PLANNING AND HOUSING COMMISSION

DATE : Monday, 29th February 2016
TIME : 2:00 - 4:00 pm
PLACE : Scrutiny Room
        Manchester Town Hall Extension
        Albert Square
        Manchester
        M60 2LA

Access via Old Town Hall, Lloyd Street entrance
Take stairs or lift to 2nd floor, access via bridge to Town Hall Extension

AGENDA

1. APOLOGIES

2. CHAIR’S ANNOUNCEMENTS AND URGENT BUSINESS

3. DECLARATIONS OF INTEREST - attached
   To receive declarations of interest in any item for discussion at the meeting. A
   blank form for declaring interests has been circulated with the agenda; please
   ensure that this is returned to the GMIST officer at the start of the meeting.

4. MINUTES OF THE MEETING HELD ON 7th OCTOBER 2015 - attached
   To approve the minutes of the meeting held on 7th October 2015 as a correct
   record and to raise any matters not covered elsewhere on this agenda.

5. GM SPATIAL FRAMEWORK

   a. UPDATE - attached
      Report of Chris Findley, Greater Manchester Planning Lead.

   b. GM INFRASTRUCTURE MAP
      Interactive demonstration by Lucy Woodbine.

6. HOUSING IN GREATER MANCHESTER: AFFORDABILITY - attached
   Presentation from Paul Beardmore, Greater Manchester Housing Lead.

7. FLOOD AND WATER MANAGEMENT - to follow

   The Chair has agreed, under Part 5A paragraph 7.3 of the GMCA constitution, to
   this report being submitted as a late item. This is to enable the report to contain the
   most up-to-date information necessary to aid discussions.

Contact Officers:
Garreth Bruff, Policy Manager, GMIST. Tel: 0161 234 3289 e-mail: g.bruff@agma.gov.uk
Kerry Bond, Senior Democratic Service Officer, GMIST. Tel: 0161 234 3302 email:k.bond@agma.gov.uk
8. **EMPTY HOMES PROGRAMME 2016-18** - attached
   Report of Steve Fyfe, GM Housing Strategy Manager.

9. **FUTURE MEETING DATES 2015/16**

   13th April 2016 - 2:30-4:30pm, Manchester Town Hall
   6 July 2016 - 2:00-4:00pm
   12 October 2016 - 2:00-4:00pm
   17 January 2017 - 2:00-4:00pm
   5 April 2017 - 2:00-4:00pm

Contact Officers:
Garreth Bruff, Policy Manager, GMIST. Tel: 0161 234 3289 e-mail: g.bruff@agma.gov.uk
Kerry Bond, Senior Democratic Service Officer, GMIST. Tel: 0161 234 3302 email:k.bond@agma.gov.uk
### Declaration Of Councillors’ Interests in Items Appearing on the Agenda

**NAME OF COUNCILLOR**

<table>
<thead>
<tr>
<th>Minute Item No. / Agenda Item No.</th>
<th>Nature of Interest</th>
<th>Type of Interest</th>
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3.
1. APOLOGIES

Apologies for absence were received on behalf of Linda Robinson (Rochdale), Derek Antrobus (Salford), Ged Cooney (Tameside), Paula Vickers (United Utilities), Chris Findley (Salford).

2. DECLARATIONS OF INTEREST

Councillor Derbyshire declared an interest in item 5, Private Rented Sector in Greater Manchester, and didn’t partake in any discussion under this item.
4. MINUTES OF MEETING HELD ON 8th JULY 2015

RESOLVED/-

That the minutes of the meeting held on 8th July 2015 be approved as a correct record.

5. PRIVATE RENTED SECTOR IN GREATER MANCHESTER

Paul Beardmore, Greater Manchester Housing Lead, presented a report updating members on the structure of the private rented sector (PRS) in Greater Manchester and key trends in the market.

