

# Making the Vision a Reality

‘Doing Housing Differently’

## Summit Series 2020

Report and Action Plan



**Building back  
better homes  
and places**

# Building back better homes and places

## About GH4GM

**Great Homes for Greater Manchester (GH4GM)** is about how to deliver better housing for the people who live and work in Greater Manchester. **GH4GM** brings together key voices from across the housing sector, influencers and decision makers to get behind the delivery of Greater Manchester Mayoral ambitions, build collaboration and consensus, share and plan how best to deliver the homes and places Greater Manchester needs.

**GH4GM** held 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 ambitions to:

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

The **GH4GM 'Doing Housing Differently' Summit Series** kicked-off pre-pandemic and continued mid-pandemic, 'virtually' via Zoom. Therefore, the context and the scale of the challenge shifted but our findings reflect the impact of the Covid-19 pandemic and in particular how Greater Manchester can build back better homes and places and boost recovery.

Housing leaders and influencers involved in the future delivery of great homes and places in Greater Manchester came together to talk about how to support Mayoral plans and ambitions and doing housing differently.



## Foreword

**PAUL DENNETT,**  
SALFORD CITY MAYOR

**We are living in a time like no other. A time where people across Greater Manchester fear for their jobs, homes and futures. A time where we need to lead the way, collaborate and meet the huge challenge of building back greener, better housing for all and which is truly affordable.**

In the short term we need the financial support to protect tenants from building up rent arrears as a consequence of COVID-19; ensure that councils have enough emergency prevention monies (the £180m Discretionary Housing Payment is certainly not going to be enough); remove or suspend the benefit cap; restore to the 50th percentile of local market rents for the Local Housing Allowance (LHA); and allowing direct payments to landlords. It was also disappointing that the Chancellor's recent Spending Review confirmed that LHA rates will be frozen for 2021/22, with Government also signalling their potential intention to end the universal credit increases from April 2021, brought about in response to the coronavirus pandemic, making it even more difficult for residents to make-ends-meet and access truly affordable accommodation.

Another future is possible. In Greater Manchester we must continue to make the case for greater devolved powers and devolved solutions, because there is no single housing crisis. The homelessness and housing crisis the UK is facing manifests itself differently in



different parts of the country, with spatial differences being related to a multitude of wider determinants such as labour market conditions, availability of council and social housing, property prices, austerity and Local Government cuts etc.

The dual emergencies of homelessness and ageing present a moral and economic imperative for Greater Manchester to deliver an ambitious housing strategy focused on delivering outcomes and solutions to realise our overall ambitions for Greater Manchester to be the best place to grow up, get on and grow old. With appropriate powers, including local discretion on right to buy, and multi-year funding in place to allow a more strategic approach to investment, we can deliver a renaissance in affordable housing which also supports the green economic recovery, delivering a carbon neutral Greater Manchester by 2038.

A handwritten signature in blue ink that reads 'P. Dennett'.



# The scale of the Greater Manchester challenge

**Housing demand** exceeds supply across Greater Manchester. There is a shortage of the right homes, in the right places at the right prices for local people. Affordability issues have an enormous impact on communities often meaning that individuals and families live in unaffordable private rented sector accommodation or with parents in overcrowded homes.

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**Access to affordable housing** is key to tackling poverty and inequality and improving health and wellbeing. Across Greater Manchester 25% of residents rely on working tax credits, 5% are on temporary contracts and 3% are on zero hour contracts. There are circa 100,000 people on housing waiting lists.

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**The UK has a rapidly ageing population**, meaning current housing stock is often unsuitable for the needs of the occupant. There is also a growing shortage of supported housing. By 2030 one in five people in the UK (21.8%) will be aged 65 or over and the 85+ age group is the fastest growing in the UK population, set to at least double by 2050 and treble by 2070. In Greater Manchester there is an estimated need for 15,000 extra supported accommodation units for older people by 2035.

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**The Covid-19 pandemic** is a crisis like no other. The Greater Manchester economy is in hibernation and the scale and depth of the recession presents an even more considerable challenge for those in housing need. Therefore, prevailing inequalities and poverty levels are likely to accelerate and the shortfalls in the type and number of homes needed look set to continue and worsen.

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**The shortfall in housing delivery**, delays on existing development sites and negative interest rates will also impact negatively on Greater Manchester's housing market and land value. Therefore, much needed regeneration of town centres and communities in Greater Manchester will be much harder to realise.

