



Economy Scrutiny Committee

Date: Thursday, 9 December 2021

Time: 2.00 pm

Venue: Council Chamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

There will be a private meeting for Members only at 1:30pm on Thursday 9 December in the Council Antechamber, Level 2, Town Hall Extension.

Access to the Public Gallery

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Membership of the Economy Scrutiny Committee

Councillors - H Priest (Chair), Baker-Smith, Bayunu, Doswell, Farrell, Johns, Moore, Noor, Raikes, Stanton and Shilton Godwin

Agenda

- 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** 5 - 12
To approve as a correct record the minutes of the meeting held on 11 November 2021.
- 5. Comprehensive Spending Review, Funding and Budget Update** 13 - 26
Report of the Deputy Chief Executive and City Treasurer

This report updates on the main announcements from the Spending Review 27 October 2021 with a focus on the thematic areas relevant to Economy Scrutiny and the impact of the budget on Manchester.
- 6. Innovation Greater Manchester**
Report to follow
- 7. Selective Licensing - Results of Public Consultation** 27 - 130
Report of the Strategic Director (Neighbourhoods)

This report provides the Committee with information on the recent consultation exercise completed in areas within Gorton and Abbey Hey, Harpurhey, Clayton and Openshaw to establish whether the declaration of a Selective Licensing scheme is required in these areas.
- 8. Update on COVID-19 Activity** 131 - 160
Report of the Director of City Centre Growth and Infrastructure

and Director of Inclusive Economy

This report provides Committee Members with a further update summary of the current situation in the city in relation to COVID-19 and an update on the work progressing in Manchester in relation to areas within the remit of this Committee.

9. Overview Report

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Report of the Governance and Scrutiny Support Unit

This report provides the Committee with details of key decisions that fall within the Committee's remit and an update on actions resulting from the Committee's recommendations. The report also includes the Committee's work programme, which the Committee is asked to amend as appropriate and agree.

Information about the Committee

Scrutiny Committees represent the interests of local people about important issues that affect them. They look at how the decisions, policies and services of the Council and other key public agencies impact on the city and its residents. Scrutiny Committees do not take decisions but can make recommendations to decision-makers about how they are delivering the Manchester Strategy, an agreed vision for a better Manchester that is shared by public agencies across the city.

The Economy Scrutiny Committee has responsibility for looking at how the city's economy is growing and how Manchester people are benefiting from the growth. .

The Council wants to consult people as fully as possible before making decisions that affect them. Members of the public do not have a right to speak at meetings but may do so if invited by the Chair. If you have a special interest in an item on the agenda and want to speak, tell the Committee Officer, who will pass on your request to the Chair. Groups of people will usually be asked to nominate a spokesperson. The Council wants its meetings to be as open as possible but occasionally there will be some confidential business. Brief reasons for confidentiality will be shown on the agenda sheet.

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Joanne Roney OBE
Chief Executive
Level 3, Town Hall Extension,
Albert Square,
Manchester, M60 2LA

Further Information

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

Michael Williamson
Tel: 0161 234 3071
Email: m.williamson@manchester.gov.uk

This agenda was issued on **Wednesday, 1 December 2021** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension , Manchester M60 2LA

Economy Scrutiny Committee

Minutes of the meeting held on 11 November 2021

Present:

Councillor H Priest – in the Chair
Councillors Bayunu, Moore, Noor and Raikes

Also present:

Councillor Leese, Leader
Councillor White, Executive Member for Housing and Employment
Julian Skyrme, Director of Social Responsibility, The University of Manchester
Michael Stephenson, Director of Public Affairs, Manchester Metropolitan University (MMU)

Apologies:

Councillors Doswell, Farrell, Johns, Stanton and Shilton Godwin

ESC/21/52 Minutes

Decision

The minutes of the meeting held on 14 October 2021 were approved as a correct record.

ESC/21/53 Growth & Development Directorate Budget 2022/23

The Committee considered the report of the Strategic Director Growth & Development that described that following the Spending Review announcements and other updates the Council was forecasting an estimated shortfall of £4m in 2022/23, £64m in 2023/24 and £85m by 2024/25. The report set out the high-level position and where Officers had identified options to balance the budget in 2022/23 which were subject to approval.

Key points and themes in the report included:

- Describing that the Local Government Finance Settlement would be released in December 2021;
- A longer-term strategy to close the budget gap was being prepared with an estimated requirement to find budget cuts and savings in the region of £40m per annum for 2023/24 and 2024/25; and
- Describing the priorities for the services within the remit of this committee, details on the initial revenue budget changes proposed by officers and the planned capital programme.

Some of the key points that arose from the Committee's discussions were: -

- Did the identified priorities align to the various strategies that were considered by the Committee;
- An assurance was sought that the City Centre Growth & Infrastructure priorities extended to the wider city and districts; and
- Further information was sought on the accidents and trips budget.

The Executive Member for Housing and Employment stated that Manchester remained committed to delivering on its key priorities that included delivering affordable housing, addressing climate change and job creation. He further commented that the priorities did align with the various strategies, such as the Housing Strategy that were considered by the Committee.

The Leader stated that the City Centre Growth and Infrastructure priorities did extend to the wider city, making reference to the schemes to be delivered in Wythenshawe as an example.

In response to a specific question relating to the reduction in the accidents and trips budget within the Highways Directorate, the Director of Highways stated that this fund was to cover any personal injury claims and accidental repairs to vehicles. He advised that the reduction in that budget had been proposed due to the reduction in journeys undertaken by vehicles and fewer pedestrians during the pandemic.

In response to a comment from a Member regarding previous budget decisions taken by the Council, the Chair directed the Member to the list of background documents listed at the front of the report.

Decision

To note the report.

ESC/21/54 Contribution of Higher Education Institutes to Manchester's economy (Cllr Moore in the Chair)

The Committee considered the report of the Director of Inclusive Economy and Strategic Lead Policy & Partnerships that provided an overview of the economic contribution of Manchester's two main universities, The University of Manchester and Manchester Metropolitan University.

The report utilised research by Public First which was undertaken in 2020 using data from 2018/19 which quantified the direct value created by the universities, their wider supply chain and procurement spending with local businesses, and the additional spending of their staff, students and visitors. It also drew upon Research England's new Knowledge Exchange Framework (KEF) and Higher Education Statistics Agency (HESA) data.

The report described that both universities had signed the Greater Manchester Civic University Agreement on 24 September 2021 during the Greater Manchester Combined Authority meeting and were committed to delivering positive outcomes for Manchester and the city region.

Key points and themes in the report included:

- Information relating to Sustainability and the Greater Manchester Civic University Agreement;
- Both universities had signed the Greater Manchester Civic University Agreement on 24 September 2021 during the Greater Manchester Combined Authority meeting and were committed to delivering positive outcomes for Manchester and the city region;
- Data and narrative relating to research, teaching and economic impact;
- Education and Skills;
- Business support, innovation, enterprise and start-ups;
- Public engagement;
- Case studies across a range of activities; and
- Next steps.

Some of the key points that arose from the Committee's discussions were: -

- Welcoming the information relating to the Living Wage;
- What methodology was used to arrive at the figure to describe the economic impact of research;
- An update was sought on attracting Research and Development Funding to the city;
- How did the Universities work with local schools and FE colleges;
- The need to acknowledge the cost of the Universities to the Council and other public sector bodies, for example student exemptions from Council Tax and issues relating to the student accommodation, such as waste; and
- The need for appropriate student accommodation in appropriate areas, noting the impact this could have on neighborhoods and communities.

The Director of Social Responsibility, The UoM stated that the two institutions worked very closely together bringing strengths to the city. He described that both had signed up to the Civic University Agreement along with the other universities across Greater Manchester to work together to drive social and economic change in the city region. The agreements contained six principals of education and skills, reducing inequalities, jobs and growth, the digital economy, net zero and the creative and cultural economy.

He further described that it had been evidenced that Manchester residents had great pride in the Universities in Manchester and was aligned to the economic ambitions of residents.

The Director of Public Affairs, MMU commented that both sites took their role as anchor institutions very seriously and their policies and ambitions mirrored those of partners, such as the City Council. He further commented that the importance of public engagement was recognised by both institutions and a Community Engagement Plan was in development.

The Director of Social Responsibility, The UoM stated that the figures to describe the economic impact of research had been derived using an agreed formula. He stated that a benchmarking exercise had been undertaken against the two Nottingham Universities and information on this could be shared. He described that joint proposals across the Combined Authority were submitted to attract Research and Development Funding, adding that the establishment of Innovation GM, a £7bn blueprint for translational innovation between Greater Manchester and the Government was a sound base on which to attract funding into the city and the wider city region.

The Director of Public Affairs, MMU stated that the Universities had established relationships with the local FE providers across Greater Manchester and a Statement of Joint Cooperation had been agreed. This had seen fourteen colleges and universities across Greater Manchester coming together with a joint commitment to address the skills and economic challenges facing the region.

The Director of Social Responsibility, the UoM described that the Universities were committed to attainment, wellbeing and inspiration to the young people of Manchester, noting the positive impact that the delivery of the museum, galleries and libraries had on citizens' lives and aspirations. He stated that whilst it was difficult to quantify the benefits of these, it was accepted that they were important to the residents of the city.

In response to the issue raised regarding the cost to the city council and partners, both guests acknowledged this had been a challenge, however improvements had been made in terms of the response of both institutions to issues when they arose. The Director of Social Responsibility, the UoM commented that the University had worked closely with Manchester Student Homes to address the issues related to student accommodation experienced in some neighbourhoods and the disciplinary procedures had been strengthened to address off campus behaviour.

The Committee noted that a report on Purpose Built Student Accommodation would be considered at the appropriate time.

Decision

To note the report.

[Councillor Priest declared a personal pecuniary and prejudicial interest in this item of business and withdrew from the meeting during consideration of this item.]

**ESC/21/55 Student numbers and graduate retention in the city
(Cllr Moore in the Chair)**

The Committee considered the report of the Director of Inclusive Economy that provided an overview of the student body studying at the higher education institutions (HEIs) in Manchester with a specific focus on the two largest institutions, the University of Manchester (UoM) and Manchester Metropolitan University (MMU).

Key points and themes in the report included:

- Providing an overview of Manchester's higher education provision;
- Data and narrative in relation to higher education admissions and attainment;
- Information on the UoM widening participation initiative;
- Degree apprenticeships;
- An overview of the numbers of graduates remaining in the city post-graduation;
- The emerging picture of the impact of COVID-19 on the student body;
- Graduate retention and attraction;
- Manchester's Graduate Labour Market and the local response to support the graduate labour market;
- Our Manchester Graduate Scheme;
- Case studies; and
- Next steps.

Some of the key points that arose from the Committee's discussions were: -

- Welcoming the report and the importance of promoting Manchester as a great city to live, work and socialise;
- Discussion of the data in the report regarding 'brain drain' and advising that wider consideration needed to be given to account for those residents returning to the city who had studied elsewhere and those graduates from other areas moving to Manchester, adding that this data had previously been available;
- What analysis of Teacher Assessed Grades had been undertaken to understand the impact on attainment levels; and
- Was data on the outcomes of the First Generation Scholarship Programme and the work to improve diversity and inclusion available.

The Director of Social Responsibility, the UoM stated that initial analysis of the Teacher Assessed Grades indicated that there had been an increase in those children from independent schools achieving A star grades at A Level. He advised this was concerning and could undermine the work to widen participation. He stated this would continue to be monitored.

The Director of Social Responsibility, the UoM stated that data on graduate outcomes was recorded and could be shared with the Committee. The Chair recommended that the University Equality and Diversity Plan be circulated for information following the meeting.

In response to the comment from the Member regarding the data available and 'brain drain' the Director of Inclusive Economy advised she would look into this further, noting the comments from the Member.

The Executive Member for Housing and Employment welcomed the report and made particular reference to the Our Manchester Graduate Scheme, a pilot collaborative initiative between the Council and MMU aiming to connect small and medium-sized enterprises (SMEs) to recent graduates. The businesses would be supported with funding, candidate attraction, recruitment, and selection carried out by MMU. The business would offer a 12-month graduate opportunity with the potential for the role to become permanent. Upon starting in the role, the graduate would have access to regular CPD (Continuing Professional Development) training provided by the council's HR department. The scheme launched in August 2021 and is currently at the stage of recruiting businesses with nine SMEs interested to date.

Decision

To recommend that the University Equality and Diversity Plan is circulated to Members of the Committee.

[Councillor Priest declared a personal pecuniary and prejudicial interest in this item of business and withdrew from the meeting during consideration of this item.]

ESC/21/56 Update on COVID-19 Activity

The Committee considered a report of the Strategic Director (Growth and Development), which provided a further update of the current situation in the city in relation to COVID-19 and an update on the work progressing in Manchester in relation to areas within the remit of the Committee.

Some of the key points that arose from the Committee's discussions were: -

- Noting the low footfall figures reported for the King Street and St Anne's Square area of the city centre;
- Was comparative footfall data available for District Centres pre and post covid; and
- Information on the Community Renewal Fund was requested.

In response to the footfall figures for King Street and St Ann's Square, the Strategic Lead for City Centre Partnerships stated that discussions were underway with existing businesses and property owners to consider options for partnership arrangements in King Street and St Ann's Square that would attract more footfall. Footfall was impacted by some existing empty properties and by continuing concerns about the pandemic. The Leader stated that there was also an issue with the accuracy of data collection, as the recording equipment was not always functioning effectively.

The Executive Member for Housing and Employment stated that the comparative footfall data was available for District Centres pre and post covid and could be provided to the Committee.

The Director of Inclusive Economy advised that further information on the Community Renewal Fund would be circulated to Members following the meeting.

The Leader advised the Committee that it had been agreed that the Economic Recovery Group would continue to meet on a monthly basis, and the Sit Rep report would continue to be submitted to the Committee for consideration.

Decision

To note the report.

ESC/21/57 Overview Report

The report of the Governance and Scrutiny Support Unit which contained key decisions within the Committee's remit and responses to previous recommendations was submitted for comment. Members were also invited to agree the Committee's future work programme.

The Chair informed the Committee that following publication of the agenda pack she had had further discussions with the Strategic Director of Growth and Development to agree the work programme. This would be made available to Members in the December Overview Report.

Decision

The Committee note the report and agree the work programme, noting the Chair's comments.

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Manchester City Council Report for Information

Report to: Economy Scrutiny Committee – 9 December 2021

Subject: Comprehensive Spending Review, Funding and Budget Update

Report of: Deputy Chief Executive and City Treasurer

Purpose of the report

This report updates on the main announcements from the Spending Review 27 October 2021 with a focus on the thematic areas relevant to Economy Scrutiny and the impact of the budget on Manchester. The report also provides an update on key funding programmes announced by government and the action Manchester is taking to access this funding.

Recommendations

The committee is recommended to note the relevant spending review announcements and their impact on Manchester.

Wards Affected: All

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

The availability of direct funding from government and will be critical to delivering the Council's Climate Change Action Plan. The Council's budget will be set after the local government settlement in December and will reflect the fact that the Council has declared a climate emergency by making carbon reduction a key consideration in the Council's planning and budget proposals.

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Spending Review and Autumn Budget announcements impact on all areas of the Our Manchester Strategy.
A highly skilled city: world class and home-grown talent sustaining the city's economic success	Accessing funding will enable us to deliver significant programmes of activity against all themes.

A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	
A liveable and low carbon city: a destination of choice to live, visit, work	
A connected city: world class infrastructure and connectivity to drive growth	

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The report sets out the announcements in the Spending Review that relate to local government funding and the potential impact on Manchester City Council. The detail and actual levels of funding will not be known until at least the Finance Settlement expected mid to late December 2021.

Financial Consequences – Capital

None directly arising from this report.

Contact Officers:

Name: Carol Culley
 Position: Deputy Chief Executive and City Treasurer
 Telephone: 0161 234 3406
 E-mail: carol.culley@manchester.gov.uk

Name: Peter Norris
 Position: Strategy and Economic Policy Manager
 Telephone: 07798 656 012
 E-mail: peter.norris@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

- The full suite of Autumn Budget and Spending Review documents can be found online at [Autumn Budget and Spending Review 2021: documents - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/collections/autumn-budget-and-spending-review-2021)
- [Spending Review and Budget Update](#) - Resources and Governance Overview and Scrutiny Committee, 9 November 2021

1. Introduction

- 1.1. On 27 October 2021, the Chancellor of the Exchequer, Rishi Sunak MP, delivered the Spending Review and Autumn Budget 2021 to the House of Commons. The Spending Review sets the level of funding available for local government whilst the Finance Settlement (expected in December 2021) sets out the distribution to individual local authorities.
- 1.2. Although there was no individual local authority level information provided in the budget, this report focuses on the economic impact of the spending review and relevant spending and funding announcements.

2. Economic Context

- 2.1. The overall economic picture is one of an improving fiscal position, albeit from a very difficult place as the economy emerges from the pandemic. The Office for Budget Responsibility's (OBR) economic forecasts show an improvement compared to those in March 2021. They are now forecasting that the pandemic will result in economic scarring equivalent to 2% of GDP (rather than the 3% forecast in March 2021). The main features of the wider economic context include:

- Economic growth is now forecast to be 6.5% in 2021, followed by 6.0% in 2022, 2.1% in 2023. However, from 2024 onwards, GDP is forecast to grow below its long-term trend of 2%.
- Inflation in September was 3.1% and is likely to rise further, with the Office of Budgetary Responsibility (OBR) expecting Consumer Price Inflation (CPI) to average 4% over the next year.
- Real terms wage growth has sat at around 3% since February 2020.
- There is still an exceptionally large budget deficit with high levels of debt, however this has also improved since the March forecast. The budget deficit is expected to reduce by almost half to £183bn in 2021/22 (£51bn lower than in the March forecast). Borrowing reached £320bn (15.2% of GDP) in 2020/21.
- The Consumer Price Index (CPI) dropped significantly in 2020 (during the pandemic), and has now bounced-back, with an expected peak of over 4% in the next 6 months. The OBR is expecting CPI inflation to reach 4.4% next year. The OBR forecasts that CPI will have returned to its target level (2%) by 2023 or 2024.
- Total departmental spending is set to grow in real terms at 3.8% a year on average over this Parliament – a cash increase of £150 billion a year by 2024/25 (£90 billion in real terms).

- 2.2. The Chancellor also set out a new Charter for Budget Responsibility. The Charter sets out two fiscal rules:

1. Public sector net debt must, as a percentage of GDP, be falling.

2. The state should only borrow to invest in our future growth and prosperity. Everyday spending must be paid for through taxation.

3. Local Government Finance Announcements

3.1. Core spending power for local authorities is estimated to increase by an average of 3% in real terms each year over the three-year period. Core Spending power is the Government's preferred measure of the resources available to councils and includes the estimated level of Council tax assuming the full precepts are taken.

3.2. The spending power increase includes:

- £4.8bn extra for Local Government over the spending review period, with £1.6bn of new grant funding in 2022/23 followed by flat cash thereafter. This includes an additional £200m for the Supporting Families programme, and £37.8m funding to tackle cyber security challenges and invest in cyber resilience. It will also be expected to fund the increased national insurance costs that councils will face as an employer. It is not yet known how the funding will be allocated to individual councils.
- £3.6bn for the previously announced adult social care reforms including the proposed cap on the cost of care.
- A council tax referendum limit of 2% and Adult Social Care precept of 1% per year.

3.3. The other main announcements impacting Local Government Funding can be summarised as follows:

- Spending on rough sleeping increased to £639m per annum by 2024/25.
- Specific announcements for Children and Families, the most significant being 'Start for Life' hubs.
- £34.5m has been allocated to further strengthen local delivery and transparency. This funding will help strengthen local government's procurement and commercial capacity, establish the Audit Reporting and Governance Authority as the new local audit systems leader, and help local councils meet new transparency requirements.
- £4.7bn for school's core budget and £2.6bn (capital) for Special Educational Needs and Disabilities to help councils provide places locally, rather than children having to travel to get the support they need.

3.4. The Chancellor announced that the Government would provide a package of business rates measures to support businesses in England. For 2022/23 this includes:

- A new relief for eligible retail, hospitality, and leisure properties with 50% relief on rates bills up to £110,000 per business

- A freezing of the multipliers at 49.9p (small business multiplier) and 51.2p (standard multiplier)
- The extension of the current Transitional Relief and Supporting Small Business schemes
- The scope of the discount for 2022/23 will return to pre-COVID-19 eligibility for retail properties. Hospitality and leisure properties will continue to remain in scope.

Local Government will be reimbursed for the reliefs through Section 31 grant.

3.5. The final report for the Review of Business Rates was also published at the Budget. The Budget and the Review commits, in the longer term, to making improvements to the business rates system, including:

- More frequent revaluations, moving to a three yearly cycle starting from the next revaluation in 2023
- New changes to support delivery of the more frequent revaluations, including new duties on ratepayers to provide the VOA with information
- A new relief to support investments in property improvements
- New exemption and relief to support green technologies.

3.6. The Spending Review was also silent on whether local government will receive a three-year financial settlement and whether and when local government finance reforms, such as the fair funding review and changes to business rates retention will be implemented. As individual local authority funding allocations will not be known until the Finance Settlement is received, expected in mid-December, several assumptions on how they may impact on Manchester have been made. A separate report has been taken to November Resources and Governance Scrutiny Committee setting out the changes to local government funding and the potential impact for the Council.

4. Announcements impacting household incomes

4.1. Changes which directly impact on household income for Manchester residents include:

- National Minimum Wage will increase to £9.50 per hour.
- The public sector pay freeze will end.
- Universal Credit uplift – by reducing the taper from 63% to 55%, UC claimants will be able to keep an additional 8p for every £1 of net income earned. A £500 per year increase to the amount that households with children or a household member with limited capability for work can earn before their Universal Credit award begins to be reduced (known as Work Allowances).
- Government will continue the temporary increase in the surplus earnings threshold to £2,500 for UC claimants until April 2023, when the threshold will reduce to £300.

- Workers leaving the furlough scheme and making a UC claim will be prioritised through the Job Finding Support scheme.

In many cases inflationary pressures and rising cost of living will reduce the impact of any increase in incomes.

5. Funding announcements which benefit Manchester

5.1. Investment funding announced was framed as part of the wider levelling up agenda with focus on regions outside London and the Southeast. As with previous announcements, much of the funding made available appears to be piecemeal and allocated via competitive application process. A Levelling Up White Paper is planned for later in the year. Announcements included:

- Manchester made two successful bids into the £4.8 billion **Levelling Up Fund**. The successful bids were ‘The Culture in the City Project’, providing almost £20m to transform the Upper and Lower Campfield Market and development of four railway arches at the back of HOME arts centre. Unfortunately the bid for Withington Village was unsuccessful.
- The **City Region Sustainable Transport** awarded £1.07bn to Greater Manchester over five years to transform local transport networks, for schemes such as next generation Metrolink tram-train vehicle and creation of the “Bee” active travel network.
- GMCA (Greater Manchester Combined Authority) have been awarded £4.3m over eight projects from the **Community Renewal Fund**. Six of the eight schemes have activity in Manchester, including two which are wholly in Manchester. These are ONE Manchester’s Green Economy Employment (£661,775), and the Growth Company’s Good Jobs Project in North Manchester (£582,050). The funding has to be spent by end of June 2022, a 3 month extension to reflect the late approval of the programme.

5.2. A 3-year budget for the **Shared Prosperity Fund** has been announced and as expected shows a “ramping up” to European levels of funding by year 3. The revenue/capital split is also as expected and differentiates from the Levelling Up fund which is capital.

	2022-3 £Billions	2023-4 £Billions	2024-5 £Billions
Revenue	0.4	0.7	1.5
Capital	0.0	0.1	0.3

5.3. Supporting local priorities, the UKSPF (UK Shared Prosperity Fund) will include a new initiative (‘Multiply’) to help hundreds of thousands of adults across the UK improve their numeracy skills. All areas will receive access to a learning platform and funding to improve adult skills. £560 million is being allocated to this scheme

as part of the SPF, however there are no current details whether this is included or in addition to the above figures.

6. Employment and Skills

- 6.1. Given Manchester's increasing focus on fair pay and good conditions, particularly to reduce the cause of poverty in the city, the announced increase in the National Living Wage (NLW) by 6.6% to £9.50 an hour for people aged 23 and over is particularly welcome.
- 6.2. The government has also committed to increasing skills spending by £3.8bn, an increase of 42%, over the parliament. The Budget looks to meet the government's commitment to the National Skills Fund by providing 29% real terms increase in adult skills funding from 2019-20 to 2024-25.
- 6.3. Other announcements include:
- £3 billion for post-16 education and adult education and training. including quadrupling the number of skills camps in areas such as artificial intelligence, cybersecurity and nuclear.
 - £2.6bn has been allocated for the UK Shared Prosperity Fund to help people access new opportunities UK-wide, including through the Multiply adult numeracy programme, which will receive £560 million of funding. All local areas in the United Kingdom will receive funding to deliver bespoke adult numeracy programmes in their area from April next year supported by a Digital Platform to access training.
 - An additional £1.6 billion by 2024-25 has been set aside for 16–19-year-olds' education in England, maintaining funding rates in real terms per student.
 - Increasing apprenticeships funding to £2.7 billion by 2024-25 and continuing to meet 95% of the apprenticeship training cost for employers who do not pay the Apprenticeship Levy and will also deliver apprenticeship system improvements for all employers.
 - The £3,000 apprentice hiring incentive for employers will be extended until 31 January 2022 and the government will invest approximately £10 million a year in the Sector Based Work Academy Programme (SWAPs) for work experience, new skills, and retraining.
 - Expansion of Plan for Jobs schemes taking the total DWP (Department for Work and Pensions) spend on labour market support to more than £6 billion over the next three years.
 - £68 million (by 2024-25) to "level up" the adult skills system.
 - £1.5 billion capital investment to improve the condition of the Further Education (FE) estate in England.
 - Funding to open 20 Institutes of Technology (IoTs) throughout England.

7. Welfare and benefits, unemployment

- 7.1. As expected, the impact of the ending of the Universal Credit uplift has been softened by reducing the taper rate by 8% from 63% to 55%, meaning Universal Credit claimants will be able to keep an additional 8p for every £1 of net income they earn. There will also be a £500 per year increase to the amount that households with children or a household member with limited capability for work can earn before their Universal Credit award begins to be reduced (known as Work Allowances).
- 7.2. The government will continue the temporary increase in the surplus earnings threshold to £2,500 for Universal Credit claimants until April 2023, when the threshold will reduce to £300.
- 7.3. Workers leaving the furlough scheme and making a Universal Credit claim will be prioritised through the Job Finding Support scheme, and older workers who will benefit from additional support to return to, or remain in, work. In addition, young people will continue to benefit from the extension of existing schemes, and jobseekers with disabilities will benefit from extra work coach support.
- 7.4. The government announced the £500 million Household Support Fund on 30 September, which will provide £421 million to local authorities in England. Local Authorities are best placed to direct help to those who need it most, and at least 50% of the funding will be used to support households with children.

8. Housing

- 8.1. An additional £1.8 billion for housing supply consisting of:
 - £300 million locally led grant funding for Mayoral Combined Authorities and Local Authorities to unlock smaller brownfield sites for housing
 - £1.5 billion to regenerate underused land and deliver transport links and community facilities
 - Reconfirmation of £11.5 billion investment through the Affordable Homes Programme (2021-26) of which £7.5 billion is over the SR21 period. 65% of the funding will be for homes outside London.
- 8.2. An announcement particularly relevant to Manchester is the allocation of £5bn to remove unsafe cladding from highest-risk buildings, partly funded by Residential Property Developer Tax charged at 4% on profits exceeding an annual allowance of £25 million.

9. Transport

Greater Manchester has been awarded £1.07bn in capital funding for the infrastructure elements of the Bee Network integrated transport plan, however detail on wider regional rail improvements and HS2 was notable in its absence.

- 9.1. In addition, £2 bn of investment in cycling and walking is expected over the Parliament, including £710m of new active travel funding. £620m of additional investment to support the transition to electric vehicles, including public charge points in residential areas and targeted plug-in vehicle grants.
- 9.2. While not announced with the CSR and budget, the government's Integrated Rail Plan (IRP) has now been published. The plan cancels the eastern leg of HS2 to Leeds. Northern Powerhouse Rail has been significantly changed, moving away from providing new lines and towards upgrading existing infrastructure with some limited new high speed rail on short sections. The IRP favours a combined HS2 & NPR surface station at Manchester Piccadilly rather than an underground station. The plan also includes £360m to roll out integrated ticketing and contactless payments. The rationale for the new approach is that some similar improvements can be made cheaper and more quickly. However journey times and capacity increases in the NPR are generally worse than originally expected.

10. Culture

10.1. Announcements relevant to economy scrutiny include:

- £14 million in each year to support creative industries, including supporting SMEs to scale up and providing bespoke support for film and video game industries.
- £850 million for cultural and heritage infrastructure to safeguard national treasures and boost culture in local communities and on high streets.
- £52 million in new funding for museums and cultural and sporting bodies next year to support recovery from COVID-19 and an additional £49 million in 2024-25 thereafter.

11. Climate and Net Zero

11.1. While climate change and net zero did not feature heavily in the Chancellor's speech and initially attracted criticism for some changes to Air Passenger Duty and roads funding, there are several relevant announcements for local government. Many of the announcements concern large scale national infrastructure and investment, however there are several announcements relevant to economy scrutiny given their potential impact on the wider economy and labour market in terms of driving demand for green interventions.

- £950 million for the Home Upgrade Grant and £800 million for the Social Housing Decarbonisation Fund. It also allocates £1.4 billion to help decarbonise the public sector estate in England.
- £3.9 billion for energy efficiency improvements and clean heat installation in buildings, making the transition to net zero cheaper and easier for households, while making their homes warmer. This also support the decarbonisation of the public estate.
- £450 million to grow the heat pump market in England and Wales as part of the ambition to work with industry to reduce the costs of heat pumps by 25-50% by 2025. The Budget and SR continues support for heat networks in England with £338 million to encourage private investment.
- £620 million for public charging in residential areas and targeted plug-in vehicle grants, building on the £1.9 billion committed at SR20. The SR and Autumn Budget also announces an increase in capital support to £817 million over the SR21 period for the electrification of UK vehicles and their supply chains.

12. Innovation and connectivity

12.1. Several announcements include funding available to support advanced research and innovation

- £1.2bn of the previously announced £5bn Project Gigabit commitment to roll out gigabit speed broadband access which will reach Manchester in a future phase following regional supplier procurement.
- Increasing the funding target for public spending on R&D to £20bn by 2024/25 and £22bn by 2026/27.
- Increasing universities' core funding by £1.1bn by 2024/25, increasing core Innovate UK programmes' funding by £1bn per year by 2024/25, and investing £800m by 2025/26 in The Advanced Research and Invention Agency.
- £1.4bn for the Global Investment Fund to invest across UK in life sciences, automotive, offshore wind.
- £660m for the second Northern Powerhouse Investment Fund to invest in and grow small and medium sized enterprises.
- Though the exact funding levels were not announced, the statement confirmed the continuation of the Made Smarter programme to boost manufacturing and which is delivered by the Growth Company in Greater Manchester.

13. Other relevant announcements

13.1. Finally, there were a selection of policy announcements relevant to local authorities in some of the detail of the statement. These include:

- Continued funding for the places for growth programme, which aims to move 22,000 civil service roles outside London by 2030, to bring policymakers closer to the communities they serve.

- The Levelling Up White Paper will provide further information on the government's plans regarding devolution deals. The government has already committed to £7.5 billion of non-ringfenced 'gainshare' investment funding over 30 years, as part of nine city region devolution deals, including £750 million being delivered over SR21.
- Full funding for association to the European Union scientific research initiative Horizon Europe, enabling further collaboration with European partners in research and development.

14. Conclusion and next steps

- 14.1. This budget marks a shift from previous conservative governments with tax raises and increasing spending aimed at boosting growth contrasting with previous years' austerity. There were few Manchester specific announcements although many of the planned initiatives and changes will be particularly relevant to our recovery plans. As usual, detail on many announcements will arrive over the coming weeks and months.
- 14.2. The Institute for Fiscal Studies responded to the budget by stating that *"the story of this Budget is one of spending increases and a worrying outlook for living standards. The story of the fiscal year as a whole also encapsulates those historic tax increases...Mr Sunak has bowed to the demands created by public services which have suffered a decade of cuts, and to the inevitability of increased spending on the NHS."*
- 14.3. The Resolution Foundation's analysis noted that *"Rishi Sunak was right to acknowledge that many of the cost of living pressures in Britain...however, the Government has exacerbated this cost of living crunch with the biggest ever overnight benefit cut... put simply, families across Britain should expect a bumpy ride over the next six months, and the measures announced in the Budget today will soften, rather than tackle, the cost of living crisis millions of low-income families will be experiencing."*
- 14.4. The chairman of the Local Government Association commented that *"we are pleased that today's Spending Review has provided new government grant funding for councils over the next three years to support vital local services. This will help meet some – but not all - of the extra cost and demand pressures they face just to provide services at today's levels."*
- 14.5. While increases in funding will be welcome by public services, increases in inflation, living wage, public sector pay and normal council running costs mean that the impact of extra funding is unlikely to be very significant. Cost of living increases and tax rises mean that many families will be worse off, however the very poorest families should see small real terms increase in income.

14.6. Colleagues in Policy, Performance and Reform are now working to undertake more detailed analysis of the budget and its economic impact on Manchester's resident and businesses.

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**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 9 December 2021

Subject: Selective Licensing – Results of Public Consultation

Report of: Strategic Director (Neighbourhoods)

Summary

This report provides the Committee with information on the recent consultation exercise completed in areas within Gorton and Abbey Hey, Harpurhey, Clayton and Openshaw to establish whether the declaration of a Selective Licensing scheme is required in these areas.

Recommendations

The Committee is requested to:

1. Comment on the consultation findings for the introduction of selective licensing for privately rented properties in the identified areas of Ladders - Gorton and Abbey Hey, Hyde Road - Gorton and Abbey Hey, Trinity - Harpurhey, and Ben Street area - Clayton and Openshaw.
 2. Note the areas detailed in the maps (appendix one) for designation, together with the licence conditions (appendix two) under the Housing Act 2004 Part 3 Selective Licensing.
 3. Note that, following the decision to introduce a selective licensing scheme, a statutory public notification period of three months is required prior to the implementation of the scheme.
-

Wards Affected: Gorton and Abbey Hey, Harpurhey, Clayton and Openshaw

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

Selective licensing aims to improve property conditions which includes issues such as damp and draughty homes. Repairs that improve the thermal performance of homes within the selective licensing area will make a contribution towards achieving the zero carbon target for the city .

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 (as amended) set the minimum energy efficiency rating for all private rented properties and make it unlawful for properties with an energy performance rating of F or G to be let out as a private tenancy.

As part of Selective Licence application landlords must provide a valid Energy Performance Certificate (EPC) to allow the energy efficiency rating to be checked. As

set out in the councils Domestic Private Rented Property Energy Efficiency Policy. Landlords that rent out a property with an EPC rating below an E could be fined between £2,000 and £5,000. Penalties between £1,000 and £5,000 also apply where a landlord has registered false or misleading information to the PRS Exemption Register.

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Good quality and professionally managed private rented homes will contribute to the sustainability of neighbourhoods, ensuring residents have a settled and stable home in which to live and thrive.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The existing homes and improved neighbourhoods will be well connected to employment opportunities and schools
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Increasing the supply of good quality affordable homes for private rent will provide the opportunity for Manchester residents to raise their individual and collective aspirations
A liveable and low carbon city: a destination of choice to live, visit, work	The right mix of quality energy efficient housing is needed to support growth and ensure that our growing population can live and work in the city and enjoy a good quality of life.
A connected city: world class infrastructure and connectivity to drive growth	This approach recognises the importance a balanced housing offer plays within a well connected city and the neighbourhoods within it. It seeks to create neighbourhoods where residents will choose to live and where their housing needs and aspirations are met

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The initial required budget for the consultation process and administration of the scheme is £91,000 in total for the 4 areas. Costs in relation to the administration, management and licence processing of the scheme will be fully recovered via the

licence fee subject to the scheme proceeding. If the designation does not go ahead some of these costs will need to be funded by the Council

Financial Consequences – Capital

There are no direct capital consequences to the Council arising from this report.

Contact Officers:

Name: Fiona Sharkey
 Position: Head of Compliance, Enforcement and Community Safety
 Telephone: 0161 234 3635
 E-mail: fiona.sharkey@manchester.gov.uk

Name: Tim Birch
 Position: Neighbourhood Manager
 Telephone: 0161 234 5160
 E-mail: tim.birch@manchester.gov.uk

Name: Emma Broadbent
 Position: Compliance & Enforcement Specialist
 Telephone: 0161 600 8944
 E-mail: emma.broadbent@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

- Manchester City Council Private Rented Sector Strategy 2020-2025
- Review of Selective Licensing Pilot areas- Neighbourhoods and Environment Scrutiny Committee – 4 March 2020
- Extension to Selective Licensing Schemes - Public Consultation – Executive, 9th September 2020
- Selective Licensing Pilot report to Neighbourhoods and Environment Scrutiny Committee 21 June and Executive 29 June 2016
- Selective Licensing report to Neighbourhoods and Environment Scrutiny Committee 6 Dec 2016
- The cost of poor housing in England 2021 - Building Research Establishment Briefing paper by Helen Garrett, Molly Mackay, Simon Nicol, Justine Piddington, Mike Roys

1.0 Introduction

The Housing Act 2004 gives the Council the power to introduce the licensing of private rented homes within a designated area, with the aim of improving the management and condition of these properties to ensure they have a positive impact on the neighbourhood.

- 1.1 The majority of landlords in Manchester provide a quality service for the growing number of residents who cannot, or do not want to, buy a home. However, there are some landlords who provide poor quality housing and exploit the most vulnerable people in the city. These poor housing conditions give rise to particular concern for the longer-term health consequences of living in unsafe, damp, mouldy properties with poor thermal comfort. A recent report by the Building Research establishment (BRE) "*The Cost of Poor Housing in England*" found that poor housing in England could be costing the NHS £1.4 billion a year in treatment costs with more than half of this (£857m) attributed to defects which expose residents to excess cold, with the second biggest cost to the NHS being from hazards causing people to fall and injure themselves. Both issues are particularly dangerous for the most vulnerable in society including older people and families with young children. Lack of security and higher rents are significant issues for tenants along with poor property conditions.
- 1.2 There are a small number of neighbourhoods with some very poor-quality landlords, crime, and high levels of deprivation. In some instances, these landlords receive significant sums of public finance in terms of housing benefit, representing very poor value for money for the public purse. Properties in this part of the market are characterised by disparate ownership, varied management and issues linked to property condition and sometimes criminality. They are often owned either by absentee landlords or landlords who simply fail to respond when tenants report problems.
- 1.3 The Executive received a report on 29 June 2016 recommending that, subject to the outcome of a public consultation, the Council pilot the use of selective licensing (SL) in 4 areas of the city. The consultation for the first pilot area of Crumpsall indicated support for SL and the scheme was implemented in December 2017. Executive also approved three further areas for selective licensing consultation in Rusholme, Moston and Old Moat and these were all subsequently implemented.
- 1.4 The refreshed Private Rented Sector Strategy was reported to the Executive in September 2020. This outlined that the private rented sector in Manchester continues to grow having doubled in size in the past 10 years. The main focus of the Council's Private Rented Sector (PRS) Strategy 2020-2025 is improving property and management standards at the lower end of the market. The strategy sets out how the council will target and focus intervention and proactive enforcement on the very worst properties, landlords and agents to improve neighbourhood with one of the measures proposed to assist in achieving this being further, locally focused, Selective Licensing (SL) schemes, initially in defined areas of Gorton and Abbey Hey, Harpurhey,

Clayton and Openshaw

- 1.5 All privately rented properties within a designated SL area require a licence. There are some exemptions to this, for example, property rented to family members. If landlords in the SL area fail to get a licence or fail to comply with the conditions bound by the licence, the local authority (LA) can issue civil penalties or prosecute the landlord. The Housing and Planning Act 2016 gives local authorities the power to issue a civil penalty charge of up to £30,000 as an alternative to prosecution. Where a prosecution case is taken the fine is unlimited. In extreme cases the LA may issue a management order and assume management control of the property.
- 1.6 Officers have used neighbourhood and local intelligence (as outlined in the September 2020 report to the Executive building on the lessons learnt from the selective licensing pilots as well as reviewing local data on crime, ASB, waste and housing related complaints, along with deprivation statistics, to identify areas that meet the criteria to designate a selective licensing area. This can include;
- Low housing demand or is likely to become such an area
 - A significant and persistent problem caused by antisocial behaviour
 - Poor property conditions
 - High levels of migration
 - High levels of deprivation
 - High levels of crime
- 1.7 A pre consultation for the defined areas in Gorton and Abbey Hey, Harpurhey, Clayton and Openshaw took place between 20 January 2021 to 14 April 2021. A formal consultation period followed which took place between 21 June 2021 to 29 August 2021 (ten weeks). The formal consultation questionnaire which was available online and at drop-in events attracted a total of 44 responses from landlords & managing agents and 384 responses from residents. Overall, 89% of resident respondents expressed support for the designation in all four areas, compared to 68% landlord and managing agent respondents who disagree or strongly disagree with the proposal to introduce selective licensing.
- 1.8 This report presents the findings of the consultation and details how the designation will be considered based on the responses, comments and representations that have been made during this process.

