

**Manchester City Council
Report for Resolution**

Report to: Economy Scrutiny Committee – 20 June 2018
Subject: Delivering the Our Manchester Strategy
Report of: Executive Member for Housing and Regeneration

Summary

This report provides an overview of work undertaken and progress towards the delivery of the Council's priorities as set out in the Our Manchester Strategy for those areas within the portfolio of the Executive Member for Housing and Regeneration

Recommendations

The Committee is asked to note and comment on the report.

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1. Introduction

- 1.1 The Our Manchester Strategy was formally adopted by the Council in January 2016 and sets the ambitions for the city for the next ten years, to 2025, for Manchester to be:
- Thriving – creating great jobs and healthy businesses
 - Filled with talent – both home-grown talent and attracting the best in the world
 - Fair – with equal chances for all to unlock their potential
 - A great place to live – with lots of things to do
 - Buzzing with connections – including world-class transport and broadband
- 1.2 Executive Members are collectively and individually responsible for supporting the delivery of the Our Manchester Strategy and for providing political oversight and direction to officers for the better outcomes for Manchester residents. In October, the Executive also published its collective political priorities and those of individual Executive Members, all of which are aligned to the Our Manchester Strategy. On 30 May 2018, the Executive also agreed the executive priorities for 2018/19.
- 1.3 As the newly appointed Executive Member my portfolio includes the Residential Growth Strategy, affordable housing, housing management, private rented sector, district and neighbourhood centre improvement and other physical regeneration programmes and community assets.
- 1.4 As the holder of this new portfolio I have already had discussions with a number of key stakeholders including Councillor Bernard Priest who covered these areas previously. These discussions have informed how I propose to look with fresh eyes about how we take our priorities forward.

2 Building Together - Manchester Labour's Promise to Manchester

- 2.1 Manchester Labour's Promise to Manchester contains 44 specific pledges to be delivered in whole or part over the next 12 months. However, it is not just a list of actions, it also sets out not just what we will do, but also how and perhaps most importantly why.
- 2.2 There are a number of the promises which are specific to my portfolio these are:

Health & Social Care

- Begin construction of at least 200 homes for older people at social rents as part of our extra-care schemes.

Housing

- Increase the number of homes being built of all types to meet the wide-range of need and demand in the city including 500 units of social and

other secure, decent housing for rent at a level that can be fully met by housing benefit.

- Continue to build more homes than any other comparable city around 10,000 this year with a third available to families on lower incomes.
- Reject Tory/Lib Dem definition of affordability - 80% of market rent. We believe that no one should have to spend more than 30% of their household income on their housing costs, and for individuals and families on the lowest incomes even that is too much.
- Pilot landlord licensing across the city, with a view to rolling out the practice across Manchester and to use all the limited powers we do have to the full to tackle rogue landlords.

Our Demands of Devolution

- Demand the council is given all necessary legal and financial powers to build council, social and affordable housing to address the housing crisis and fully meet the needs of our people.
- Campaign at every level for a city-wide Renter's Charter covering security of tenure, control over rent rises, and an abolition of unfair letting fees, as well as city-wide landlord licensing.

3. Priorities for the next six months

- 3.1 Thanks to 8 years of disastrous Tory policies we are now experiencing the worst housing crisis in Western Europe. We have had eight years of failure from the Government on all fronts - from rising homelessness to falling home-ownership, to the lowest number of new social rented homes on record.
- 3.2 From young people being priced out of renting or owning their own home, to shortages in social housing, to private landlords who are blighting our communities. We have a responsibility to Manchester residents to find solutions.

A vision for housing in a fair and equitable city

The local elections have given us a clear mandate and above I have set out the key promises on housing and regeneration.

Manchester Labour's manifesto sets out a bold vision for housing in Manchester. Working with elected members, the wider housing sector and interested groups I want to create a clear statement of intent on what housing in a fair and equitable city should be. There must be no doubt that our Labour Council is the champion of the principle that a decent home is a right owed to all.

Central to this will be clear communication with residents in the city and the creation of a strong narrative on how we are delivering on our promise to Manchester residents.

Delivering affordable homes

I would like to quickly revisit our housing affordability policy and affordable housing zones. I want to ensure we have them right, and where possible strengthen them. Can we make our definition of affordability more flexible to reflect differing income levels across the city? Are the zones in the right place? Can we be more creative about where future zones are to support social landlords in acquiring land and space in areas with little or no social housing? Are stakeholders beyond the council aware of them and more importantly invested in them?

Private Rented Sector

On private sector housing - I want to quickly assess the Selective Landlord Pilots - learn the lessons - then expand the pilots to other areas.

At the same time, I want Manchester City Council to be leading the campaign for city-wide licensing and greater powers to tackle problem landlords.

District and Neighbourhood Centre Improvement

On regeneration and our district centres - Economy Scrutiny has been at the heart of driving forward our new approach. We need a nuanced approach to district centres and high streets which is responsive to local needs – one size doesn't fit all. I will work with the District Centre Task & Finish group to shape an approach across the city which reflects this.

Regeneration - creating good places

With our ambitious house building programme – we need an equally ambitious approach to regeneration – working hand in hand with residents to create good places, with the right services and amenities to support thriving communities.

I want residents voices to be at the heart of what we do, driving the design and development of places with a strong identity. To do this I believe we need to strengthen and improve our consultation / involvement processes particularly in relation to Strategic Regeneration Frameworks.