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There are a lot of older homes (built before 1944) in Greater Manchester which deliver poor energy efficiency, costing families more and adding to our carbon footprint. In the North West 43% of homes are regarded as non-decent.

Given the future is so precarious for so many people, who are in fear for their jobs or self-employed people with substantial drops in income, Greater Manchester has vigorously, and successfully, influenced the Government on a range of issues including on temporary increases in Universal Credit; the evictions ban; extended notice periods; and ensuring unaffordability doesn't constitute intentionally homeless.

Without enough affordable housing, those who are on Greater Manchester's housing registers will stay there and the valiant efforts of the Mayor and all Greater Manchester local authorities to end homelessness will be frustrated. Currently all 450 emergency accommodation places for people at risk of rough sleeping are being used, and rough sleeping is increasing.

If we are to level-up and 'build, build, build' our way out of recession and deliver 179,000 homes by 2037, Greater Manchester needs to reimagine, innovate and put in place new approaches and processes to build back better housing, places and re-prioritise. It needs powers which are equal to Greater London and the ability to directly remedy its housing crisis.



# GH4GM SUMMIT I:

## Delivering Truly Affordable Housing in Greater Manchester

The affordability debate is a perennial but important one. So, what can Greater Manchester do collectively to meet housing need and deliver the GMSF's target of 179,000 homes by 2037, for today's and for tomorrow's generation? Affordable housing is not just about the number of units built. The bigger challenge for Greater Manchester is how to deliver 50,000 truly affordable, quality, net zero and healthy homes.

### We asked:

- 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 179,000 homes today and for tomorrow's generation?

### We heard:

Greater Manchester is facing a housing crisis as well as a homelessness and rough sleeping crisis, which makes building truly affordable homes a moral imperative. Right to Buy has seen a loss of more than 96,000 social rented homes in Greater Manchester, 9,100 since 2009. Many individuals and families find their way into the Private Rented Sector (approximately 40% according to national coverage on this) and 20-30% are non-decent.

Some of the systemic challenges are viability, land remediation, infrastructure and insufficient public capital/investment although £300 million grant funding has been allocated in Greater Manchester, which is 40% of all funding in the North West. However, the delivery is not where it needs to be to meet Mayoral and national ambitions. Nor is the total sum sufficient to meet GMCA's affordable housing ambitions.

To deliver truly affordable housing in Greater Manchester the planning process needs urgent reform. Planning powers which support Greater Manchester's place making ambitions and which will help the delivery of small site development, as well as high impact regeneration projects.

There needs to be a more positive narrative about Greater Manchester's ambitions to deliver 50,000 affordable homes which demonstrates consensus and promotes cooperation and collaboration between all those involved in delivery of housing. This strength of partnership will give Greater Manchester the ability to act together and at pace.

The construction of new social and affordable homes in the North must be integral to the economic recovery and levelling-up. It is time to remove bias in the allocation of national funds through things like the '80/20' rule that favours the South. It is time for the Green Book evaluation methodology to be revised if we are to truly level-up.

There also needs to be more consistent and better use of S106 to deliver affordable homes.

Greater Manchester's housing supply crisis can only be resolved by ramping up delivery of the right homes in the right places, at the right prices and in a range of tenures for residents of all incomes. Moreover, the climate crisis and the need to deliver zero carbon housing must be integral to the future development of affordable, quality and sustainable housing.



