given to the use of CPO powers to unlock these sites.
- The commission discussed the issues faced in districts, including the fact that many individuals are on low wages and in receipt of benefits. It was suggested therefore that housing programmes do not properly address those needs.
- It was recognised that the issue of affordable/social rents are not referenced. Members suggested that the requirement should be to build more affordable homes for those core groups dependent on social housing.
- Affordability for those unable to get onto the property ladder and having to remain at home with parents along with issues surrounding universal credit were discussed.

The Chair concluded that the issues discussed highlighted the requirement for the programme not to be considered in isolation. It was therefore suggested that any GMCA response should encompass the difficulty in the application of the methodology to assess local housing need along with the issues raised by the Commission. Thanks were extended to Carl Moore for the overview of the programme from the perspective of Homes England.

RESOLVED/-

1. That the contents of the attached report are noted.
2. That the comments of the Planning and Housing Commission are noted and;
3. That any response to government encompasses the issues discussed with regard to affordability and the methodology to assess local housing need.

30/18 GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF)

The Chair provided members with a verbal update on the progress on the Greater Manchester Spatial Framework (GMSF). It was advised that a report would be presented to a special joint meeting of the Greater Manchester Combined Authority (GMCA) and AGMA Executive Board on Friday 11 January 2019 in Trafford.

Discussion took place and the following points were raised;
- It was confirmed that following this draft, a further consultation would take place in Summer 2019 based on the results of the consultation.
- Members highlighted the requirement to ensure that lessons are learned from last time and adequate resources along with a communication strategy in place to effectively manage the process.
- It was confirmed that the Transport 2040 Delivery Plan would be published for consultation alongside the GMSF.
- It was confirmed that the GMSF would require unanimous support from all districts and that leaders had agreed that the formal draft would be subject to approval by all councils prior to the next consultation.

**RESOLVED/-**

1. That the update be noted.
2. That the comments from members of the Planning and Housing Commission are observed.

**31/18 GREATER MANCHESTER INFRASTRUCTURE FRAMEWORK**

Anne Morgan, Head of Planning Strategy, GMCA provided members with a presentation on the GM Infrastructure Framework. It was acknowledged the ability to influence changes to infrastructure are limited, however it is necessary to gain a systematic understanding of where the issues exist and how best to manage them.

Members of the Commission recognised the importance of the work and welcomed the decision of the GMCA to commission the work to gain an understanding of the challenges and address resilience. It was advised that the framework does not provide evidence to the questions that may be raised during the consultation of the GMSF and it was suggested that this would be required in the long term.

The Commission discussed the governance of the framework with key stakeholders and partners. The Chair highlighted the challenge of resource constraints of the GMCA and suggested that a more strategic approach along with revenue to drive the delivery of the agenda was required.

The relationship with Natural Infrastructure Commission (NIC) was considered and it was confirmed that discussions and work is underway. It was further suggested that an invitation to a future meeting of the Planning and Housing Commission to provide an update is extended to NIC.

**RESOLVED/-**

1. That the update be noted.
2. That an invitation to a future meeting of the Planning and Housing Commission be extended to a member of the Natural Infrastructure Commission.

**32/18 ANY OTHER BUSINESS**

It had been previously agreed that Jane Healey Brown at Arup had agreed to act as a liaison for the report on private sector engagement. It was reported that this had not yet taken place and it was agreed that this would be followed up.
RESOLVED/-

That the report on private sector engagement be circulated to Jane Healey Brown for consultation with partners.

33/18  DATES OF FUTURE MEETINGS

Tuesday 5 March  2.00pm  The Boardroom, GMCA Offices, Churchgate House