2.0 Consultation - Process and Method

- 2.1 Current legislation requires a consultation period of at least 10 weeks to gauge public opinion and gather feedback before a designation can be considered.
- 2.2 The consultation was delayed due to the pandemic and an initial consultation was launched on the 20th of January 2021 which ran until the 14th of April 2021.

- 2.3 The initial consultation was promoted through a press release, via the City Councils website, social media messages and through local networks as well as by letter to all properties in the proposed areas and owners living at different addresses from those in the proposed areas, with information on the proposals and detailing how feedback could be submitted.
- 2.4 Eight virtual consultation sessions, two in each area, were also held which were attended by 74 people. Virtual group sessions were challenging in that they did not enable all attendees to ask questions and make their views known so these were adapted to one-to-one sessions to improve the experience of those attending and provide more opportunity for views to be captured. While these proved to be more productive and ensured that individuals could ask questions and views could be captured, the attendance rate for these sessions was low.
- 2.5 A total of 197 responses were received, which was low compared to previous selective licensing consultations e.g. the consultation in 2016/17 generated 408 responses.
- 2.6 Feedback was also received that many residents struggled to engage with online sessions and that face-to-face conversations would be much more effective.
- 2.7 A request was also made, by the Landlords and the National Residential Landlords Association, for more detailed and easily accessible information to be made available on the need for the proposed schemes and the licence conditions proposed, so that well informed responses to the consultation could be given.
- 2.8 Given the low response rates and the issues identified with the initial consultation it was decided to treat this as a pre consultation exercise and conduct a separate formal consultation.
- 2.9 The formal consultation took place between 21 June and 29 August 2021 (10 weeks). Undertaking the formal consultation following the easing of Covid restrictions allowed for face to face drop in events, enabling more people to take part as well as enabling door knocking exercises to take place.
- 2.10 The local data, referred to in paragraph 1.6, was refreshed to provide the most recent statistics for each of the areas. This information was contained in the report to the Council Executive, 9th September 2020- Extension to Selective Licensing Schemes - Public Consultation. The refreshed data (Appendix three) was further made available on the SL consultation pages on the council's website, to highlight that the identified areas are all experiencing one or more of the qualifying criteria for SL and may benefit from a designation.
- 2.11 The formal consultation process, detailed below, was completed in all four areas (Ladders and Hyde Road- Gorton and Abbey Hey, Trinity- Harpurhey, and Ben Street area- Clayton and Openshaw) and included:

- Contacting residents, landlords letting agents and businesses directly via letter, explaining what SL is, how it could improve the neighbourhood, how it would operate and how they may be affected
- Consultation with local ward members
- Use of a selective licensing email inbox so written representations or any queries could be directly forwarded to the relevant team
- An online consultation page on the council's website and questionnaire to obtain views
- Two local drop-in events per area at community and sure start centres, attending planned community events in a park and presence at district centres and market areas which were advertised by way of letter and via local networks and social media. This provided an opportunity for landlords, managing agents and residents to have face to face contact with officers to discuss the proposals
- Door knocking exercises asking residents to comment on the consultation.
- Providing opportunities for consultation responses to be submitted at local libraries via access to PCs and hard copies being available
- Meetings with national and regional landlord agencies who support and advocate for a number of private rented sector landlords across the country.
- Email to community guardians and partner organisations
- Consultation launch coverage in the local press, and social media (Facebook and Twitter)
- Comms campaigns with messages posted out to social media including Facebook and Twitter

3.0 Consultation Evaluation – Key Findings

- 3.1 Residents and landlords were asked to share their views on the proposal through a set of questions with opportunities to provide open-text comments.
- 3.2 Following the end of the consultation period, the responses were evaluated to show both the response rates and comments provided. The detail of the evaluation is contained in appendix four. A 2021 SL Consultation Evaluation Report will also be published on the Council's website as part of the designation process. Overall response rates were vastly improved with 428 responses being recorded across all four areas. An independent external analysis was undertaken for the open text responses. This analysis presents a number of findings which were provided in each area for each identified theme. In summary the key findings to the questionnaires are as follows:

4.0 Summary of Responses from Residents

Ladders- Gorton and Abbey Hey

- 4.1 220 residents responded, of which 79% (174) were from the local area. The majority of responses from the residents living in the area were owner occupiers 49% (85) with 32% (56) responses from residents privately renting a property in the area.
- 4.2 Residents were asked to rate a number of issues as big problems, small problems or not a problem at all. The main problem identified was rubbish with 82% of respondents saying it was a big issue, 76% of respondents said fly tipping was a big problem. 73% of respondents felt that poorly managed private rented properties were a big problem. Drug crime and general crime were also identified as significant problems.
- 4.3 When asked about neighbourhood issues directly affecting them and their families in the last 3 years, 66% had directly experienced anti-social behaviour 61% of respondents had been directly affected by poor condition of their house and 45% affected by poor conditions of a neighbouring house.
- 4.4 When asked if private rented properties should be subject to an inspection by the council 96% of respondents said that they strongly agreed or agreed, and 85% felt that landlords should be asked to apply for a licence.
- 4.5 Residents were asked to rate the overall management of the private rented properties in the area. 73% responded to say that management was very poor or poor. 10% of respondents said they did not know.
- 4.6 Residents were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties. 73% responded to say they felt landlords acted irresponsibly or very irresponsibly, 14% said they felt that landlords were responsible or very responsible, 64% of respondents said they did not think landlords took action against tenants causing a nuisance and anti-social behaviour.
- 4.7 93% strongly agreed or agreed that selective licensing would improve the way landlords or letting agents manage their properties, 94% strongly agreed or agreed that selective licensing would improve the condition of private rented properties, 82% strongly agreed or agreed that selective licensing would reduce antisocial and nuisance behaviour, 91% strongly agreed or agreed that selective licensing would improve the area in general.
- 4.8 91% of resident respondents strongly agreed or agreed that the Council should introduce selective licensing, 94% of respondents strongly agreed or agreed this was the right area for selective licensing, 3% disagreed or strongly disagreed with introducing selective licensing, and 3% disagreed or strongly disagreed with the proposed area.

- 4.9 Some residents provided additional statements as part of the online questionnaire:- some examples of the comments made are included below:

There are a lot of decent families living in rented property who are living in bad conditions. The rents are high, and they deserve a proper home. Some landlords put up the rent every two years whether they have good tenants or not. The landlords should be able to get rid of tenants who are on drugs or destroying the property. It should be a two-way commitment. Extend the area to include the whole of Vine Street!! I've lived in Openshaw for 15 years and the area is at its worst in terms of rubbish, noise and anti-social behaviour

The area is really problematic with antisocial behaviour and crime and becoming unpleasant to live in / near. This is unfair on the many people who live in the area and just want to live in a normal area. The council need to do something because it is only going to get worse and more difficult (expensive!) for the council to resolve the longer it is left.

Selective licencing will not change people's behaviour it will just mean more people become homeless putting more pressure on the council to rehouse them as there's no chance landlords will rent knowing there's a chance someone will be on benefits. Not everyone on benefits wreck houses or are anti-social. Doing this will raise rents people can't afford already leaving the council to pick up the pieces.

5.0 Hyde Road- Gorton and Abbey Hey

- 5.1 63 Residents responded, of which 21 were from the local area, however this is to be expected as the geography of the proposed area is along a main thoroughfare which local people pass through and live close by. The majority of responses from residents were owner occupiers 43% (22), with 27% (14) responses from residents privately renting a property in the area (whilst 12 respondents decided not to provide this information)
- 5.2 Residents were asked to rate a number of issues as big problems, small problems or not a problem at all. The main problem identified was rubbish with 77% of respondents saying it was a big problem. 74% of residents said flytipping was a big problem. 59% of respondents felt that poorly managed private rented properties were big a problem, and 54% saying that neglected properties in poor condition was a big problem.
- 5.3 When asked about neighbourhood issues directly affecting them and their families in the last 3 years, 72% said they had been directly affected by the poor conditions of a neighbouring house in the last 3 years. 63% of respondents had been directly affected by poor condition of their own house, and 63% had been affected by anti-social behaviour.
- 5.4 When asked if private rented properties should be subject to an inspection by the council 87% of residents strongly agreed or agreed. 92% of the residents

strongly agreed or agreed that landlords should be asked to apply for a licence.

- 5.5 Residents were asked to rate the overall management of the private rented properties in the area, 73% responded to say that management was very poor or poor. 18% responded to say they felt it was very good or good and 7% said they didn't know.
- 5.6 Residents were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties. 72% responded to say the felt landlords acted very irresponsibly or irresponsibly in letting, managing, and maintaining their properties. While 14% felt landlords acted responsibly. 12% said they didn't know, 55% of residents said they didn't think landlords took action against tenants causing nuisance and anti-social behaviour, 15% felt that they did and 29% said they didn't know.
- 5.7 88% strongly agreed or agreed that selective licensing would improve the way landlords or letting agents manage their properties, 88% strongly agreed or agreed that selective licensing would improve the condition of private rented properties, 74% strongly agreed or agreed that selective licensing would reduce antisocial and nuisance behaviour, 83% strongly agreed or agreed that selective licensing would improve the area in general.
- 5.8 88% of respondents strongly agreed or agreed that the Council should introduce selective licensing, 4% (3) people said they neither agreed nor disagreed, and 6% disagreed or strongly disagreed. 86% of respondents strongly agreed or agreed that this was the right area for selective licensing to be introduced, 8% of people neither agreed nor disagreed and 45 strongly disagreed or disagreed.
- 5.9 Some residents provided additional statements as part of the online questionnaire, some examples of these are given below:

Properties are not maintained which in turn brings down the appearance of the area making it undesirable to prospective tenants, there is also an increasing amount of rubbish lying around added to the amount of fly tipping that has significantly increased in the last 12 months.

Because that means landlords will up the rent to an already high market and none on benefits will be able to afford rent.

I don't think it should be selective, I think all landlords in all areas should require licences for rental properties. I think, in the case of landlords that own multiple properties, if one property fails council inspection then this should mean a review of all properties. I would also propose a form of rent control in "up and coming" areas, or the so-called "problem areas" you're proposing to license landlords - which you say will raise the property value - will become unaffordable for those who already live there. The issue of unlovable housing will simply move to another area, and then another.

6.0 Trinity- Harpurhey

- 6.1 56 Residents responded, of which 50 were from the local area. The majority of responses were from residents renting from a private landlord 45% (25), with (24) 43% of responses from owner occupiers in the area.
- 6.2 Residents were asked to rate a number of issues as big problems, small problems or not a problem at all. The main problem identified was rubbish with 61% of respondents saying it was a big problem, 57% of respondents said flytipping was a big problem. 54% of respondents felt that poorly managed private rented properties were a big problem. People moving in and out of the area often and neglected properties/properties in poor condition were also highlighted as big problems.
- 6.3 When asked about neighbourhood issues directly affecting them and their families in the last 3 years, 66% of respondents stated they had been directly affected by poor condition of their house and 26% had been directly affected by poor condition of a neighbouring house. 66% of respondents said that anti-social behaviour had directly impacted them.
- 6.4 When asked if private rented properties should be subject to an inspection by the council 88% of respondents strongly agreed or agreed. 83% of the respondents strongly agreed or agreed that landlords should be asked to apply for a licence, 2 residents strongly disagreed and 3 neither agreed nor disagreed.
- 6.5 Residents were asked to rate the overall management of the private rented properties in the area. 47% responded to say that management was very poor or poor, 40% of respondents said that management was very good or good.
- 6.6 Residents were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties. 49% responded to say they felt landlords acted very irresponsibly or irresponsibly in letting, managing, and maintaining their properties. While 40% felt landlords acted responsibly 10% said they did not know. 45% responded to say they didn't think landlords took action against tenants causing nuisance and anti-social behaviour, 22% felt that they did take action and 32% said they didn't know.
- 6.7 88% of residents strongly agreed or agreed that selective licensing would improve the way landlords or letting agents manage their properties. 87% strongly agreed or agreed that selective licensing would improve the condition of private rented properties. 76% strongly agreed or agreed that selective licensing would reduce antisocial and nuisance behaviour and 87% strongly agreed or agreed that selective licensing would improve the area in general.
- 6.8 81% of respondents strongly agreed or agreed that the Council should introduce selective licensing, only 9% (5) of people said they neither agreed nor disagreed and 9% disagreed or strongly disagreed. 79% of respondents

strongly agreed or agreed this was the right area for selective licensing to be introduced, 9% of people neither agreed or disagreed and 11% people strongly disagreed or disagreed.

- 6.9 Some residents provided additional statements as part of the online questionnaire; some examples of these are given below

I disagree because charging a fee for licence will not solve the problems you have based on to introduce selective licensing. It's not about money, because not the landlords live in these houses, so the charge should be on occupants of the house or tenants that misbehave. This will make them raise good kids and themselves behaving. It like council tax on occupants. Otherwise, landlords will raise rental fees and some good citizens in our area will suffer or miss out on affordable housing due to a few who cause problems.

It's time for strict regulations to be implemented in this area. For too long, rogue landlords have let their rooms/properties to anyone. The area has deteriorated in every way since I bought my house in 2004. I feel the area needs expanding, the areas with some problems today become the areas with extreme problems tomorrow

With reasons previously stated I feel all landlords should be held accountable for their tenant's behaviour and include in their rental agreement that it won't be tolerated. Unfortunately, they appear not to want to deal with it because they get their rent paid mostly from benefits. Also, as long as they get their rent from people who act antisocially, they have no interest in addressing housing issues or behaviour.

7.0 Ben Street- Clayton and Openshaw

- 7.1 45 Residents responded, of which 33 were from the local area. The majority of responses from residents were owner occupiers 46% (21) with 31% (14) responses from residents privately renting a property in the area and 22% (10) renting from the council or housing association.
- 7.2 Residents were asked to rate a number of issues as big problems, small problems or not a problem at all. The main problem identified was rubbish with 68% of respondents saying it was a big problem. 63% of respondents said flytipping was a big problem. After that concern was spread out across a range of issues including drug related crime (which 50% of respondents considered to be a big problem), poorly managed private rented properties (49%) and crime in general (43%).
- 7.3 When asked about neighbourhood issues directly affecting them and their families in the last 3 years, only 18% of the residents completing the survey responded. 87% of those that did respond had been directly affected by problems with the way a landlord or letting agent looks after their property. 75% said they had been affected by poor conditions in their home. Anti-social

behaviour also featured quite highly in that 62% of residents had been affected in the last 3 years.

- 7.4 When asked if private rented properties should be subject to an inspection by the council 90% of respondents strongly agreed or agreed. 93% of the respondents strongly agreed or agreed that landlords should be asked to apply for a licence.
- 7.5 Residents were asked to rate the overall management of the private rented properties in the area 47% responded to say that they felt management was very poor or poor. 36% responded to say that they didn't know.
- 7.6 Residents were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties. 47% responded to say they felt landlords acted very irresponsibly or irresponsibly, 38% responded to say that they didn't know. When asked if they thought landlords took action against tenants causing nuisance and anti-social behaviour 52% said they didn't know and 36% said they didn't think landlords took action against tenants causing nuisance and anti-social behaviour.
- 7.7 91% (41) of respondents strongly agreed or agreed that the Council should introduce selective licensing, 1 person said they neither agreed nor disagreed, and 3 people disagreed or strongly disagreed. 84% (37) of respondents strongly agreed or agreed this was the right area for selective licensing to be introduced, 6% of people (3) neither agreed or disagreed and 9% of people (4) disagreed.
- 7.8 90% of respondents strongly agreed or agreed that selective licensing would improve the way landlords or letting agents manage their properties. 90% strongly agreed or agreed that selective licensing would improve the condition of private rented properties. 68% strongly agreed or agreed that selective licensing would reduce antisocial and nuisance behaviour. 79% strongly agreed or agreed that selective licensing would improve the area in general.
- 7.9 Some residents provided additional statements as part of the online questionnaire; some examples of these are given below;

This part of Openshaw has been forgot over the last twenty years the houses most of the houses are a disgrace, with most of private landlords,

General living conditions, fire safety, inspections needed. Council needs to be proactive

I disagree because I think most of the houses on the map are already owned by a housing association

8.0 Responses from Landlords & Agents

Ladders- Gorton and Abbey Hey

- 8.1 24 completed questionnaires were received from the landlords' consultation in the Ladders area. Of those 24 respondents, 22 owned or managed properties in the area with the remaining 2 managing properties outside of the area. 8 landlords had previously engaged with the council as part of the pre consultation, 16 had not previously given any views.
- 8.2 The problem most landlords felt was an issue in the area was rubbish, with 50% saying it was a big problem and fly tipping, which 43% felt was a big problem. It is noted that landlords without property in the area also commented on the issues they felt affected the area.
- 8.3 Landlords were asked whether any of their property had been affected by the following problems in the last 3 years. 18% reported to have been affected by problems with neighbouring properties affecting their property or tenants. 22% had issues with rent arrears and 4% said they had difficulty obtaining references. However, a majority (54%) said they had not been affected by any of these issues.
- 8.4 When landlords and agents were asked if private rented properties should be subject to an inspection by the council 39% strongly agreed or agreed. 58% of respondents said they strongly disagreed with landlords being asked to apply for a licence.
- 8.5 Landlords' views were sought on whether to introduce selective licensing in the area and choice of area. 75% of respondents strongly disagreed or disagreed with the council introducing selective licensing. 60% of respondents strongly disagreed or disagreed with the proposed area suggested for selective licensing. 26% neither agreed nor disagreed with the proposed area.
- 8.6 Landlords were asked to comment on what support or services, they could be provided with that, would help them maintain properties to high standards. The most mentioned issues were enforcement through inspections and improved cleaning of the area. Suggestions touched on financial support needed for landlords and that there already is a lot of legislation to comply with. Further suggestions for education sessions for 'rogue' landlords, delivered by good property management companies. Help with health and safety requirements and certification, as well as suggestions to make eviction easier and setting up a register of problem tenants.
- 8.7 Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have. The most common response was "none." This is followed by better standards, and improved community/area.
- 8.8 When asked about potential negative effects of introducing selective licensing, the most common examples were increases in rent, followed by increased costs for landlords. Fewer landlords pointed out that negative effects could

also include encouraging landlords to sell their property, increasing tension between landlords and tenants, or decreasing standards.

- 8.9 Some landlords and managing agents provided additional statements as part of the online questionnaire; some examples of these are given below

Poorly maintained area by the council, poor police presence, poor parking and not managed or monitored, poorly managed council properties, poor choice of tenants from the council into council or housing association properties.

Both tenants and landlords need advice and support from the local authority re changing legislation/standards. Landlords with adjoining properties not maintained and causing problems to the landlord's property and tenants are an ongoing problem. Support from the LA to solve these issues would be invaluable in improving standards.

I agree because the area is awful, a lot of crime, nuisances, cars speeding around, properties overcrowded of tenants, constant fly tipping, anti-social behaviour, rubbish everywhere, crimes, drugs and drunk people.

9.0 Hyde Road- Gorton and Abbey Hey

- 9.1 7 completed questionnaires were received from the landlords and agents' consultation. Of the responses the majority (4) were from landlords or agents who did not have properties in the proposed licensing area. 3 of the landlords had previously engaged with the council as part of the pre consultation process.
- 9.2 The problem most landlords felt was an issue in the area related to rubbish and fly tipping both having a response of 60% to say they are big problems. People moving in and out of the area was also identified as an issue, with 60% of respondents saying it was a big problem. 60% of respondents said that that poorly managed private rented properties and overcrowded properties were not a problem at all. 50% of respondents also felt that neglected properties in poor condition and drug related crime were not a problem at all.
- 9.3 Landlords were asked whether any of their property had been affected by the following problems in the last 3 years. 66% of respondents said that they had not been affected by any of the issues listed in the questionnaire. 33% said they had been affected by problems with neighbouring properties affecting their property/tenants. No respondents provided comments on any other issues that had not been listed in the questionnaire.
- 9.4 When landlords and agents were asked if private rented properties should be subject to an inspection by the council 57% strongly agreed or agreed, 28% disagreed or strongly disagreed. 57% of respondents disagreed or strongly disagreed with landlords being asked to apply for a licence. However, 42% of

respondents said they strongly agreed or agreed with landlords being asked to apply for a licence.

- 9.5 Landlords' views were sought on whether to introduce selective licensing in the area and choice of area. 57% of respondents strongly agreed or agreed with the council introducing selective licensing while 42% strongly disagreed or disagreed with selective licensing being introduced. 66% of respondents strongly disagreed or disagreed with the proposed area suggested for selective licensing.
- 9.6 Landlords were asked to comment on what support or services, they could be provided with that, would help them maintain properties to high standards. Suggestions included the need for financial support, as well as support with dealing with irresponsible tenants and access to advice for landlords.
- 9.7 Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have. The most common response was "none." Other responses included improved standards, safety and more responsibility, while others suggested the positive effects were unclear.
- 9.8 When asked about potential negative effects of introducing selective licensing, the most common examples were costs for landlords, followed by an increase in rent, and the possibility that landlords may sell their properties and a reduction of investment in improving the state of homes in the area.
- 9.9 Some landlords and managing agents provided additional statements as part of the online questionnaire: some examples of these are given below:

agree with all the issues highlighted

I strongly disagree with the introduction of Selective Licensing. The Council currently have the powers to inspect properties that look in disrepair and deal with antisocial tenants. I vet all new tenants, get references and do credit checks to try to ensure that decent people let my properties. I already pay out hundreds of pounds getting these checks and references done plus all of the gas and electrical safety certificates required and do not want the Council to introduce Selective

Licensing on my properties which have good tenants in and are well maintained. The Council should go after the bad landlords individually and get them to improve the standards of their properties instead of fining all other good and decent landlords through Selective Licensing.

I hope it will get standard of those landlords who buy property cheap stick a lick of paint and rent it out and do nothing about damp or mould, infestations old boilers and crumbling walls.

It's another cost for a landlord and they already have to pay out more than most

10.0 Trinity- Harpurhey

- 10.1 11 completed questionnaires were received from the landlords and agents' consultation. Of the responses 3 were from landlords or agents who did not have properties in the proposed licensing area. 5 of the landlords had previously engaged with the council as part of the pre consultation process.
- 10.2 Very few landlords and agents who responded felt that any of the issues asked about were a big problem with 25% saying that fly tipping is a big problem. General crime in the area was highlighted as a small problem by 87% of respondents. Drug related crime was the second highest reported issue identified as a small problem by 62% of respondents.
- 10.3 Landlords were asked whether any of their property had been affected by the following problems in the last 3 years. This question received a low response rate. Of those that responded 44% said they had been affected by rent arrears, 33% said they had not been affected by any of the issues stated and 11% said they had been affected by problems with neighbouring properties affecting their property/tenants and a further 11% said they had been affected by tenants causing antisocial behaviour.
- 10.4 When landlords and agents were asked if private rented properties should be subject to an inspection by the council 54% of respondents strongly disagreed or disagreed. 72% strongly disagreed or disagreed with landlords being asked to apply for a licence. While 27% of respondents said they strongly agreed or agreed with landlords being asked to apply for a licence.
- 10.5 Landlords' views were sought on whether to introduce selective licensing in the area and choice of area. 73% of respondent strongly disagreed or disagreed with the council introducing selective licensing with 18% strongly agreeing or agreeing with selective licensing being introduced. 50% of respondents strongly disagreed or disagreed with the proposed area suggested for selective licensing while 20% strongly agreed or agreed with the area proposed.
- 10.6 Landlords were asked to comment on what support or services, they could be provided with that, would help them maintain properties to high standards. Suggestions included financial support and support with irresponsible tenants and access to advice for landlords.
- 10.7 Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have. Again the most common issues raised are that the scheme will have no positive effects, or that any positive effects are unclear.
- 10.8 When asked about potential negative effects of introducing selective licensing, the most common examples were increases in rent, followed by increased costs for landlords. Increased tension between landlords and tenants, fewer rental properties available, more bureaucracy and reduced landlord engagement with the council were also mentioned.

- 10.9 Some landlords and managing agents provided additional statements as part of the online questionnaire; some examples of these are given below:

Selective Licensing will not solve the problems, any costs will be passed down to the tenants, there is a police station not too far away, they can attend to this issue instead of trying to outsource it to the Landlords. The council already have enough powers to sort out bad landlords, why punish the majority good landlords with extra costs. Has the council considered the costs of administering the selective licensing scheme?

Already this is the second process of trying to pass this law. All that manpower could have been used to visit the rented houses and get to know houses that are not well looked after.

Help landlords to evict bad and unruly tenants. Most landlords already know what is required to keep a property safe and in good condition. Impose extremely high fines on Landlords for not adhering to the rules and regulations (So long as the same standard is applied to council houses). Imposing a Selective Licensing scheme is not a kind of support service.

Ensuring the environment of the areas is maintained, street cleaning, rubbish removal for example. Promoting the availability of schooling and sports and leisure facilities. Grants to assist in external refurbishment of a house falls into disrepair. Compulsory purchase of derelict/empty houses if left in poor condition beyond a designated time thereby maintaining the appearance of a neighbourhood.

Better landlords will buy properties. Rogue landlords will be put off

11.0 Ben Street- Clayton and Openshaw

- 11.1 A very low response was received from the landlords and agents' consultation and was insufficient from which to derive a representative set of views. To avoid disclosing individual responses to the survey this section summarises the general view from the responses that were received. It is recognised that landlords are significantly underrepresented in this consultation. Respondents said that they had engaged with the council as part of the pre consultation process.
- 11.2 The issue landlords felt was a big problem in the area related to fly tipping, problems along with rubbish and neglected properties/properties in poor condition. Nuisance neighbours/antisocial behaviour and people moving in and out of the area often were identified as small problems.
- 11.3 Landlords were asked whether any of their property had been affected by a range of problems in the last 3 years. The most frequently mentioned issue was difficulty finding tenants.

- 11.4 When landlords and agents were asked if private rented properties should be subject to an inspection by the council. There were not enough responses to this question to draw firm conclusions other than respondents agreed that landlords should supply safety certificates and that tenants should supply references. All respondents advised that they do take references from prospective tenants currently.
- 11.5 Landlords' views were sought on whether to introduce selective licensing in the area and choice of area, there was no conclusive result, as half the respondents agreed and half strongly disagreed. There was no strong view expressed on whether Ben Street was the right area for licensing. No comments were provided in the open text questions.
- 11.6 Landlords were asked to comment on what support or services, they could be provided with that, would help them maintain properties to high standards. Use of good property management companies was suggested.
- 11.7 Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have. The one response provided suggested that the positive effects were unclear.
- 11.8 When asked about potential negative effects of introducing selective licensing. Potential increases in rent and increased costs for tenants are the only mentions from landlords in Ben Street.
- 11.9 Additional statements as part of the online questionnaire were:

Using a local estate agent fixed all the issues I had! They are the professionals, as a landlord of 2 properties this is not my main job.- I think this is the issue some landlords have.

It may help a few landlords who have just one property. For those who own multiple, or for those who have an estate agent manage the property I don't think it will have any positive effects.

12.0 Written Representations by National Associations and Landlords

- 12.1 A number of meetings were conducted with landlord trade bodies/landlord organisations, including the National Residential Landlords Association (NRLA) and Association of Residential Letting Agents (ARLA) PropertyMark written representations have been encouraged and received. In summary queries were made in relation to:
- The scope of powers granted to the local authority to enforce a licence condition relating to the provision of alternative accommodation for occupiers when carrying out major works
 - Landlords authority to deal with matters related to anti-social behaviour (ASB)
 - Use of existing powers to tackle identified issues in the proposed SL areas

- Clarification on how the council supports landlords when a section 21 notice eviction is served.
- Clarity on alternatives to licensing that have been considered

- 12.2 Written representations were also received from three landlords in the area who in summary raised queries concerning how the fee would be spent and lack of support for landlords.
- 12.3 Licence condition 17 which relates to a licence holders' responsibilities in satisfying themselves that persons involved with the management of their house including themselves to the best of their knowledge are "fit and proper persons" has been amended following consideration of representations.
- 12.4 Support for landlords was highlighted both during the initial consultation and the formal consultation. An additional officer will be implemented into the new schemes to engage with landlords proactively and offer support.
- 12.5 All written representations will receive a response, and a transcript of this will be available online as part of the consultation outcome process.

13.0 Internal and external inspections

- 13.1 In addition to the neighbourhood data, referred to at para 1.6, a proportion of the private rented properties that would be included in the SL area have been subject to internal and external inspections. This provides a benchmark to assist with monitoring the impact of the licensing scheme.
- 13.2 External Inspections:** 701 external inspections, (50% of the total licensable properties) were completed across the four areas covering a range of buildings from terraced housing, flats above shops and building with multiple flats or apartments.

The breakdown of the external inspections are as follows:

Area	Total Number of PRS	Total number of external inspections (50% in each area)
The Ladders – Gorton & Abbey Hey	773 properties	369 properties
Hyde Road – Gorton & Abbey Hey	94 properties	58 properties
Trinity - Harpurhey	430 properties	226 properties
Ben Street – Openshaw and Clayton	105 properties	48 properties
	Total: 1402	Total: 701

- 13.3 The properties were RAG rated and inspectors looked at a range of things, including structure of the building, boundary walls, condition of gardens, and waste issues.

- 13.4 The Ladders – Gorton & Abbey Hey:** Half the properties in the area, that were inspected, were identified as having no or extremely minor issues.
- 13.5 108 properties had some disrepair issues, which included, broken window, slipped roof slates, pointing required to chimney stack and walls, damaged window cills, damaged and blocked guttering, fascia board missing, waste issues and damage to boundary walls.
- 13.6 77 properties were in extremely poor conditions with repairs required to timber fascia, damaged or unstable boundary walls, slipped roof slates at risk of harming pedestrians below, potential structural instability, broken guttering, falling render, windows and doors boarded, and section of downpipe missing
- 14.0 Hyde Road – Gorton and Abbey Hey:** Majority of the properties inspected (35) were found to have no or extremely minor issues.
- 14.1 16 properties had some disrepair issues which included, blocked gutters, tree rooted in rear chimney, poor condition of roof, waste issues, boarded up windows and cracking above bay window.
- 14.2 7 properties were in extremely poor disrepair with slipped slates, missing section of fence, fanlight smashed, fridges being stored in gardens and pigeons accessing roof space.
- 15.0 Trinity – Harpurhey:** Majority (149) of the properties inspected in this area were identified as having no or extremely minor issues.
- 15.1 61 properties had some disrepair issues, where improvements are required. These include damage to roof or generally in poor condition, damaged rear walls, refuse in rear gardens, vegetation growing in walls & chimney, broken drainpipe, blocked gutters, and loose copings. Some properties were noted as run down and required painting to fascia boards and window cills.
- 15.2 15 properties were in extremely poor disrepair with broken/boarded windows, slipped and missing roof slates, fascia board hanging down, rotten window frames, boundary wall requires repointing, missing rear garden gate, fallen TV aerials and cracking to walls.
- 16.0 Ben Street- Openshaw and Clayton:** Majority (30) of the properties inspected in this area were identified as having no or extremely minor issues.
- 16.1 15 properties had some disrepair issues with vegetation and moss growth in gutters, chimney stack and roof, minor cracks and issues with waste in gardens.
- 16.2 3 properties were in extremely poor condition with repairs required to roof, chimney stack, poor pointing, rendering and damaged gutters.

17.0 Internal Inspections: 145 internal inspections (10% of the total licensable properties) were completed in the four proposed SL area between March 2021 and September 2021.

17.1 Inspections were undertaken using the housing health and safety rating system (HHSRS) which is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. The HHSRS assesses 29 categories of housing hazard. Each hazard has a weighting which helps determine whether the property is rated as having category 1 (serious) or category 2 (other) hazards. Councils have a **duty** to deal with hazards which are assessed as category 1 under HHSRS, and **discretionary powers** to deal with Category 2 hazards

17.2 The breakdown of the internal inspections are as follows:

Area	Total Number of PRS	Total number of Internal inspections (minimum 10% in each area)
The Ladders – Gorton & Abbey Hey	773 properties	77 properties
Hyde Road – Gorton & Abbey Hey	94 properties	11 properties
Trinity - Harpurhey	430 properties	44 properties
Ben Street – Openshaw and Clayton	105 properties	13 properties
	Total: 1402	Total: 145

Total number of Category1 and 2 hazards across all four areas.

Area	Cat 1 hazards	Cat 2 hazards
The Ladders – Gorton & Abbey Hey	4	142
Hyde Road – Gorton & Abbey Hey	1	12
Trinity - Harpurhey	1	44
Ben Street – Openshaw and Clayton	0	17
	Total: 6	Total: 215

18.0 The Ladders- Gorton & Abbey Hey: - 77 properties in the area had internal inspections with 18 properties having no issues and 59 properties containing hazards which included falls on stairs and level surfaces, electrical hazards, fire safety, structural collapse, damp & mould and domestic hygiene. Out of the 59 properties found with hazards, 3 properties were also identified with category 1 hazards, which required action from the Council. 2 properties were served with an Improvement Notice (enforcement notice) and all three properties will be revisited to ensure hazards have been addressed. In

addition to this, 57 hazard letters were sent to landlords to address minor disrepair issues.

19.0 Hyde Road- Gorton and Abbey Hey: 11 properties in the area had internal inspections, with 8 properties requiring no action. 2 properties were identified with category 2 hazards where hazard letters have been sent to the landlords. 1 property was identified with both category 1 and 2 hazards and an Improvement Notice (enforcement notice) has been served which will require a revisit to ensure works have been carried out. Hazards identified on Hyde Road include Fire safety, falls on level surfaces, electrical hazards, damp & mould and domestic hygiene.

20.0 Trinity- Harpurhey: 44 properties in the area had internal inspections with 24 properties requiring no action. 19 properties were found with category 2 hazards, with multiple minor disrepair issues and all landlords have been sent a hazard letter. 1 property was found with both category 1 and 2 hazards. The landlord has been sent a hazard letter and the property will be revisited to ensure hazards have been addressed. The hazards in the area ranged from, entry by intruders, fire safety, structural collapse, damp & mould, domestic hygiene, electrical hazards and falls on level.

21.0 Ben Street- Openshaw and Clayton: 13 properties in the area had internal inspections and there was a minimum of one category 2 hazard present in each property. In total there were 17 category 2 hazards identified, ranging from falls on level surfaces, fire safety, damp, electrical hazards and domestic hygiene. The hazards were minor disrepair and hazard letters were sent to 12 landlords and 1 landlord was provided with advice.

21.1 In response to the hazards identified across the four areas, the officers took the following actions:

Action	Total Properties
Improvement Notice served	3
Hazard letter sent	91
Advice given	1
No action required	50
	145

22.0 Conclusion

22.1 The results of both the initial and the formal consultation exercise show the majority of residents support the introduction of SL in all 4 areas. The results also show that the majority of landlords do not support the introduction of SL. 85% of all resident respondents to the formal consultation said they strongly agreed or agreed with the area identified for selective licensing. 92% of resident respondents, and 42% of landlord and managing agent respondents said they agreed/strongly agreed that private rented properties should be subject to an inspection by the Council. 90% of all resident respondents and 20% of all landlord and managing agent respondents said they agreed or strongly agreed that landlords should be asked to apply for a licence.

- 22.2 Both residents and landlords agree there are issues in the areas including poor property conditions, transience, rubbish or fly tipping, and each group had been directly impacted by anti-social behaviour or non-payment of rent. This correlates to the data that had been analysed prior to the consultation, with higher-than-average crime and antisocial behaviour and issues with rubbish and fly tipping a major problem within the area.
- 22.3 Selective Licensing will enable a resourced, targeted and systematic approach to addressing the issues that have been identified during the consultation process, data analysis and discussion with local neighbourhood teams and ward members. The licensing scheme will aim to deliver measurable improvement objectives in the following areas:
- **Anti-social behaviour – also linked to environmental and waste management:** The outcome of the scheme aims to be a reduction in anti-social behaviour (caused by tenants in the private sector) in the designated area.
 - **High levels of crime:** The outcome of the designation (together with the other measures) aims to reduce crime in the area.
 - **Poor property conditions:** 50% inspection of all private rented properties. The outcome of the designation will be a general improvement of property conditions in the designated area within the lifetime of the designation
 - **High level of deprivation:** The outcome of the designation aims to (together with other measures) reduce the problems with housing in the private rented sector contributing to the high level of deprivation in the area.
- 22.4 Having followed a robust consultation process and considered all the feedback and representations received, the Strategic Director Neighbourhoods intends to consult in January 2022 with the Executive Members with responsibility for Housing, Finance and Human Resources to formally designate selective licensing areas in the following areas: Ladders and Hyde Road- Gorton and Abbey Hey, Trinity- Harpurhey, and Ben Street area- Clayton and Openshaw commencing January 2022.
- 22.5 The indicative fee for a standard licence will be between £765-£820. This will be finalised before the formal designation of the scheme. A reduced introductory fee will be charged to landlords who apply within the three-month statutory public notification period.
- 22.6 The income generated from licensing fees will be used to pay for the consultation process, administration, management and running of the scheme. The Council does not generate surplus funds from selective licensing schemes. The income generated, the bulk of which is collected in years one and two, is required to manage and resource the scheme for its full 5 year designation.

- 22.7 Landlords will be encouraged to sign the Market Rental Pledge which is a public register that enables landlords to state their commitment to being a good landlord by following agreed practices that create a better private renting experience for tenants, and consider accreditation through local, regional or national professional landlord bodies.
- 22.8 It is the Strategic Director Neighbourhoods intention to consult with the Executive as outlined in paragraph 4.4 following the Christmas period to formally designate selective licensing areas by the end of January. Once confirmed Landlords will be required to apply for a licence within the three month statutory public notification period; failure to comply may result in legal enforcement action being taken against them.
- 22.9 The Council is legally required to undertake the following steps to notify the public and all those affected by the designation once confirmed.
- 22.10 Within 7 days after the date on which the designation is confirmed or made:
- (a) Place the public notice on a public notice board at one or more municipal buildings within the designated area, or if there are no such buildings within the designated area, at the closest of such buildings situated outside the designated area
 - (b) Publish the notice on the internet site
 - (c) Publish the public notice in at least two local newspapers circulating in or around the designated areas (6 editions)
- 22.11 Within 2 weeks after the designation is confirmed or made the local housing authority must send a copy of the notice to
- (a) Any person who responded to the consultation conducted
 - (b) any organisation which, represents the interests of landlords or tenants within the designated area or represents managing agents, estate agents or letting agents within the designated area; and
 - (c) every organisation that provides advice on landlord and tenant matters, including law centres, citizens' advice bureaux, housing advice centres, and homeless persons' units.

23.0 Key Policies and Considerations

- 23.1 (a) Equal Opportunities-** The approach to consultation has enabled engagement with all local communities; through appropriate consultation it has given all stakeholders opportunities to engage in the development of locally focussed SL schemes.
- 23.2 (b) Risk Management-**The progress of the schemes will be reported regularly to the Private Sector Housing Board who will examine and monitor risks associated with the project.
- 23.3 (c) Legal Considerations-** The delivery of the consultation has taken into account the legal consultation and designation process. The project team has

worked closely with colleagues in legal services and the communications team to ensure all requirements are satisfied.