## To deliver 50,000 truly affordable homes in Greater Manchester we need:

- 1** Greater flexibility for Registered Provider (RP) programmes so that affordable housing delivery can be maintained and accelerated. We need to encourage opportunities for Greater Manchester housing providers to work in partnership, join-up and collaborate with Local Government so that they can deliver great housing and meet housing need in local areas
- 2** Greater certainty and confirmation of the early availability of funding 'tools' for the housebuilding sector and the ability to access grant rates to support the new supply of socially rented housing
- 3** The £12bn Affordable Homes prospectus to be front loaded not backloaded and ensure that Greater Manchester benefits from any uncommitted Homes England Strategic Partner long term funding (10 years) allocation
- 4** To secure ongoing support and urgent funding to tackle and prevent rough sleeping so that it does not return to pre-Covid19 levels in Greater Manchester
- 5** To develop Greater Manchester's towns, we need a strategic and coherent plan to build on the Town Centre Challenge and the Stockport Mayoral Development Corporation model. This needs to be rooted in delivering local opportunities and meeting the needs of local communities
- 6** Agree a Greater Manchester approach to affordability to drive better targeting of investment and interventions toward the groups of Greater Manchester households most challenged in accessing homes they can afford.
- 7** A construction stimulus to build, build, build and support quality, affordable, healthy and sustainable home building as part of pandemic recovery across Greater Manchester
- 8** Planning reform and powers to accelerate the development of both small and larger developments which deliver affordable, quality and sustainable housing and create great places to live, work, rest and play
- 9** More devolution of housing powers and resources, similar to that enjoyed by the Mayor of London, to enable local decision making on allocation of resources built, or give local discretion i.e. power devolved to the Mayor
- 10** An innovative strategy to deliver affordable, quality, healthy and sustainable housing in the private rented sector which works to incentivise and encourage landlords to improve or green retrofit existing homes



# GH4GM SUMMIT II:

## Delivering Great Homes and Places in Greater Manchester

What does “good” look like in terms of creating great housing developments and places in Greater Manchester? How can we build great homes where quality and standards are not compromised, and places are connected and inclusive? In the context of the pandemic how do we build, back, better?

The Greater Manchester Spatial Framework (GMSF) will provide the strategic context to make Greater Manchester an inclusive city region, setting out the importance of achieving a mix of values and tenures, of the delivery of affordable homes, the right balance of different types and sizes of homes, the importance of quality design of new homes and their context in the surrounding neighbourhoods, and the supply of land to achieve those objectives.

Greater Manchester is a unique city region, the GMSF is about delivering spatial equalities and the new homes we need. Greater Manchester needs an integrated strategic spatial framework to give developers, landowners and investors clear consistent policy direction to work within.

### We asked:

- What is Greater Manchester doing differently to build great homes and places and encourage sustainable development?

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- How can Greater Manchester win the land and numbers battle; Brownfield Vs Greenfield?

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- How will the Greater Manchester Spatial Framework support the delivery of great homes and places where people want - and can afford - to live?

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- What will great homes and places look like in Greater Manchester in the next decade?

### We heard:

Greater Manchester is facing a housing crisis as well as a homelessness and rough sleeping crisis. Add the Covid-19 crisis, and the consequent retraction of economic activity it is extremely likely that the problems caused by poor quality and affordable housing will deepen and widen in Greater Manchester. While the need to build housing is urgent, it is of the utmost importance that housing ‘solutions’ do not equate to lowering quality and standards of new development, or that the principle of creating connected and inclusive places is put to one side.

To deliver great homes there needs to be high levels of co-operation between the public, private and third sector. If we are to re-generate towns across Manchester at pace and to a high quality, the GMSF is critical to leading delivery.

There are also issues regarding the difficulty of site selection and planning of brownfield sites for major projects, as well as uncertain planning laws for single unit home builds.

Planning for growth requires a different set of interventions. Reviewing the Treasury’s ‘Green Book’ rules to give greater priority to investment to housing, regeneration and transport in the North is now critical. The Single Housing Infrastructure Fund – to which the Government had allocated £10billion – should be structured to move away from short term, competitive bidding, so that it embraces strategic programmes operating over the longer-term. It is important to support the GMCA in making an argument for reform of the current Green Book investment rules.



There is an immediate need, 179,000 new homes to be built by 2037. Greater Manchester has the ambition and vision and push the envelope on how to meet net zero-low carbon housing targets. Great housing creates jobs, skills, training and better connected people and places – increasing and improving life chances and boosting growth. It is time for a long-term vision for new and existing homes to rebalance and recover.

The ability to build great homes and places can only be achieved by working cross sector and cross agency, in both planning and delivery and lobbying National Government. It is time for collaboration and time to work together. The private sector must work with Local Government to provide value for money and expertise in building and regeneration at pace.

