



SUMMIT I: Delivering Truly Affordable Housing in Greater Manchester Doing housing differently

13:30 – 15:30 Friday 6th March, The Mustard Tree, 110 Oldham Rd, Ancoats
Led by Matt Harrison, Great Places & Paul Dennett, Salford City Mayor
Chaired by Gill Morris, GH4GM

ABOUT

Great Homes for Greater Manchester (GH4GM) are holding 4 high-level thought leadership sessions to tackle the big housing questions for Greater Manchester and to talk about the delivery of Greater Manchester's Housing Strategy and its ambitions to:

- Deliver 50,000 **Truly Affordable** Homes
- Create **great homes and places**
- Build **healthy, sustainable, quality** housing
- Drive **innovation, investment and powers**

GH4GM will take forward, advance and promote Mayoral ambitions and provide opportunities for thought leadership on how to deliver safe, decent, sustainable and affordable homes in Greater Manchester.

GH4GM brings together key voices, influencers and decision makers to get behind the delivery of GM Mayoral ambitions, build collaboration and consensus, share and plan how best to deliver Greater Manchester's Housing Strategy and the emerging Greater Manchester Spatial Framework.

MEETING OVERVIEW

The **GH4GM** Summit series will be held in venues across Greater Manchester, which complement the 4 key themes and showcase innovation and work to demonstrate what Greater Manchester is doing to deliver great places to live, work, rest and play.

Housing leaders and influencers involved in the future delivery of great homes and places in Greater Manchester will come together to talk about how to support Mayoral plans and ambitions, build capacity, collaboration and innovation.

This is an invite only session to get a cross section of thought leaders to look at how we can drive forward and deliver Greater Manchester's housing ambitions. All those invited need to focus on the key questions and all will be invited to participate in the debate. The session will have a rapporteur and the series will work toward a publication on findings and recommendations.

The **Great Homes for Greater Manchester** is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors



AGENDA

13:30 Registration and refreshments

13:45 Chair's welcome and introduction

Gill Morris, Secretariat, Great Homes for Greater Manchester

Welcome everyone to Mustard Tree, we are in the heart of house building here in Ancoats. The Mayors have done a sterling job on driving forward the strategy to deliver homes for Greater Manchester.

GH4GM has brought the great and the good together for the first summit, to talk about delivering 50,000 truly affordable homes. The debate is perennial and continues but we are going to look at what Truly Affordable really means for GM, there are issues around land, tenure, communities and place.

This is the first of four GH4GM summits, next week we are in Hattersley looking at 'Delivering Great Homes and Places'.

We are going to look at GM's definition of AF, the huge challenge, how can we deliver the numbers and quality houses to live, work rest and play.

What can GM do collectively to meet the housing need and deliver the hefty 201,000 by 2037 today and for tomorrow's generation and do things differently. Huge challenges including net zero targets and quality, healthy housing. Thank you all for coming this afternoon, I will now pass over to Matt Harrison.

13:50 Context and perspective

Matt Harrison, Great Places and Greater Manchester Housing Providers

Opening statement on the GM challenge and key issues around 'affordable housing'. What can/should GM do differently in terms of affordability of quality housing?

I am the Chief Executive of Great Places Housing Association (HA) in Manchester, but today I am here as a representative of Greater Manchester Housing Providers, a group of Housing Providers in GM who work together and collaborate across a range of activity. GMHP own one in four front doors in GM and are a major stakeholder, building 2,000 new, mainly affordable, homes a year but with the financial capacity to do more. We have the ability to operate counter-cyclically, so tend to continue to invest in a down-turn, supporting jobs and providing homes when the private sector might withdraw in the face of market forces. Ten members have worked with the GMCA to create a £32m joint venture to develop market facing homes too.

To outline some of the key challenges in the construction sector, there is a gap in the SME market and a construction skills gap, especially in modern methods of construction such as modular and offsite.

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors



In terms of capacity and planning, government policy has not been consistently supportive of affordable housing provision – social rent, affordable rent and shared ownership are all possible, but the former is restricted in the North. There has also been a lack of funding certainty over the long term. Strategic Partnerships with Homes England have helped but genuine long term funding is elusive. Government support for Help to Buy and the promotion of Starter Homes and now First Homes all detract from shared ownership, which is the only home ownership product that genuinely broadens access to home ownership.

Other issues include viability issues on brownfield land, the zero carbon challenge and very inconsistent planning performance across the GM Districts because resources have been stripped back.