Appendix 1 - Maps and street lists- Attached as a separate document

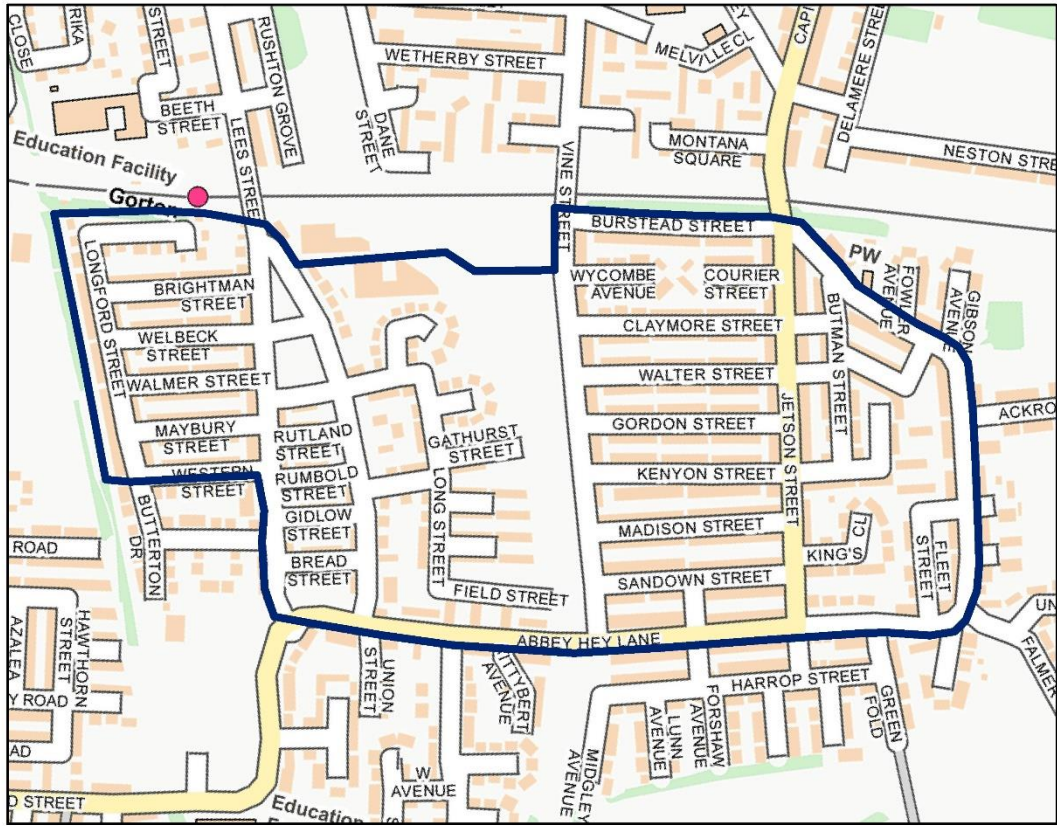
Appendix 2 - Proposed Licence Conditions- Attached as a separate document

Appendix 3 - Local Data Statistics- Attached as a separate document

Appendix 4 - 2021 SL Consultation Evaluation Report- Attached as a separate document

Appendix 1- Maps and street lists

Proposed Selective Licensing Area :
VINE ST/LEES ST/JETSON ST - Gorton & Abbey Hey Ward

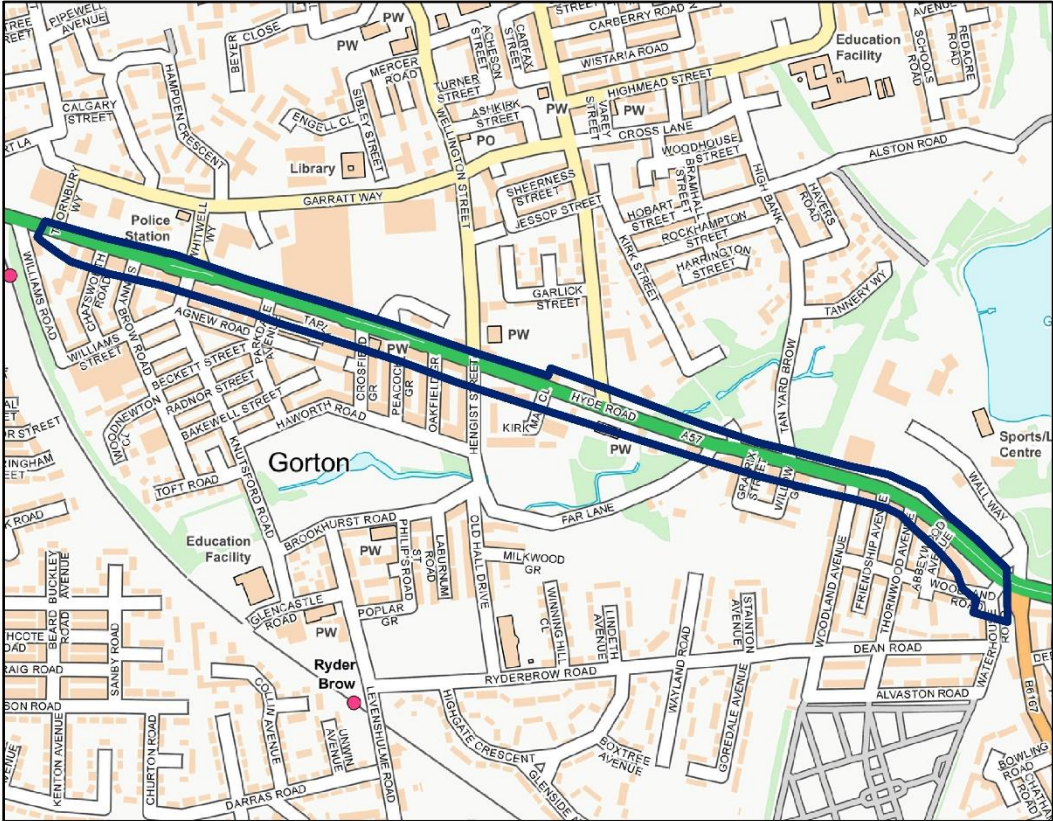


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Vine St/Lees St/Jetson St		
Road	Number	Postcode(s)
Abbey Hey Lane	126-410 (odd/even) flats included	M18 8RP, M18 8RQ, M18 8TW, M18 8TH
Annabelle Road	1-39 (odds/even)	M18 8QR
Atherfield Close	2-16 (even)	M18 8TQ
Bread Street	1-17 (odds/evens)	M18 8QF
Brightman Street	1-41 (odds/evens)	M18 8GN
Burstead Street	1 -32 (odds/evens)	M18 8ST
Butman Street	1-52 (odds/even)	M18 8TG
Claymore Street	1 to 52 (odds/even)	M18 8SP, M18 8SQ
Compstall Grove	1- 7 (odds/evens)	M18 8GL
Constable Street	15-111 (odd/evens) flats included	M18 8GD, M18 8GY, M18 8QE, M18 8QJ, M18 8QQ
Corrigan Street	15-44 (odds/evens)	M18 8QS
Courier Street	38-63 (odds/evens)	M18 8SY
Dalehead Close	3 - 21 (odds/evens)	M18 8TP
Emocroft Grove	1 - 6 (odds/evens)	M18 8GB
Field Street	1-42 (odds/evens)	M18 8GT
Fleet Street	1 -29 (odds)	M18 8TE
Franklyn Street	1 - 16 (odds/evens)	M18 8QX
Freshwater Street	2 to 8 (even)	M18 8GH
Gathurst Street	15-39 (odd)	M18 8GR
Gidlow Street	1- 18 (even) flats included	M18 8GE
Godwin Street	15-48 (odds/evens)	M18 8GS
Gordon Street	1 to 60 (odds/evens) flats included	M18 8SL
Grapevine Avenue	1 to 32 (odds/evens)	M18 8YB
Jetson Avenue	1-86 (odd/evens)	M18 8SU, M18 8SX, M18 8SZ, M18 8TA
Kenyon Street	1-124 (odds/even) flats included	M18 8SF, M18 8SH, M18 8TD
Kings Close	1-36 (even)	M18 8TB
Lees Street	133-222 (odd/even) flats included	M18 8GA, M18 8QL, M18 8QN
Long Street	1-48 (odd/even)	M18 8QT, M18 8QW
Longford Stret	1 to 93 (odd/even)	M18 8GQ, M18 8QG
Madison Street	3 - 76 (odd/even)	M18 8SD, M18 8SE
Maybury Street	1 - 39 (odd/even)	M18 8GP
Peterborough Street	1- 24 (odd/even) flats included	M18 8TF
Rumbold Street	1 to 12 (odd/even)	M18 8GF
Rutland Street	1- 10 (odd/even)	M18 8QH
Sandown Street	2- 72 (odd/even)	M18 8SA, M18 8SB
Swanhill Close	2- 25 (odd/even)	M18 8TR
Vine Street	83-171 (odds/evens)	M18 8SG, M18 8SR, M18 8YA
Walmer Street	1 - 34 (odd/even)	M18 8QP
Walter Street	1-62 (odd/even)	M18 8SN, M18 8SW
Welbeck Street	1 - 34 (odd/even) flats included	M18 8GW
Western Street	1 to 35 (odd)	M18 8GG
Wycombe Avenue	1 to 16 (odd/even)	M18 8SS

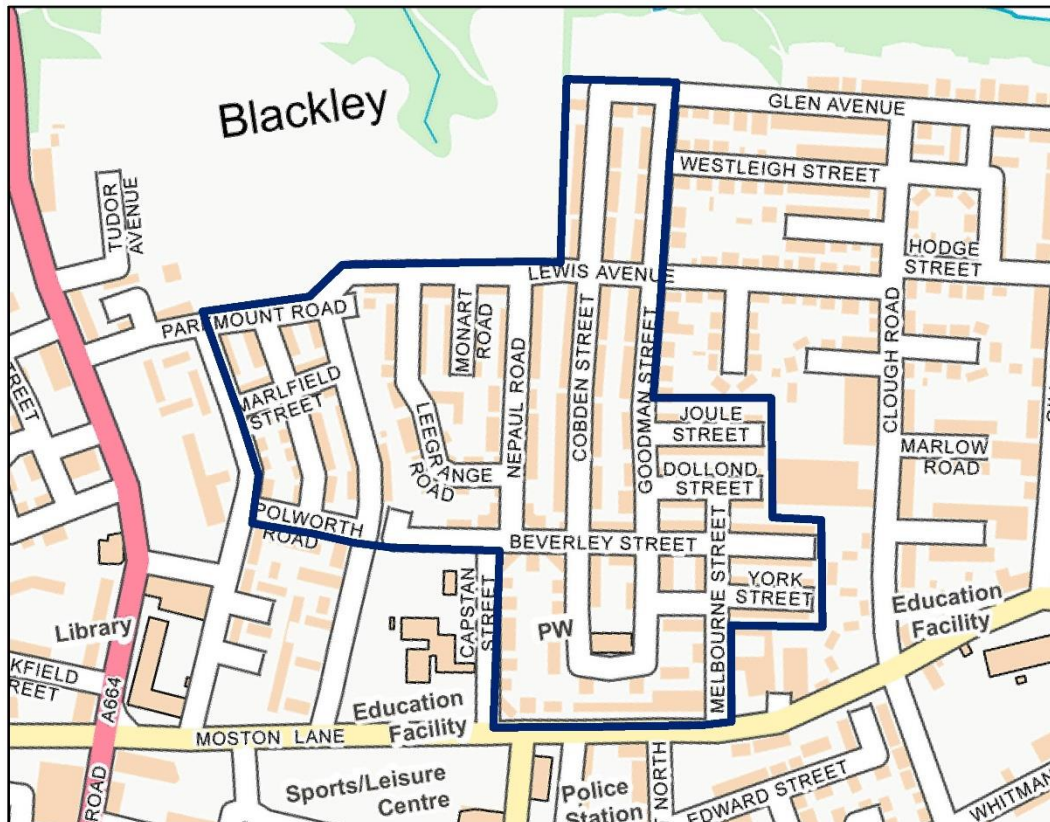
**Proposed Selective Licensing Area :
HYDE ROAD - Gorton & Abbey Hey Ward**



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Hyde Road		
Road	Number	Postcode(S)
Agnew Road	5	M18 7AR
Friendship Avenue	2	M18 7HH
Hengist Street	4	M18 7EL
Hyde Road	522 - 961 (even) flats	M18 7EF, M18 7JD,
Kirkman Close	2- 6 (even)	M18 7EA
Taplin Drive	1-47 (odd)	M18 7DZ
Waterhouse Road	2	M18 7HZ
Willow Grove	1-11 (odd)	M18 7FG
Woodland Avenue	2	M18 7HF
Woodland Road	49- 68(odd/even) flats	M18 7JE, M18 7JY

Proposed Selective Licensing Area : TRINITY - Harpurhey Ward

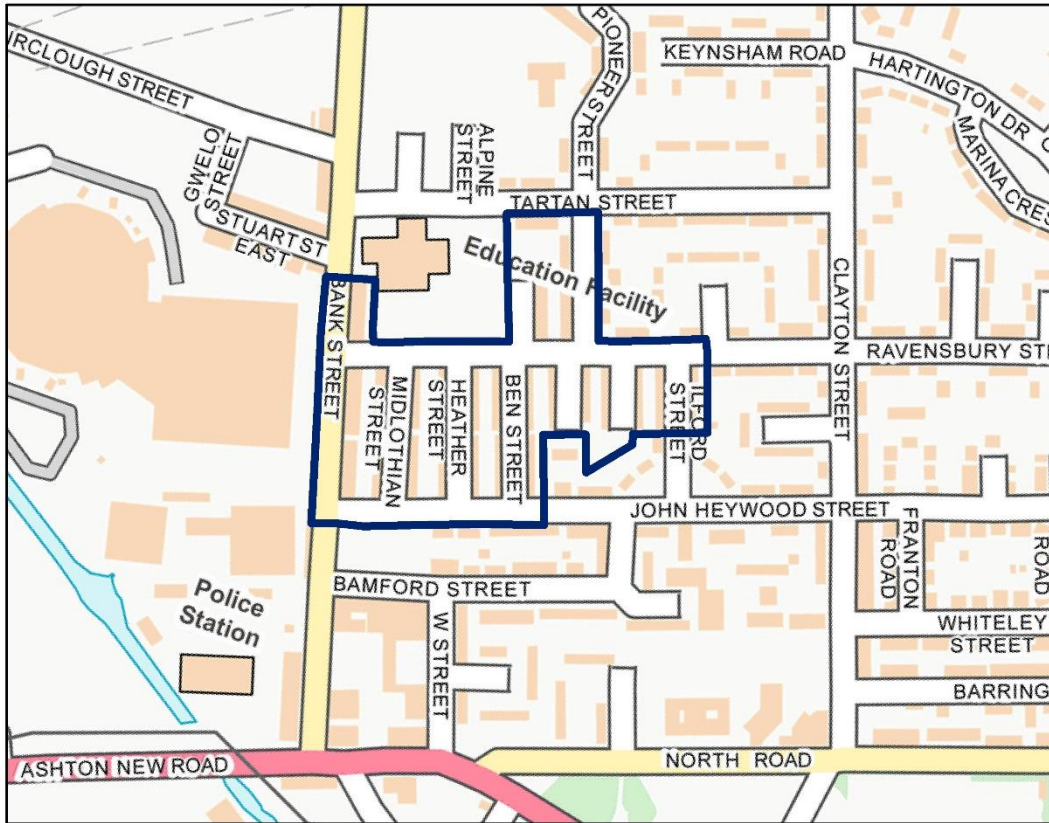


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Trinity		
Road	Number	Postcode(s)
Beverley Street	5-96(odd/evens)	M9 4ED, M9 4FB
Capstan Street	2 to 28 (odds/evens)	M9 4DX
Cobden Street	1 - 181 (odds/evens)	M9 4DZ, M9 4EB
Dalbeattie Street	8-53 (odds/ even)	M9 AFA
Dollond Street	1-35 (odds)	M9 4FF
Glen Avenue	2-12 (even)	M9 4EE
Goodman Street	flats included	M9 4FD
Hemsley Street	2-16 (odd)	M9 4AU
Hemsley Street South	1-11 (odd)	M9 4AX
Holtby Street	13-92 (odds/even)	M9 4AR, M9 4AS
Joule Street	1 to 38 (odds/evens)	M9 4FE
Leegrage Road	1-78 (even)	M9 4FA
Lewis Avenue	2-30 (even)	M9 4BT
Marlfield Street	22-55 (odds/evens)	M9 4BA
Melbourne Street	1-43 (odds/evens)	M9 4EH
Monart Road	1 to 20(odd/evens)	M9 4BU, M9 4ER
Moston Lane	151 - 159 (odds/evens)	M9 4HR
Nepaul Road	1- 71 (odds/evens)	M9 4EA
Routledge Walk	1-56 (odds/even)	M9 4DT
York Street	24-83 (odds/evens)	M9 4FH

Proposed Selective Licensing Area :
BEN STREET : Clayton & Openshaw Ward



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Ben Street Area - Street List		
Road	Number	Postcode(s)
Bank Street	12-72 (even)	M11 4BT, M11 4BU
Ben Street	0-42 (odds/evens)	M11 4EW
Heather Street	1 - 40 (odds/evens)	M11 4FW
Ilford Street	51-72 (odds/evens)	M11 4FL
Midlothian Street	1 to 45 (odds/evens)	M11 4EP
Pioneer Street	1-27 (odd)	M11 4EQ
Ranelagh Street	61-82 (odds/evens)	M11 4FX
Ravensbury Street	1/1A	M11 4GQ
Sheldon Street	21-42 (odds/evens)	M11 4EN
Stockholm Street	2- 16 (even)	M11 4FQ
Tartan Street	2-8 (even)	M11 4FY

Appendix 2

PROPOSED SELECTIVE LICENCE CONDITIONS

The licence holder (or their nominated agent where specified) must adhere to the following licence conditions in Schedule I and II. These conditions will be monitored by the Council and inspections will be carried out to ensure these are being complied with during the period of the licence.

Failure to adhere to one or more of these licence conditions could result in formal proceedings against you, with an unlimited fine, a civil penalty and/or the loss of your licence. The Council may also consider whether it is appropriate to make a Management Order to take over management of the premises.

Compliance inspections will be carried out to ensure the premises is safe, free from disrepair and well maintained by using the Housing Health and Safety Rating System. Any issues found will be dealt with via the enforcement means available under the Housing Act 2004 (as amended) and other relevant legislation.

SCHEDULE I

Statutory conditions in Schedule 4 Housing Act 2004

1. If gas is supplied to the licensed premises the licence holder must produce annually to Manchester City Council (the Council) for their inspection, a gas safety certificate obtained in respect of the house named on the licence within the last 12 months.
2.
 - a) The licence holder must keep electrical appliances and furniture supplied by him in a safe condition;
 - b) The licence holder must supply to Council, on demand, with a declaration by him as to the safety of such appliances and furniture;
 - c) The Licence holder must ensure that every electrical installation in the house is in proper working order and safe for continued use; and
 - d) The licence holder must supply to Council, on demand with a declaration by him as to the safety of such installations;
 (NB. "electrical installation" has the meaning given in regulation 2(1) of the Building Regulations 2010.)
3.
 - a) The licence holder must ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation, and keep each such alarm in proper working order (*Note: For the purpose of this condition a bathroom or lavatory is to be treated as a room used as living accommodation.*)
 - b) The licence holder must supply the Council, on demand, with a declaration by him as to the condition and positioning of such alarms.
4.
 - a) The licence holder must ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and to keep any such

alarm in proper working order; *(Note: for the purpose of this condition a “room” includes a hall or landing and a bathroom or lavatory is to be treated as a room used as living accommodation.)*

b)The licence holder to supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm.

5. The licence holder must supply to the tenant/occupiers of the house a written statement of the terms on which they occupy it.
6. The licence holder must demand references from persons who wish to occupy the house.

SCHEDULE II

General Conditions Applicable to all Selective Licences

1. The licence holder must ensure that the premises and its grounds are in a clean, safe and habitable state prior to new occupiers moving in.
2. The licence holder must supply to the Council an original of the following documents:
 - Electrical Installations Inspection Certificate on demand (this should be carried out every 5 years)
 - Portable Appliance Test (P.A.T) Certificate on demand where electrical appliances are provided
3. The following information must be included in the written statement of terms under which the premises is occupied:
 - The amount of rent payable and the mechanism for any rent increases
 - Tenancy start and end dates
 - The details of any deposit required and the deposit scheme in which it is held
 - Details of what the deposit covers and arrangements for the return of the deposit
 - The frequency of payments
 - The details of any utilities or other charges included in the rent
 - The responsibility for payment of the Council Tax
 - The responsibility for the payment of utilities and arranging for the provision of such
 - Tenants responsibilities in regard of the use, occupation and condition of the licensed premises
 - Notice periods for ending the tenancy/ licence to occupy
 - Clauses relating to nuisance and/or anti social behaviour
 - The location of any stop taps
4. Where the premises is alley gated the licence holder is responsible for providing the key to the tenant free of charge at the start of the tenancy.
5. The licence holder must ensure occupiers are aware of behaviour that may constitute nuisance and/or antisocial behaviour, what is acceptable use of the premises and what the likely consequences of causing nuisance or ASB may be.
6. The licence holder must take all reasonable steps to deal with nuisance and/ or antisocial behaviour perpetrated by occupiers and/ or visitors to the premises. This includes taking proactive action (e.g. warnings, legal action) as soon as the licence holder becomes aware of a problem and by co-operating fully with the relevant agencies e.g. MCC or GMP.
7. The licence holder must provide the occupants of adjoining properties with direct

contact details in case of an emergency or to enable them to inform the licence holder of problems affecting their properties.

8. The licence holder must ensure occupiers are aware of how to report any faults or disrepair to the landlord and provide anticipated timescales for undertaking repairs when reported.
9. The licence holder must give the occupiers reasonable notice of arranged access requirements to carry out work to the premises. Save in the case of an emergency, a minimum of 24 hours notice must be given in writing and as far as practicable access will be arranged at a convenient time for the occupier.
10. When necessary, the licence holder must provide suitable alternative accommodation for occupiers when carrying out major works to the licensed premises for the period during which the works are being undertaken.
11. The licence holder must ensure that the premises has adequate security measures on all exit doors and windows and that all keys are provided to occupiers. Where a burglar alarm is fitted to the premises, the licence holder will change the code at the onset of each new period of occupation.
12. The licence holder must ensure that the full range of recycling and refuse bins are available at the start of a tenancy.
13. The licence holder must ensure that the occupier is made aware of the arrangements for the collection of refuse and bulky goods and that the occupier is requested to return the refuse containers within the boundary of the premises on the day of collection. The licence holder must co-operate with the Council to address problems caused by occupiers failing to dispose of refuse in the correct manner.
14. The licence holder must make adequate checks during a tenancy and during void periods to ensure that the premises and anywhere within the premises boundary is being kept in a clean condition and all refuse is disposed of in an appropriate manner. The Licence Holder must ensure that old furniture, bedding, rubbish or refuse from the house is not left on, or immediately outside, the house or private land (unless for the purposes of collection).
15. The licence holder must make appropriate arrangements for the disposal of any waste at the end of a tenancy and produce waste transfer notes for inspection on request.
16. The Licence Holder must inform the Council in writing or via email of any changes in their address and contact details within 28 days of any changes.
17. The licence holder must make all sufficient and reasonable enquires to satisfy themselves that any persons involved with the management of the house including themselves to the best of their knowledge are "fit and proper persons" for the purposes of the Act. Any change in these circumstances that they become aware of shall be notified to the local authority in writing within 28 days.

- The Licence Holder must advise the Local Authority immediately if there will be any transfers in ownership, sale of the licensed property OR management of the property.
- The Licence Holder must (if applying as a company/partnership etc) inform the Council in writing within 14 days of any changes affecting the company/partnership status, i.e. bankruptcy, changes in Directors, Partners or Company Secretaries.

18. Where the property is a House in Multiple Occupation, the Licence Holder must:

- Ensure that the licensed premises comply with The Management of Houses in Multiple Occupation (England) Regulations 2006 SI 372 (Management Regulations), and any updated versions of this regulation and continue to do so throughout the period of the licence.
- Comply with the Council's Standards for Houses in Multiple Occupation and associated guidance throughout the period of the licence unless otherwise specified in the licence and must maintain those standards throughout the period of the licence.

19. The licence holder is required to have in place suitable emergency and other management arrangements in the event of their absence. The name and contact details of the licence holder and/or manager must be supplied to each occupier and must also be on display in a prominent place.

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Key Statistics

Data Sources:

All data is sourced from Manchester City Council from the most recent available analyses with the exception of the following:

Households in private rented housing with housing benefit: February 2021 DWP Crown Copyright

Indices of Multiple Deprivation : MHCLG Crown Copyright 2019

Worklessness and Benefits: November 2020 DWP Crown Copyright

Note that the data on requests for council services is the rolling average over 3 years up to June 2021

The Ladders- Gorton and Abbey Hey

	Vine Street, Lees Street, Jetson Street Gorton	Manchester Comparison
Key Statistics		
Dwelling Stock	1477	239,120
Empty Homes	78	
Long Term Empty Homes over 6 months	15	
Occupied Homes	1399	228,752
Tenure Estimates		
Estimated % of Private Rented Housing	52%	38%
Estimate number of Private Rented Homes	690	90,000
% of Households in receipt of Housing Benefit and privately rented	25%	12%
Estimate number of households in receipt of Housing benefit and private rented	350	27,610
% of City's Private Rented Sector within the licensing area	0.85%	
% of City's geographic area within the licensing area	0.20%	
Indices of Multiple Deprivation (IMD)		
Overall IMD Score 2019 (Higher scores are the most deprived)	49.1	40.0
Deprivation Rank (out of 32,844 nationally where 1 = Most Deprived)	2,302	
IMD Living Environment : Quality of Housing Score	1.31	0.50
Worklessness and Benefits		
% Population Claiming Out of Work Benefits	33.7%	19.5%
% of Working Age Population Unemployed on Universal Credit or Job Seekers Allowance	14.0%	9.1%

Crime, Anti-social behaviour and neighbourhood services		
Number of ASB Incidents per 100 households	6.2	7.0
Number of Victim Based Crime incidents per 100 households	19.8	22.8
Requests for council services: Housing Related (per 100 households)	4.05	2.02
Requests for council services: Fly tipping or dumped waste (per 100 households)	30.81	12.97
Requests for council services: Street cleaning / other (per 100 households)	4.88	4.64
Enforcement Notices served to tackle property condition in 2019 and 2020 (Ward level data)	42	

Hyde Road- Gorton and Abbey Hey

	Hyde Road	Manchester Comparison
Key Statistics		
Dwelling Stock	178	239,120
Empty Homes	12	
Long Term Empty Homes over 6 months	1	
Occupied Homes	166	228,752
Tenure Estimates		
Estimated % of Private Rented Housing	60%	38%
Estimate number of Private Rented Homes	95	90,000
% of Households in receipt of Housing Benefit and privately rented	18%	12%
Estimate number of households in receipt of Housing benefit and private rented	30	27,610
% of City's Private Rented Sector within the licensing area	0.11%	
% of City's geographic area within the licensing area	0.05%	
Indices of Multiple Deprivation (IMD)		
Overall IMD Score 2019 (Higher scores are the most deprived)	61.2	40.0
Deprivation Rank (out of 32,844 nationally where 1 = Most Deprived)	822	
IMD Living Environment : Quality of Housing Score	0.81	0.50
Worklessness and Benefits		
% Population Claiming Out of Work Benefits	31.7%	19.5%

% of Working Age Population Unemployed on Universal Credit or Job Seekers Allowance	16.6%	9.1%
Crime, Anti-social behaviour and neighbourhood services		
Number of ASB Incidents per 100 households	13.2	7.0
Number of Victim Based Crime incidents per 100 households	56.4	22.8
Requests for council services: Housing Related (per 100 households)	2.41	2.02
Requests for council services: Fly tipping or dumped waste (per 100 households)	34.74	12.97
Requests for council services: Street cleaning / other (per 100 households)	8.03	4.64
Enforcement Notices served to tackle property condition in 2019 and 2020 (Ward level data)	42	

Trinity- Harpurhey

	Trinity Harpurhey	Manchester Comparison
Key Statistics		
Dwelling Stock	740	239,120
Empty Homes	23	
Long Term Empty Homes over 6 months	1	
Occupied Homes	717	228,752
Tenure Estimates		
Estimated % of Private Rented Housing	61%	38%
Estimate number of Private Rented Homes	428	90,000
% of Households in receipt of Housing Benefit and privately rented	34%	12%
Estimate number of households in receipt of Housing benefit and private rented	240	27,610
% of City's Private Rented Sector within the licensing area	0.50%	
% of City's geographic area within the licensing area	0.10%	
Indices of Multiple Deprivation (IMD)		
Overall IMD Score 2019 (Higher scores are the most deprived)	42.4	40.0
Deprivation Rank (out of 32,844 nationally where 1 = Most Deprived)	3,633	
IMD Living Environment : Quality of Housing Score	0.85	0.50
Worklessness and Benefits		
% Population Claiming Out of Work Benefits	23.4%	19.5%

% of Working Age Population Unemployed on Universal Credit or Job Seekers Allowance	11.5%	9.1%
Crime, Anti-social behaviour and neighbourhood services		
Number of ASB Incidents per 100 households	8.9	7.0
Number of Victim Based Crime incidents per 100 households	25.8	22.8
Requests for council services: Housing Related (per 100 households)	5.58	2.02
Requests for council services: Fly tipping or dumped waste (per 100 households)	56.35	12.97
Requests for council services: Street cleaning / other (per 100 households)	9.76	4.64
Enforcement Notices served to tackle property condition in 2019 and 2020 (Ward level data)	32	

Ben Street- Clayton and Openshaw

	Ben Street	Manchester Comparison
Key Statistics		
Dwelling Stock	252	239,120
Empty Homes	12	
Long Term Empty Homes over 6 months	1	
Occupied Homes	240	228,752
Tenure Estimates		
Estimated % of Private Rented Housing	44%	38%
Estimate number of Private Rented Homes	99	90,000
% of Households in receipt of Housing Benefit and privately rented	20%	12%
Estimate number of households in receipt of Housing benefit and private rented	49	27,610
% of City's Private Rented Sector within the licensing area	0.12%	
% of City's geographic area within the licensing area	0.03%	
Indices of Multiple Deprivation (IMD)		
Overall IMD Score 2019 (Higher scores are the most deprived)	52.5	40.0
Deprivation Rank (out of 32,844 nationally where 1 = Most Deprived)	1,799	
IMD Living Environment : Quality of Housing Score	1.15	0.50
Worklessness and Benefits		
% Population Claiming Out of Work Benefits	37.7%	19.5%

% of Working Age Population Unemployed on Universal Credit or Job Seekers Allowance	15.7%	9.1%
Crime, Anti-social behaviour and neighbourhood services		
Number of ASB Incidents per 100 households	10.3	7.0
Number of Victim Based Crime incidents per 100 households	25.0	22.8
Requests for council services: Housing Related (per 100 households)	3.17	2.02
Requests for council services: Fly tipping or dumped waste (per 100 households)	51.06	12.97
Requests for council services: Street cleaning / other (per 100 households)	5.95	4.64
Enforcement Notices served to tackle property condition in 2019 and 2020 (Ward level data)	14	

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Appendix 4

Selective Licensing Consultation Evaluation Report - Proposed Selective Licensing of Private Rented Homes in:

- The Ladders - Gorton and Abbey Hey
- Hyde Road - Gorton and Abbey Hey
- Trinity - Harpurhey
- Ben Street area - Clayton and Openshaw

Selective Licensing - Pre-consultation

A 12-week initial consultation for the proposed Selective Licensing took place between 20 January 2021 and 14 April 2021 for the defined areas in Gorton and Abbey Hey, Harpurhey, Clayton and Openshaw.

Residents and landlords were asked to share their views on the proposal through a set of questions with opportunities to provide open-text comments. A total of 197 responses were received (see table 1), which was low compared to previous selective licensing consultations e.g., the consultation in 2016/17 generated 408 responses.

Table 1 – Respondents to the selective licensing pre-consultation

Name	Area	Form Type	Completed
The Ladders	Abbey Hey	Residents and businesses	54
		Landlords	50
		Total for area	104
Trinity	Harpurhey	Residents and businesses	26
		Landlords	22
		Total for area	48
Ben Street	Clayton and Openshaw	Residents and businesses	6
		Landlords	10
		Total for area	16
Hyde Road	Gorton and Abbey Hey	Residents and businesses	26
		Landlords	3
		Total for area	29
		TOTAL	197

Eight virtual consultation sessions, two in each area, were held, which were attended by 74 people. Virtual group sessions were challenging in that they did not enable all attendees to ask questions and make their views known so these were adapted to one-to-one sessions to improve the experience of those attending and provide more

opportunity for views to be captured. While these proved to be more productive and ensured that individuals could ask questions and views could be captured, the attendance rate for these sessions was low.

Feedback was received that many residents struggled to engage with online sessions and that face-to-face conversations would be much more effective. A request was also made, by the Landlords and the National Residential Landlords Association, for more detailed and easily accessible information to be made available on the need for the proposed schemes and the licence conditions proposed, so that well informed responses to the consultation could be given.

This period coincided with the height of the Covid-19 pandemic and subsequent lockdown and tier restrictions which significantly impacted the number of respondents. Given the low response rates and the issues identified with the initial consultation it was decided to treat this as a pre consultation exercise and conduct a separate formal consultation.

Residents' views to pre-Consultation

Overall, the pre-consultation generated 384 residents responses across all four areas. The comments made were analysed to pull out the key themes expressed in the consultation.

Of those who agreed with the licensing proposal,

The Ladders:

- The most common reasons for agreement with the proposal were the lack of responsible long-term tenants (22 mentions), the need to make landlords more accountable (19 mentions), improving the state of repair of properties (18 mentions).
- Some residents spoke about the changes to character of the area mentioning that it appears to have become more deprived (14 mentions).
- Reasons for agreement that draw fewer than ten mentions include hopes that the area will improve (7 mentions) and the need to improve living conditions (5 mentions).

Hyde Road:

- Of the eleven answers provided by residents in Hyde Road, the most cited reasons for agreement with the proposal were the lack of responsible long-term tenants (3 mentions) and making landlords accountable (3 mentions).
- They are followed by improving the state of repair of properties (2 mentions) and improving living conditions (2 mentions).

Ben Street:

- Of the 11 answers, the most cited reason for agreement was making landlords more accountable.
- The second most cited reason for agreement includes respondents reflecting on how the proposal would improve the area.

Trinity:

- Out of 16 answers, six mentions refer to the lack of responsible long-term tenants.
- This is followed by the need to improve the state of repair of properties (4 mentions), making landlords accountable (2 mentions) and improving the area (2 mentions).

Of those who disagreed or had concerns with the proposals the only issue raised across all four areas was concern that the costs of licensing would be passed on to tenants.

The Ladders was the area with the most respondents, with 86 suggestions. It is followed by Hyde Road with 19 suggestions, Trinity with 14 suggestions, and Ben Street, with 11 suggestions. The most common issues raised refers to littering and rubbish management (17 mentions), followed by views that held that tenants need to act responsibly (15 mentions), and the need for more policing/ (CCTV) monitoring (12 mentions). Ten mentions referred to making landlords accountable, and nine expressed views of agreement with the proposal. Furthermore, eight suggestions mentioned ensuring the enforcement of the scheme.

Residents were also asked to make other comments about the area in general and the issues that were important to them.

The Ladders:

- The need for responsible tenants and related issue (11 mentions) as well as accountable landlords (8 mentions) are prominent themes.
- Littering and rubbish management issues are also prominent (13 mentions).
- A high number of respondents also mention the need for more policing and CCTV monitoring (11 mentions).
- Other suggestions included improving the state of repair of properties (4 mentions), ensuring the scheme is enforced (3 mentions), and some raised safety concerns (3 mentions).
- There were a number of comments that reiterated agreement with the proposal (8 mentions).

Hyde Road:

- Of the 19 suggestions, three focused on antisocial behaviour.
- Suggestions with two mentions included littering and rubbish management issues, noise issues, and concerns about increases in rent.

Trinity:

- The most frequently cited suggestion is ensuring the enforcement of the scheme (3 mentions), followed by a view that more investment is needed (2 mentions), and littering and rubbish management issues (2 mentions).

Ben Street:

- Of the 11 suggestions, suggestions that drew two mentions include the need for responsible tenants, concerns about an increase in rent, and the suggestion to extend the scheme city-wide.

Number of residents in support of the scheme during pre-consultation

The results of the initial consultation with residents showed broad support for selective licensing in all 4 areas. In each area the view that residents strongly agreed or agreed with the schemes was 85% in The Ladders, 85% in Harpurhey Trinity and 85% in the Ladders. 50% of residents in Ben Street strongly agreed however the response in Ben Street was very low (less than 5) and represents too small a sample population to draw a representative conclusion in the pre-consultation

Landlords' views to pre-Consultation

Of the respondents to the initial consultation the following themes were raised in comments were made by those who disagreed with selective licensing:

The Ladders:

- The most common comment referred to the licensing proposal being unfair to good landlords (9 mentions), followed by landlords arguing that previous selective licensing did not work (7 mentions). With four mentions, the third most commonly raised issue is that there is no evidence that the proposal will achieve its goals.
- Other comments included increased costs, risk of more landlords selling their properties, increasing tension between landlords and tenants and that the scheme would decrease standards not increase them.

Hyde Road:

- Comments included that licensing was seen as unfair to good landlords, no evidence it will achieve its goals, and that revenue will not be used efficiently. Some said it would increase costs or be passed on to tenants, and reduce investment in improving properties

Trinity:

- The most cited reasons for disagreement were that the proposal will increase rents (4 mentions). It is followed by the responsibility of the police to address issues (3 mentions) and, with two mentions each, answers suggesting that licensing is unfair to good landlords, that the council is responsible for issues in the area, and that the scale of the problem the proposal deals with is exaggerated.

Ben Street

- Of the small number of responses in Ben Street, the issues raised were increased costs and risk of rent rise for tenants.

Support or services for landlords

Landlords were also asked what support or services could be provided to help them maintain properties to a high standard. There was a wide array of suggestions raised by respondents. The most frequent suggestions were for the provision of financial support (5 mentions), enforcement through inspections (4 mentions), and improved management of rubbish and waste in the area (4 mentions).

The Ladders:

- The most mentioned issues were enforcement through inspections and improved cleaning of the area, both with three references.
- With two mentions, we have suggestions touching on financial support, pointing out that there already is a lot of legislation to comply with, suggestions for education sessions for 'rogue' landlords, good property management companies, help with health and safety requirements and certifications, suggestions to make eviction easier, setting up a register of problem tenants.

Hyde Road:

- There were eight suggestions recorded in this area, with two of them pointing to the need for financial support.
- With one mention each, we also find suggestions for support dealing with irresponsible tenants, access to advice for landlords, a proposal for an alternative scheme.

Ben Street:

- In this area the suggestion made was for access to good property management standards.

Landlords in support of the scheme at pre-consultation

Of the landlords who responded to the pre-consultation, most were not supportive of selective licensing. Those who disagreed, or strongly disagreed with the scheme amounted to 90% in The Ladders, 86% in Trinity Harpurhey and 90% in Ben Street. 50% of Hyde Road respondents strongly disagreed however the response was very low (less than 5) and too small a sample to draw a representative conclusion in the pre-consultation.

All respondents and those that engaged with the council as part of the pre consultation were contacted and invited to further comment on formal consultation. All of the responses to the pre-consultation have been recorded and the open text questions have been coded. These are available for consideration, as required.