## To deliver great homes and great places in Greater Manchester we need:

- 1 The Greater Manchester Spatial Plan (GMSF) to work to deliver the 179,000 homes needed and create connected places and communities where people want to live, work, rest and play
- 2 To make older persons housing accessible and ensure that all new homes can be lifetime homes. We need to ensure minimum accessibility standards and that older people are not neglected and their homes support an improved quality of life
- 3 The draft GMSF to set out the Mayor's ambitions and expectations and plans to deliver new homes and encourage public/private partnerships to regenerate Greater Manchester's town centres
- 4 Guidance from the GMCA to Greater Manchester local authorities on the importance of good design principles and planning processes to deliver better place-making
- 5 Greater Manchester's local authorities planning departments to be better resourced to discharge their planning functions
- 6 The GMSF needs to better reflect 'local' housing needs and build and retrofit quality, low carbon affordable homes
- 7 To identify brownfield sites which require little further investment to redevelop and create new homes. This 'Amber' list would be worked up through an analysis of land included in the Brownfield Register
- 8 To lobby and make the case that the HMT 'Green Book' rules need to change if Greater Manchester is to secure a better deal to rebalance, recover and level-up
- 9 Provision of a 'better dividend' to support brownfield regeneration in Greater Manchester linked to the GMSF progression
- 10 The Single Housing Infrastructure Fund rules to support longer-term development programmes which work to boost and build back quality, affordable and sustainable housing





# GH4GM SUMMIT III:

## Delivering Healthy, Sustainable, Quality Housing

Covid-19 shone a light on some of the prevailing regional, social and economic disparities in our society. Whilst there is great resilience and innovation in the housing sector across Greater Manchester, the pandemic brought shortfalls and other priorities into sharp focus.

Too many of the most vulnerable spent all their time at home or in care. Indeed, people's relationship with their homes and where and how they want to live has probably changed for good. There is now a far greater appreciation of the indoor environment and its relevance to health and wellbeing. In Greater Manchester it is important that new homes are designed around the person and that health and wellbeing is put first. And for existing homes, Greater Manchester needs an ambitious decarbonisation plan to retrofit homes. The goal must be that our homes should not cause or exacerbate poor health and wellbeing.

Greater Manchester has the potential to do things differently in recovery. We need to rethink housing needs and also re-imagine place making. Covid-19 also highlighted the benefits of an improved outdoor environment. Decarbonising new and existing homes needs to be front and centre as we move forward. Greater Manchester needs to drive green innovation and in so doing create the jobs and skills to build healthy, sustainable and quality housing.

### We asked:

- **What are the priorities for Greater Manchester Housing in Recovery?**

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- Can Greater Manchester better connect the delivery of healthy, accessible, quality and sustainable housing with improved health and social care outcomes?

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- What is Greater Manchester doing differently to meet the housing and care needs of an ageing population?

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- What should Greater Manchester's plans to deliver zero carbon homes look like in the context of a green recovery?

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- How can Greater Manchester raise housing standards in the Private Rented Sector and deliver quality and healthy homes at scale?

### We heard:

The link between our health and housing has never been more relevant. Consequently, the need for improved social care and supported housing is critical. Greater Manchester has an opportunity to do things differently and build back better.

If Greater Manchester wants to 'build back better' and 'do housing differently', solving the homelessness crisis and creating housing to allow for healthy living for an ageing population, while also achieving a carbon neutral Greater Manchester by 2038, are key goals.



We need an estimated 15,000 places to meet the demand for supported housing for older people by 2035. The 100,000 people on a waiting list for housing in Manchester show the urgency that is needed to face up to these issues.

Some of the systemic challenges need longer term, and more detailed, planning at both a national and local level, on how to build at pace for ageing populations. This requires innovative measures which also help achieve carbon neutrality.

We need to make sure that there is a strong and green recovery from Covid-19 in Greater Manchester and that housing is key to that recovery. To meet Greater Manchester's 2038 carbon neutral target, we need to build new low carbon homes. It is not just about new homes; the much bigger prize is how we can retrofit existing homes, and tackle fuel poverty by doing so.

The recession that will follow the Covid-19 crisis means that we need the skills and training to get people back to work if we are going to build back better and recover. Greater Manchester needs to support a jobs package that works to retrain and upskill the workforce to build green and social housing, and retrofit existing homes.

Greater Manchester can lead the way in housing innovation and green technologies. Future recovery plans need to harness and create opportunities to decarbonise and retrofit existing homes making them healthy, energy efficient and low carbon must be a priority. Creating green jobs and skills is a critical aspect of **building back better**.

