



## Economy Scrutiny Committee

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Date: Wednesday 20 June 2018

Time: 2.00 pm

Venue: Council Chamber, Level 2, Town Hall Extension

This is a **Revised and Supplementary Agenda** containing an additional item of business (Item 4(b)) and additional information about the business of the meeting that was not available when the agenda was published.

### **Access to the Council Chamber**

Public access to the Council Chamber is on Level 2 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension. That lobby can also be reached from the St. Peter's Square entrance and from Library Walk.

**There is no public access from the Lloyd Street entrances of the Extension.**

### **Filming and broadcast of the meeting**

Meetings of the Scrutiny Committee are 'webcast'. These meetings are filmed and broadcast live on the Internet. If you attend this meeting you should be aware that you might be filmed and included in that transmission.

## Membership of the Committee

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**Councillors** – Connolly, Douglas, Green, Johns, Newman, H Priest, Raikes, Razaq, Shilton-Godwin and K Simcock

## Revised & Supplementary Agenda

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- 1 **Urgent business**  
To consider any items which the Chair has agreed to have submitted as urgent.
- 2 **Appeals**  
To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.
- 3 **Interests**  
To allow Members an opportunity to [a] declare any personal, prejudicial or disclosable pecuniary interests they might have in any items which appear on this agenda; and [b] record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears; [c] the existence and nature of party whipping arrangements in respect of any item to be considered at this meeting. Members with a personal interest should declare that at the start of the item under consideration. If Members also have a prejudicial or disclosable pecuniary interest they must withdraw from the meeting during the consideration of the item.
- 4 **Minutes**  
To approve as a correct record the minutes of the meeting held on 23 May 2018.
- 4(b) **[14:05 – 14:35] Call In – The disposal of 20 new build properties acquired from Taylor Wimpey**  
The decision of the Strategic Director (Development) on 6 June 2018 has been called in by Councillors Wheeler, Clay, Curley, Douglas and Johns in accordance with paragraph 13 of the Overview and Scrutiny Procedure Rules.

The terms of the Call In are:-

- (1) Given the political salience of housing, with more than 13,000 Mancunians on the housing register, and the commitments within the 2018 manifesto which all Members of the majority party are mandated with delivering by the people of Manchester, no decision on the "disposal" of council housing stock should proceed without scrutiny by Elected Members in committee. It is not acceptable for Officers or Executive Members to approve decisions of this magnitude without democratic oversight.
- (2) This scheme follows the collapse of a previous scheme to deliver 75 houses. The current briefing note on the scheme, as written, mentions 40 houses to be built, and 20 houses to be acquired. The briefing note distributed to Members goes on to say that "*The revised scheme will deliver more homes than the original scheme*", yet fails to say where the additional minimum 16 houses are to come from for that statement to be true. As such, Elected Members can have no confidence in the paper's assertion, nor that the subsequent decision to sell 20 units of council

stock was taken on a sound basis.

- (3) The private sector Cheshire estate agent, Equity Living, commissioned to market these properties began advertising them on the 25 May 2018. It is of serious concern that a private company was told to begin marketing properties, and presumably paid for their work, two weeks before Elected Members were notified of a decision. It is unacceptable for decisions over ratepayers' money and assets to be made this way. Once again, this calls into question the decision-making process.
- (4) While meant to be "affordable" properties, the marketing conditions laid out by Equity Living state that the earnings threshold to apply is up to £80,000 per annum for an individual. Given the housing crisis in Manchester this seems staggeringly high, at three times the average household income. Members must be given the chance to scrutinise and amend the eligibility criteria as they see fit.
- (5) Given that Northwards Housing will be the first point of call for many socially rented tenants and those in housing need in North Manchester, and given their unparalleled experience of appropriately matching Mancunians with housing, it is questionable why a private sector estate agent is required at all. Suitable tenants who wish to move from the social-rented sector to shared ownership can surely do so through Northwards.
- (6) The shared ownership scheme as outlined states eligibility as, "*That the applicant(s) combined monthly mortgage, rent, and service charge and debt costs for the property applied for would not exceed more than 45% of their net income.*" MCC policy is that no household should be spending more than a third of its income on housing costs. As such, this stipulation if followed would, by definition, move these homes out of the "affordable" metric, defeating the stated goal of providing affordable housing.

Members of the Committee are asked to consider whether or not they will refer the decision back to the decision for reconsideration.

- 5 **[14:35 – 15:05] LTE Group Performance and Estates Strategy update**  
Report to follow
- 6 **[15:05 – 15:25] Transport for the North (TfN) – Strategic Transport Plan Update**  
Report of the Strategic Director – Development, Deputy Chief Executive - Growth & Neighbourhoods and the Strategic Director Highways, Transport and Engineering previously circulated
- 7 **[15:25 – 15:45] Updating the City Centre Transport Strategy – Proposals for a Conversation with City Centre Residents, Businesses and Visitors**  
Report of the Deputy Chief Executive, Growth and Neighbourhoods and the Director of Highways, Transportation and Engineering previously circulated
- 8 **[15:45 – 15:55] Re-establishment of the District Centres Sub Group**  
Report of the Governance and Scrutiny Support Unit previously circulated

9 **[15:55 – 16:05] Delivering the Our Manchester Strategy**

Report of the Leader previously circulated

9(b) Report of the Executive Member for Housing and Regeneration

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 (to follow).

10 **[16:05 – 16:15] Overview Report**

Report of the Governance and Scrutiny Support Unit previously circulated

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Please note that the actual start time for each agenda item may differ from the time stated on the agenda.

## Further Information

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For help, advice and information about this meeting please contact the Committee

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This revised and supplementary agenda was issued on **15 June 2018** by the Governance and Scrutiny Support Unit, Manchester City Council, 6th Floor (Mount Street Elevation), Town Hall Extension, Albert Square, Manchester, M60 2LA.