Selective Licensing – Formal Consultation

The formal consultation took place between 21 June and 29 August 2021 (10 weeks). Undertaking the formal consultation following the easing of Covid restrictions allowed for face-to-face drop in events, enabling more people to take part as well as enabling door knocking exercises to take place

The ability to re-run the consultation without the constraints of a full lockdown allowed for 8 face to face sessions (2 for each area) with residents, businesses, and landlords in the four areas in question and resulted in 117% more responses. The formal consultation reached many more individuals and of the 428 respondents to the second consultation, 56 (13%) indicated that they had responded to the first (pre) consultation.

Table 2 – Respondents to the selective licensing consultation

Name	Area	Form Type	Completed
The Ladders	Abbey Hey	Residents and businesses	220
		Landlords	24
		Total for area	244
Trinity	Harpurhey	Residents and businesses	56
		Landlords	11
		Total for area	67
Ben Street	Clayton and Openshaw	Residents and businesses	45
		Landlords	2
		Total for area	47
Hyde Road	Gorton and Abbey Hey	Residents and businesses	63
		Landlords	7
		Total for area	70
		TOTAL	428

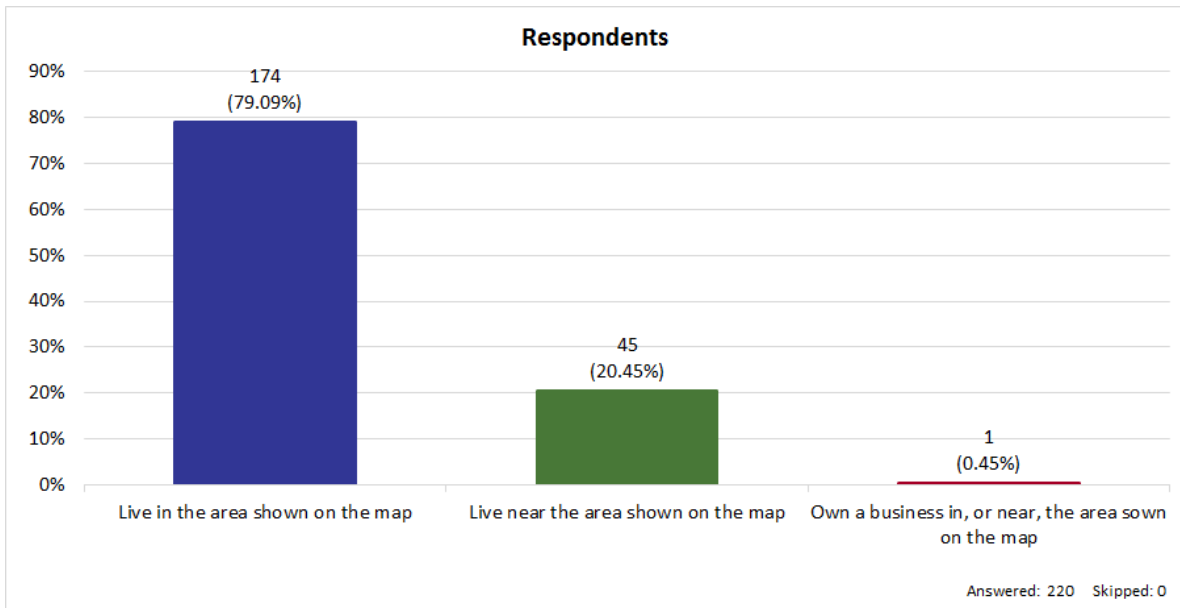
“The Ladders”- Gorton and Abbey Hey

A total of 220 responses were received from residents and businesses, 24 responses were received from Landlords and Managing agents.

1. Responses from Residents and businesses– The Ladders (Gorton and Abbey Hey)

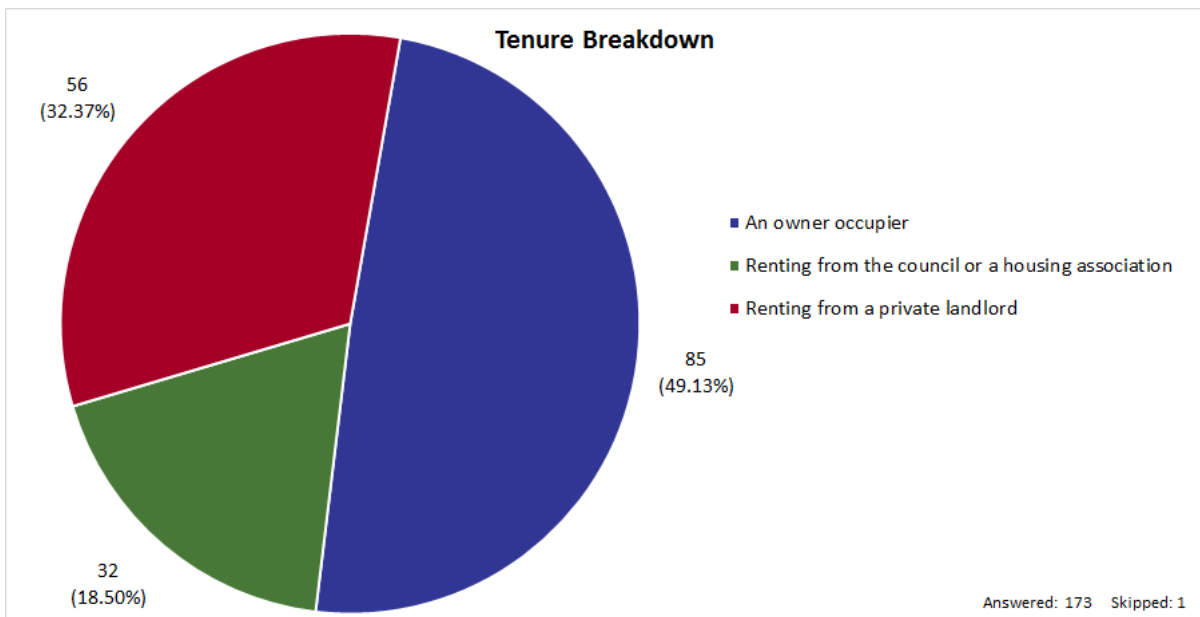
220 Residents responded, of which 174 were from the local area (see chart 1).

Chart 1 – Resident and businesses responses location to the Ladders consultation:

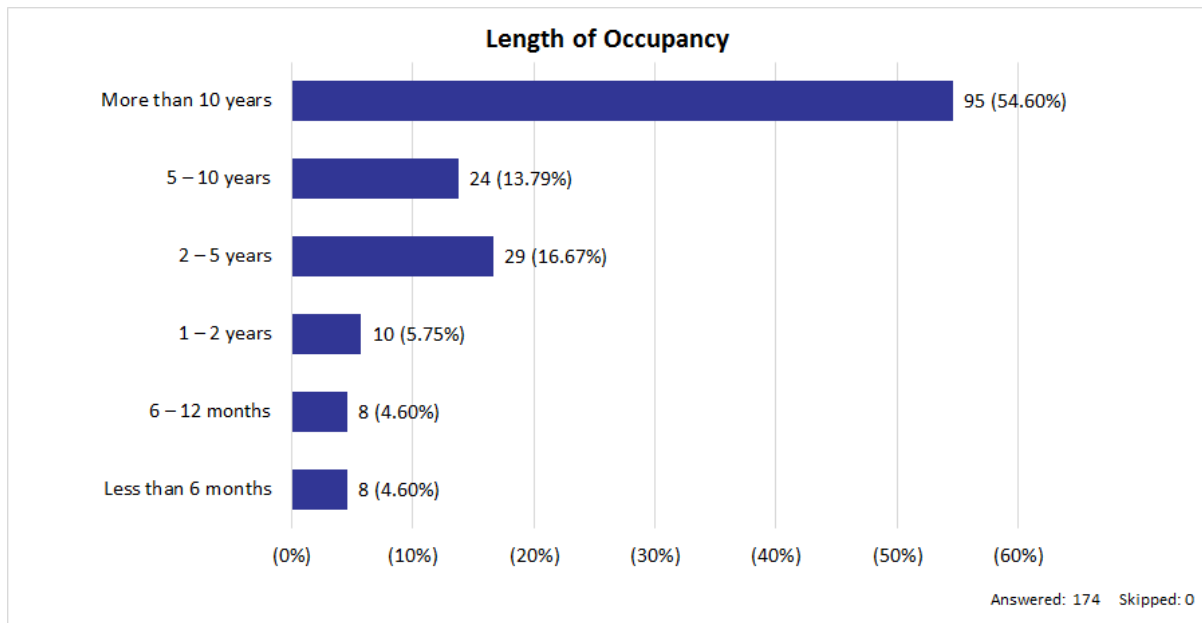


The majority of responses from the residents living in the area were Owner Occupiers 49% (85) with 32% (56) responses from residents privately renting a property in the area (see chart 2).

Chart 2 – Tenure Breakdown of resident respondents living in the Ladders:



15% of residents have been living in the area less than 2 years. With 55% living in the area for more than 10 years (see chart 3).

Chart 3 – Length of occupancy of resident respondents living in the Ladders:

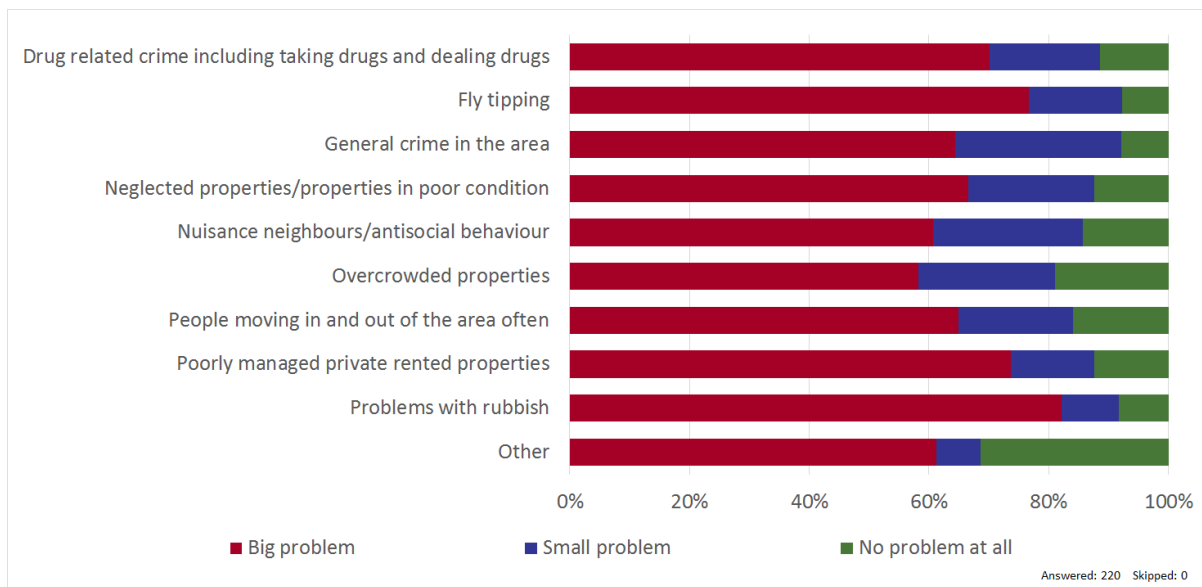
1.1 Issues affecting the local area

Residents and businesses were asked to rate which of the following issues were a **big problem, small problem, no problem at all**

- *Drug related crime including taking drugs and dealing drugs*
- *General crime in the area*
- *Nuisance neighbours/antisocial behaviour*
- *Problems with rubbish*
- *Fly tipping*
- *Neglected properties/properties in poor condition*
- *Overcrowded properties*
- *People moving in and out of the area often*
- *Poorly managed private rented properties*
- *Other (please specify)*

The biggest problem identified was rubbish with 82% of respondents saying it was a big problem (see chart 4). 77% of respondents said Fly tipping was a big problem. 74% of respondents felt that poorly managed private rented properties was a big problem.

Drug crime and general crime were also identified as significant problems

Chart 4 – Issues affecting residents and businesses in the Ladders:

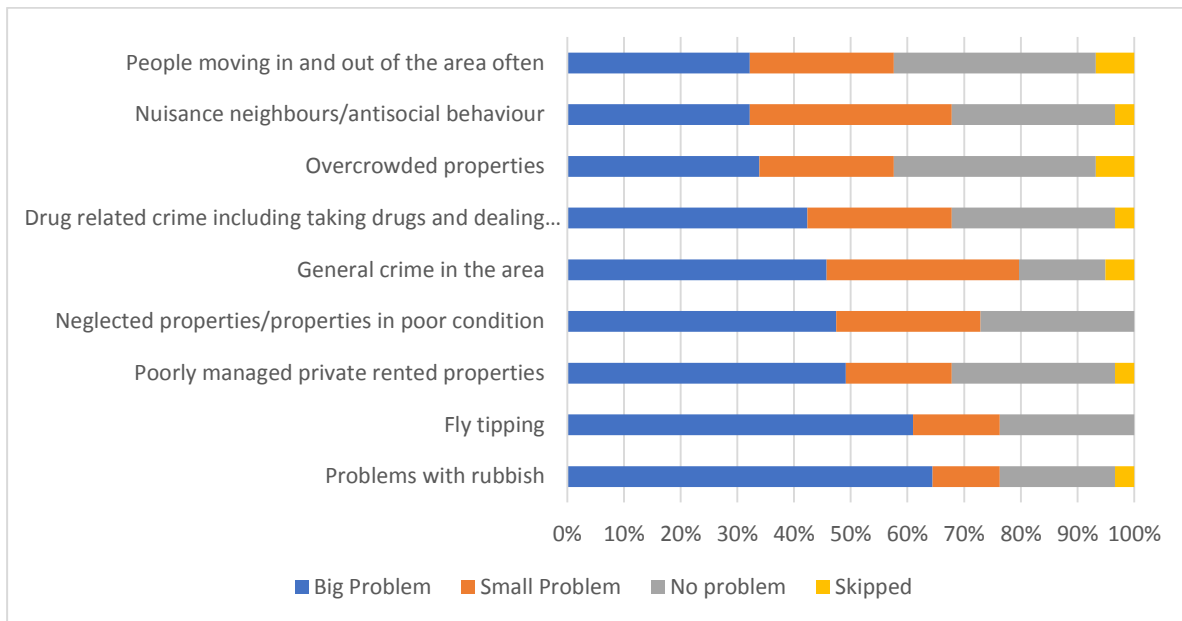
Respondents were given the opportunity to include other problems not included in the list in a free text box, 63 respondents selected “Other” which have been summarised as follows.

- Traffic levels and speeding are the most cited problems that were not covered in the original list, with (14 mentions).
- The second and third most cited problems are noise pollution (5 mentions) and old housing and infrastructure (4 mentions).
- The problems that follow are lack of police, gangs, vermin, and lack of pride in the area , which get 3 mentions each.

Respondents living in private rented accommodation identified problems with rubbish (64%), problems with fly tipping (61%) and poorly managed private rented properties as their biggest problem (see chart 5).

People moving in an out of the area often and nuisance neighbours / antisocial behaviour were identified as the least important issues by residents in private rented accommodation.

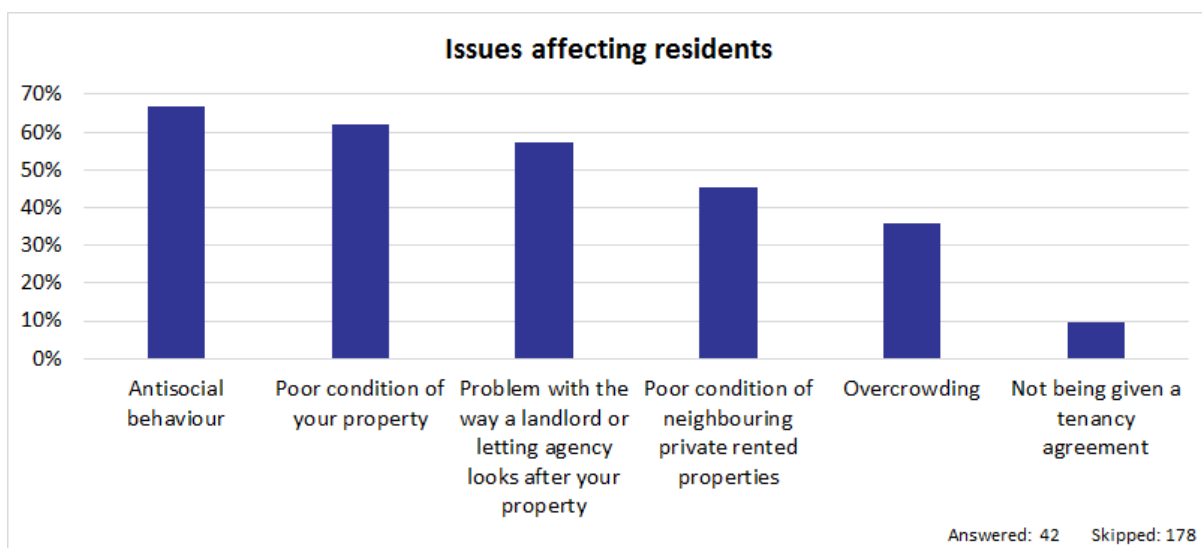
Chart 5 – Issues for private rented tenants in the Ladders:



1.2 Issues directly affecting the resident or their family in the last three years.

Respondents were asked if they had been affected by a range of neighbourhood issues in the last three years (see chart 6), Of those who responded to this question (42 residents) 66% had directly experienced anti-social behaviour. 61 % of respondents had been directly affected by poor condition of their house, and 45% affected by poor conditions of a neighbouring house.

Chart 6 – Neighbourhood issues affecting respondents in the Ladders



Residents and Businesses Views

Residents and businesses were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

96% of respondents strongly agreed or agreed that private rented properties should be subject to an inspection by the council (see chart 7).

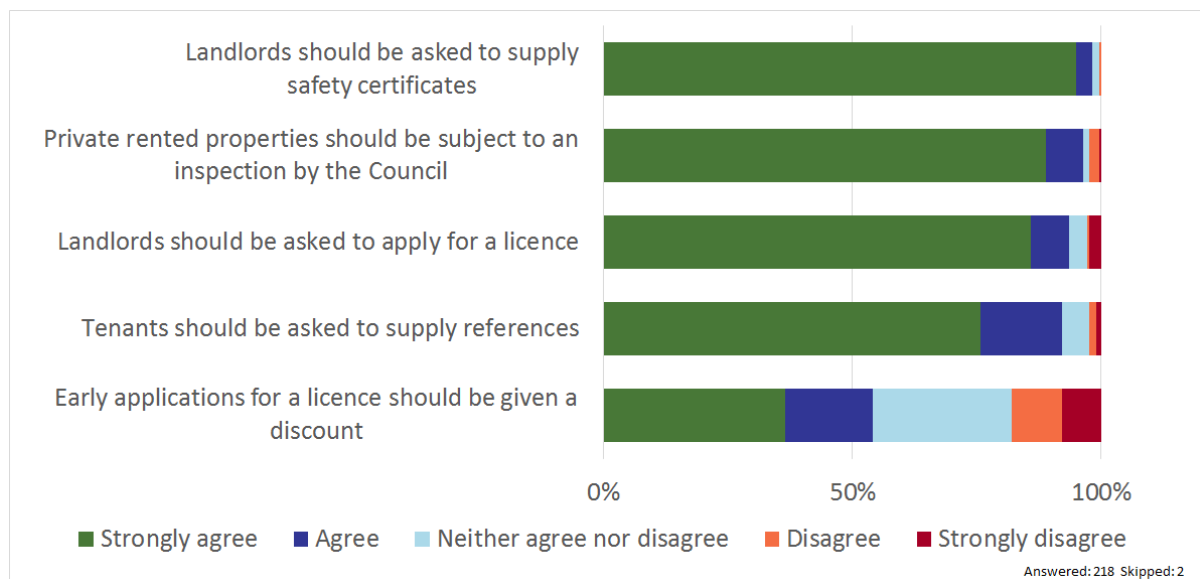
94% felt that landlords should be asked to apply for a licence.

In response to early application discount, 54% strongly agreed or agreed that a discount should be given. While 27% neither agreed nor disagreed.

Respondents overwhelmingly responded that landlords should be asked to supply safety certificates with 98% strongly agreeing or agreeing. None disagreed or strongly disagreed.

92% of respondents strongly agreed or agreed that tenants should be asked to supply references.

Chart 7 – The Ladders residents and businesses views on property management in the PRS:



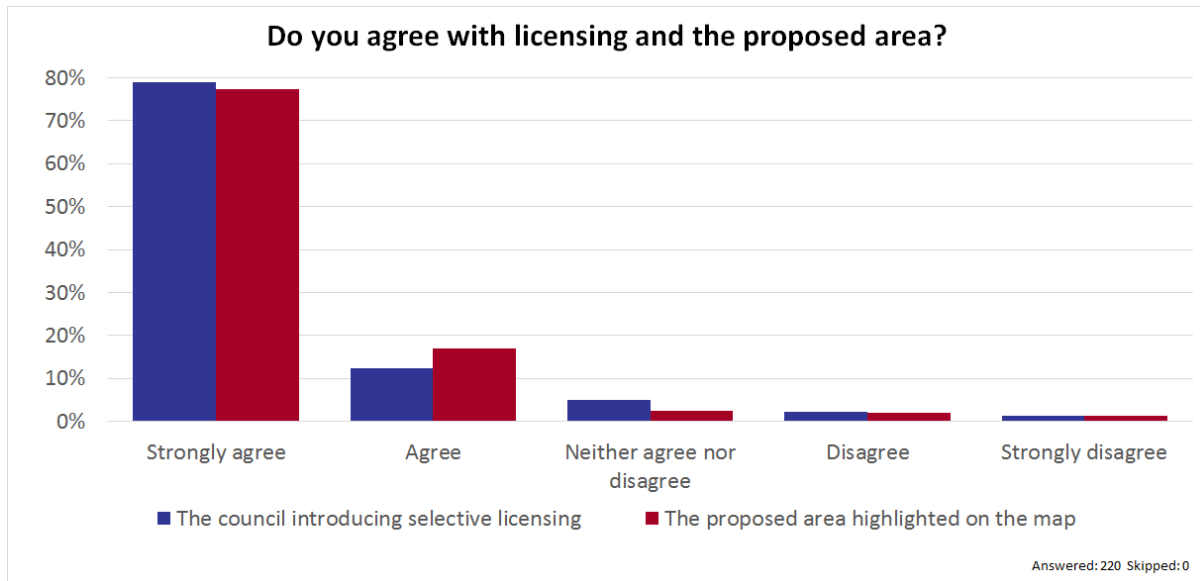
1.3 Residents and businesses views on whether to introduce selective licensing and choice of area.

91% of respondents strongly agreed or agreed that the Council should introduce Selective Licensing (see chart 8)

94% of respondents strongly agreed or agreed this was the right area for Selective licensing.

Just 3% (8 respondents) disagreed or strongly disagreed with introducing licensing, and 4% (7 respondents) disagreed or strongly disagreed with the proposed area.

Chart 8 – The Ladders: residents and businesses views on selective licensing:



Respondents were asked to expand on why they agreed or disagreed with the Council introducing selective licensing.

Of the 146 total answers across all four areas, 108 came from the Ladders area (74%) The most common reasons for agreement with the proposal were the lack of responsible long-term tenants (22 mentions), the need to make landlords accountable (19 mentions), improving the state of repair of properties (18 mentions).

Some respondents spoke about the changes to character of the area mentioning that it appears to have become more deprived (14 mentions).

Reasons for agreement that draw fewer than 10 mentions include hopes that the area will improve (7 mentions) and the need to improve living conditions (5 mentions).

Some respondents simply reiterated their agreement with the proposal (7 mentions).

There are very few respondents who commented on their disagreement with licensing, only 2 such mentions from the Ladders area. Both comments relating to fear that cost will be passed to tenants.

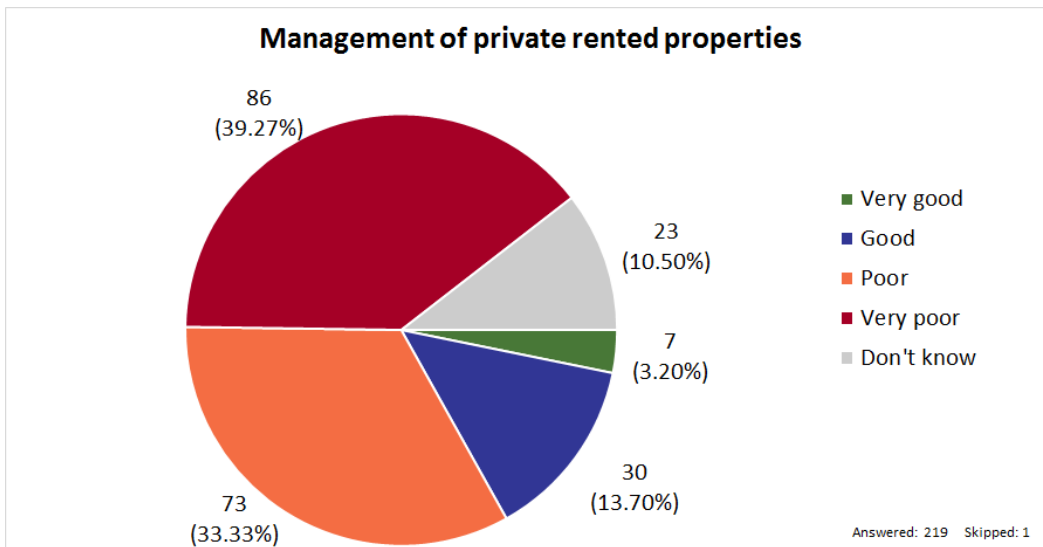
Respondents were asked to expand on why they also agreed/disagreed with the proposed areas where the licensing scheme is to be introduced

- The most frequent comment is that the area should include all of Abbey Hey, this is followed by suggestions to extend licensing city wide or just indicated that the area should be extended but not specifically where to.
- Two respondents suggested extending the area to include the whole of Gorton.

1.5 Perception of the Private Rented properties in the area

Residents and businesses were asked to rate the overall management of the private rented properties in the area (see chart 9). 73% responded to say that management was very poor or poor.

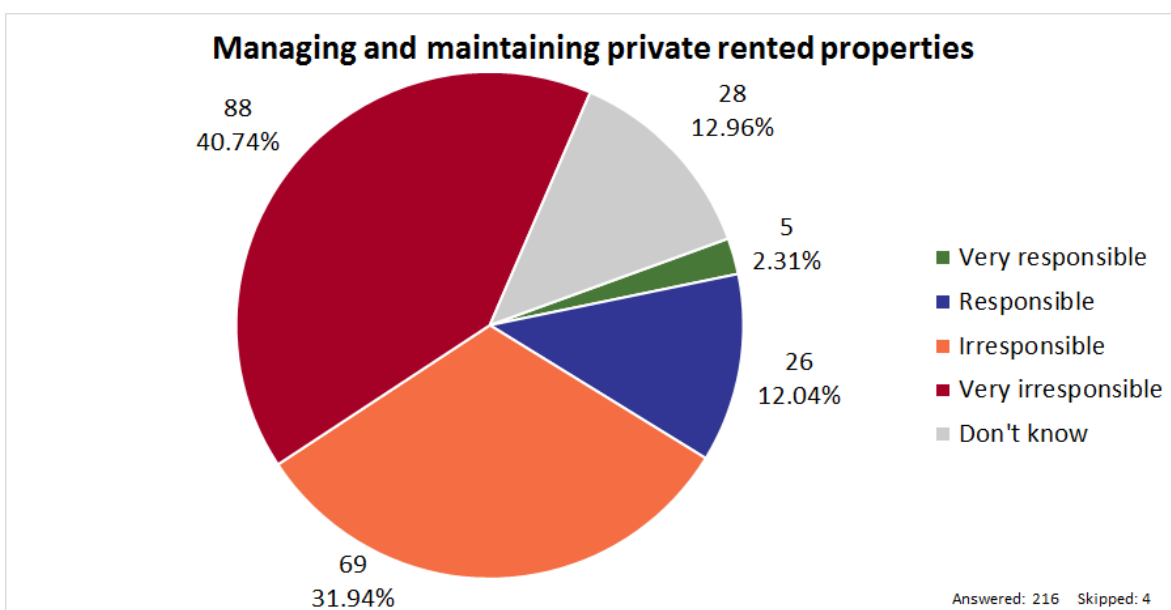
Chart 9 – The Ladders: residents and businesses perceptions of private rented properties



Residents and business were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties (see Chart 10).

73% responded to say they felt landlords acted irresponsibly or very irresponsibly. 14% said that they felt that landlords were responsible or very responsible.

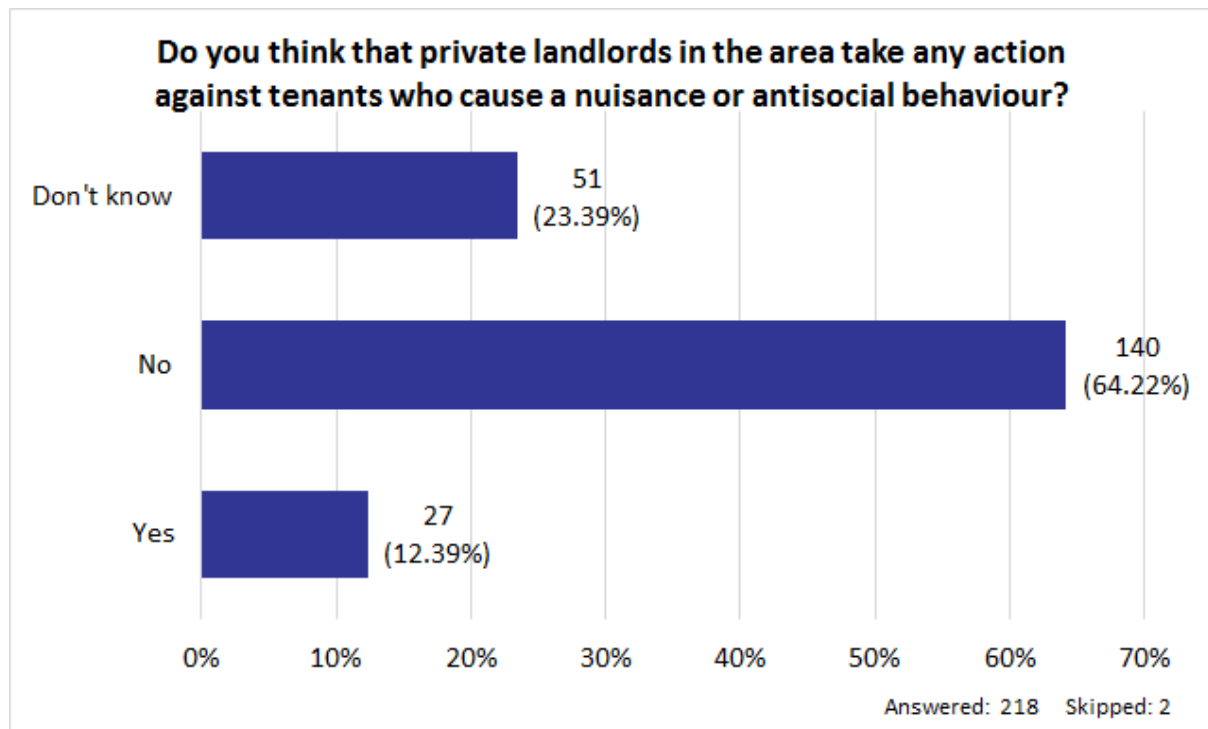
Chart 10 – The Ladders: residents and businesses perception of private landlords’ approach to letting, managing, and maintaining their properties:



Residents and businesses were asked if they thought private landlords took action against tenants causing nuisance and anti-social behaviour (see chart 11).

64% responded to say no they did not think landlords took action against tenants causing a nuisance and anti-social behaviour and only 12% thought landlords did take action.

Chart 11 – The Ladders: residents and businesses views on private landlords’ response to nuisance / ASB



1.6 Would licensing improve things?

Residents and businesses were asked if they agreed or disagreed with the following statements:

- *Selective licensing would improve the way landlords or letting agents manage their properties*
- *Selective licensing would improve the condition of private rented properties*
- *Selective licensing would reduce antisocial and nuisance behaviour*
- *Selective licensing would improve the area in general*

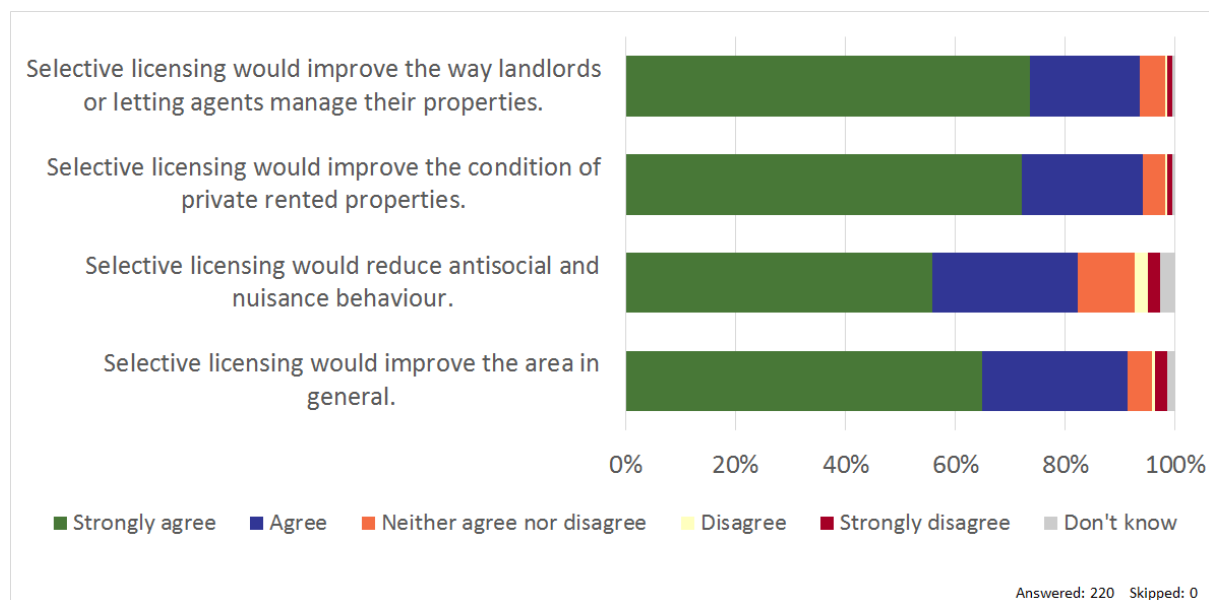
94% strongly agreed or agreed that Selective licensing would improve the way landlords or letting agents manage their properties (see chart 12)

94% strongly agreed or agreed that Selective licensing would improve the condition of private rented properties

82% strongly agreed or agreed that Selective licensing would reduce antisocial and nuisance behaviour

91% strongly agreed or agreed that Selective licensing would improve the area in general.

Chart 12 – The Ladders: residents and businesses views on the potential for selective licensing to improve their neighbourhood



1.7 Other Comments

Respondents were asked to provide any other comments that they might have. The Ladders was the area with the most respondents, with 86 suggestions. These are summarised below.

- The need for responsible tenants and related issues (11 mentions) as well as accountable landlords (8 mentions) are prominent themes.
- Littering and rubbish management issues are also prominent (13 mentions).
- A high number of respondents also mention the need for more policing and CCTV monitoring (11 mentions).
- Other suggestions included improving the state of repair of properties (4 mentions), ensuring the scheme is enforced (3 mentions), and some raised safety concerns (3 mentions).
- There were a number of comments that reiterated agreement with the proposal (8 mentions).

2. Responses from Landlords & Agents- Ladders (Gorton and Abbey Hey)

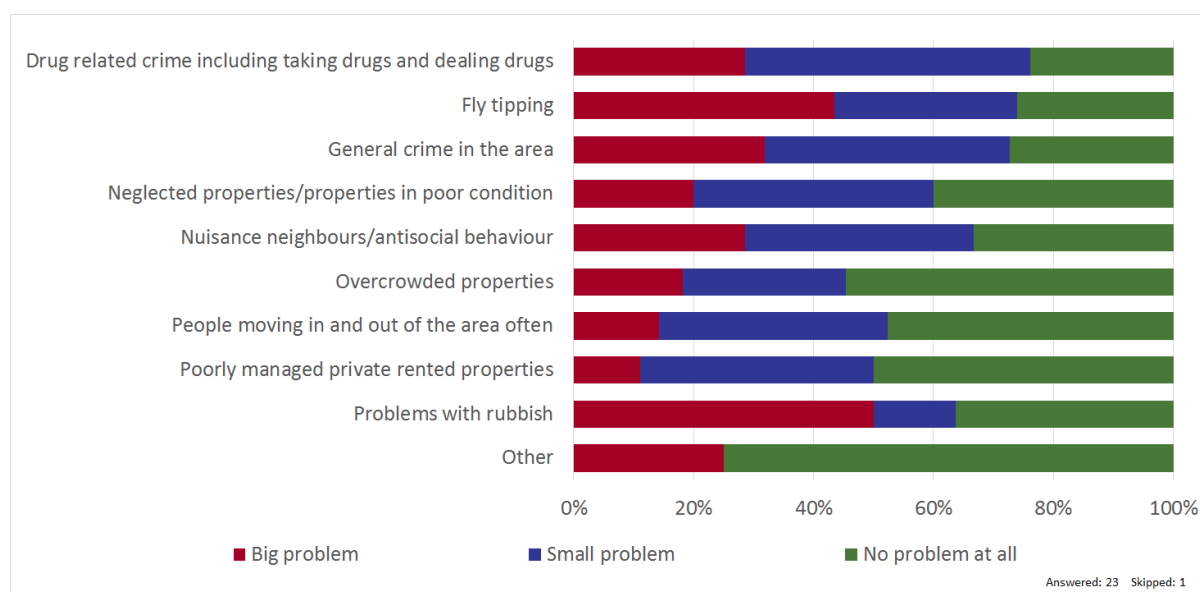
24 completed questionnaires were received from the landlords' consultation in the Ladders area. Of those 24 respondents, 22 owned or managed properties in the area with the remaining 2 managing properties outside of the area.

8 landlords had previously engaged with the council as part of the pre consultation, 16 had not previously given any views.

2.1 Issues in the local area

The problem most landlords felt was an issue in the area was rubbish, with 50% saying it was a big problem and fly tipping, which 43% felt was a big problem (see chart 13). Note that landlords without property in the area also commented on the issues they felt affected the area.

Chart 13 – Biggest issues in the Ladders according to landlords:



Respondents were asked what additional problems besides the ones listed were affecting the relevant areas. Two respondents suggested a problem with the quality of social housing, one respondent arguing both that landlords should be accountable, and tenants should be responsible.

2.2 Issues that have affected Landlords' properties in the area

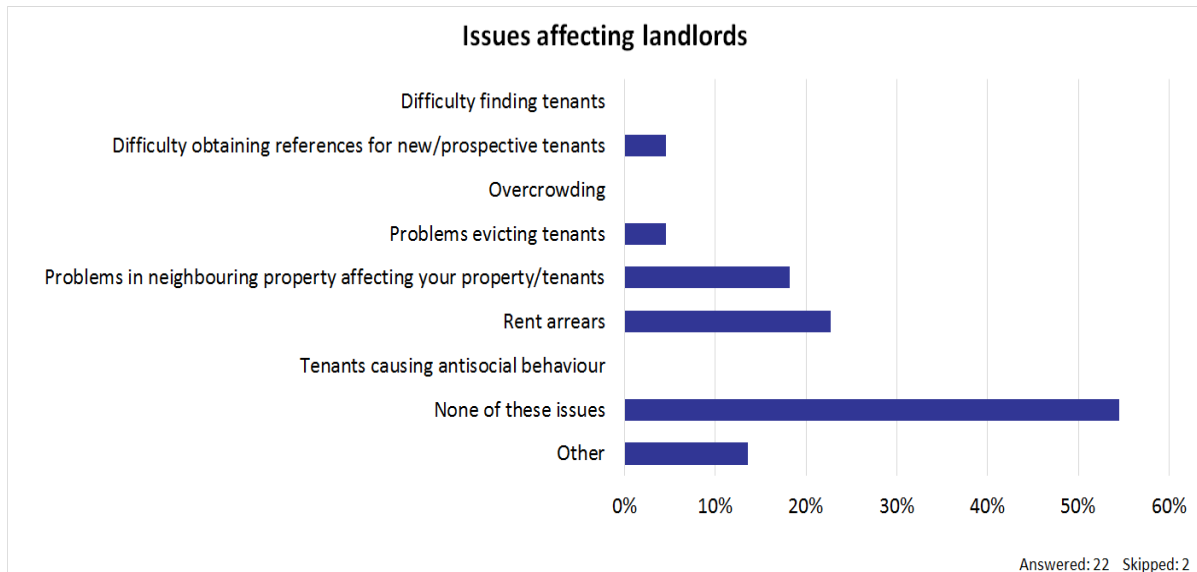
Landlords were asked whether any of their property had been affected by the following problems in the last 3 years.