The immediate planning and allocation of funding to ensure rough sleepers are moved from 'everyone in' to more permanent housing solutions is key to preventing a far worse crisis in rough sleeping than seen to date. The case needs to be made for a substantial increase in funding for Local Government: in the short term to continue the implementation and development of the 'all in' policy; and in the long term to fund health in the home for all generations but particularly older people.

There is a dual crisis of homelessness and ageing both of which have a moral and economic imperative. There must however be a concerted move by the public and private sector to create housing stock at pace via new build and retrofitting to allow for a flourishing green economy and health and social care to start at home.



## To deliver healthy, quality and sustainable housing in Greater Manchester we need to:

- 1** Lobby for a fair allocation and higher grants to reflect Greater Manchester's housing need and make better use of available funds to improve housing
- 2** Secure long-term strategic funds for new housing and to retrofit existing homes to deliver net zero, sustainable and healthy housing in Greater Manchester
- 3** Support a fair deal for social care and build on the Greater Manchester Age Friendly Strategy to deliver specialist homes, a healthy home for all, and better models of housing for an ageing population including new models of inter-generational living in mixed communities rather than silo schemes
- 4** Support those who need care to live independently either in their own homes or by moving into quality, smart, adapted housing designed to support health and wellbeing
- 5** Build on the Housing LIN work on Supported Housing to make better use of existing supply and plans for new specialist homes
- 6** Work in partnership with care providers to build homes and communities which improve health and wellbeing. Health and social care support and improvements need local approaches
- 7** Sustain the 'everyone in' rough sleepers initiative and ensure that the most vulnerable in society receive the support and care they need
- 8** Build, build, build a green recovery and build job opportunities through new retrofit and green build programmes to meet carbon reduction targets
- 9** Lead the way in housing innovation and green technologies. Future recovery plans need to harness and create opportunities to decarbonise and retrofit existing homes making them healthy, energy efficient and low carbon homes and creating green jobs and skills
- 10** Review and re-imagine housing for those who need care, in light of Covid-19, in order to build at pace and meet the longer term housing challenges for Greater Manchester's ageing population



# GH4GM SUMMIT IV:

## Delivering Innovation, Investment and Powers

The COVID-19 crisis has shown that there is great resilience and innovation in the housing sector across Greater Manchester, but it has also brought shortfalls and other priorities sharply into focus. Housing and health inequalities across Greater Manchester have been exposed for all to see.

Greater Manchester needs to bounce forward and think about how to build back a better and more inclusive and equal society. That means building the types of new homes that are fit for the future and respond to market demands. Thinking about Modern Methods of Construction to accelerate and scale up house building. The need to decarbonise new and existing homes will move front and centre as we move towards recovery. Greater Manchester has the ambition to 'do housing differently'; investing in green innovation, jobs and skills to build healthy, sustainable and quality housing will be a big part of building back better.

### We asked:

- How can Greater Manchester deliver the volume of quality and affordable homes needed?
- In 'Recovery' where are the shortfalls in housing delivery likely to be?
- Can Greater Manchester change people's housing aspirations through innovation?
- What will the future housing market look like and how can Greater Manchester 'do housing differently' through financial and infrastructure innovation?
- What further powers does Greater Manchester need to deliver to great homes and places and #BuildBackBetter?

### We heard:

There is a serious housing shortage in Greater Manchester which spans multiple social groups including the need for emergency housing for rough sleepers, social housing, housing for aspirational buyers and the elderly. There has also been a generational lack of ambition to re-generate the towns of Greater Manchester. Solving these issues is key to tackling poverty and inequality as well as better health and wellbeing.

The largest systemic challenge presented is the lack of devolved powers Greater Manchester has to address housing. With limited funds to invest, and with the constraints placed upon those funds it does have, it simply cannot effect the changes it needs to solve the crisis. GMCA would benefit from having the same powers as Greater London. In the absence of powers, Greater Manchester's innovation and ambition needs to deliver progress.

We need to look from the ground up and address how can we meet people's housing aspirations in a low wage economy? Do we accept the premise that people still aspire to home ownership? Home ownership figures have plummeted in 30 – 40 age group so is it time to find innovative new routes into homeownership or at least find ways to access some of the benefits of home ownership. Scale-up alternative models of shared ownership? Find ways to make renting a more secure and settled option?