To finish with a couple more positive things – this is a very ambitious sector that wants to work with Local Authorities and the private sector to deliver the affordable homes needed.

Devolution and the freedom of power gives GM the opportunity to do things differently. If we had more powers, maybe we could do even more.

Initial responses and discussion

Nick Cumberland, Homes England

Homes England are focused on supporting housing provision and getting things built. It was set up to help support the Government's policy to build 300,000 new homes a year. The land teams and market partner teams are engaging with the sector in new ways. If we are to reach the AH target of 1/3rd of new housing per annum, there needs to be a significant step change and Homes England are working with the sector and partners to increase the numbers.

When looking at the GM numbers, current shared ownership and affordable homes programme (SOAP) – affordable rent, rent to buy, shared ownership, there have been 10,000 new AF homes built and 11,000 completions. (NB this is using the government's definition of 'affordability').

£300 million grant funding has been allocated in GM, that is 40% of the funding in the North West. This is partly down to how organised the Greater Manchester Combined Authority (GMCA) is. However, the delivery is not where it needs to be to meet the mayoral and national aspirations.

Homes England are also establishing Strategic Partnerships (SPs) with Housing Associations (HAs). 23 HAs across the country have SPs and grant funding to deliver more AH above what they were going to deliver to see the step change:

- *Great Places, Trafford Housing Trust, Places for People, Your Housing and Guinness all have SP status and work in GM*

5 out of 10 GM Local Authorities have access to social rent funding which is more positive than the rest of the North West and will make a real difference.

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors



On construction, modern methods of construction need to be developed to grow the sector and make it more mainstream.

I hope that summarises where Homes England are at the moment. Secretary of State for Housing, Communities and Local Government Robert Jenrick has announced a new large AH programme and hopefully there will be some announcements in the Spring Budget.

Paul Dennett, Salford City Mayor, GMCA Lead on Housing, Planning and Homelessness: To respond and set out GM Housing Strategy ambition for truly affordable housing

Truly Affordable Housing (TAH) is something I am very passionate about. We are facing a housing crisis as well as a homelessness and rough sleeping crisis, which makes building TAH a moral imperative.

GM – More than 85,000 people on the housing waiting list. To put some of this into context, Right To Buy (RTB) has seen a loss of more than 92,000 social rented homes in GM, many of which find their way into the Private Rented Sector (approximately 40% according to national coverage on this) and 20-30% are non-decent according to what's being reported nationally. From 2009 to present 9,100 social rented homes have been bought under RTB. The policy is hugely detrimental-

Some of the systemic challenges are viability, land remediation, infrastructure and the fact that we have been left out in the cold in the North when it comes to accessing much needed public capital/investment.

We are desperately waiting to hear what the Spring Budget says on 11th March to understand the scale of the commitment to meet the challenge.

We published our GM Housing Strategy last summer, setting our strategic priorities for safe, healthy, affordable and accessible homes for all and delivering the new homes we need and our implementation plan was published earlier this year.

GM is ambitious about our need to build more new homes - GMSF targets are at least 201,000 new homes over the next 20 years, while delivering at least 50,000 additional affordable homes, of which at least 30,000 will be for social or affordable rent. Last year (2018/19) we built 11,500 homes, meaning that for the first time since 2008 we exceeded our current delivery target of 10,580 per year. We are keen to maintain that success while ensuring that new homes contribute to the wider success and transformation of GM.

GM has a population of 2.8 million and 1.2 million homes – with an expected population increase of 200,000. Affordable Housing is important because it is key to tackling poverty and inequality. Despite the growth in numbers, cranes and building work there are serious challenges in tackling poverty. 25% of residents rely on working tax credits. 3% are on zero hour contracts, 5% on temporary contracts and 50% of these were created in the last 5 years. Wages have fallen between 2006-2016 – the amount of money in people's pockets is a real

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



challenge – people are choosing between heating and eating, being forced into the PRS due to a lack of social housing.

On homelessness secure tenancy is key. Rough sleeping has risen 487% from 41 in 2010 to 2,141 in 2018. In 2019, 8,000 families were placed in temporary accommodation. This is why AH is needed - the system is broken and we need to fix it.

In GM we believe in the notion of place making, demonstrated by the Mayor Andy Burnham's Town Centre Challenge that looks at leisure, culture and increasing resident density. GM has set an ambitious target of net zero carbon homes by 2028 – and net zero carbon emissions by 2038.