- *Neighbouring properties affecting your property/tenants*
- *Tenants causing antisocial behaviour*
- *Difficulty finding tenants*
- *Difficulty obtaining references for new and prospective tenants*
- *Rent arrears*
- *Overcrowding*
- *Problems evicting tenants*
- *None of these issues*
- *Other*

Of those who responded to the question (22) 17% reported to having been affected by problems with neighbouring properties affecting their property or tenants (see Chart 14). 21% had issues with rent arrears and 4% said they had difficulty obtaining references. However, 54% said they had not been affected by any of these issues.

2 respondents selected “Other” with both comments saying they provide high standard properties.

Chart 14 – Biggest issues for landlords in the Ladders:



2.3 Landlords' views of the Council having more control of how private landlords look after their properties and tenants

Landlords and agents were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

39% Strongly agreed or agreed that private rented properties should be subject to an inspection by the council (see Chart 15). 34% disagreed or strongly disagreed.

78% of respondents said they disagreed or strongly disagreed with landlords being asked to apply for a licence.

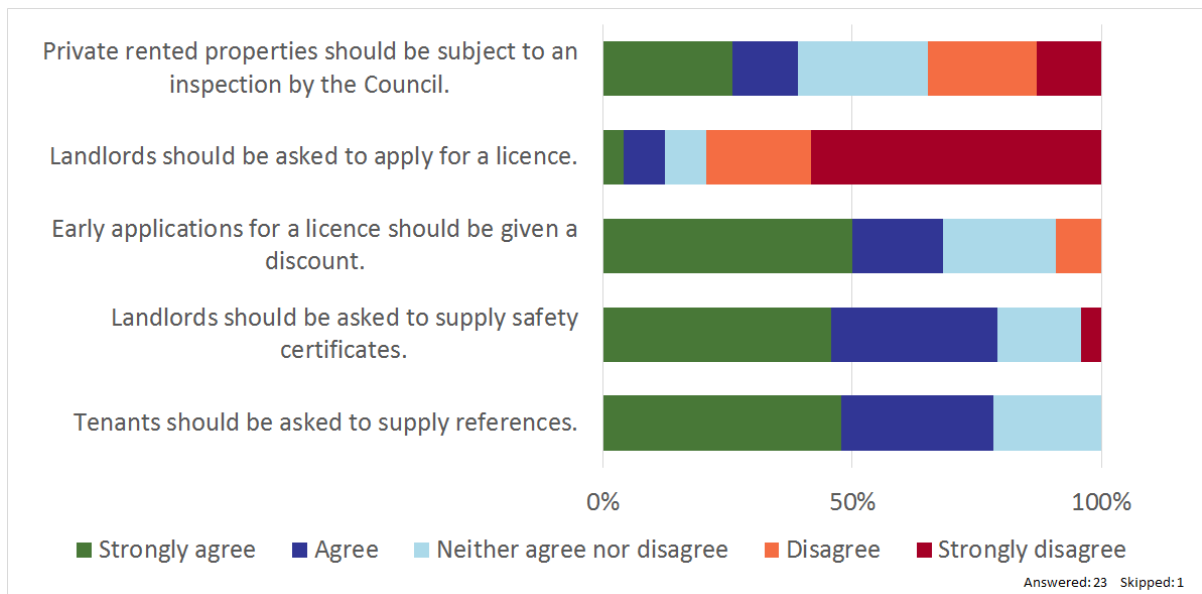
68% strongly agreed or agreed that a discount should be given for early applications.

78% strongly agreed or agreed that landlords should be asked to supply safety certificates.

78% of respondents strongly agreed or agreed that tenants should supply references.

91% of respondents advised that they do take references from prospective tenants currently.

Chart 15 – Landlords in the Ladders views on the Council having more influence over their business:



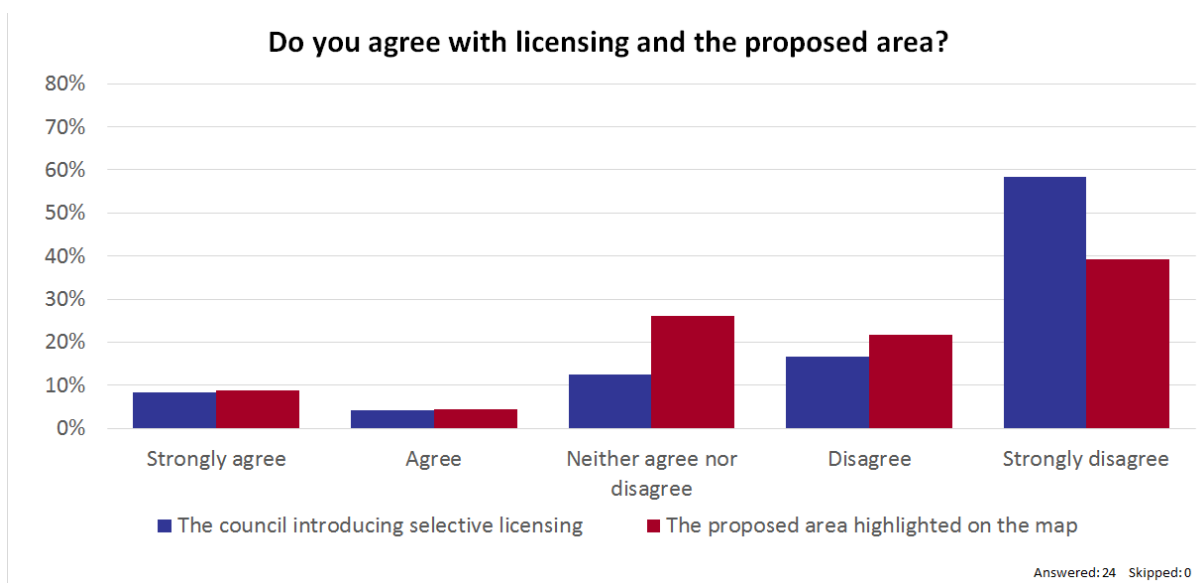
2.4 Landlords’ view on whether to introduce selective licensing in the area and choice of area.

Landlords were asked to comment on if they agreed or disagreed with selective licensing (see Chart 16).

75% of respondents strongly disagreed or disagreed with the council introducing selective licensing.

60% of respondents strongly disagreed or disagreed with the proposed area suggested for selective licensing. 26% neither agreed nor disagreed with the proposed area.

Chart 16 – Landlords’ views on introducing Selective Licensing in the Ladders:



Very few landlords provided comments that suggested their agreement to the implementation of selective licensing. The responses that did support licensing suggested that it would help with antisocial behaviour and removing problem tenants, and that it would make landlords more accountable as well as offering support via legislation.

There are significantly more landlords that offer reasons for disagreement with the proposal. The most common comment referred to the licensing proposal being unfair to good landlords (9 mentions), followed by landlords arguing that previous selective licensing did not work (7 mentions). With four mentions, the third most raised issue is that there is no evidence that the proposal will achieve its goals.

2.5 What support services do you think could be given to landlords to make sure they manage their properties to a high standard?

Landlords were asked to comment on what support or services they could be provided with that would help them maintain properties to high standards. 46 suggestions were identified across 22 themes. Most suggestions were provided by landlords from the Ladders (26 mentions):

- The most mentioned issues were enforcement through inspections and improved cleaning of the area.
- Suggestions touching on financial support needed for landlords.
- Some felt there was already a lot of legislation to comply with.
- Suggestions for education sessions for 'rogue' landlords, delivered by good property management companies.
- Help with health and safety requirements and certification.
- Suggestions to make eviction easier, setting up a register of problem tenants.

2.6 What positive effect/s do you think introducing selective licensing would have?

Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have. The most common theme raised across all areas was "none," i.e., the proposal would not have any positive effects. There were 23 responses with specific suggestions from the Ladders' area, these were:

- 'No positive effects' was the most commonly mentioned category (12 mentions).
- This is followed by better standards (4 mentions), and improved community/area (2 mentions).

2.7 What negative effect/s do you think introducing selective licensing would have?

Landlords were asked to comment on what negative effect(s) they think introducing selective licensing would have.

- The most common examples of negative impact in the area are increases in rent (8 mentions), followed by increased costs for landlords (3 mentions).

- Fewer landlords point out that negative effects could also include encouraging landlords to sell their property, increasing tension between landlords and tenants, or decreasing standards.

2.8 Other comments

Landlords were asked to include any other comments they felt were relevant.

- With three mentions, the most common issue raised is that previous/similar schemes to the one proposed have failed. It is followed by there being no evidence that the proposal will achieve its goals (2 mentions), and a view that this scheme is solely for the financial gain of the Council (2 mentions). Two additional mentions express landlords' disagreement with the proposal.
- Other comments relate to more investment in the area being needed and the police needing to be more responsible.

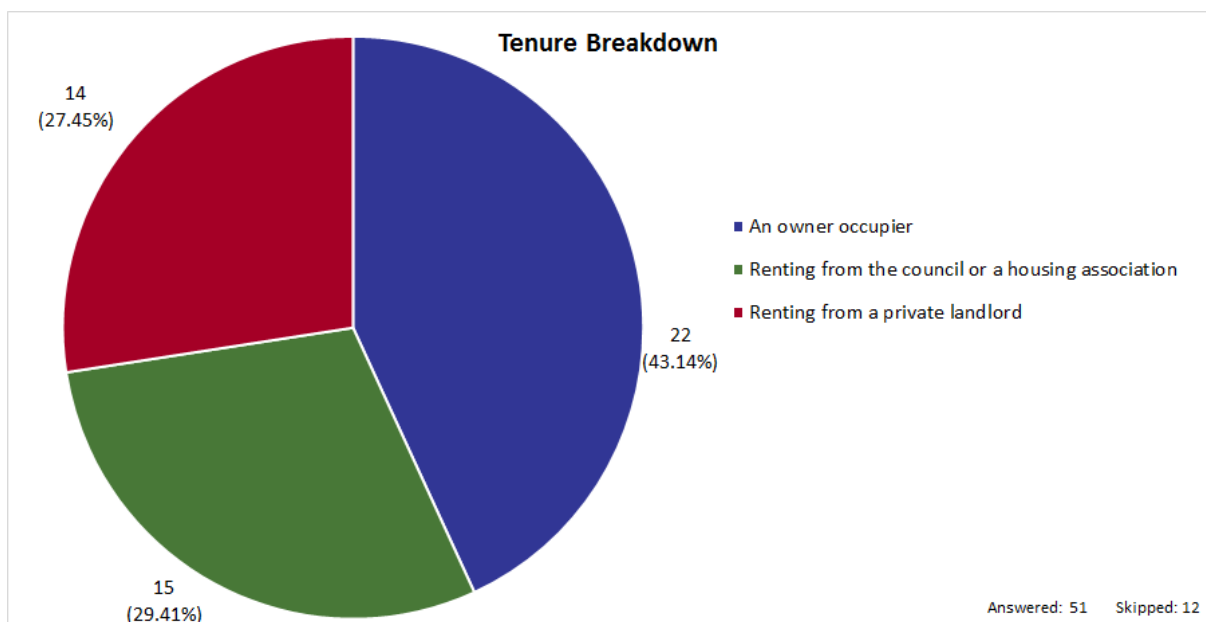
Hyde Road- Gorton and Abbey Hey

A total of 63 responses were received from residents and businesses, 7 responses were received from Landlords and Managing agents.

3. Responses from Residents and Businesses - Hyde Road (Gorton and Abbey Hey)

63 Residents and businesses responded, of which 21 were from the proposed mapped area and 29 lived nearby, however this is expected as the geography of the proposed area is a narrow strip along a main thoroughfare which local people pass through and live close by. The majority of responses from residents were Owner Occupiers 43% (22), with 27% (14) responses from residents privately renting a property in the area (whilst 12 respondents skipped the question) – see Chart 17.

Chart 17 - Tenure Breakdown of resident respondents living in Hyde Road

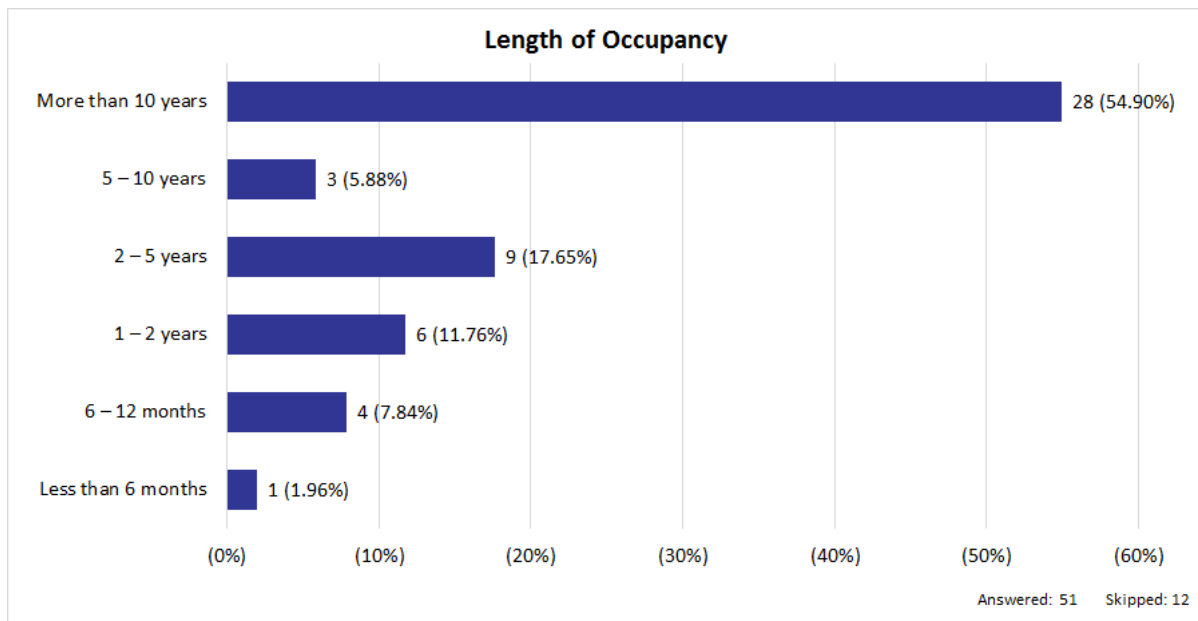


Approximately 60% of the area is Private Rented so the consultation is potentially under-representative of private tenants in the area, although this depends on the (unknown) tenure of those respondents who did not provide an answer.

21 people living in the area responded, 29 people living near the area, 12 responses were from businesses in or near the area.

Of the 51 respondents who gave an answer, 21% of respondents have been living in the area less than 2 years, with 54% living in the area for more than 10 years (see chart 18).

Chart 18 – Length of occupancy of resident respondents living in the Hyde Road are:



3.1 Issues affecting the local area

Residents and businesses were asked to rate which of the following issues were a **big problem, small problem, no problem at all**

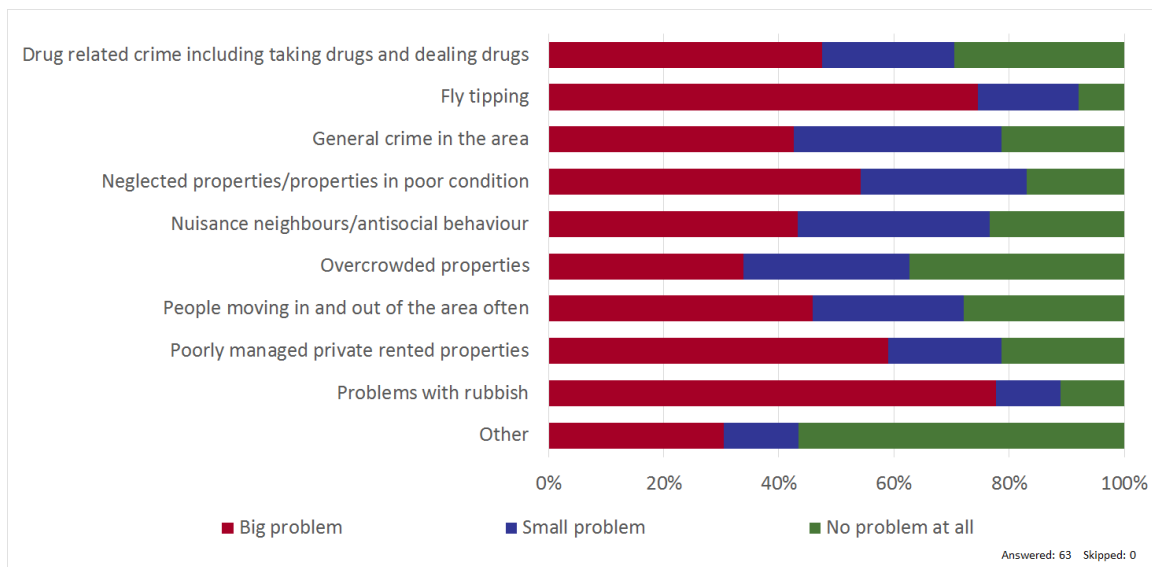
- *Drug related crime including taking drugs and dealing drugs*
- *General crime in the area*
- *Nuisance neighbours/antisocial behaviour*
- *Problems with rubbish*
- *Fly tipping*
- *Neglected properties/properties in poor condition*
- *Overcrowded properties*
- *People moving in and out of the area often*
- *Poorly managed private rented properties*
- *Other (please specify)*

The biggest problem identified was rubbish with 78% of respondents saying it was a big problem (see chart 19). 75% of respondents said Fly tipping was a big problem.

59% of respondents felt that poorly managed private rented properties was a big problem, and 54% saying that neglected properties in poor condition was a big problem.

47% of respondents felt that Drug related crime was a big problem and 43% said crime in general was a big problem.

Chart 19 – Issues affecting residents and businesses in Hyde Road



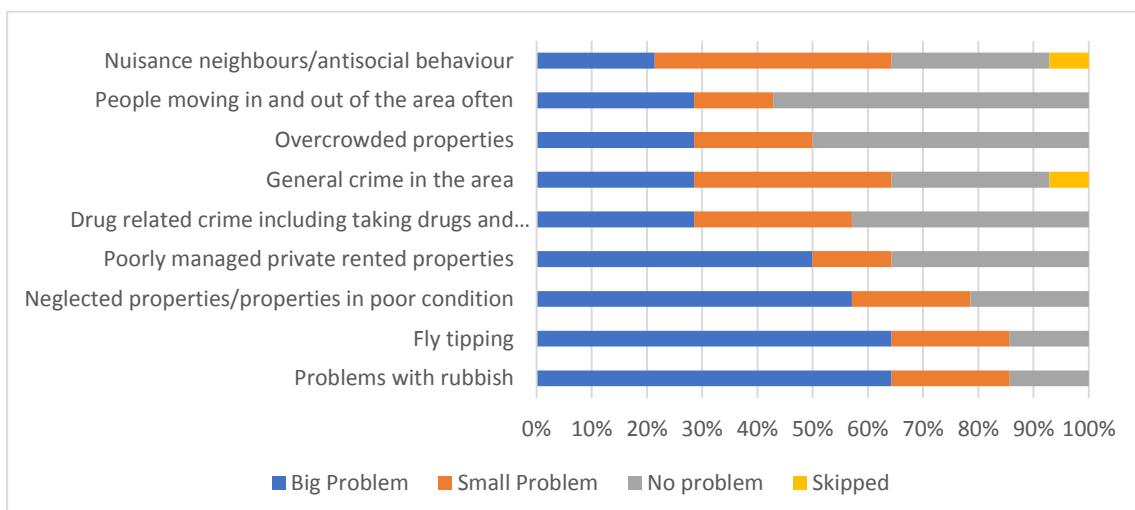
Respondents were given the opportunity to include other problems not included in the list in a free text box, 17 respondents selected this option and most frequent comments include.

- Parking is the most cited additional problem (4 mentions), followed by lack of police presence (2 mentions).
- Other cited problems receive only single mentions, but the most cited problems in The Ladders are also present here.

Respondents in private rented accommodation in Hyde Road identified problems with rubbish and with fly tipping (64%) and neglected properties (57%) as their biggest problem (see chart 20). People moving in and out of the area often and nuisance neighbours / antisocial behaviour were identified as the least important issues by residents in private rented accommodation.

These responses are in line with the resident respondents in the Ladders.

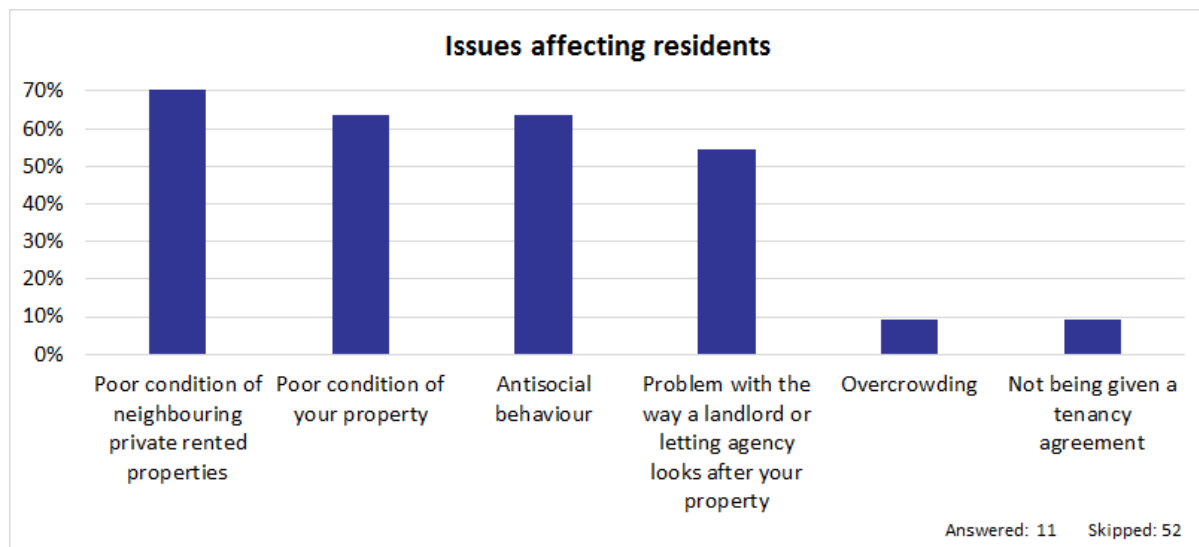
Chart 20 – Issues for private rented tenants in Hyde Road:



3.2 Issues directly affecting the resident or their family in the last three years.

Respondents were asked if they had been affected by a range of neighbourhood issues in the last three years (see Chart 21). Response to this question was low, reflecting the fact that fewer respondents lived in the narrow strip along Hyde Road so were less directly affected by conditions. Of those who responded to this comment (11) 72% said they had been directly affected by the poor conditions of a neighbouring house in the last 3 years. 63% of respondents had been directly affected by poor condition of their own house, and 63% had been affected by anti-social behaviour.

Chart 21 – Neighbourhood issues affecting residents and businesses in Hyde Road



3.3 Residents and Businesses Views

Residents and businesses were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

87% of respondents strongly agreed or agreed that private rented properties should be subject to an inspection by the council (see Chart 22).

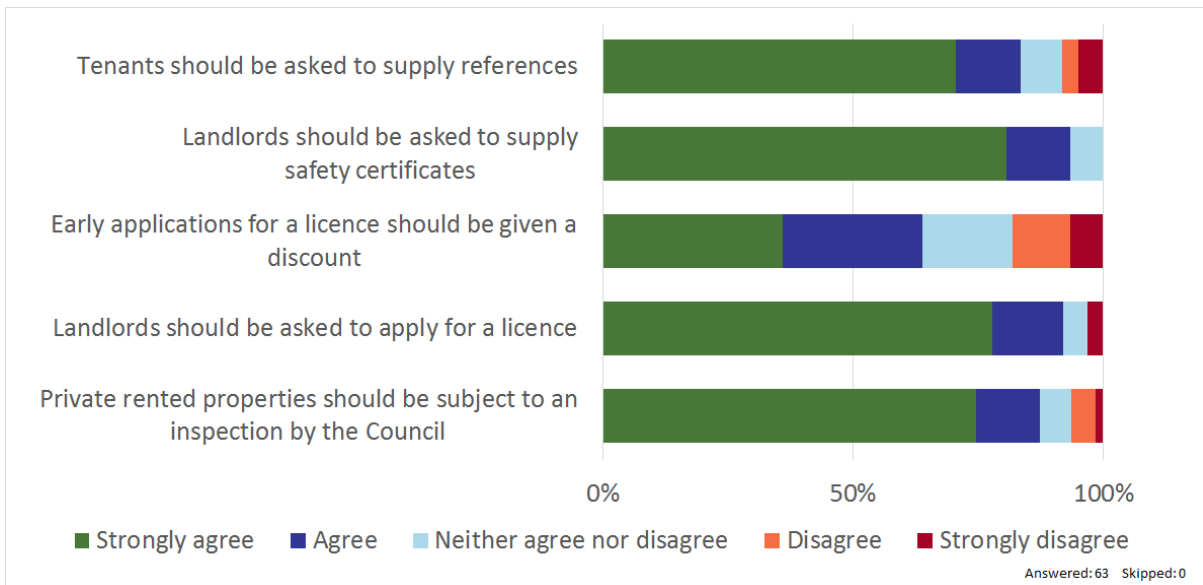
92% (58) of the respondents strongly agreed or agreed that landlords should be asked to apply for a licence. 2 respondents strongly disagreed and 3 neither agreed nor disagreed.

In response to early application discount, 63% strongly agreed or agreed a discount should be given.

Respondents overwhelmingly responded that landlords should be asked to supply safety certificates with 93% strongly agreeing or agreeing. None disagreed or strongly disagreed.

83% of respondents strongly agreed or agreed that tenants should be asked to supply references.

Chart 22 – Hyde Road residents and businesses views on property management in the PRS:

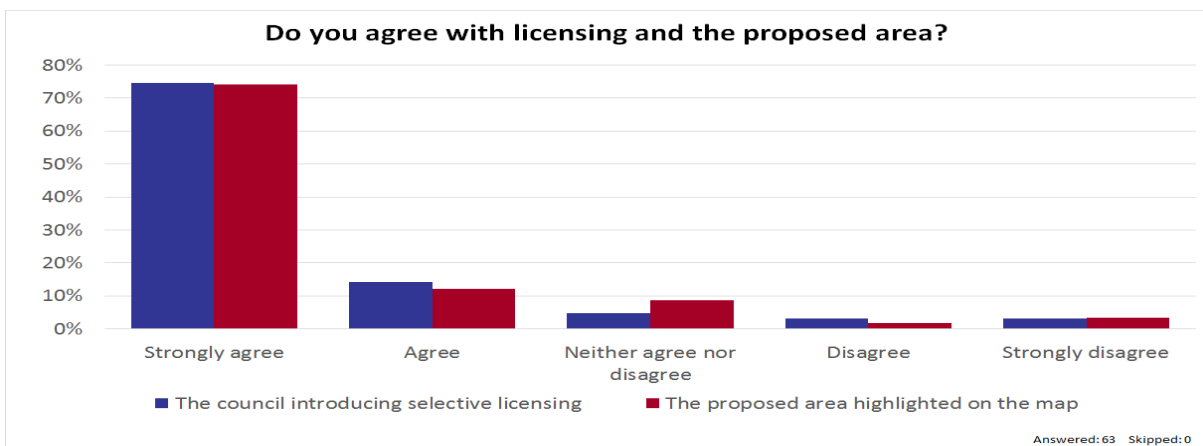


3.4 Residents and businesses views on whether to introduce selective licensing in the area and choice of area.

89% (56) of respondents agreed/strongly agreed that the Council should introduce Selective Licensing (see Chart 23). 5% (3) people said they neither agreed nor disagreed, and 6% (4) people disagreed or strongly disagreed.

86% of respondents agreed/strongly agreed this was the right area for Selective licensing to be introduced. 9% (5) people neither agreed or disagreed and 3 people strongly disagreed or disagreed.

Chart 23 – Hyde Road resident and businesses views on selective licensing:



Respondents were asked to expand on why they agreed/disagreed with the Council introducing selective licensing, and why they also agreed/disagreed with the proposed areas where the licensing scheme is to be introduced

- Of the eleven answers provided by respondents in Hyde Road, the most cited reasons for agreement with the proposal were the lack of responsible long-term tenants (3 mentions) and making landlords accountable (3 mentions).
- They are followed by improving the state of repair of properties (2 mentions) and improving living conditions (2 mentions).

There are very few respondents that raise issues that indicate their disagreement, only two comments from the Hyde Road area. Both related to the fear that cost will be passed to tenants.

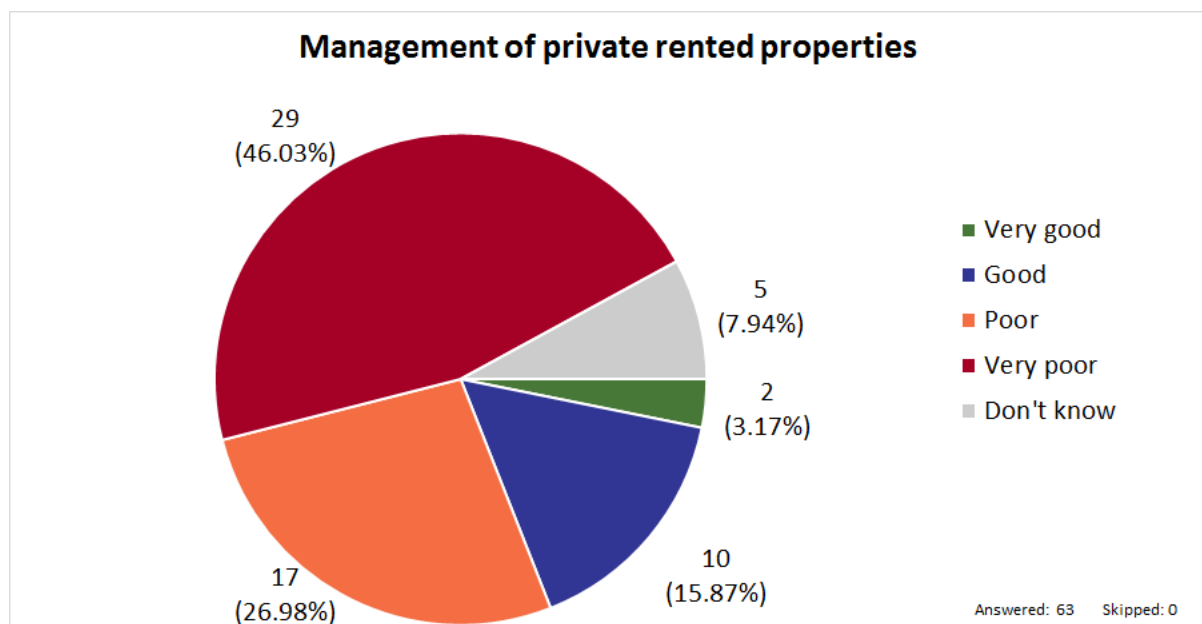
On why respondents agreed/disagreed with the proposed areas where the licensing scheme is to be introduced 4 people responded.

- Of the four answers in Hyde Road, two suggest including Clayton, while others suggest extending the area further.

3.5 Perception of the Private Rented properties in the area

Residents and businesses were asked to rate the overall management of the private rented properties in the area (see Chart 24). 73% responded to say that management was very poor or poor. 19% responded to say they felt it was very good or good.

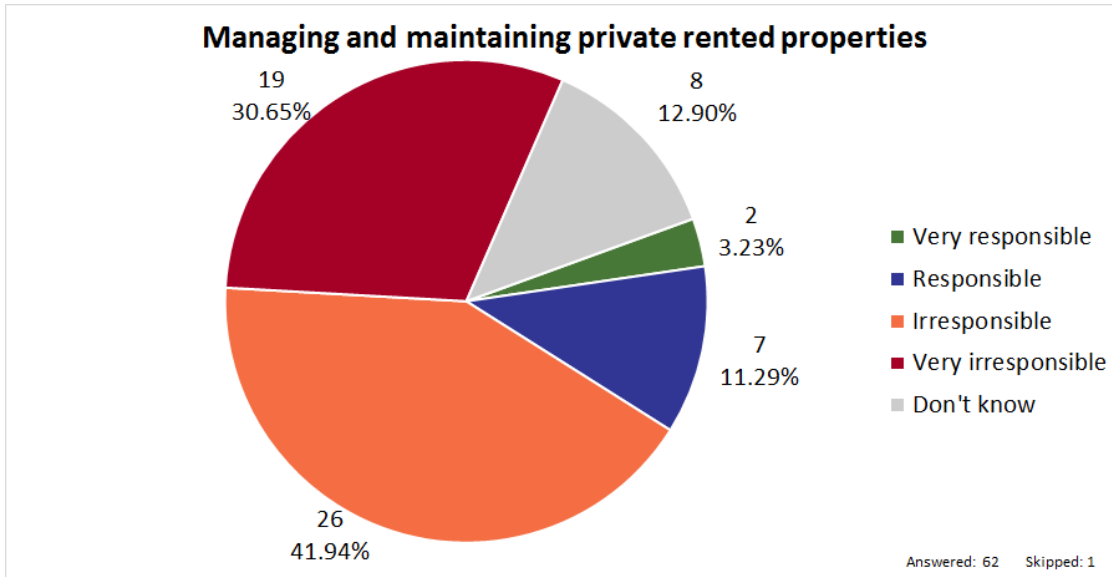
Chart 24 – Hyde Road resident perceptions of private rented properties



Residents and businesses were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties (Chart 25).

73% responded to say the felt landlords acted very irresponsibly or irresponsibly in letting, managing, and maintaining their properties. While 14% felt landlords acted responsibly.

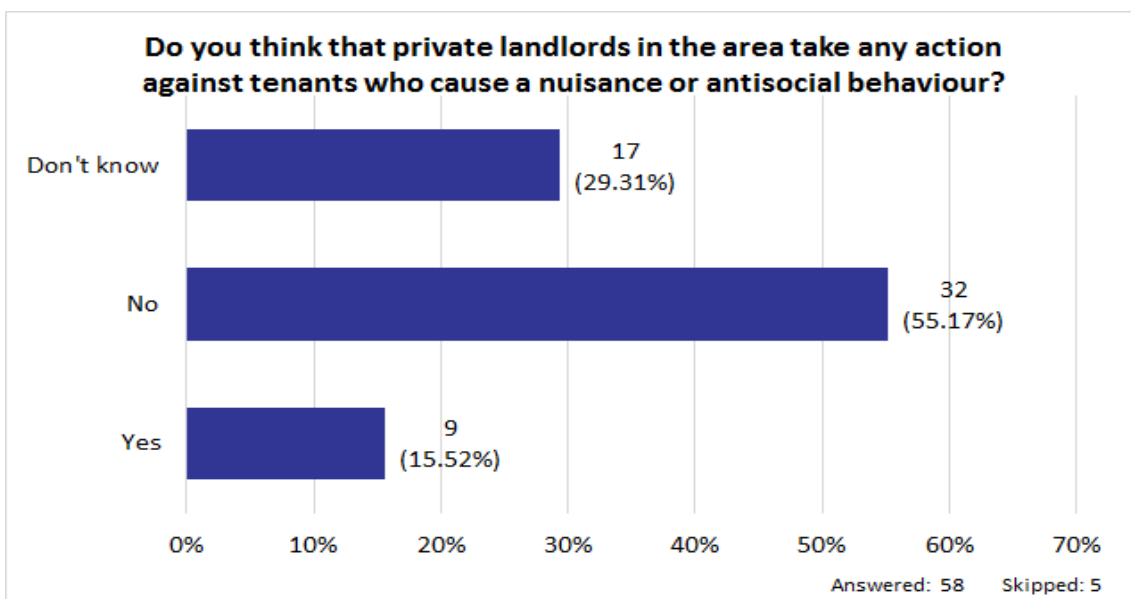
Chart 25 – Hyde Road residents and businesses perception of private landlords’ approach to letting, managing, and maintaining their properties:



Residents and businesses were asked if they thought private landlords took action against tenants causing nuisance and anti-social behaviour (Chart 26).

55% responded to say no they didn't think landlords took action against tenants causing nuisance and anti-social behaviour. 15% felt that they did and 29% said they didn't know.

Chart 26 – Hyde Road residents and businesses views on private landlords’ response to nuisance / ASB



3.6 Would licensing improve things?

Residents and businesses were asked if they agreed or disagreed with the following statements:

- *Selective licensing would improve the way landlords or letting agents manage their properties*
- *Selective licensing would improve the condition of private rented properties*
- *Selective licensing would reduce antisocial and nuisance behaviour*
- *Selective licensing would improve the area in general*

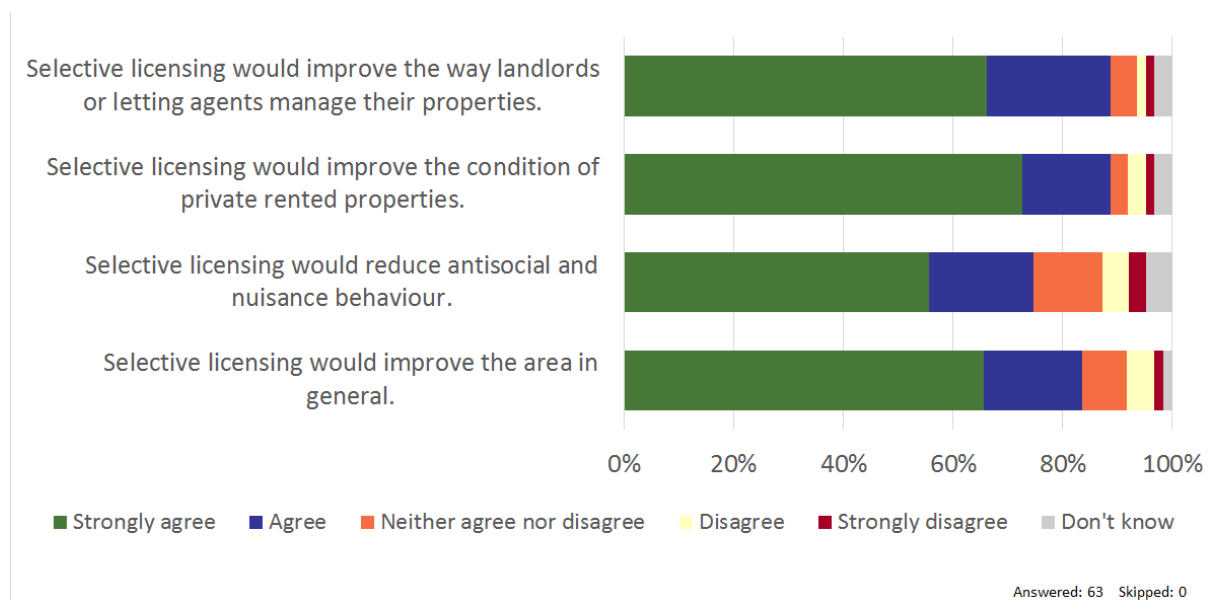
89% strongly agreed or agreed that selective licensing would improve the way landlords or letting agents manage their properties (see Chart 27).

89% strongly agreed or agreed that selective licensing would improve the condition of private rented properties

75% strongly agreed or agreed that selective licensing would reduce antisocial and nuisance behaviour

84% strongly agreed or agreed that selective licensing would improve the area in general

Chart 27 – Hyde Road resident and businesses views on the potential for selective licensing to improve their neighbourhood



3.7 Other Comments

Respondents were asked to provide any other comments that they might have. The Hyde Road survey had 19 suggestions these are summarised/paraphrased below

- Of the 19 suggestions, three focused on antisocial behaviour.
- Suggestions with two mentions included littering and rubbish management issues, noise issues, and concerns about increases in rent.