Greater Manchester could lead the way and do things differently. In particular, financial and infrastructure innovation – for example projects involving pension funds – could help facilitate different rental and home ownership opportunities. Meanwhile partnership working is resulting in easier access to land and investment helping Greater Manchester deliver the volume of quality and affordable homes needed. Some developers focus on selling space and letting the customer configure it to their needs. Others are bringing modular MMC homes to the market.

Covid-19 and the recovery bring a new set of challenges the most important of which is whether or not we will “get building again” – some developers will not finish developments and there is bound to be some nervousness concerning new developments. The new landscape going forwards is going to involve more local authorities and housing associations and institutional investors coming alongside and sharing risk through Joint Ventures.

We need Government to give Homes England the ability to work with councils and housing associations to fund the truly affordable energy and carbon efficient homes that local people actually need, rather than dictating quotas from Whitehall.

Even before Covid-19, businesses were under increasing pressure to reduce their carbon footprint. Many projects now will innovate by ensuring a local infrastructure for energy is being created; heat networks, smart grids, energy produced and consumed locally will be the way forward and it follows that the future will bring local energy storage.

The current housing crisis in Greater Manchester cannot be solved alone by the same methods of building and decision-making structures which have led to the drastic shortages of ‘great homes’ and ‘great places’ for Greater Manchester. Simply put, Greater Manchester needs greater devolved powers for housing similar to those already enjoyed in Greater London.

Furthermore, innovation must be encouraged by local and national leadership to find new solutions to the old problems which numerous Governments have failed to resolve. Finally, while this work must happen at pace it is integral it is achieved alongside the regeneration of communities and towns of Greater Manchester and to achieve a Carbon Neutral Greater Manchester by 2038.



## To deliver innovation, investment and powers in Greater Manchester we need:

- 1** A Greater Manchester Spatial Framework (GMSF) which works to advance plans to build back better homes and accelerates the green recovery. One which boosts and regenerates town centres, provides green and clean spaces, creates the jobs, skills and training we need to decarbonise and retrofit homes and one which ultimately delivers great homes for Greater Manchester
- 2** Improved planning conditions and processes, which reflect what we have learned from the Covid-19 pandemic, to improve indoor and outdoor environments and generate greener and healthier space
- 3** More devolved powers to meet housing need and scale-up housing delivery. Powers and funding similar to those granted to Greater London would unlock innovation and investment and work to build back better homes and places
- 4** Strong partnership and collaboration between housing providers, the GMCA and Homes England to kick start significant housing development over the next 12 - 18 months
- 5** Find alternative and innovative new financial models which supports the housing market and help people access quality and affordable homes to buy and rent to meet housing aspirations and demand
- 6** Deliver net zero homes and commit to decarbonising new homes. Modern Methods of Construction (MMC) allows for innovation, design and low carbon living. Local plans and development needs to prioritise the need for net zero homes
- 7** Investment in new and innovative methods of construction and design which support net zero housing development and infrastructure. The focus must be on scaling-up the numbers of quality, affordable and sustainable homes available across Greater Manchester and creating new jobs and skills in housing and construction
- 8** To green retrofit existing homes to improve not just energy efficiency but to ensure that the homes we live in are decarbonised. In the current context of expected record levels of unemployment, it makes sense to develop and fund a retrofitting programme which not only addresses carbon emissions but creates green jobs and training opportunities, and gives residents homes they can afford to keep warm.
- 9** To build and provide more local and affordable housing options for key and frontline workers
- 10** Level-up. Greater Manchester has Mayoral ambitions to do housing differently, and the potential to build back better and greener homes. But if it is to level-up, this is a time like no other to lobby for the powers and funds to unlock Greater Manchester's true growth potential.



# GH4GM ACTION PLAN

*Another future is possible. In Greater Manchester we continue to make the case for devolved powers and devolved solutions, because there is no single housing crisis in the UK, but a series of different local housing crises. With appropriate powers, including local discretion on right to buy, and multi-year funding in place to allow a more strategic approach to investment, we can deliver a renaissance in affordable housing which also supports the green economic recovery.*

*It is time to think differently and time to build consensus.*

## GH4GM are calling on Government to:

**1 Provide emergency financial support** to protect tenants from building up rent arrears as a consequence of COVID-19; ensure that councils have enough emergency prevention monies (the £180m Discretionary Housing Payment is certainly not going to be enough); remove or suspend the benefit cap; restore to the 50th percentile of local market rents for the LHA; and allowing direct payments to landlords.