Discussion ensued and key points and comments included:

- The growth of the PRS and different market segments, including the increasing potential of institutional investors.
- The role of Landlord Licensing Schemes, accreditation schemes and different models of lease management and how these have been applied in GM.
- The need to register and share effective practice on management of the PRS, coordinating some elements at a GM scale so we identify gaps and ensure that individual councils have the tools they need to address problems.

RESOLVED/-

1. To note the report and the implications for work required to improve the housing offer to Greater Manchester households and for housing delivery.
2. That a report on the points discussed be brought to a future meeting.

6. BUDGET IMPLICATIONS FOR SOCIAL HOUSING

Ian Munro, Chief Executive, New Charter gave a presentation detailing implications of the summer budget on social housing, including changes to:

- Universal Credit
- Housing benefit cap
- Tax credit
- rent policy
- Right to buy
- Pay to Stay
- Extension of DHP
- GM household tenure
- Government Policy
Discussion ensued and it was agreed that districts should work collaboratively with housing providers to understand the outcomes of the changes in different parts of GM and develop a response that is GM focused, seeking to retain assets and achieve the best outcomes for residents.

**RESOLVED/-**

1. That the Commission note and welcome the progress.
2. That district officers are asked to work with housing providers to develop a GM approach that can address issues discussed, with reports to future meetings.

7. **SPENDING REVIEW 2015**

Members received a presentation from Eamonn Boylan, Chief Executive, Stockport MBC detailing Greater Manchester’s submission to the Government’s Spending Review process. GM has developed a number of proposals for further reforms, freedoms and flexibilities which Government is currently considering. This includes proposals for:

- A transport investment and funding model to deliver the Northern Powerhouse
- Higher Education research and capital investment
- New funding mechanisms to support site remediation and infrastructure provision to accelerate the development of new housing
- Reform of the New Homes Bonus
- Making better use of social housing assets to support growth
- Devolution of stamp duty
- Locally led low carbon investment
- Greater devolution of business support service provision
- A scaled-up GM Reform Investment Fund
- A GM approach to data sharing across public agencies
- Co-decision making for Apprenticeship and Traineeship funding
- Further employment and skills reforms
- A fundamental review of the way that services for children are delivered
- Fiscal Reform around business rate reform, council tax reform, hotel bed tax, and air passenger duty reform
- Health and Social Care reform

These are all proposals which are being by the Government, with the final Spending Review announcements expected in late November.

**RESOLVED/-**

1. To note the presentation.

8. **HOUSING INVESTMENT FUND**

The Commission received a brief verbal progress report from Marie Hodgson, on the £300m Greater Manchester Housing Investment Fund.
The Greater Manchester Combined Authority have approved 6 schemes to date, totalling £66m in loans which will generate approximately 1,000 new homes.

Work is also underway with all districts to develop further proposals for the fund and the pipeline of schemes is being continually updated.

RESOLVED/-

1. That the update be noted and further information is brought to a future meeting.

9. ENTERPRISE ZONES BIDDING ROUND

Garreth Bruff introduced a report detailing the process set out by the Department of Communities and Local Government for a new round of Enterprise Zone bids and the four bids submitted for Greater Manchester.

Decisions on the bids for new enterprise zones are expected to be published alongside the Spending Review in late November.

RESOLVED/-

1. To note the report.
2. That the outcomes of the bidding process is reported to a future meeting.

10. FUTURE MEETING DATES:

20th January 2016
13th April 2016

All meetings will be held from 2:30pm-4:30pm, Scrutiny Room, Manchester Town Hall
PURPOSE OF REPORT
To update Commission members on the outcomes of the recent consultation exercise and advise on the next steps.

RECOMMENDATION
Commission Members are requested to note the report.

CONTACT OFFICER:
Anne Morgan, GM Planning Strategy Manager (a.morgan@agma.gov.uk/ 0161 237 4162)
1. **SUMMARY**

1.1 This report summarises responses to the recent Greater Manchester Spatial framework (GMSF) consultation and call for sites exercise, and sets out the next steps in the process of developing the GMSF.