4 Responses from Landlords & Agents - Hyde Road (Gorton and Abbey Hey)

7 completed questionnaires were received from the landlords and agents' consultation.

Of the responses, the majority (4) were from landlords or agents who did not have properties in the proposed licensing area. 3 of the landlords had previously engaged with the council as part of the pre consultation process.

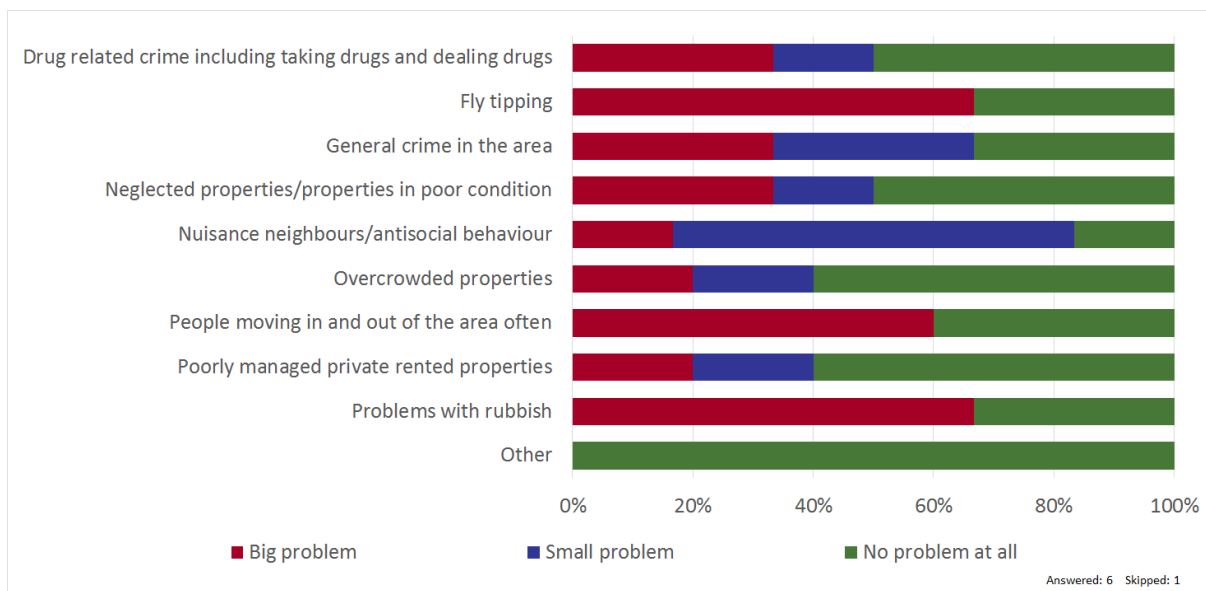
4.1 Issues in the local area

The issue most landlords felt was a big problem in the area related to rubbish and fly tipping both having a response of 67% to say they are big problems (see Chart 28). People moving in and out of the area was also an issue, with 60% of respondents saying it was a big problem.

60% of respondents said that poorly managed private rented properties and overcrowded properties was not a problem at all. 50% of respondents also felt that neglected properties in poor condition and drug related crime were not a problem at all.

Note that landlords without property in the area also commented on the issues they felt affected the area.

Chart 28 – Biggest issues in Hyde Road according to landlords:



No responses were received in relation to “Other” additional problems besides the ones listed affecting the relevant areas.

4.2 Issues that have affected Landlords' properties in the area

Landlords and agents were asked whether any of their property had been affected by the following problems in the last 3 years.

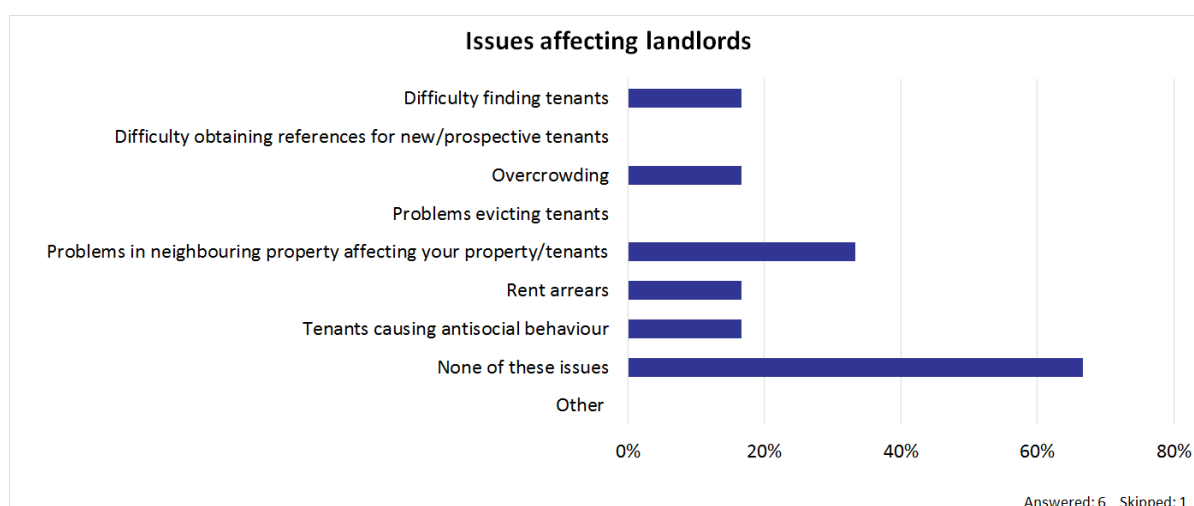
- *Neighbouring properties affecting your property/tenants*
- *Tenants causing antisocial behaviour*

- *Difficulty finding tenants*
- *Difficulty obtaining references for new and prospective tenants*
- *Rent arrears*
- *Overcrowding*
- *Problems evicting tenants*
- *None of these issues*
- *Other*

66% of respondents said that they had not been affected by any of the issues (see Chart 29). 33% said they had been affected by problems with neighbouring properties affecting their property/tenants.

No respondents provided comments on any “Other” issues that had not been listed in the question.

Chart 29 – Biggest issues for landlords in the Hyde Road:



4.3 Landlords' views of the Council having more control of how private landlords look after their properties and tenants

Landlords and agents were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

57% Strongly agreed or agreed that private rented properties should be subject to an inspection by the council. 28% disagreed or strongly disagreed (see chart 30)

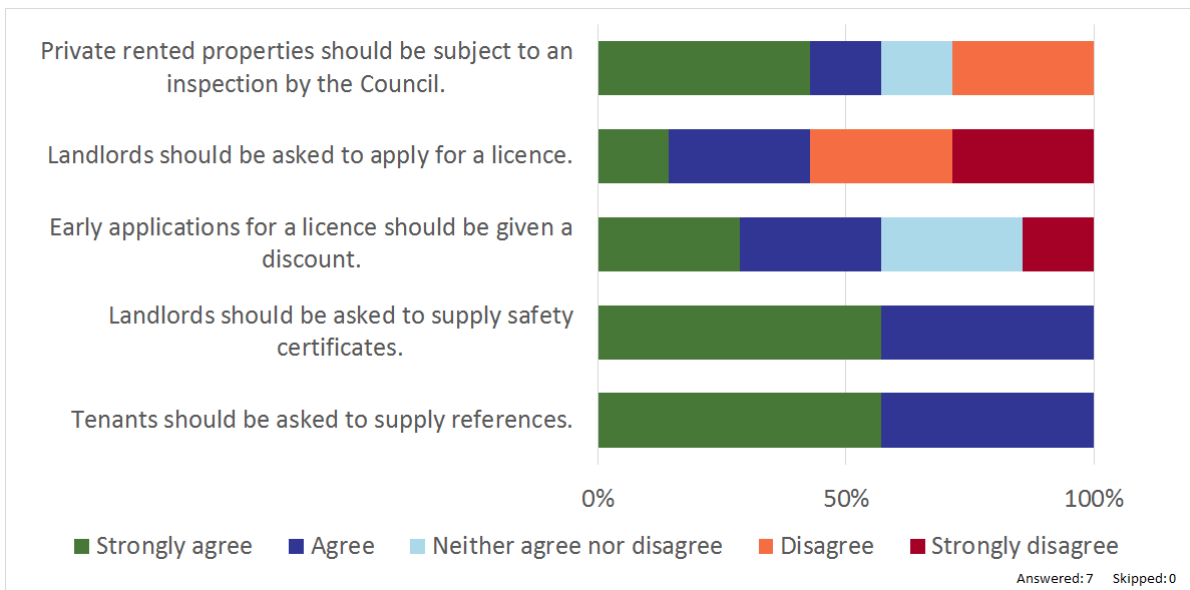
57% of respondents disagreed or strongly disagreed with landlords being asked to apply for a licence. While 42% of respondents said they strongly agreed or agreed with landlords being asked to apply for a licence.

57% strongly agreed or agreed that a discount should be given for early applications. A clear response was given to landlords supplying safety certificates with 100% strongly agreeing or agreeing.

The same was found for tenants supplying references with 100% of respondents strongly agreeing or agreeing that tenants should supply references.

100% of respondents advised that they do take references from prospective tenants currently.

Chart 30 – Landlords in Hyde Road views on the Council having more influence over their business:

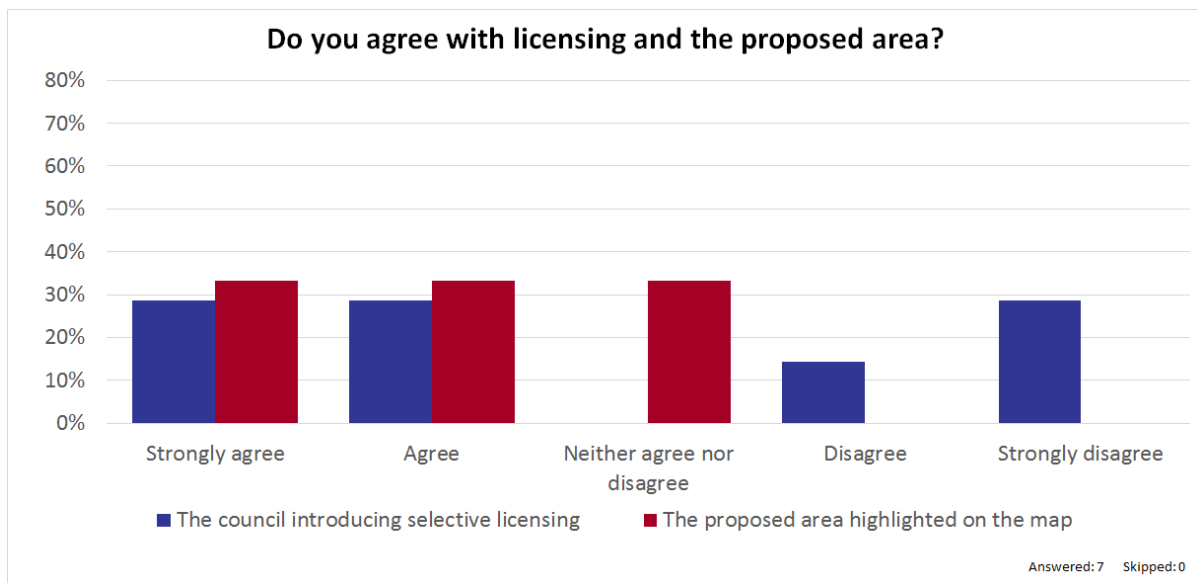


4.4 Landlords’ view on whether to introduce selective licensing in the area and choice of area

Landlords were asked to comment on if they agreed or disagreed with selective licensing (see Chart 31).

57% of respondent strongly agreed or agreed with the council introducing selective licensing. While 43% strongly disagreed or disagreed with selective licensing being introduced.

67% of respondents strongly disagreed or disagreed with the proposed area suggested for selective licensing. 33% neither agreed nor disagreed with the proposed area.

Chart 31 – Landlords’ view on introducing Selective Licensing in Hyde Road

Landlords were asked to comment on why they did or did not agree with selective licensing and made the following comments:

- Licensing seen as unfair to good landlords
- No evidence it will achieve its goals
- Revenue will not be used efficiently.

4.5 What support services do you think could be given to landlords to make sure they manage their properties to a high standard?

Landlords were asked to comment on what support or services they could be provided with that would help them maintain properties to high standards. There is a wide array of suggestions raised by respondents with only a few being mentioned by several respondents.

- There were eight suggestions recorded in this area, with two of them pointing to the need for financial support.
- With one mention each, we also find suggestions for support dealing with irresponsible tenants, access to advice for landlords, a proposal for an alternative scheme.

4.6 What positive effect/s do you think introducing selective licensing would have?

Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have. The most common theme raised across all areas was “none,” i.e., the proposal would not have any positive effects

- Of the seven responses in this area. The positive effects were, two refer to improving standards and another two mention that the positive impacts are unclear. Two mention safety and more responsibility.

4.7 What negative effect/s do you think introducing selective licensing would have?

Respondents were asked to point out the potential negative effects of selective licensing.

- The most common suggestions include increase in costs for landlords (3 mentions), followed by an increase in rent (2 mentions).
- With one mention each, issues raised also include the possibility that landlords sell their properties and a reduction of investment in improving the state of homes in the area.

4.8 Other comments

Respondents were provided space to include any other they felt were relevant. There were only two mentions identified for this area, with one of them not being codable¹. The sole valid comment mentioned that it was the responsibility of the Council to provide solutions to the issues identified.

¹

'Not codable' was used in instances where the answer provided was not relevant to the question or it lacked clarity and the analyst was not able to extract a clear meaning.

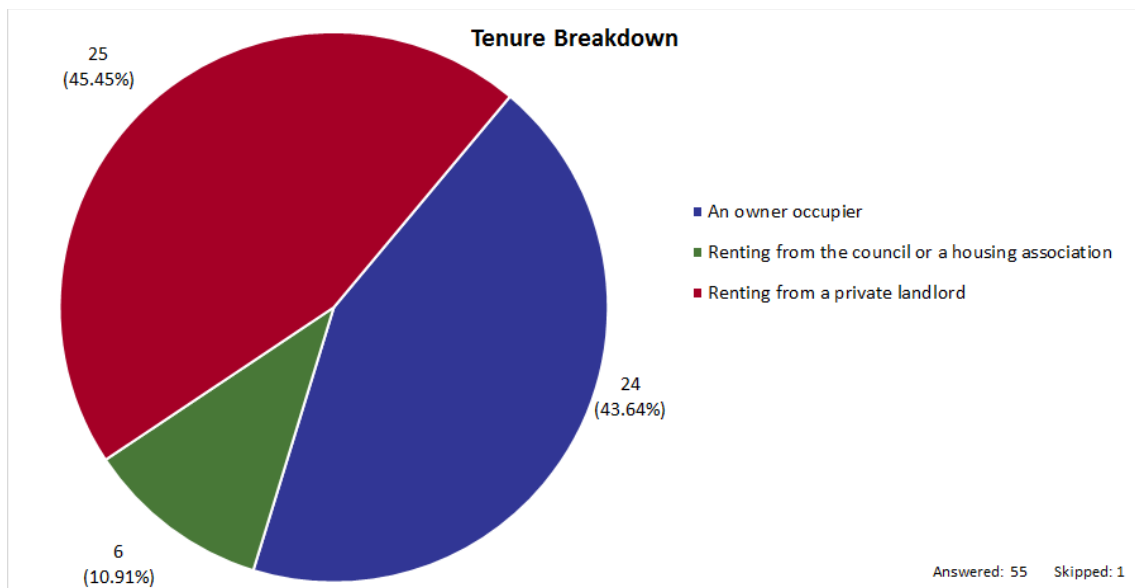
Trinity- Harpurhey

A total of 56 responses were received from residents and businesses, 11 responses were received from Landlords and Managing agents.

5. Responses from Residents and Businesses– Trinity (Harpurhey)

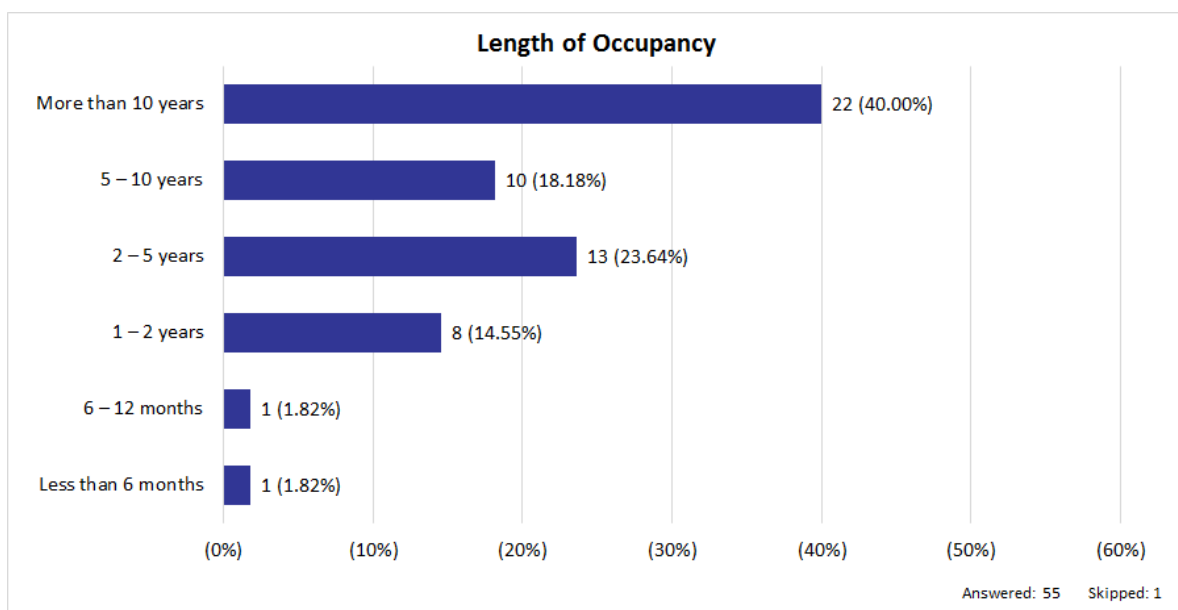
56 Residents responded, of which 50 were from the local area. 45% (25) were in private rented housing, with (24) 43% of responses from owner occupiers in the area (see Chart 32)

Chart 32 - Tenure Breakdown of resident respondents living in Trinity



18% of respondents have been living in the area less than 2 years (see Chart 33). With 40% living in the area for more than 10 years.

Chart 33 – Length of occupancy of resident respondents living in Trinity



5.1 Issues affecting the local area

Residents and businesses were asked to rate which of the following issues were a **big problem, small problem, no problem at all**

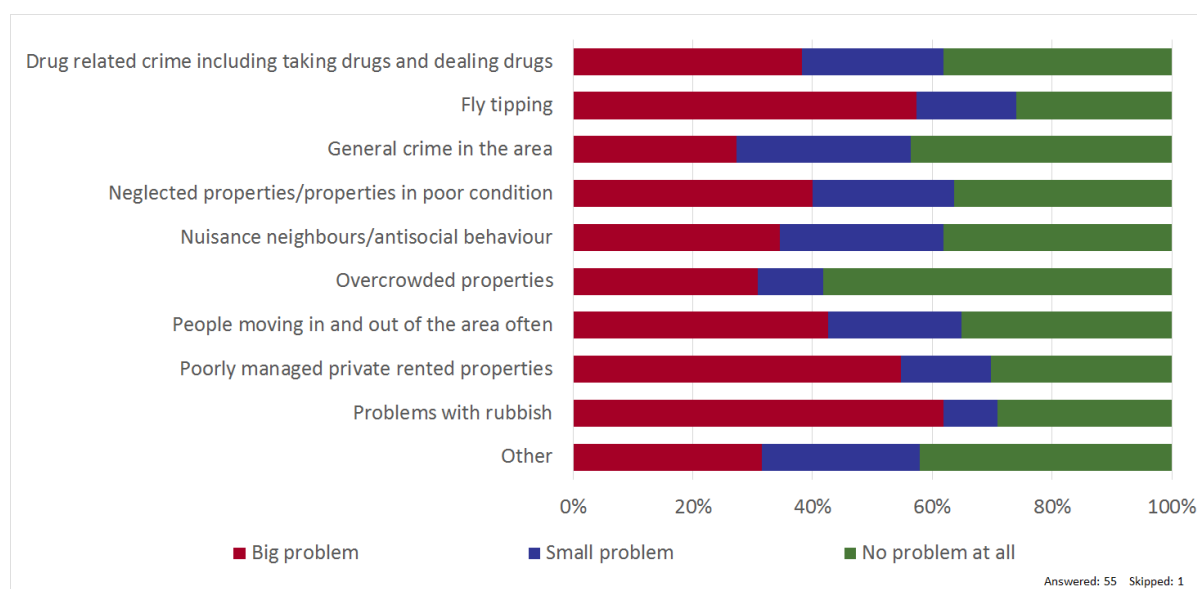
- *Drug related crime including taking drugs and dealing drugs*
- *General crime in the area*
- *Nuisance neighbours/antisocial behaviour*
- *Problems with rubbish*
- *Fly tipping*
- *Neglected properties/properties in poor condition*
- *Overcrowded properties*
- *People moving in and out of the area often*
- *Poorly managed private rented properties*
- *Other (please specify)*

The biggest problem identified was rubbish with 62% of respondents saying it was a big problem (see Chart 34). 57% of respondents said fly tipping was a big problem. 55% of respondents felt that poorly managed private rented properties was a big problem.

People moving in and out of the area often and neglected properties/properties in poor condition were also highlighted as big problems.

58% of respondents said that overcrowding is not a problem at all.

Chart 34 – Issues affecting residents and businesses in Trinity



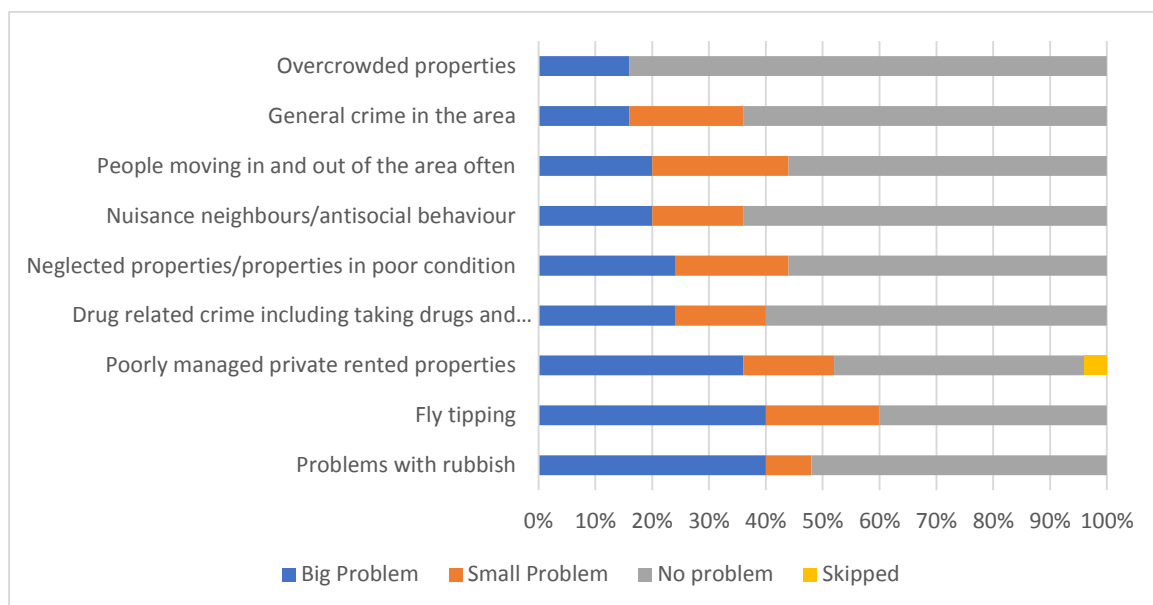
Respondents were given the opportunity to include other problems, not included in the list in a free text box. 6 respondents selected “Other” of which 3 were issues that were already in the list (and had already been selected by the respondent) and 2 of which were non-codable¹.

The only additional problem mentioned is the presence of vermin (1 mention).

Respondents who privately rent accommodation identified problems with rubbish and with fly tipping (40%) and poorly managed private rented properties (36%) as their biggest problem (see chart 35) – although a smaller proportion identified these as big problems.

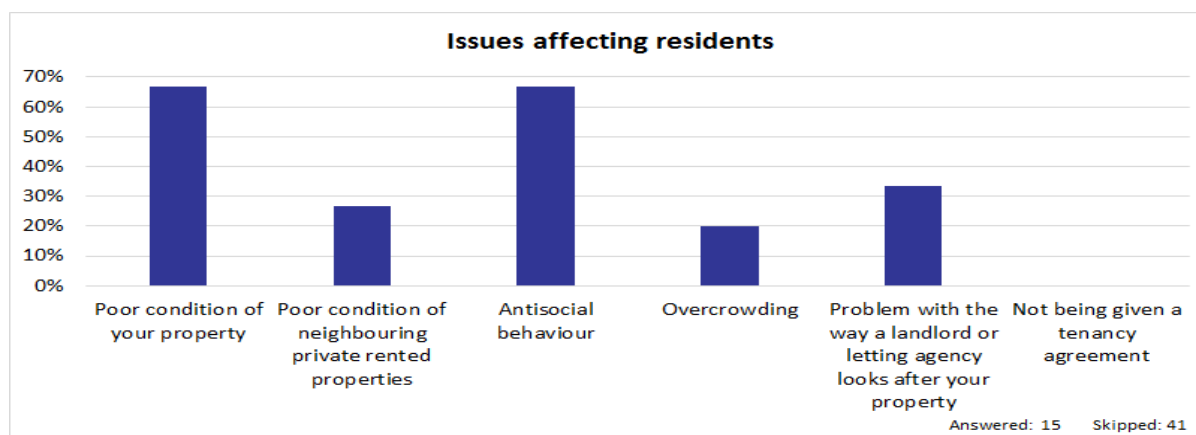
Overcrowded properties and general crime in the area were identified as the least important issues by residents in private rented accommodation.

Chart 35 – Issues for private rented tenants in Trinity



5.2 Issues directly affecting the resident or their family in the last three years.

respondents were asked if they had been affected by a range of neighbourhood issues in the last three years (see Chart 36). Of those who answered the question (15) 66% of respondents stated they had been directly affected by poor condition of their house and 26% had been directly affected by poor condition of a neighbouring house. 66% of respondents said that anti-social behaviour had directly impacted them.

Chart 36 – Neighbourhood issues affecting residents and businesses in Trinity

5.3 Residents and Businesses Views

Residents and businesses were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

89% of respondents strongly agreed or agreed that private rented properties should be subject to an inspection by the council (see Chart 37).

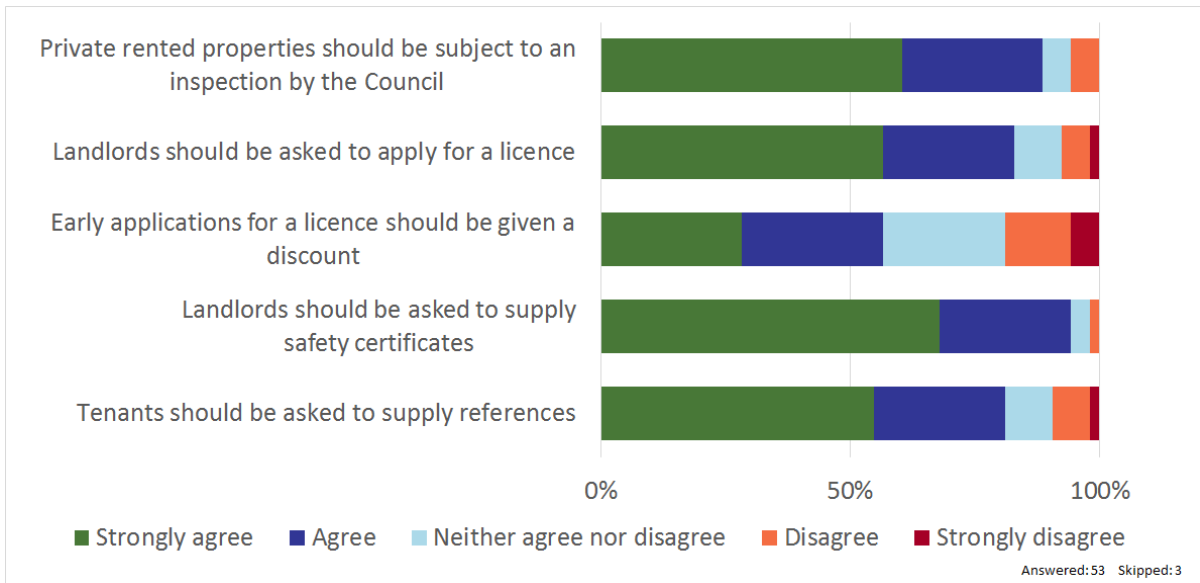
83% of the respondents strongly agreed or agreed that landlords should be asked to apply for a licence. 2 respondents strongly disagreed and 3 neither agreed nor disagreed.

In response to early application discount, 57% strongly agreed or agreed a discount should be given. 24% neither agreed nor disagreed and 18% strongly disagreed or disagreed

94% of respondents strongly agreed or agreed that landlords should be asked to supply safety certificates.

81% of respondents strongly agreed or agreed that tenants should be asked to supply references.

Chart 37 – Trinity residents and businesses views on property management in the PRS:

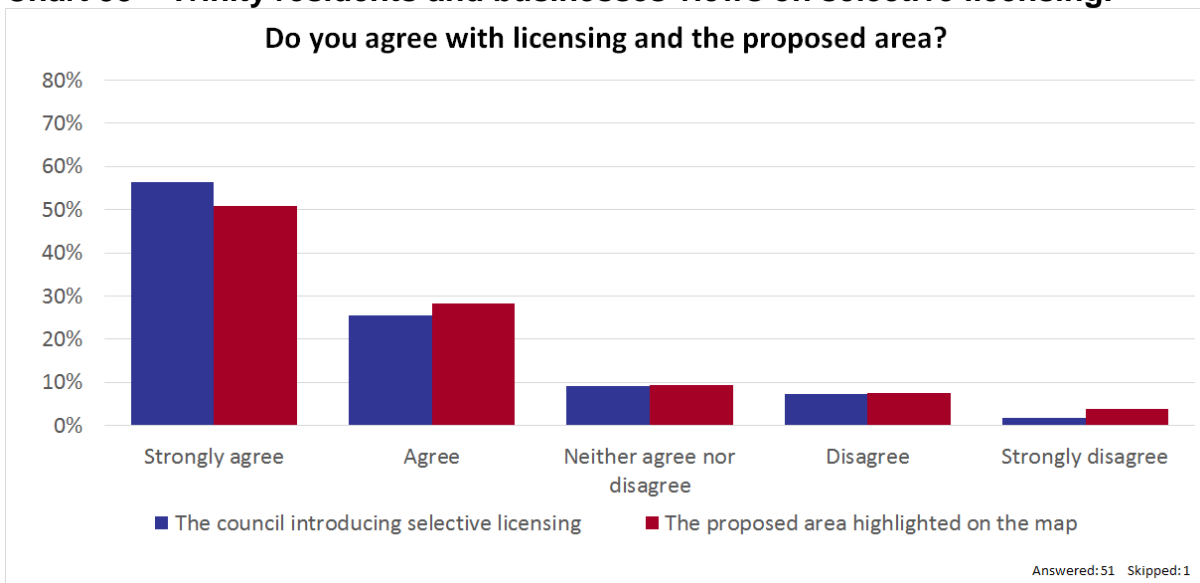


5.4 Residents and businesses views on whether to introduce selective licensing in the area and choice of area

82% (45) of respondents strongly agreed or agreed that the Council should introduce Selective Licensing (see Chart 38). 9% (5) people said they neither agreed nor disagreed, and 9% (5) people disagreed or strongly disagreed.

79% (45) of respondents strongly agreed or agreed this was the right area for Selective licensing to be introduced. 9% (5) people neither agreed or disagreed and 9% (5) people strongly disagreed or disagreed.

Chart 38 – Trinity residents and businesses views on selective licensing:



Respondents were asked to expand on why they agreed/disagreed with the Council introducing selective licensing, and why they also agreed/disagreed with the

proposed areas where the licensing scheme is to be introduced. 16 comments from Trinity residents expressed reasons for agreement with the proposals were as follows:

- Out of these answers, six made reference to the lack of responsible long-term tenants.
- This is followed by the need to improve the state of repair of properties (4 mentions), making landlords accountable (2 mentions) and improving the area (2 mentions).

There are very few respondents that raise issues that indicate their disagreement, 5 respondents commented from the Trinity area:

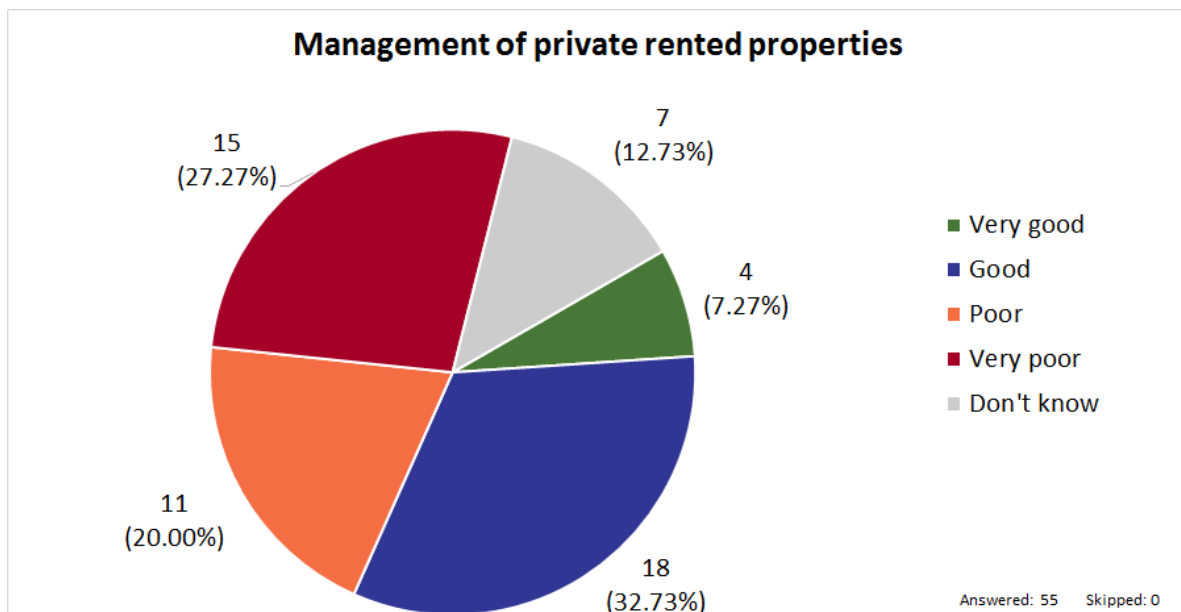
- Two mentioned the fear that cost will be passed to tenants.
- A further two comments mentioned the fear that the scheme is too bureaucratic or simply not needed,

On why they respondents agreed/disagreed with the proposed areas where the licensing scheme is to be introduced there are two mentions arising from this area that suggest extending the area covered by licensing.

5.5 Perception of the Private Rented properties in the area

Residents and businesses were asked to rate the overall management of the private rented properties in the area (see Chart 39). 47% responded to say that management was very poor or poor. 40% of respondents said that management was very good or good.

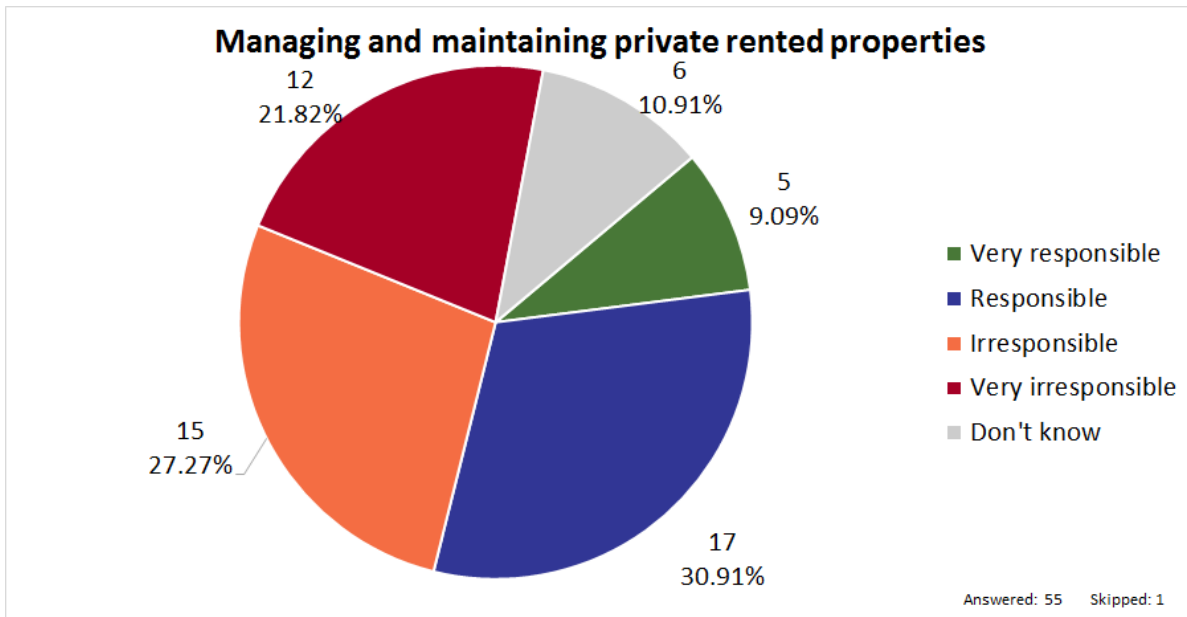
Chart 39 – Trinity residents and businesses perceptions of the management of private rented properties



Residents and businesses were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties (see Chart 40).

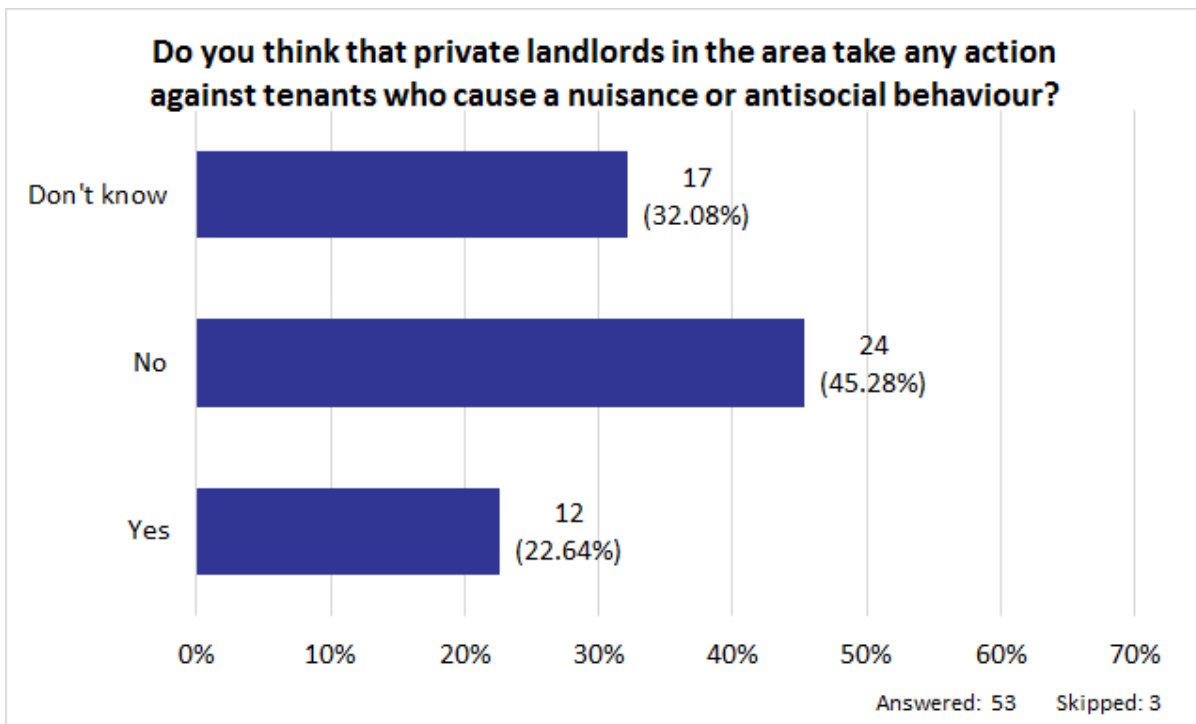
49% responded to say they felt landlords acted very irresponsibly or irresponsibly in letting, managing, and maintaining their properties while 40% felt landlords acted responsibly.