**2 Remove existing bias in the allocation of national funds** through things like the '80/20' rule that favours the South. The Government should be asked to confirm that its review of the Green Book evaluation methodology has positive outcomes such as a fairer allocation and higher grants from the National Home Building Fund and Affordable Homes Programme that better reflect Greater Manchester's housing need.

**3 Deliver more devolved powers to meet housing need** and scale-up housing delivery. The promised Devolution and Local Recovery White Paper must work to level-up and give powers, including local discretion on right to buy, and multi-year funding for affordable housing similar to those granted to Greater London. This would help unlock innovation and investment and work to build back better homes and places in Greater Manchester.

**4 Encourage a more devolved approach to the delivery of truly affordable housing** to benefit those in housing need and help level-up and tackle regional disparities. In the context of the Covid-19 pandemic and recovery the Government need to encourage Greater Manchester to have its own approach to affordability to drive better targeting of investment and make interventions to help those households in Greater Manchester who are most challenged or unable to access homes they can afford.

**5 Commit to revise and improve planning conditions and processes**, which reflect what we have learned from the Covid-19 pandemic, to improve indoor and outdoor environments and generate greener and healthier space to live. To deliver truly affordable housing in Greater Manchester the planning process needs urgent reform. We need planning powers which support Greater Manchester's place making ambitions and which also help deliver small site development, as well as high impact regeneration projects.

**6 Support new and innovative ways to boost the green recovery** and accelerate decarbonisation in new and existing homes by providing support funds to social landlords to convert homes in the Private Rented Sector to social rent as recommended by the Affordable Housing Commission report.

**7 Support and fund an immediate green retrofit programme** in Greater Manchester to build back better existing homes. We need a green revolution in our existing housing stock. If we are to decarbonise the homes we live in, we need to incentivise landlords and homeowners to make their homes energy efficient and make sure existing homes are retrofitted with low carbon heat and power. Given the record levels of unemployment, it makes sense to develop and fund a retrofitting programme which addresses carbon emissions and also creates green jobs and training opportunities, and gives residents homes they can afford to keep warm.

**8 Support a better deal for social care and invest in innovative supported housing** to deliver specialist homes, a healthy home for all, and better models of housing for an ageing population including new models of inter-generational living in mixed communities rather than silo schemes. Specifically, to support those who need care to live independently either in their own homes or by moving into quality, adapted housing designed to support health and wellbeing. In addition, the 'everyone in' rough sleepers initiative needs to be sustained to ensure that the most vulnerable in society receive the support and care they need.



# Thank you for all those who participated in the GH4GM Doing Housing Differently Summit Series:

**Paul Dennett**, Salford City Mayor, GMCA Lead on Housing, Homelessness and Infrastructure

**Nick Cumberland**, Homes England

**James Stevens**, Home Builders Federation

**Kate Gascoigne**, Greater Manchester Housing Providers and Irwell Valley Homes

**Matt Harrison**, Greater Manchester Housing Providers and Great Places Housing Group

**Cath Green**, Greater Manchester Housing Providers

**John Ryan**, Shelter

**Cllr Tracy Kelly**, Salford City Council

**Robin Lawler**, Greater Manchester Housing Providers and Northwards Housing

**James Stevens**, Home Builders Federation

**Bernard Rooney**, Barratt Developments

**Steve Fyfe**, GMCA

**Andrew McIntosh**, GMCA

**Aisling McCourt** and **Sharon Hanbury**, GMCA

**Tamara Hooper**, Residential, RICS

**Charlie Norman**, Greater Manchester Housing Providers and Mosscares St Vincent's

**Jack Gould**, GMHSCP

**Eve McMahan**, NHF

**Daniel Slade**, TCPA

**Richard Blyth**, RTPI

**Jonathan Cox**, ANTHONY COLLINS SOLICITORS LLP

**Sarah Longlands**, IPPR North

**Andrew Johnston**, URBAN SPLASH

**Gavin Smart**, CHARTERED INSTITUTE OF HOUSING

**David Bond**, Mustard Tree

**Jack Barton**, Mustard Tree

**Tom Bloxham**, Urban Splash

**Tim Heatley**, Capital & Centric

**Edna Robinson**, People's Powerhouse, The Big Life Group and Trafford Housing Trust

**Tony Lloyd** MP

**James Daly** MP

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