The structural challenges include viability, green book appraisal, the National Planning Policy Framework no provision for land value capture uplift. Skills and employment post Brexit in the construction sector. Aging workforce and the challenge of an industry that is adapting to modern methods of construction. Post Grenfell buildings regulations will change and we want to see a green industrial revolution.

The scale of the challenge is massive. The GMSF commits GM to build 201,000 new homes between now and 2037. These are great ambitions and aspirations that will see GM get better at creating places and spaces for everyone.

14:15 Questions and discussion

Key questions to be addressed:

- What does truly affordable look like in Greater Manchester?
- What is Greater Manchester's definition of affordable?
- How can Greater Manchester deliver the numbers of quality and affordable homes and great places to live, work, rest and play?
- What can Greater Manchester do differently to meet housing need and deliver the GMSF target of 201,000 homes today and for tomorrow's generation?

James Stevens, Home Builders Federation

AH has not been a priority, city centre regeneration has been the focus. It is possible that GM has turned a corner. GMSF presents an opportunity for the Mayor to set % targets for the 10 boroughs. It would send a clear signal to the development sector what is expected. Should prioritise Affordable and decide what the secondary goals. Getting GMSF published would be a big step forward.

Kate Gascoigne, Irwell Valley Homes

What is the definition of AF? The need is for social rent, we need truly affordable. What does it actually mean for GM?

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors



Matt Harrison, GMHP

Certain parts of the conurbation are not prioritising AH, in Manchester, for example, until recently the only rented AH has been to replace some that has been demolished. The boroughs tend to have different priorities.

Robin Lawler, Northwards Housing

Social Housing should replace what has been lost through RTB. More family homes are being sold through RTB than are available for letting, reducing availability. There are 2,200 families in temporary accommodation. We are going backwards. As a minimum we should replace what has been sold and to change the mix of housing, creating housing that is not just suitable for families but thinking about the older population across all of GM.

Cath Green, GMCA

How do we engage with LAs and understand their appetite for SH?

John Ryan, Shelter

3,906 social homes built, 9,000 sold. Net loss of 6,000 homes. Shelter see thousands of families in temp accommodation. Suspension of RTB has to be considered by the Mayor.

Cllr Tracy Kelly, Salford City Council

We need to break barriers down in our communities, what does SH look like? Stigma attached. NIMBY approach, for example, claims made that "SH will bring the value of our house down by building in certain areas". Schemes to get people on the housing ladders. Is building the only option? Look at PRS to provide those homes.

Nick Cumberland, Homes England

Funding recently has not been a problem. Grant funding bids have not been turned down. Homes England are approving 99% of bids that come in. Need more bids to grab the grant funding while it is available.

Paul Dennett, Salford City Mayor

HAs have not been allowed up until fairly recently to bid for social rent funding which has exacerbated some of the problems – now they can in some areas of the country but we are playing significant catch up in terms of replenishing the social rented stock that's been purchased under RTB, converted to 'affordable' rent, demolished through regeneration initiatives and sold on the open market.

Robin Lawler, Northwards Housing

Also seen a loss of social rent. 3,700 – 5,000 AH provided by the PRS.

Matt Harrison, Great Places

Section 106 – under threat through First Homes and Right to Shared Ownership could affect delivery by weakening Housing provider delivery model. Lobbying piece – without power and

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors



freedom we get policy initiatives that are not addressing the problems. However, need to take great care so as not to alienate Government.

James Stevens, Home Builders Federation

Another challenge is the new government, housing not the top priority, it is productivity.

Gill Morris, GH4GM

Boris Johnson's priority is 'levelling up' and rebalancing the economy. Also net zero carbon. GH4GM's lobbying piece should provide solutions, not problems. What does truly affordable housing look like? What types of housing do we want? We know the scale of the problem, what do we want?

Kate Gascoigne, Irwell Valley Homes

To tackle the social housing stigma, push the agenda that all new housing is green/net zero – may make people want to live there.

Cllr Tracy Kelly, Oldham Council

Mixed tenure would mean you would not know what is social and what is not.

Paul Dennett, Salford City Mayor

Boosting productivity as a government priority, tackling housing, homeless and poverty allows people to be economically active. Triple bottom line – improve productivity and environmental issues – it all ties in.

Gill Morris, GH4GM

What's the mood on housing in Government? Where is it on the radar? We need to shout a bit louder, tie in growth, net zero, productivity, health and transport to housing.