2. **BACKGROUND**

2.1 The draft vision and strategic objectives for the GMSF, as well as a number of options for growth, were published for public consultation between 9th November 2015 – 11 January 2016. The consultation exercise was widely promoted with over 16,000 emails/letters sent to contacts on local mailing lists and key stakeholders, as well as press releases to local and national media, use of social media and websites, etc.

2.2 Alongside this, local residents, businesses, land owners and developers were also invited to identify sites that could be suitable for housing or employment development. This “call for sites” exercise was designed to determine whether there are areas of land available for development that individual districts or Greater Manchester are not currently aware of.

2.3 Both the consultation and call for sites formally closed on the 11th of January, although the call for sites map will remain available to anyone wishing to submit a site for the foreseeable future.

3. **OPTIONS CONSULTATION.**

3.1 We have received 177 submissions to the GMSF options consultation, more than double the number of responses received to the first GMSF consultation in 2014. Just under 25% of responses were made online (ie through the GMSF consultation portal) and the majority of the rest by email. A team of district volunteers has been established to work alongside the P&H team in New Economy and they have verified the submissions and uploaded all documents to the GMSF portal so this information can be published online.

3.2 As expected, a majority of responses have tended to focus on two key issues:

- Housing – with responders querying the level of forecasted demand for new homes and some of the assumptions or technical calculations upon which an Objectively Assessed Need figure has been based.
- Environment – seeking to ensure that environmental issues and the role of GM’s natural environment is adequately addressed in both the vision for the GMSF and policies for protecting specific areas or environmental functions.

3.3 A full report, detailing all the submissions and how identifying some of the implications for the GMSF will be produced for consideration by the Spring.

4. **CALL FOR SITES**
4.1 Work to log and verify all of the responses to the call for sites is still underway, with around 600 individual submissions received to date. The majority of these are for sites with a residential use. Nearly 300 of the sites verified to date are greenfield sites, with the remaining a mixture of green field and brown field sites.

4.2 The planning team are continuing to log and verify the sites, checking and digitising the proposed boundaries so that the sites can all be published through the online GM Map.

5. NEXT STEPS

5.1 The comments on the options are being analysed and reviewed. We are considering what further work may be required to respond to the issues raised. One of the key areas of concern was the lack of a Strategic Housing Market Assessment (SHMA). As we outlined in the options document we recognise that this is a fundamental piece of evidence which will be required to underpin the spatial strategy for housing distribution. We are progressing work on an SHMA as a matter of urgency and will report further to the commission in due course.

5.2 In respect of the sites submitted, we are carrying out a first stage assessment using our infrastructure map to run spatial queries and supplementing this with locally specific information from districts. Districts are also updating their information on existing land supply to a common base date of March 2015. We will use this to guide the development of spatial options and ultimately the development of the draft plan which is timetabled for consultation on October 2016.

5.3 In parallel with the work on the SHMA and the spatial options we are continuing to deepen our evidence base with work on the natural environment, flooding, town centres, greenbelt assessment, low carbon and resilience.

6. RECOMMENDATIONS

6.1 Recommendations are found at the front of the report.
Rethinking affordability in Greater Manchester

Paul Beardmore
Director of Housing
Manchester City Council
Introduction

• Draft Residential Growth Strategy
• Emerging housing and planning policy will impact on our future decision making
The Changing national context

- Home ownership is the central plank to governments housing policy direction
- Welfare Reform is set to continue
- Planning and Housing Bill
- Extended Right to Buy and Pay to Stay
- 1% year on year rent reduction
- Greater Manchester can be innovative with its thinking
Rethinking affordability

• Definition of affordable housing is often misinterpreted
• Opportunity to design our approach to support our economic ambitions
• Greater correlation between income and affordability
• The market has been delivering an affordable product in Manchester
Economic growth and new jobs

- New job opportunities driving population increase
- Over 30,000 students graduate in GM each year
- Affordability and housing choice essential to support this growth
GM predicted sector growth 2015-2025 by UK average pay by sector

Increase in overall jobs (thousands)

Over £30,000
£25,000 - £30,000
£20,000 - £25,000 pa
£15,000 - £20,000 pa
Up to £15,000 pa