Chart 40 – Trinity residents and businesses perception of private landlord’s approach to letting, managing, and maintaining their properties:



Residents and businesses were asked if they thought private landlords took action against tenants causing nuisance and anti-social behaviour (see chart 41). 45% responded to say they didn’t think landlords took action against tenants causing nuisance and anti-social behaviour. 23% felt that they did take action.

Chart 41 – Trinity residents and businesses views on private landlords’ response to nuisance / ASB



5.6 Would licensing improve things?

Residents and businesses were asked if they agreed or disagreed with the following statements:

- *Selective licensing would improve the way landlords or letting agents manage their properties*
- *Selective licensing would improve the condition of private rented properties*
- *Selective licensing would reduce antisocial and nuisance behaviour*
- *Selective licensing would improve the area in general*

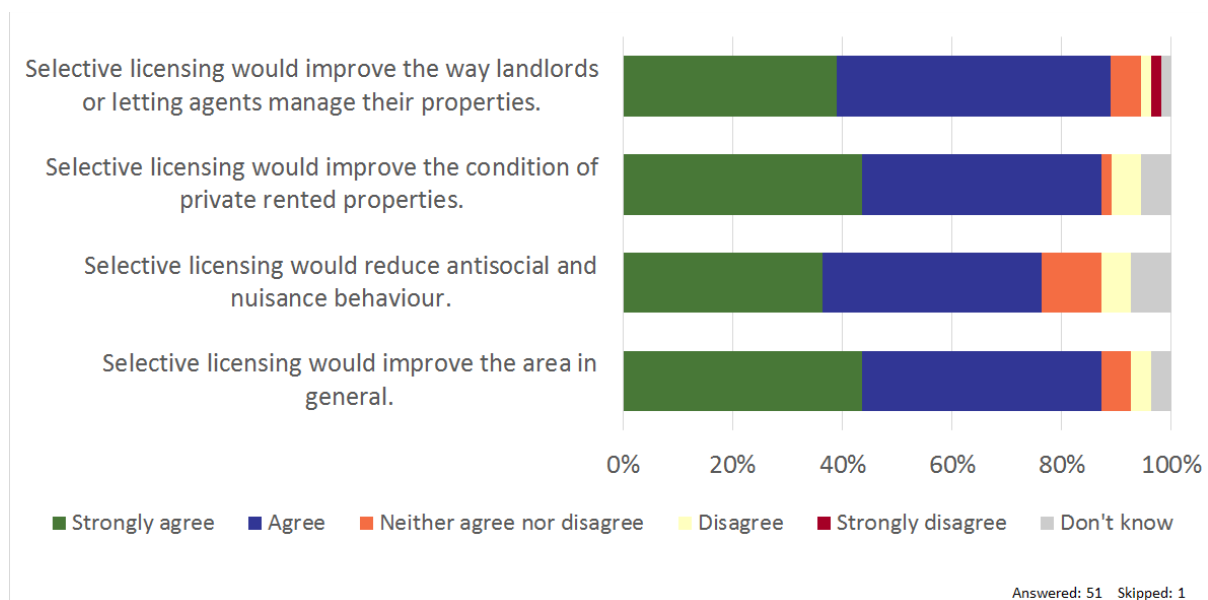
89% strongly agreed or agreed that Selective licensing would improve the way landlords or letting agents manage their properties (see chart 42)

87% strongly agreed or agreed that Selective licensing would improve the condition of private rented properties

76% strongly agreed or agreed that Selective licensing would reduce antisocial and nuisance behaviour

87% strongly agreed or agreed that Selective licensing would improve the area in general

Chart 42 – Trinity residents and businesses views on the potential for selective licensing to improve their neighbourhood



5.7 Other Comments

Respondents were asked to provide any other comments that they might have, 14 suggestions came from Trinity residents. These are summarised/paraphrased below:

- The most frequently cited suggestion is ensuring the enforcement of the scheme (3 mentions), followed by a view that more investment is needed (2 mentions), and littering and rubbish management issues (2 mentions).

6. Responses from Landlords & Agents - Trinity (Harpurhey)

11 completed questionnaires were received from the landlords and agents' consultation.

Of the responses 3 were from landlords or agents who did not have properties in the proposed licensing area. 5 of the landlords had previously engaged with the council as part of the pre consultation process.

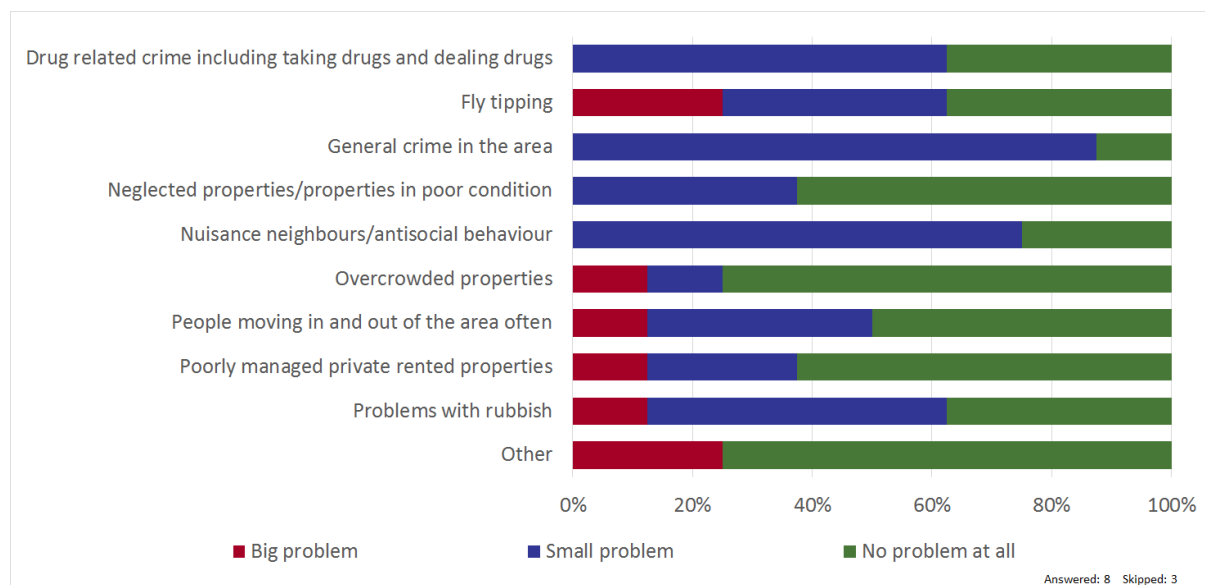
6.1 Issues in the local area

Very few landlords and agents who responded felt that any of the issues asked about were a big problem (see Chart 43). With 25% saying that fly tipping is a big problem. General crime in the area was highlighted as a small problem by 87% of respondents. Drug related crime was the second highest reported issue identified as small problem by 62% of respondents.

75% of the respondents said that overcrowded properties are not a problem at all.

Note that landlords without property in the area also commented on the issues they felt affected the area.

Chart 43 – Biggest issues in Trinity according to landlords:



6.2 Issues that have affected Landlords' properties in the area

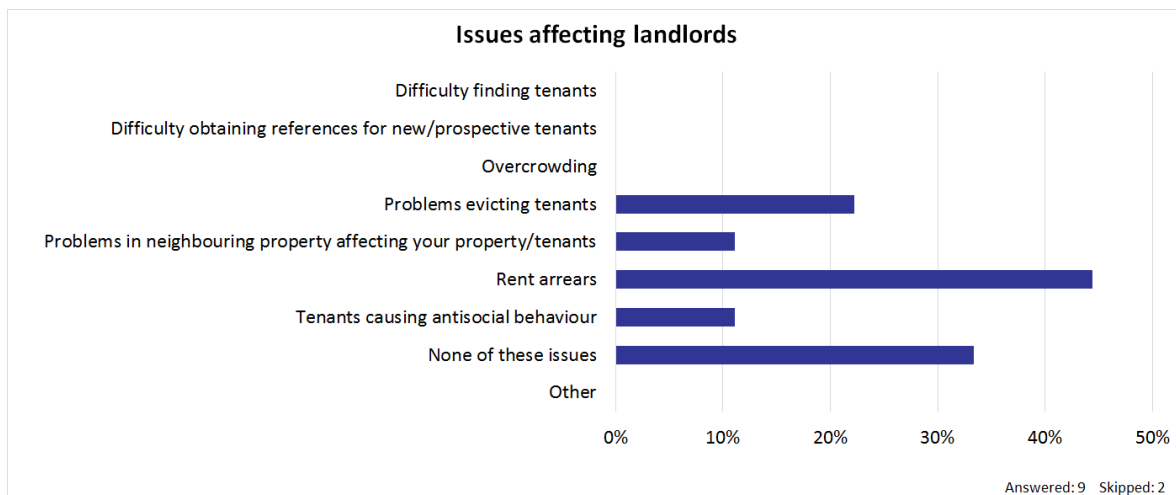
Landlords and agents were asked whether any of their property had been affected by the following problems in the last 3 years.

- *Neighbouring properties affecting your property/tenants*
- *Tenants causing antisocial behaviour*
- *Difficulty finding tenants*
- *Difficulty obtaining references for new and prospective tenants*
- *Rent arrears*
- *Overcrowding*

- *Problems evicting tenants*
- *None of these issues*
- *Other*

Of the 9 who responded to the question 44% said they had been affected by rent arrears (see Chart 44). 33% said they had not been affected by any of the issues stated, and 11% said they had been affected by problems with neighbouring properties affecting their property/tenants, and 11% affected by tenants causing antisocial behaviour.

Chart 44 – Biggest issues for landlords in Trinity:



6.3 Landlords' views of the Council having more control of how private landlords look after their properties and tenants

Landlords and agents were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

54% of respondents strongly disagreed or disagreed that private rented properties should be subject to an inspection by the council (see Chart 45). 36% Strongly agreed or agreed.

73% strongly disagreed or disagreed with landlords being asked to apply for a licence. While 27% of respondents said they strongly agreed or agreed with landlords being asked to apply for a licence.

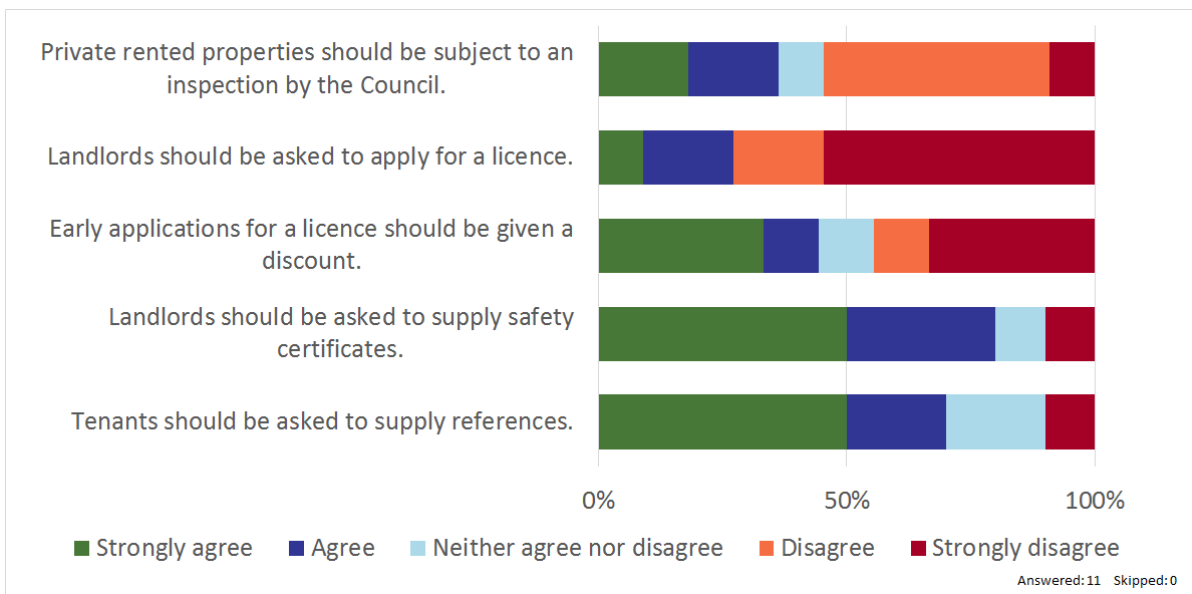
There was a divide in opinion on early application discounts with 44% strongly agreeing or agreeing and 44% strongly disagreeing or disagreeing. 11% neither agreed nor disagreed.

80% strongly agreed or agreed that landlords should be asked to supply safety certificates.

80% of respondents strongly agreed or agreed that tenants should supply references.

80% of respondents advised that they do take references from prospective tenants currently.

Chart 45 – Trinity landlords’ views on the Council having more influence over their business

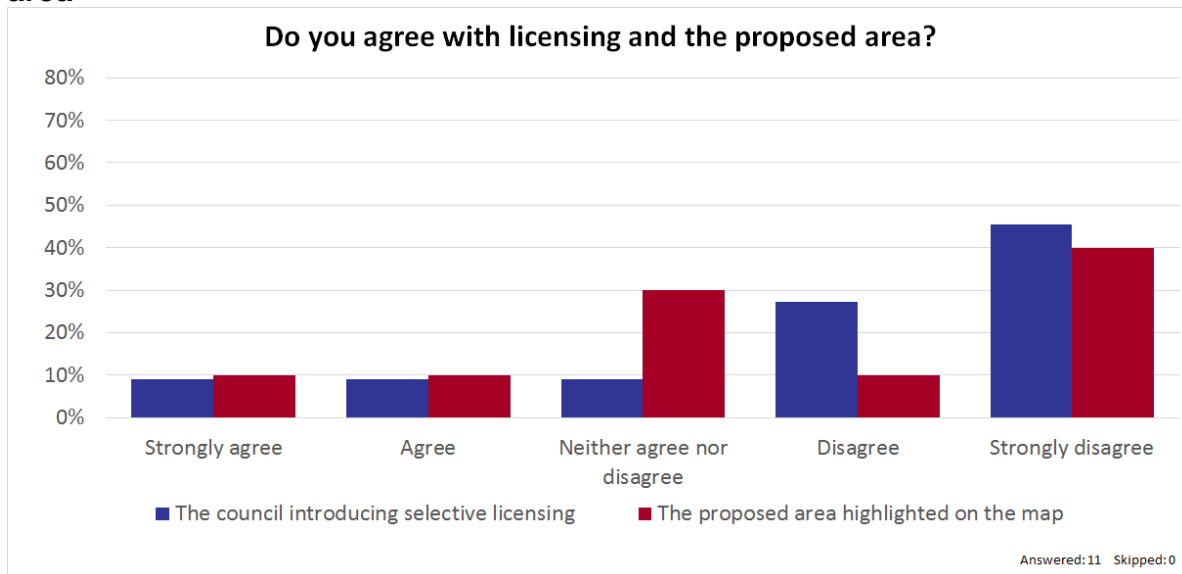


6.4 Landlords’ view on whether to introduce selective licensing in the area and choice of area.

Landlords were asked to comment on if they agreed or disagreed with selective licensing (see Chart 46). 73% of respondent strongly disagreed or disagreed with the council introducing selective licensing. With 18% strongly agreeing or agreeing with selective licensing being introduced.

50% of respondents strongly disagreed or disagreed with the proposed area suggested for selective licensing. 30% neither agreed nor disagreed with the proposed area. And 20% strongly agreed or agreed with the area proposed.

Chart 46 – Landlords’ view on introducing Selective Licensing in the Trinity area



Landlords were asked to comment on why they did or did not agree with selective licensing. Very few landlords provided comments that suggested their agreement, those that did suggested the scheme should be extended.

Those that disagreed most cited reasons for disagreement were that the proposal will increase rents (4 mentions). It is followed by the responsibility of the police to address issues (3 mentions) and, with two mentions each, answers suggesting that licensing is unfair to good landlords, that the council is responsible for issues in the area, and that the scale of the problem the proposal deals with is exaggerated.

6.5 What support services do you think could be given to landlords to make sure they manage their properties to a high standard?

Landlords were asked to comment on what support or services they could be provided with that would help them maintain properties to high standards.

In Trinity, there were several suggestions made but each of them raised only once. Of these suggestions, financial support and support with irresponsible tenants and access to advice for landlords were all cited.

6.6 What positive effect/s do you think introducing selective licensing would have?

Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have.

The most common comments made were that the scheme will have no positive effects, or that any positive effects are unclear.

6.7 What negative effect/s do you think introducing selective licensing would have?

Respondents were asked to point out the potential negative effects of selective licensing.

- The most common suggestions include increases in rent, followed by increased costs for landlords.
- Five other issues are raised, each with one mention.
 - Increased tension between landlords and tenants
 - Fewer rental properties available
 - More bureaucracy
 - Reduced landlord engagement with the council
 - Unclear

6.8 Other comments

Respondents were provided with a space to include any other comments they felt were relevant.

Responses were wide ranging of the 15 suggestions identified, two refer to tenants needing to be more responsible the remaining comments received one mention each. Some of these include:

- The scheme may improve the area
- The scheme would protect tenants
- The scheme should be extended to other areas
- Landlords are unfairly targeted
- Existing laws should be enforced.

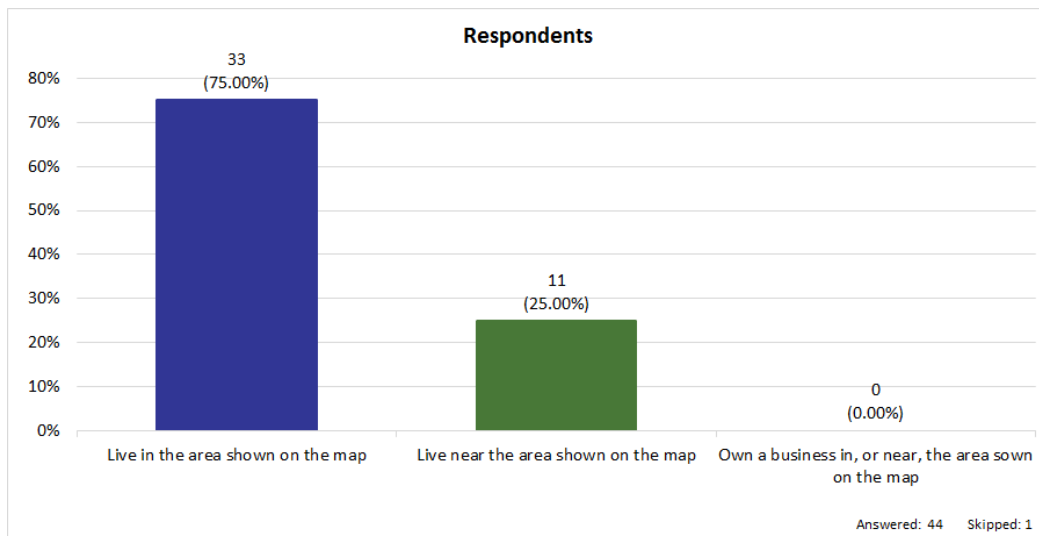
Ben Street- Clayton and Openshaw

A total of 45 responses were received from residents and businesses, 2 responses were received from Landlords and Managing agents.

7. Responses from Residents and Businesses - Ben Street (Clayton and Openshaw)

45 Residents responded, of which 33 were from the area defined on the map (see Chart 47).

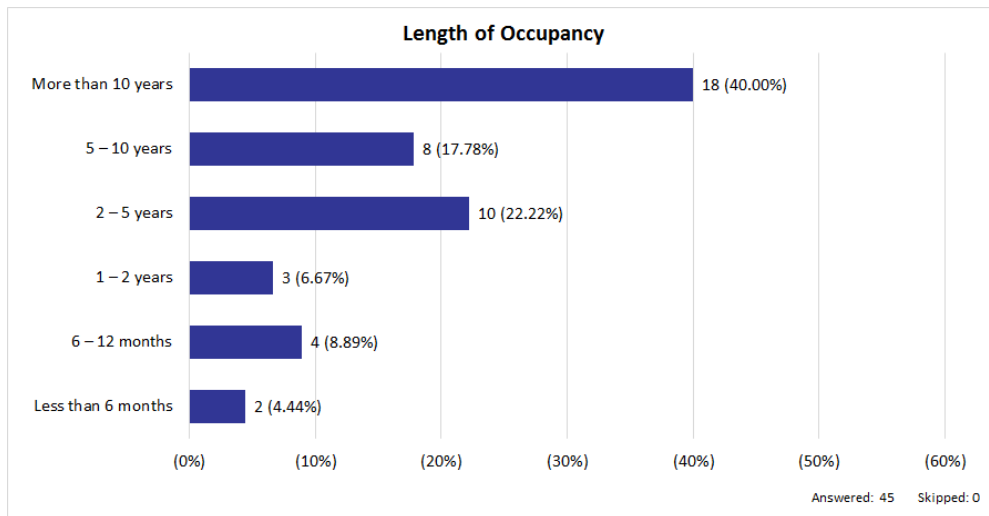
Chart 47 – Resident response location to the Ben Street consultation:



Most residents who responded were Owner Occupiers 47% (21), with 31% (14) responses from residents privately renting a property in the area, and 22% (10) renting from the council or housing association.

Approximately 44% of the area is Private Rented so the consultation is potentially under-representative of private tenants in the area,

20% of respondents have been living in the area less than 2 years (see Chart 48). With 40% living in the area for more than 10 years.

Chart 48 – Length of occupancy of resident respondents living in Ben Street:

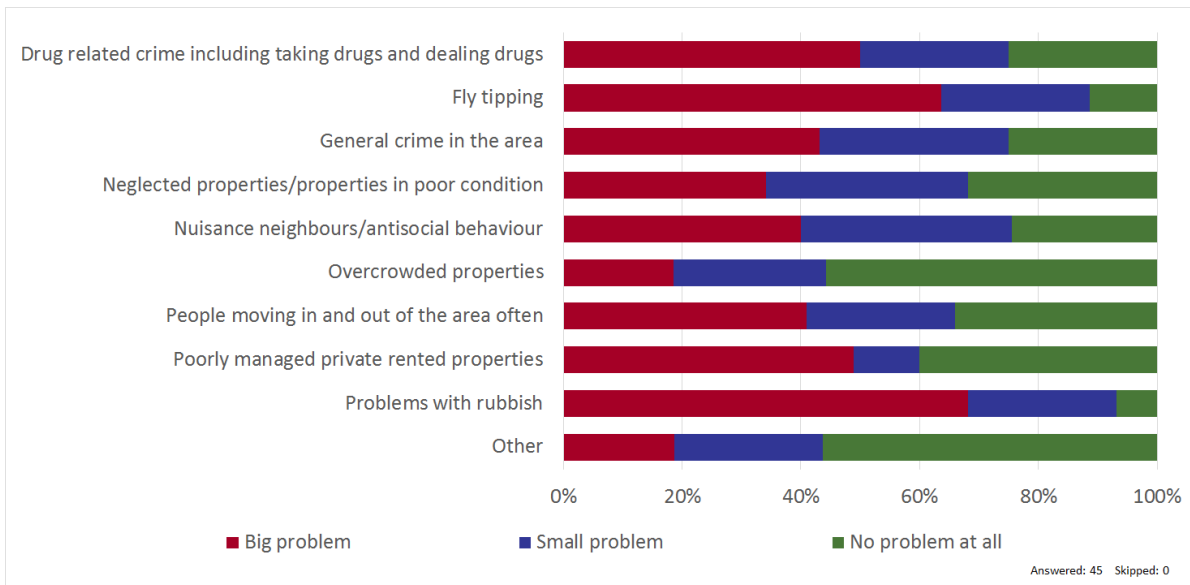
7.1 Issues affecting the local area

Residents and businesses were asked to rate which of the following issues were a **big problem**, **small problem**, **no problem at all**

- *Drug related crime including taking drugs and dealing drugs*
- *General crime in the area*
- *Nuisance neighbours/antisocial behaviour*
- *Problems with rubbish*
- *Fly tipping*
- *Neglected properties/properties in poor condition*
- *Overcrowded properties*
- *People moving in and out of the area often*
- *Poorly managed private rented properties*
- *Other (please specify)*

The biggest problem identified was rubbish with 68% of respondents saying it was a big problem. (see chart 49) 64% of respondents said Fly tipping was a big problem. After that concern was spread out across a range of issues including drug related crime (which 50% of respondents considered to be a big problem), poorly managed private rented properties (49%) and crime in general (43%).

Chart 49 – Issues affecting residents in Ben Street:



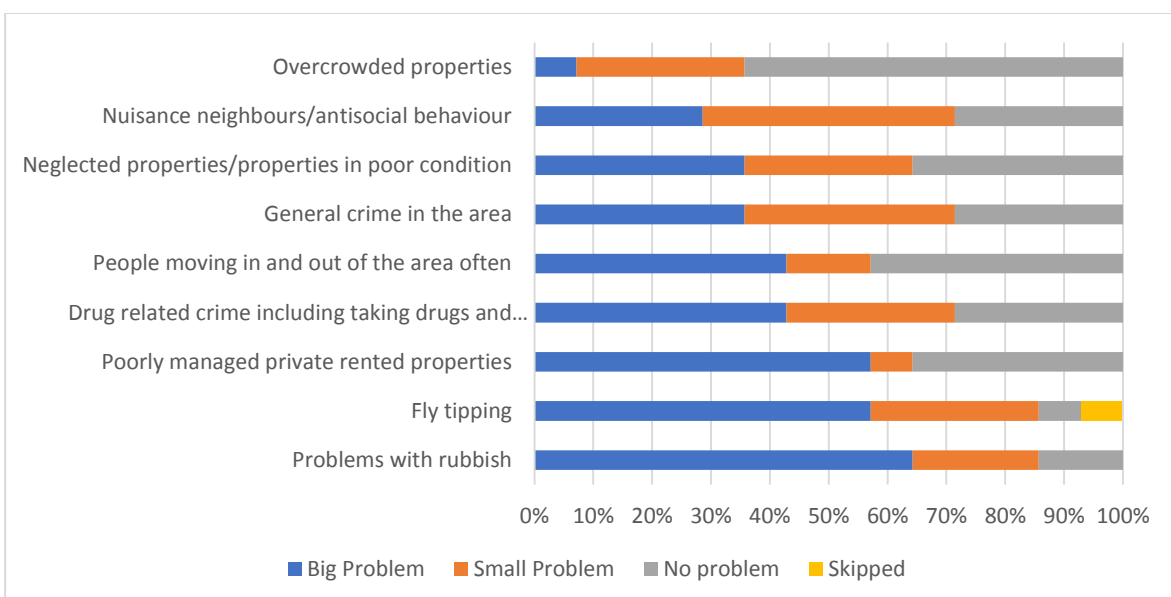
Respondents were given the opportunity to include other problems not included in the list in a free text box, 7 respondents selected “Other” which have been categorised as follows.

Additional problems receive only single mentions, with some similar to the ones identified for other areas (traffic, parking, and old housing and infrastructure).

Respondents who privately rent accommodation identified problems with rubbish (64%) and with fly tipping (57%) and poorly managed private rented properties (57%) as their biggest problem (see chart 50).

Overcrowded properties and general crime in the area were identified as the least important issues by residents in private rented accommodation.

Chart 50 – Issues for private rented tenants in Ben Street:

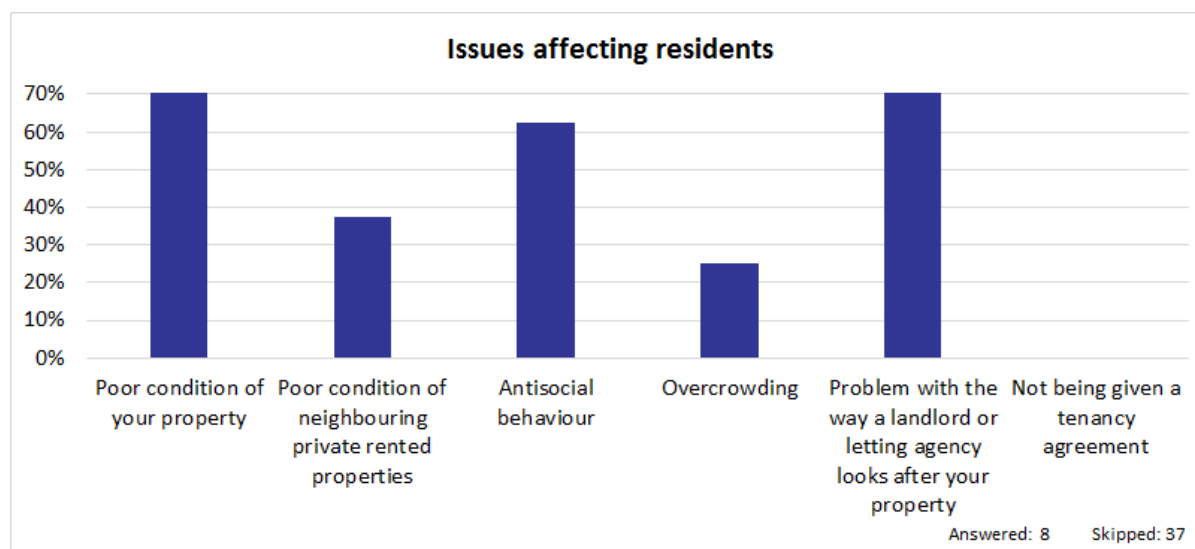


7.2 Issues directly affecting the resident or their family in the last three years.

Residents were asked if they had been affected by a range of neighbourhood issues in the last three years (see Chart 51). Of the small number who answered the question (8) 87% of those that did respond had been directly affected by problems with the way a landlord or letting agent looks after their property. 75% said they had been affected by poor conditions in their home.

Anti-social behaviour also featured quite highly in that 62% of residents had been affected in the last 3 years.

Chart 51 – Neighbourhood issues affecting residents in Ben Street



7.3 Residents and businesses Views

Residents and businesses were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

91% of respondents strongly agreed or agreed that private rented properties should be subject to an inspection by the council (see Chart 52).

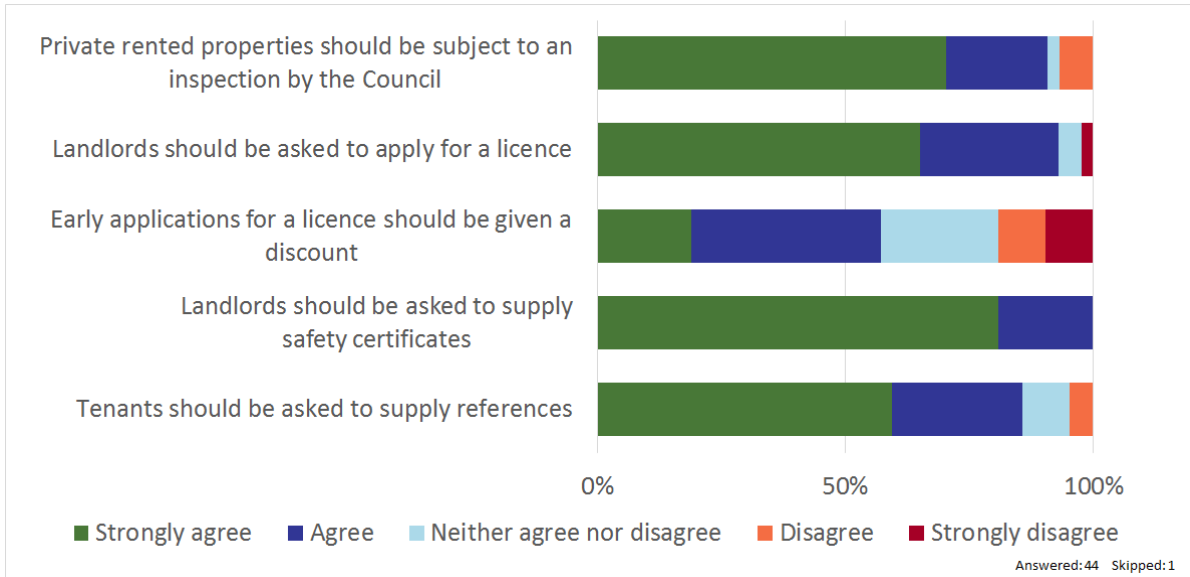
93% of the respondents strongly agreed or agreed that landlords should be asked to apply for a licence.

In response to early application discount, 57% strongly agreed or agreed a discount should be given.

Respondents unanimously responded that landlords should be asked to supply safety certificates with 100% strongly agreeing or agreeing.

86% of respondents strongly agreed or agreed that tenants should be asked to supply references.

Chart 52 – Ben Street residents and businesses views on property management in the PRS:

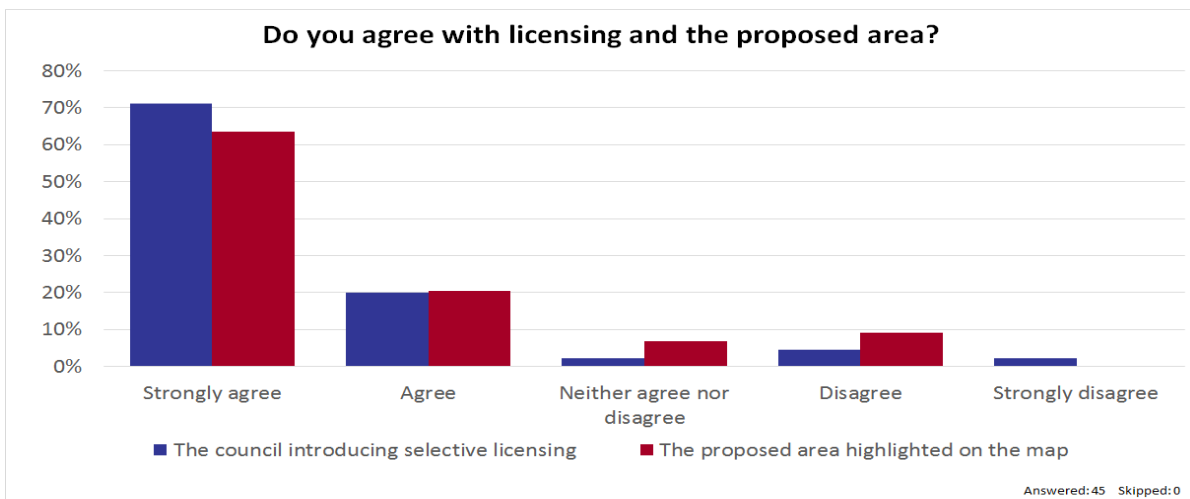


7.4 Residents and businesses views on whether to introduce selective licensing in the area and choice of area.

91% (41) of respondents strongly agreed or agreed that the Council should introduce Selective Licensing (see Chart 53). 1 person said they neither agreed nor disagreed, and 3 people disagreed or strongly disagreed.

84% (37) of respondents strongly agreed or agreed this was the right area for Selective licensing to be introduced. 7% of people (3) neither agreed or disagreed and 9% of people (4) disagreed.

Chart 53 – Ben Street residents and businesses views on selective licensing:



Respondents were asked to expand on why they agreed/disagreed with the Council introducing selective licensing, and why they also agreed/disagreed with the proposed areas where the licensing scheme is to be introduced.

- Of the 11 answers, the most cited reason for agreement was making landlords accountable.
- The second most cited reason for agreement includes respondents reflecting on how the proposal would improve the area.

There are very few respondents that raise issues that indicate their disagreement with only one comment from the Ben Street area.

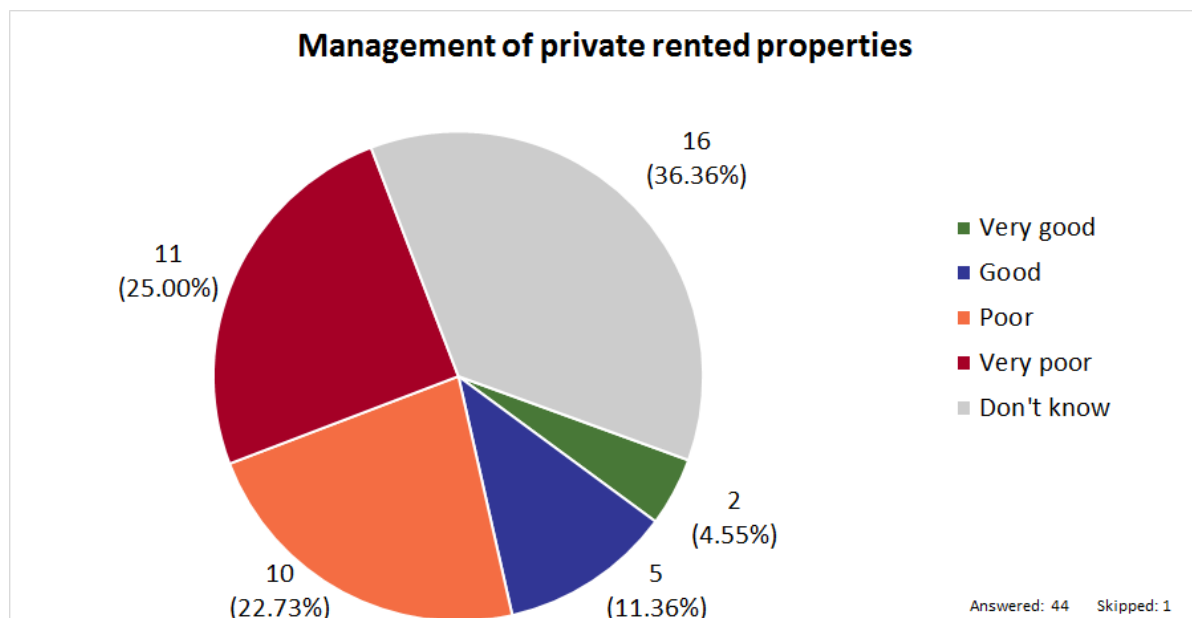
- The one comment related to houses in the area already being owned by housing associations.

There were 3 responses relating to the proposed area. 1 mention was to make licensing city wide. 2 mentions were to expand the area wider.

7.5 Perception of the Private Rented properties in the area

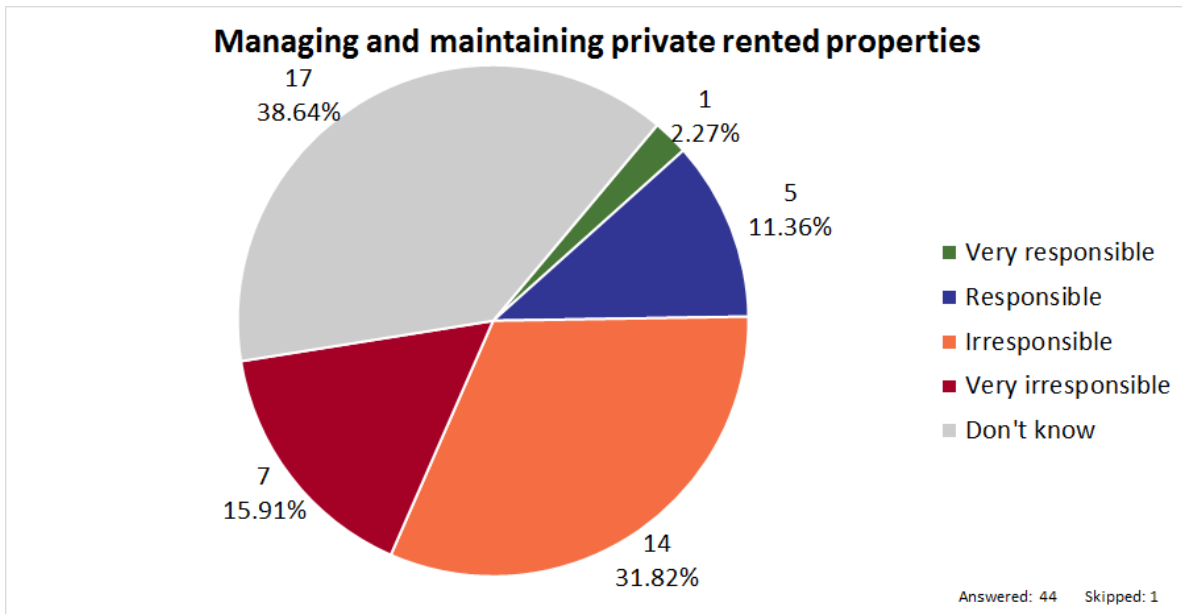
Residents and businesses were asked to rate the overall management of the private rented properties in the area (see Chart 54). 48% responded to say that they felt management was very poor or poor. 36% responded to say that they didn't know.