Robin Lawler, Northwards Housing

Make a GM case that homelessness is a drag on the economy. Issues for safeguarding children. Their ability to grow and thrive is inhibited by homelessness. Make the economic case.

Cath Green, GMCA

What can we collectively do to help Paul and Andy lobby on these issues? Place based funding has gone. What can we do now? Can we sign up to some pledges together? What powers can we get that we haven't got? Let's help them with the key messages. We know where the need is.

Matt Harrison, Great Places

Does one of the key asks need to be around the use of public land? Got to be part of the conversation. Big initiatives are supported by the public purse where Private Sector can step in supported by HAs. Create a narrative.

Steve Fyfe, GMCA

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Opportunities and levelling up. Housing happens faster than railway lines. Productivity, net zero carbon, modern methods of manufacture. Market failure. Lack of capacity, layer some of these problems across each other. Devolved powers, persuasive point.

Alan Barton/ Mike Dowse, Square One Homes

Smaller sites – RPs don't tend to look at that. Provide private development starter homes. Square One Homes have schemes in Warrington and Altrincham – provided for people who would have gone into the social rented sector.

Paul Dennett, Salford City Mayor

We have the data of all small sites across GM, speaking to Steve Fyfe is the right thing to do.

James Stevens, Home Builders Federation

Identifying and allocating land is needed.

Paul Dennett, Salford City Mayor

New population projections out this month, need to know Government response, and then work out the housing need. Let's not be naive about getting the GMSF out as soon as possible. Big politics is being played with the GMSF.

Robin Lawler, Northwards Housing

We need a local development framework that sets out local achievements.

Nick Cumberland, Homes England

Local Authority Accelerated Construction (LAAC) is working with LAs across GM – grant funding into small to larger sites that have viability issues that bring them up to a level that is 'oven ready'. Marginal viability - big sums of money into GM to put infrastructure and investment into sites. Strategic Housing Investment Framework (SHIF) – expecting more money to support sites. Money there so get LAs to accept the resource and capacity issues and get in touch with Homes England.

Gill Morris, GH4GM

Bringing it back to affordability. There is an opportunity that we all want to grasp. There are barriers, we are trying to articulate something that is distinct to GM geography. A coalition of the willing. This is what GM wants and needs – this is why it's good for productivity, health, net zero etc – put housing at the centre of policy thinking. Do we need more fiscal devolution? Or powers?

Cath Green, GMCA

Should we have an affordability definition for GM? Should we look at building social housing in all 10 LAs? Should we stop Right to Buy?

Matt Harrison, Great Places

Suspend right to buy attacks a fundamental Government policy – need to reframe our ask.

The Great Homes for Greater Manchester is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors



Alan Barton, Square One Homes

Planning approval on small sites – takes just as long as big ones. Speed up the pace of approvals.

Paul Dennett, Salford City Mayor

Planning departments need to be properly resourced, their funding has been cut.

James Stevens, Home Builders Federation

Planning policy for affordable is so important for Private Sector. Elsewhere, e.g. London living rent, Andy Street has set a definition in Birmingham. Setting a target across GM – will be challenging – perhaps 10%? Public land provides 50% of AF – Mayor of London

Paul Dennett, Salford City Mayor

Land Commission – part of the devo deal. To be re-invigorated? Could look at land value capture? We also need a housing deal within GM, it's not for the want of trying but to date government have only been willing to give GM a housing deal if we deliver more than our Local Housing Need (201,000 by 2037). One key theme on the infrastructure framework.

Steve Fyfe, GMCA

Green Book Deal. Public land – needs to be relooked at. Welfare reform, Universal Credit for example has driven the housing problem.

15:15 Closing remarks and next steps

Matt Harrison, GMHP

This is where we want to push government, need more clarity around asks in the levelling up agenda and funding for the North.

Paul Dennett, Salford City Mayor

Small site stuff interesting, room for improvement on delivery

Gill Morris, GH4GM

Next summit on Delivery will look at Brownfield v Greenfield – let's look forward to the next decade, there is an ambition there, not to build homes like we have now but think about net zero. Thanks for coming – and to Mustard Tree for hosting, join us on this journey and keep this conversation going.

15:30 Summit ends

The **Great Homes for Greater Manchester** is a coalition created to unite ambitions, build advocacy, co-operation and collaboration between all those involved in the delivery of safe, decent, low carbon, healthy and truly affordable homes and places across Greater Manchester.



is kindly supported by



Anthony Collins
solicitors