GM median individual income £21,205pa

Source: GMFM 2014 baseline (GM sectors)
ASHE income by sector 2015

GMCA
BOLTON  MANCHESTER  ROCHDALE  STOCKPORT  TRAFFORD
BURY     OLDHAM     SALFORD    TAMESIDE   WIGAN
Stock profile, GM, North West, England and Wales

Stock profile GM, North West, England and Wales

- Greater Manchester (Met County)
- ENGLAND AND WALES
- NORTH WEST

Percentage of properties

Source: VOA Council Tax valuation summary 2015

GMCA BOLTON MANCHESTER ROCHDALE STOCKPORT TRAFFORD
BURY OLDHAM SALFORD TAMESIDE WIGAN
Home ownership affordability median and mean incomes

Greater Manchester

2014-15 Residential Sales

Affordability assumptions:
85% LTV mortgage, 3.5% income, 3.5% interest rate, 25 year term

Unaffordable for average Greater Manchester household

Affordable for mean GM household income £33k

Greater Manchester household income £25,500

Percentage of sales

Number of sales

Price Band

Source: Land Registry Price Paid 2014-15

GMCA
BOLTON
BURY
MANCHESTER
OLDHAM
ROCHDALE
SALFORD
STOCKPORT
TAMESIDE
TRAFFORD
WIGAN
Market rent affordability GM median and mean income

Greater Manchester Median Income: £25,573 Monthly affordable rent for median income (33% of gross income), £703
Mean Income £33,107 Monthly affordable rent for mean income (33% of gross income), £910

Source: GM and district income CACI Paycheck 2015
GM estate agents advertised price Zoopla January 2014
Greater Manchester

Housing affordability all households

Social/Affordable Rent

-100% -80% -60% -40% -20% 0% 20% 40% 60% 80% 100%

Lower Quartile Market Rent

Home purchase product (Average house price)

-57% 43%

Home purchase product (Lower quartile house price)

-40% 60%

Starter home (10% deposit) (Average house price)

-84% 16%

Starter home (10% deposit) (Lower quartile house price)

-72% 28%

50% Shared ownership (Average house price)

-63% 37%

50% Shared ownership (Lower quartile house price)

-46% 54%

25% Shared ownership (Average house price)

-55% 45%

25% Shared ownership (Lower quartile house price)

-34% 66%

Help to Buy Equity Loan (Average house price)

-64% 36%

Help to Buy Equity Loan (Lower quartile house price)

-49% 51%

85% Loan to Value Mortgage (Average house price)

-70% 30%

85% Loan to Value Mortgage (Lower quartile house price)

-49% 51%

Percentage Unaffordable

Percentage Affordable

Sources: CACI 2015 household income by district
2014 Land Registry price paid data
New Economy modelling

GMCA

BOLTON  MANCHESTER  ROCHDALE  STOCKPORT  TRAFFORD
BURY  OLDHAM  SALFORD  TAMESIDE  WIGAN
Greater Manchester £94,950

Lower quartile property purchase and income requirements

Deposit required

GM median household income

-£30,000
-£25,000
-£20,000
-£15,000
-£10,000
-£5,000
£0
£5,000
£10,000
£15,000
£20,000
£25,000
£30,000

75% Loan to Value Mortgage
80% Loan to Value Mortgage
85% Loan to Value Mortgage
Starter Home (20% deposit)
Starter Home (25% deposit)
Starter Home (50% deposit)
Starter Home (10% deposit)
Starter Home (15% deposit)
Help to Buy Mortgage
Help to Buy Equity Scheme
Shared ownership 2.5%
Shared ownership 50%
Shared ownership 75%
Right to Buy House after year 5
Right to Buy House after year 3
Right to Buy House after year 5
Home purchase product

Source: Land Registry Price Paid 2014.
New Economy affordability modelling.
Housing delivery in the next 5 years

- 10,350 required per annum (GMSF Option 2)
- Land supply 152,800 2015-2035 (GMSF)
- Sec 106 requirements? Schools or starter homes?
- New ‘products’ are essential eg Help to Buy; Rent to purchase; shared ownership
- Tenure will change
Discussion points

• How do we define future affordable housing in Greater Manchester?
• What role will our existing social housing play in the wider housing market?
• What role will the private rented sector play?
• How does this interpret into the 100,000 plus homes to be built over the next 10 years?
• What are the spatial implications for this?
_GREATER MANCHESTER PLANNING & HOUSING COMMISSION_

Date:  29th February 2016
Subject:  AHP Empty Homes Programme 2015-18
Report of:  Paul Beardmore, Director of Housing, Manchester City Council and GM Housing Lead Officer

PURPOSE OF REPORT

To update the Commission on progress in agreeing the GMCA’s empty homes programme 2015-18.

RECOMMENDATION

That the Commission note the plans for the GMCA Consortium to deliver a further empty homes programme, continuing the successful track record in helping reduce the numbers of long-term empty homes in Greater Manchester.

CONTACT OFFICER:

Steve Fyfe, Housing Strategy Manager.  s.fyfe@agma.gov.uk
**Empty Homes Programme 2015-18**

1.1 Commission members will recall that we reported on outcomes of the previous AHP and Clusters of Empty Homes programme at PHC meetings last year. A total of 986 homes were brought back into use in Greater Manchester between 2012 and 2015 through these funding routes. Following this success, GMCA have approved a continued programme of interventions to return empty property to use for housing, of which a further programme under the AHP is a crucial part. A further funding bid was submitted to HCA for the new AHP programme in January 2015, and a total of £3,691,705 was awarded to the GMCA consortium in June 2015 to bring a further 232 long-term empty properties back into use (i.e those empty for six months or more).

1.2 The Chancellor’s summer budget statement in early July, however, led both HCA and consortium partners to re-examine their business plans and reassess the deliverability of their proposed programmes, particularly in view of the rent reductions announcement.

1.3 Following something of a hiatus whilst those implications were considered, HCA have now agreed an initial revised programme for GM of £2,457,585 for 137 units. We are grateful to partners for their continued commitment to the programme.

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<th>Partner</th>
<th>No of units</th>
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<tr>
<td>Aksa</td>
<td>10</td>
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<tr>
<td>Bolton at Home</td>
<td>10</td>
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<tr>
<td>New Charter</td>
<td>7</td>
</tr>
<tr>
<td>Salford</td>
<td>75</td>
</tr>
<tr>
<td>Six Town</td>
<td>10</td>
</tr>
<tr>
<td>Southway</td>
<td>5</td>
</tr>
<tr>
<td>Stockport Homes</td>
<td>2</td>
</tr>
<tr>
<td>Wigan</td>
<td>12</td>
</tr>
<tr>
<td>Wythenshawe Community</td>
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**Totals** 137

1.4 HCA have also confirmed that a further £1.23m (taking the figure up to the £3,691,705 originally allocated) is still available to GM for this programme, subject to revised scheme proposals being submitted to them for assessment. We are currently working on those bids with a view to submitting them to HCA as soon as possible.
1.5 In the meantime, HCA have now issued the Empty Homes Programme Agreement 2015-18 which has been sent to all partners for signature. Once the agreement has been executed, the programme can begin in earnest, and indeed 23 units have already been completed by partners. The GMCA consortium 15-18 includes the partners above, as well as further partners who wish to remain involved to enable them to take opportunities for funding as they arise.

The full Consortium for this programme comprises:

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<td>Ashton Pioneer Homes</td>
<td>Six Town Housing</td>
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<td>Bolton at Home</td>
<td>Southway Housing</td>
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<td>Bolton MBC</td>
<td>Stockport Homes</td>
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<td>Mosscare</td>
<td>Wigan MBC</td>
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<tr>
<td>New Charter Homes</td>
<td>Wythenshawe Community</td>
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1.6 Once the HCA agreement is signed by all partners and the HCA, we will report to the Commission on delivery of the programme.