Chart 54 – Ben Street resident and businesses perceptions of private rented properties



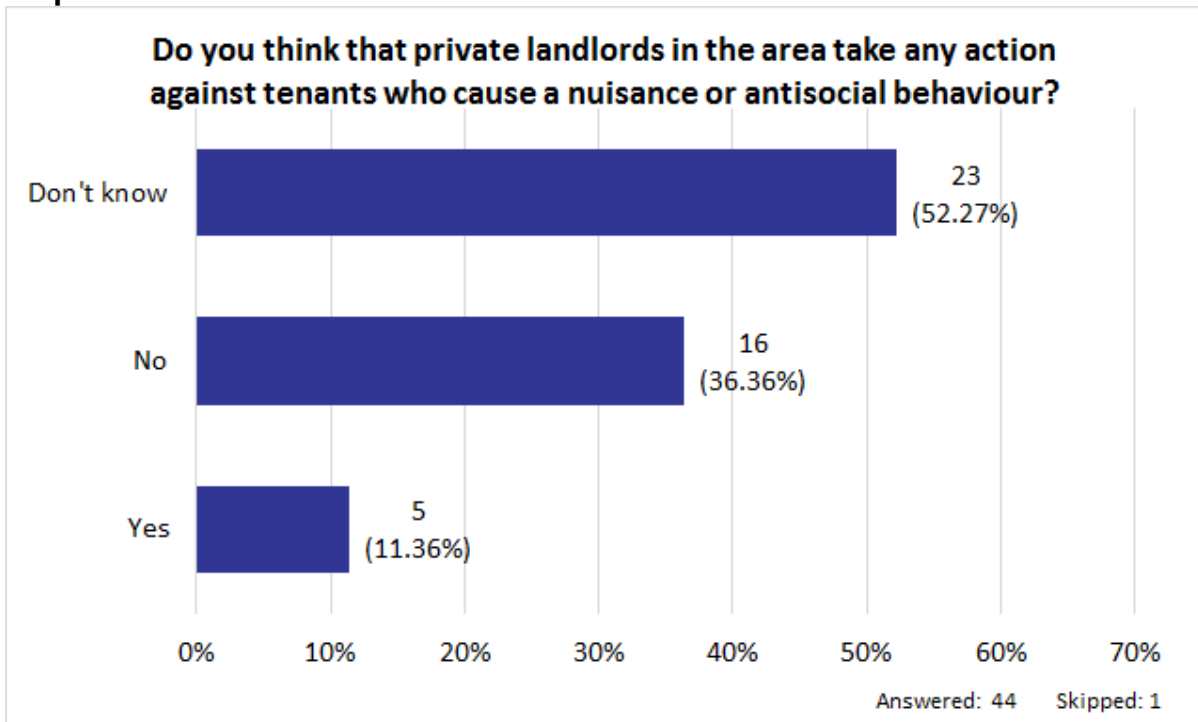
Residents and businesses were asked to what extent they felt private landlords in the area acted responsibly or irresponsibly in letting, managing, and maintaining their properties (see Chart 55). 48% responded to say the felt landlords acted very irresponsibly or irresponsibly. 37% responded to say that they didn't know.

Chart55 – Ben Street residents and businesses perception of private landlords’ approach to letting, managing, and maintaining their properties



Residents and businesses were asked if they thought private landlords took action against tenants causing nuisance and anti-social behaviour (see Chart 56). 52% responded to say they didn’t know. 36% said no they didn’t think landlords acted took action against tenants causing nuisance and anti-social behaviour.

Chart 56 – Ben Street residents and businesses views on private landlords’ response to nuisance / ASB



7.6 Would licensing improve things?

Residents and businesses were asked if they agreed or disagreed with the following statements:

- *Selective licensing would improve the way landlords or letting agents manage their properties*
- *Selective licensing would improve the condition of private rented properties*
- *Selective licensing would reduce antisocial and nuisance behaviour*
- *Selective licensing would improve the area in general*

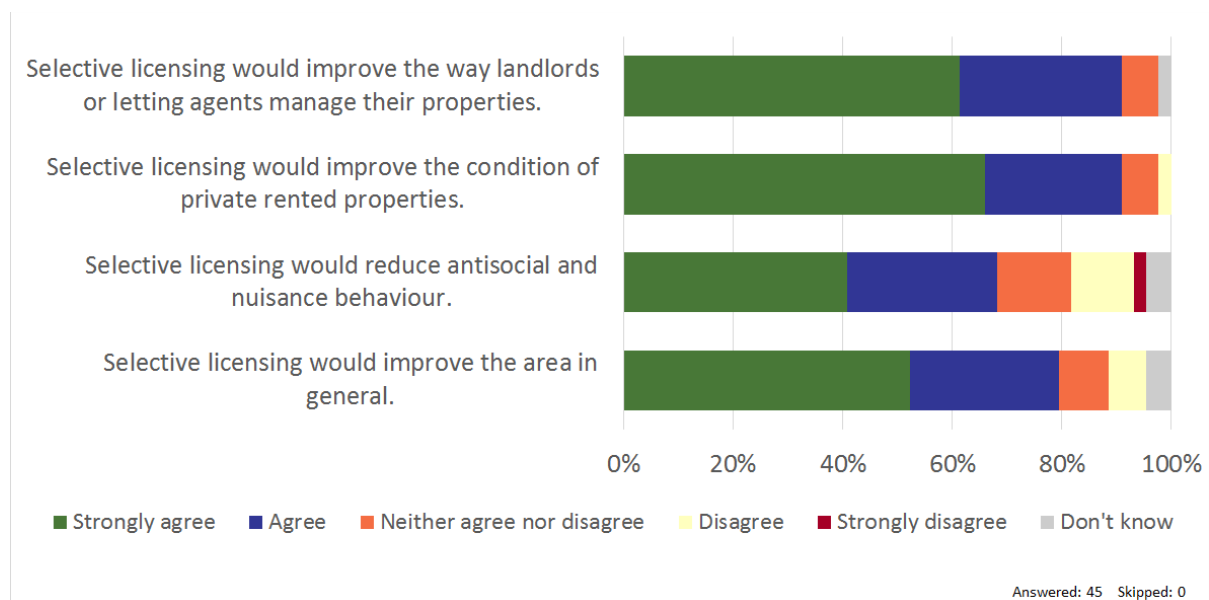
91% of respondents strongly agreed or agreed that Selective licensing would improve the way landlords or letting agents manage their properties (see Chart 57).

91% strongly agreed or agreed that Selective licensing would improve the condition of private rented properties

68% strongly agreed or agreed that Selective licensing would reduce antisocial and nuisance behaviour

79% strongly agreed or agreed that Selective licensing would improve the area in general

Chart 57 – Ben Street residents and businesses views on the potential for selective licensing to improve their neighbourhood



7.7 Other Comments

Respondents were asked to provide any other comments that they might have, Ben Street residents provided 11 suggestions.

Of the 11 responses, suggestions that drew two mentions included the need for responsible tenants, HMO (Houses in Multiple Occupation) being overcrowded and

lack of checks on tenants are a problem. Concerns about an increase in rent, and the suggestion to extend the scheme city-wide were also put forward.

8 Responses from Landlords & Agents- Ben Street (Clayton and Openshaw)

A very low response was received from the landlords and agents' consultation and was not sufficient to derive a representative set of views from. To avoid disclosing individual responses to the survey this section will summarise the general view from the responses that were received

While the area being consulted on is small, 44% (105) properties are estimated to be in the private rented sector. Therefore, landlords are significantly underrepresented in this area. Both respondents said that they had engaged with the council as part of the pre consultation process.

8.1 Issues in the local area

The issue landlords felt was a big problem in the area related to fly tipping, problems with rubbish and neglected properties/properties in poor condition

Nuisance neighbours/antisocial behaviour and people moving in and out of the area often were identified as small problems.

8.2 Issues that have affected Landlords' properties in the area

Landlords and agents were asked whether any of their property had been affected by the following problems in the last 3 years.

- *Neighbouring properties affecting your property/tenants*
- *Tenants causing antisocial behaviour*
- *Difficulty finding tenants*
- *Difficulty obtaining references for new and prospective tenants*
- *Rent arrears*
- *Overcrowding*
- *Problems evicting tenants*
- *None of these issues*
- *Other*

The most frequently mentioned issue was difficulty finding tenants

8.3 Landlords' views of the Council having more control of how private landlords look after their properties and tenants

Landlords and agents were asked to state if they agreed or disagreed with the following statements.

- *Private rented properties should be subject to an inspection by the Council*
- *Landlords should be asked to apply for a licence*
- *Early applications for a licence should be given a discount*
- *Landlords should be asked to supply safety certificates*
- *Tenants should be asked to supply references*

There was not enough response to this question to draw firm conclusions other than respondents agreed that landlords should supply safety certificates and that tenants should supply references. All respondents advised that they do take references from prospective tenants currently.

8.4 Landlords' view on whether to introduce selective licensing in the area and choice of area.

Landlords were asked to comment on if they agreed or disagreed with selective licensing and there was no conclusive result, as half the respondents agreed and half strongly disagreed, or agreed. There was no strong view expressed on whether Ben Street was the right area for licensing. No comments were provided in the open text questions.

8.5 What support services do you think could be given to landlords to make sure they manage their properties to a high standard?

Landlords were asked to comment on what support or services they could be provided with that would help them maintain properties to high standards.

The only suggestion was for good property management companies.

8.6 What positive effect/s do you think introducing selective licensing would have?

Landlords were asked to comment on what positive effect(s) they think introducing selective licensing would have.

The only comment in this section was that the positive effects were unclear.

8.7 What negative effect/s do you think introducing selective licensing would have?

Respondents were asked to point out any potential negative effects of selective licensing.

Comments in this section mentioned potential for rent increases which would pass the cost on to tenants.

8.8 Other comments

Respondents were provided space to include any other comments they felt were relevant. The limited responses recorded suggested that having a property management company to manage properties on a landlord's behalf would help solve issues around management, echoing the comment made in section 8.5

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**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 9 December 2021

Subject: Update on COVID-19 Activity

Report of: Director of City Centre Growth and Infrastructure and Director of Inclusive Economy

Summary

This report provides Committee Members with a further update summary of the current situation in the city in relation to COVID-19 and an update on the work progressing in Manchester in relation to areas within the remit of this Committee. Further detail on specific issues will be available as required.

Recommendations

The Committee is requested to note the update.

Wards Affected: All

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

Manchester Strategy Outcomes	Summary of how this report aligns to the OMS
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	This unprecedented national and international crisis impacts on all areas of our city. The 'Our Manchester' approach has underpinned the planning and delivery of our response, working in partnership and identifying innovative ways to continue to deliver services and to establish new services as quickly as possible to support the most vulnerable in our city.
A highly skilled city: world class and home grown talent sustaining the city's economic success	A reset of the Our Manchester Strategy is now underway following a meeting of the Our

A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Manchester Forum on 16 June 2020. An extensive engagement exercise will take place to inform a draft document in late 2020 and a final version in February 2021.
A liveable and low carbon city: a destination of choice to live, visit, work	
A connected city: world class infrastructure and connectivity to drive growth	

Contact Officers:

Name: Pat Bartoli

Position: Director of City Centre Growth and Infrastructure

Telephone: 0161 234 3329

Email: pat.bartoli@manchester.gov.uk

Name: Angela Harrington

Position: Director of Inclusive Economy

Telephone: 0161 234 3171

Email: angela.harrington@manchester.gov.uk

Name: Hilary Sayers

Position: City Centre Growth Manager

Telephone: 0161 234 3387

Email: hilary.sayers@manchester.gov.uk

Background documents (available for public inspection): None

Economic Recovery Workstream- Sitrep Summary

As at 18/11/2021 for meeting on 19/11/2021. Updated fortnightly. Latest updates shown in yellow.

Issue/theme/activity area	Impact/ challenges experienced	Key planning and response activity being undertaken
<p>General Overview</p>	<p>ONS labour market figures (16 November):</p> <ul style="list-style-type: none"> • the figures for the three months to September from the ONS shows that unemployment in quarter 3 fell to 4.3%, down from 4.5% for the previous quarter. September was the last month of furlough and the figures do not seem to suggest a spike in unemployment as a result of the scheme ending. • the number of people on payroll increased by 163,000 in the same period. • However, there were still record numbers of vacancies and the sectors with highest growth in vacancies were transport and storage, and construction. <p>ONS Real Time Indicators (11 November):</p>	<p>Powering Recovery: Manchester’s Recovery and Investment Plan’ launched in Nov. Four investment priorities around: innovation; city centre and urban realm; residential retrofit programme; and North Manchester regeneration. Seeking govt funding for over 50 projects of £798.8 m. The plan can be accessed here.</p> <p>United City business-led campaign launched 22/11 and supported by MCC.</p> <p>Business Sounding Board and Real Estate subgroup continue to meet regularly to share intel across sectors and to help support MCC lobbying.</p> <p>Weekly MCC newsletter issued to over 9,000 businesses with updates.</p> <p>Comms update</p> <p>Link to the film: Manchester is back. Stronger than ever. - YouTube</p>

- The total volume of online job adverts on 5 November 2021 increased by 4% from the previous week, to 147% of its February 2020 average level (Adzuna)
- The seven-day average estimate of UK seated diners in the week to 8 November 2021 was 116% of the level in the equivalent week of 2019, which is a 13 percentage point decrease from the previous week, and follows four consecutive weekly increases (OpenTable)
- In Wave 43, 29% of businesses reported a decrease in turnover in the last month, compared with normal expectations for this time of year; this is a 5 percentage point increase from Wave 41 (initial results from Wave 43 of Business Insights and Conditions Survey (BICS))

Environment Bill becomes law: the House of Lords has given its approval to the long-awaited [Environment Bill so that it now becomes legislation](#). The Environment Act will deliver:

The film performed most well on Twitter with over 100k impressions, 13k view of the video and over 300 likes. Our Twitter followers tend to include partners and well as residents and businesses. It also did well on LinkedIn with 7k views and 367 likes.

The Welcome Back campaign moved into the next phase of lockdown messaging from the 17th May with emphasis on culture venues opening back up. We produced another film with the Contact Theatre on what opening up meant to them and how important it is to support our cultural venues. [Manchester art & entertainment venues are opening 🎨 #WelcomeBackMCR - YouTube](#)

Alongside this, visitors to the city will see a raft of Welcome Back messaging from outdoor digital advertising, poster sites, shop windows and in taxis to name a few.

The weekly Welcome Back ebulletin signposts to the events taking place, such as the flower show, along side key advice to ask that people continue to follow the advice and guidance so we can all return safely.

Re-opening update

c. 400 licences have been issued to the hospitality sector. Overall businesses have responded to all requirements positively, have engaged with authorities and are overwhelmingly compliant.

	<ul style="list-style-type: none"> • Long-term targets to improve air quality, biodiversity, water, and waste reduction and resource efficiency • A target on ambient PM2.5 concentrations, the most harmful pollutant to human health • A target to halt the decline of nature by 2030 • Environmental Improvement Plans, including interim targets • A cycle of environmental monitoring and reporting • Environmental Principles embedded in domestic policy making • Office for Environmental Protection to uphold environmental law <p>Retail recovery leading to Christmas: people shopping earlier in the year in preparation for Christmas amid the supply chain shortages, as well as increased spending on travel, digital entertainment and subscription services and cinema tickets all boosted sales. The research was conducted by the BRC and Barclaycard.</p> <p>PwC festive predictions: according to PwC's research, consumers will spend an</p>	<p>However the impact does continue to be significant for them. The delayed lifting only delays their recovery and makes for continued higher operational costs. More widely than that because as a sector they are required to record customer contacts in a way that other sectors are not required to (retail/transport for example), they are harder hit when an individual tests positive – and isolations/temporary closures are required that are not mirrored in the retail sector.</p> <p>There has been a shift in employment within the sector as already reported, with many leaving it altogether and there is a real shortage of staff at the minute that is compounding all the aforementioned issues meaning some businesses also have to shut due to staff shortages.</p> <p>19th July- Several city centre nightclubs did a NYE's style countdown and one venue had a full capacity ticketed queue of 800. Most nightclubs operating a tickets only entry. Of the 650 hospitality venues, almost all will be open by the coming week end (only 6% were not operating in some form). Many night time venues had reinvented themselves during the pandemic to allow trading to continue and are now reverting back or upgrading to previous operating patterns.</p> <p>Prior to stage 4, additional opening and operating safely guidance has been issued to businesses</p>
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	<p>average of £428 per person, which is up from £384 last year. Given the disruptions last year, the increased spend is driven in part by more people planning to spend Christmas with extended family, leading to more gifting opportunities, more celebratory food and drink and more Christmas socialising. Meanwhile, recent price inflation means people expect they will need to spend more. 87% of spend will be online.</p> <p>Lloyds Business Barometer October: the bank's business barometer was released on 1 November and it reported that business confidence dropped by three points to 43% from September. Confidence rose in manufacturing but fell in retail and services. Lloyds put the reduction in consumer confidence down to the fall in optimism about the wider economy, rising costs and the supply chain issues.</p> <p>Quarter of workers planning to quit: a report by recruitment company Randstad UK claims that 24% of 6,000 workers surveyed were planning on changing their jobs within three to six months, which is an increase on the expected 11% Randstad would usually expect to move in a year. Those in the construction, tech and</p>	<p>and venues including for nightclubs and for weddings and funerals. Bulletins continue to encourage staff vaccination and regular use of Lateral Flow Tests with comms that protecting staff protects the business. The Licensing and Out of Hours Team is visiting all nightclub premises and engaging re risk assessments and now working until 04.30hrs; officers are also monitoring re noise levels (particularly with current ventilation advice) and waste from external operations. 'Pinging' is having impact on hospitality staff and on waste and cleansing staff availability.</p> <p>14 September – temporary licences enabling use of outside space by hospitality will not be renewed in most cases over the winter. This will give the opportunity to look long term at use of space. Where licences are part of already approved schemes, these will continue. Comms going out this week.</p> <p>24 September – Christmas markets will return to the city centre for 2021. Piccadilly Gardens will be the site for an expanded 'winter gardens' featuring market stalls, lighting, food and drink, seating areas and entertainment space.</p> <p>12th October – security measures around the temporary outside space for hospitality will be removed 18/19th October. Consideration is being given to longer term options taking into account needs of all parties including residents and</p>
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	<p>logistics sectors were most confident about getting a new job.</p> <p>Games makers to create jobs: having recently announced their move to Enterprise City, Cloud Imperium Games have committed to creating more than 1,000 jobs in the city, 700 by 2023. The company is moving its headquarters from Wilmslow to Manchester and will be in their new studio by May 2022.</p>	<p>neighbouring businesses together with the city's overall objective to increase space available to pedestrians.</p> <p>12th November – Manchester's Christmas Markets opened including the new Winter Garden on Piccadilly Gardens which includes a large decked area with seating and tables, a stage and music and a fully accessible toilet facility with provision for adult changing. The opening weekend saw city centre footfall increase by 16% on the previous week. City Centre congestion was up 33% between 1600 and 1900 on the Saturday.</p> <p>NTE sales are strong, up 6% on the same week in 2019.</p> <p>October 2021 saw an increase in city centre footfall with Halloween week end the busiest since pre-pandemic.</p> <p>Business support and engagement; the various networks are beginning to function again in person post-pandemic. In addition, interest is being assessed amongst stakeholders in some place specific groups such as St Ann's Square and King Street. Options to address the challenge of empty premises are to be further considered- some</p>
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		'pop-up' use by community or charity groups has proved successful.																								
Footfall	<p>Footfall trends- City Centre (Springboard / CityCo)</p> <p>Week 44 31st October – 6th November</p> <table border="1"> <thead> <tr> <th></th> <th>Week on week %</th> <th>Year on year %</th> <th>Pre Covid</th> </tr> </thead> <tbody> <tr> <td>St Ann's Sq</td> <td>-10.7%</td> <td>88.5%</td> <td>38.3%</td> </tr> <tr> <td>Exchange Sq</td> <td>-16.9%</td> <td>82%</td> <td>-27%</td> </tr> <tr> <td>King Street</td> <td>-23.2%</td> <td>41.8%</td> <td>56.5%</td> </tr> <tr> <td>Market Street</td> <td>-19.8%</td> <td>85.8%</td> <td>20.7%</td> </tr> <tr> <td>New Cathedral St</td> <td>-39.8%</td> <td>60.7%</td> <td>-38%</td> </tr> </tbody> </table> <p>Footfall trends- District Centres (Springboard)</p> <p>Week 45 8th – 14th November</p>		Week on week %	Year on year %	Pre Covid	St Ann's Sq	-10.7%	88.5%	38.3%	Exchange Sq	-16.9%	82%	-27%	King Street	-23.2%	41.8%	56.5%	Market Street	-19.8%	85.8%	20.7%	New Cathedral St	-39.8%	60.7%	-38%	
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		Week on week %	Year on year %	Pre- Covid
	Cheetham Hill	3.9%	19.1%	-5.4%
	Chorlton	-5.7%	28.8%	-17%
	Fallowfield	22.9%	32.1%	31.4%
	Gorton	11.5%	13.8%	- 14.3%
	Harpurhey	4.2%	27.5%	10.2%
	Levenshulme	2.2%	11.8%	- 28.2%
	Northenden	5%	41.3%	-7%
	Rushholme	16.8%	46%	6.8%
	Victoria Avenue	3.7%	22.4%	- 14.4%
	Withington	9.8%	29.3%	-2.7%
Higher Education Institutions	<p>MMU - Teaching on campus commenced, testing and vacs taking place on campus.</p> <p>RNCM - 90% students back, 10% still online due to Covid.</p> <p>UoM - have 2k more students in the first year intake than in previous years, but had anticipated and planned for this. MECD and the Royce Institute opened this Sept.</p> <p>UoM reported at BSB that:</p>			

	<ul style="list-style-type: none"> • Student numbers remain high and are at 46,500 registered with a few still going through registration. 	
<p>Aviation</p>	<p>From 4am Monday 4 October 2021, the rules for international travel to England will change from the red, amber, green traffic light system to a single red list of countries and simplified travel measures for arrivals from the rest of the world. The rules for travel from countries and territories not on the red list will depend on your vaccination status.</p> <p>If you are fully vaccinated you will have to:</p> <ul style="list-style-type: none"> • book and pay for a day 2 COVID-19 test – to be taken after arrival in England • complete your passenger locator form – any time in the 48 hours before you arrive in England • take a COVID-19 test on or before day 2 after you arrive in England <p>Under the new rules, you will not need to:</p> <ul style="list-style-type: none"> • take a pre-departure test • take a day 8 COVID-19 test 	<p>Manchester Airports Group (MAG) airports served 2.7 million passengers in October, which represented 51% of pre-pandemic traffic compared to the same month in October 2019.</p> <p>The total number of passengers in October for Manchester Airport was 1,205,230. The rolling total for the 12 months to October is at 4,621,601.</p> <p>The airport received a boost from the opening of the US borders on 8 November. Manchester Airport’s Virgin Atlantic services to New York and Orlando restarted on the first day after the relaxation, with the Singapore Airlines service to Houston set to return in early December. Aer Lingus is also launching new services to New York, Orlando and Boston later this month</p> <p>Manchester Airport served 1.6 million passengers travelling direct to the US each year before the pandemic and is currently expecting to welcome back approximately half of its pre-pandemic routes</p>

	<ul style="list-style-type: none"> • quarantine at home or in the place you are staying for 10 days after you arrive in England <p>If you are not fully vaccinated from 4am Monday 4 October, you must:</p> <ul style="list-style-type: none"> • take a pre-departure COVID-19 test – to be taken in the 3 days before you travel to England • book and pay for day 2 and day 8 COVID-19 tests – to be taken after arrival in England • complete your passenger locator form – any time in the 48 hours before you arrive in England <p>After you arrive in England you must:</p> <ul style="list-style-type: none"> • quarantine at home or in the place you are staying for 10 days • take a COVID-19 test on or before day 2 and on or after day 8 • You may be able to end quarantine early if you pay for a private COVID-19 test through the Test to Release scheme. 	<p>to America in the first month of the transatlantic restart.</p> <p>Volumes of air freight traffic at Manchester Airport are up 23.6% in October from the same period last year.</p>
<p>Culture</p>	<p>Culture Recovery Fund CRF Round 3 announced 25/6 for the cultural, heritage and creative sectors. £218.5 million will be available through the Culture Recovery Fund:</p>	<p>Marketing campaign #HereforCultureMcr Cultural organisations in Mcr jointly fundraised, though their individual Culture Recovery Fund bids, to deliver 2 joint projects - MADE - the Cultural Education Partnership programme and</p>

	<ul style="list-style-type: none"> • CRF Funds now closed to applications <p>The successful applicant to the ACE CRF3 fund were notified by Friday, 29/10. No public announcements have yet been made.</p>	<p><u>#HereforCultureMcr</u> - a joint marketing campaign to communicate to residents and visitors to the city the cultural offer was open for business.</p> <p>Results of the #HereforCultureMcr campaign were shared this week. The report summarised that collectively, Manchester venues lost over 90% of total income when comparing 19/20 with 20/21 or 21/22 so far. Attendances were down by 97% = 3.5m lost attendances. Excluding MIF- 21/22 is currently at only 11% of pre-pandemic levels (NB. Partial year). In 20/21 compared to 19/20:</p> <ul style="list-style-type: none"> • Attendance income down by over £20m (-92%) • Secondary spend income down by £3.5m (-89%) • Donations down by £0.5m (-50%) <p><u>#HereForCultureMCR</u> campaign Produced by a consortium of more than 20 arts organisations in the city. It went Live 17 May to end August 2021 with a poster, radio and digital campaign aimed at welcoming visitors back safely to culture in the city</p> <ul style="list-style-type: none"> o Raising awareness that venues had reopened o Communicating the summer programme o Reassuring on safety <p>Research on the campaign inc - 4280 respondents through an online questionnaire - 605 'population'</p>
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		<p>members of the public weighted to match census data and 3675 people from venues' 'databases' Just over two in five in the 'population' survey recall the #HereForCultureMCR campaign – and this is also reflected amongst 'database' respondents.</p> <p>The campaign helped 75% of the 'population' group surveyed and 48% of the 'database' contacts surveyed "feel comfortable about visiting an arts or cultural venue or event in the near future". (Full report attached)</p>
<p>Development</p>	<ul style="list-style-type: none"> • <i>Continued development interest in the city for both commercial and residential scheme.</i> • <i>All schemes are back on site, and construction levels increased since the beginning of the pandemic, although with some overall delays to programmes.</i> • <i>Risks around supply chains/access to materials, with associated increases in costs.</i> • <i>Access to finance for hotel and retail schemes likely to be more challenging.</i> • <i>Economic Recovery & Investment Plan identifies key schemes which can drive recovery and create new</i> 	<ul style="list-style-type: none"> • FEC searches for development partner: a strategic investment partner is being sought for the Victoria North's Red Bank neighbourhood, which will see around <u>1,500 build to rent homes</u> built. • MMU buildings complete: both the Institute of Sport and the School of Digital Arts (SODA) have been handed over to <u>Manchester Metropolitan University</u>, and the buildings are ready to welcome students this academic year. <p>Plans for 50 Fountain Street: the owner M&G is looking to build a modern extension, creating seven storeys of commercial office space, while retaining the façade of the building.</p> <ul style="list-style-type: none"> • Renaissance/Ramada: a planning application for the residential element of the scheme has been submitted to the Council,

	<p><i>jobs. Ongoing work to identify funding opportunities for schemes.</i></p> <ul style="list-style-type: none"> • <i>Long term impact on office demand being monitored on an ongoing basis, but positive indications from office agents and the Business Sounding Board, with recent reports of increased demand, especially for flexible, high quality office space.</i> 	<p>which will feature a 27-storey tower and 300 apartments.</p> <ul style="list-style-type: none"> • Bruntwood buys Pall Mall Court: the office block on King Street has been sold to Bruntwood and the building will become part of Bruntwood’s Pioneer programme alongside Bloc and 111 Piccadilly. • Strong interest in Manchester property recorded: Manchester Apartments has experienced the highest level of interest in its history, with 21,000 enquiries for rental homes in the city made between July and September 2021.
<p>Affordable Housing</p>	<ul style="list-style-type: none"> • Risk to developer and investor confidence. • Working with RP’s and other developers to understand current impact and forward plans. • Assessing sources and levels of investment, and any obstacles • Investigating grant funding, financial and other support needed to enable early start of key projects • Understanding supply chain issues and identifying appropriate support measures. 	<p>Current forecasts suggest 497 new affordable homes will be built across Manchester in 2021-22 – 153 of which have already completed. This includes 278 social rent, 104 affordable rent, 113 shared ownership and 2 rent to buy homes.</p> <p>In addition, there are currently over 900 new affordable homes currently under construction across the city and expected to complete over the next few years. This includes a number of large-scale developments including the Former Belle Vue Stadium Site (130 affordable homes) and Gorton Lane (109 affordable homes) and 2 city centre schemes delivering Affordable Private Rent at Swan Street (19 homes) and Addington Street (50 homes).</p>

	<ul style="list-style-type: none"> • Developing guidance/share good practice for safe operation of sites • Expediting design & planning phases of projects. • Risk of registered providers slowing down or pausing programmes to consolidate finances/liquidity • Ensure Zero Carbon and Fire safety provision are part of the programmes. • Potential flooding of the PRS sector as the short term let market shrinks. 	<p>Feedback from MHPP Growth is suggesting that problems with supply chains for products and materials are beginning to impact on delivery timescales and costs</p> <p>Updates on further key schemes:</p> <ul style="list-style-type: none"> • Planning has been approved for MCC's development of 69 social rent homes at Silk Street • Enabling works to facilitate the delivery of 130 new MCC social rent homes in Collyhurst are ongoing. • Alongside their purchase of the Former Boddingtons Brewery Site, Latimer - the development arm of Clarion – have acquired the final phase at Islington Wharf which will provide 54 shared ownership homes as part of a mixed tenure development • Mosscares St Vincents are set to acquire the Boundary Lodge student accommodation block in Hulme and redevelop it into a supported living scheme for up to 30 young people to add to their existing accommodation on Booth St West • Great Places secured planning consent for 68 new affordable homes at Downley Drive and 39 new affordable homes at Ancoats Dispensary at July Planning Committee. • Grey Mare Lane Estate – One Manchester have started construction on the first two phases of the Estate Regeneration
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		<p>programme (Blackrock Street & Windermere Close). The redevelopment is set to deliver c.290 new affordable homes (incl. 124 of reprovision) and the retrofit of 150 homes over the next 5 years. A Master Plan has been submitted to the November meeting of the Executive.</p>
<p>Transport and Infrastructure</p>	<p>Bee Network Cycle Hire Scheme launch</p> <p>On 18 November the Scheme launched publicly with a road show event at All Saints Park in Manchester, and the opening of docking stations and cycles along Oxford Road from Piccadilly Station to Fallowfield. The scheme aims to remove one of the main barriers to increasing the take up of cycling, which is access to a cycle. 74% of GM households have no access to a cycle, and it is 198,000 people will live within 300m of a docking station once Phase 1 is rolled out.</p>	<p>Summary of transport activity for week ending 7 November (GM-wide)</p> <ul style="list-style-type: none"> • There were an estimated 50.3m trips made in Greater Manchester for the week ending 7 November. This is 1% above the previous week and 4% below the same week in 2019 (pre-pandemic). • Likely impacted by the end of October half term, weekday trips were up 2% compared to the previous week while weekend trips were down 1%. • The return of education trips saw weekday bus patronage increase 22% and highways volumes increase 2%. • The reduction in leisure trips saw weekday footfall at Piccadilly Station down 5%. • Compared to the same period in 2019, trip levels were: <ul style="list-style-type: none"> ○ 4% below the same week in 2019 ○ Weekday trips were down 5% ○ Weekend trips were up 1%

		<ul style="list-style-type: none">○ Public Transport trips were down 27% with Bus and Rail down 25% and Metrolink down 37%○ Highway volumes were 2% below the same week in 2019. 3% below on weekdays 2% above on the weekend.• Regional centre and Manchester: The Regional Centre saw 9% fewer trips than the previous reporting week, which included 2.5m trips from GM and 964,000 from outside of GM.• Regional Centre trips are now at approximately 72% of the pre-pandemic baseline (November 2019).• Trips from within GM (74%) to the Regional Centre continue to remain closer to pre-pandemic levels than trips from outside of GM (68%).
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<p>Skills, Labour Market and Business Support</p>	<p>Headlines include</p> <ul style="list-style-type: none"> • In September 2021 there were 29,205 claimants of unemployment benefits in Manchester – down from 30,500 in August. Unemployment for women is falling much faster than it is for men across (trend across GM). JCP continue to report that they have not seen a significant uptake in claims in October. • The number of furloughed residents has continued to drop as COVID-19 restrictions on the economy have been lifted. 12,600 residents were furloughed on 31st August, down from 14,900 in June. The majority of residents that remain furloughed are employed in accommodation & food services or wholesale & retail. Final furlough figures available 4th November. There is no evidence, yet that formerly furloughed residents have moved onto UC, where the number of claimants has remained broadly stable at just under 80,000 since the start of the year. • New national data shows that vacancies are at their highest point since the pandemic at 1.1m driven 	<p>Newly Unemployed Support</p> <ul style="list-style-type: none"> • New Mosely Street Jobcentre is now open supporting clients aged 24+ from Cheetham Hill, Rusholme, Newton Heath (these Jobcentres are focusing on 18-24 year olds). • Employment partnership focus is on re-training and job matching as no significant increase in redundancy notices has taken place. Partners reporting hospitality is still an issue as many SBWAs taking place, many at the Employer Suite, but with very poor attendance. Need to look at a different approach • Continue to work with several live and in development recruitment opportunities with business including Getir, BNY Mellon, Biffa, PWC, Boohoo. • Progress continues to be made on Skills development and bounce back of the Cultural Sector with partners co-ordinating a response led by The Factory. Expected relaunch of Factory Consortium in the new year.
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	<p>across all sectors with highest increases in hospitality.</p>							
	<p>Offer for 16-19 year olds</p> <p>September CCIS DfE Submission: NEET</p> <table border="1" data-bbox="535 1149 1129 1273"> <tr> <td>NEET Known</td> <td>1.5%</td> </tr> <tr> <td>NEET Unknown</td> <td>22.9%</td> </tr> <tr> <td>NEET Combined</td> <td>24.4%</td> </tr> </table> <p>September CCIS DfE Submission: EET</p>	NEET Known	1.5%	NEET Unknown	22.9%	NEET Combined	24.4%	<p>Offer for 16-19 year olds</p> <ul style="list-style-type: none"> • Career Connect are planning winter outreach sessions for NEET YP in North, Central and South. They will aim to use shopping venues in communities and not traditional youth hubs to engage parents and young people who may be 'unknown'. • New Education Lead, Anthony Turner in post following on from Elaine Morrison's retirement.
NEET Known	1.5%							
NEET Unknown	22.9%							
NEET Combined	24.4%							

Post-16 Education	72.9%
Employment	1.8%
Training	0.9%

- NEET known figure has reduced from the same point in 2020/21 from 2.2%.
- NEET known figure 2nd lowest/11 when compared to statistical neighbours.
- NEET unknown figure has increased from the same point in 2020/21 from 14.1%.
- NEET unknown figure is 5th highest/11 when compared to statistical neighbours.
- September guarantee figure for Yr 11 was 92.8%, a decrease from 97.2% in 2020/21 and below North West average.
- September guarantee figure for Yr 12 was 94.2%, an increase from 91.8% in 2020/21 and above North West average.
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- Working with GMCA to identify overlap / duplication in schools CEIAG activity.
- Linking with Education team to identify employer/ career activities for Our Year
- Careers Connect are actively tracking and updating NEET unknown, including phone calls and visits. Agreement has been made re: targeted ward approaches to local events in the coming weeks. Expected that a full review of figures will be available at the end of November.
- Post-16 Reference Group agenda item of in-year admissions/January offer.
- NEET Partnership Network – planned meeting in December, second of the academic year, with key item of targeted ward-based approach using the updated figures.
- Internal Post-16 Education Network scoping session planned for November to align work across areas with a focus on NEET reduction and RONI development.
- Longer-term planning re: Post-16 census and sufficiency, linking with Our Year plans and RONI – released, updating characteristics and consultation with Post-16 re: Yr 12 process and promotion of T-Level offer.

	<p>Youth unemployment</p> <p>Maximise the opportunities from and work with partners to roll out the Kickstart Scheme.</p> <p>Supporting youth employment programmes</p> <p>Developing a clear offer to support our graduates</p>	<p>MCC Kickstart opportunities – 5 Kickstart roles now filled. Working with DWP to hold weekly interviews at Mosley St JCP to fill remaining vacancies</p> <p>Planning underway with Reform Radio to provide work placements for NEET young people in MCC teams as part of the Manchester Futures programme.</p> <p>Traineeship providers session convened to discuss priorities for Manchester post Kickstart.</p> <p>Meeting held with University Academy 92. We are supporting the programme to connect to employers and provide positive opportunities for students.</p>
	<p>Skills and employment support for adults</p> <p>Challenges -</p> <ul style="list-style-type: none"> • Roll out of phase 2 of the MCC Digital Device Scheme – reaching groups identified as most excluded via the Digital Exclusion Index. • Ensure that the City's learning provision is responding to new challenges as well as existing challenges. 	<p>W/C 8th Nov is Lifelong Learning Week – MCC comms and MAES will have a social media focus on the benefits of adult education.</p> <p>W/C 1st Nov - MAES delivered successful 2 day employer insight day for 10 residents in partnership with PWC. Feedback was excellent and this provides a model to scale up in future.</p>

	<ul style="list-style-type: none"> • Launching Let Get Digital work though Get Online week • Not a high enough percentage of referrals for device scheme are being found to be eligible. To tackle this the DIT are looking at the data to identify whether the scoring system which hasn't been changed since the initial trial scheme, needs to be adjusted based on the different challenges residents are now facing. The team are also looking for gaps where there is a shortage of key priority groups being referred and found eligible, in aim to work with partners to action. 	<p>MAES delivered Sector Based Work Academy programme in partnership with DWP for the Co-Op. There were 28 participants, and all roles were filled successfully having not been filled for several months previously. SWAPs are proving to be an effective recruitment method – particularly for large employers.</p> <p>Refurbished Device Scheme – deadline for applications is this week. There have so far been 5 businesses who have informed the Digital Inclusion Team that they are going to apply. Interview to take place W/C 6th December.</p> <p>Let's Get Digital Manchester website launch – 1.4k page visits since October 18th to date. The website is to be handed over from the creator to the Digital Inclusion Team by W/C 22nd. Both Work and Skills and the DIT have had 2 training sessions to be able to make best use of the website and campaign assets.</p>
	<p>Social Value and Local Benefit</p> <p>Challenge: Many residents are not connecting to opportunities created in the city – how can we use social value internally to maximise creation of employment/skills/training opportunities targeted at our residents and use our</p>	<p>Social Value Monitoring</p> <ul style="list-style-type: none"> • Officers are pulling together existing social value data and trackers for the Social Value Governance Board to build up a portfolio level view of social value delivery (I.e. at directorate / whole council level). • Additionally officers are appraising options for potential system solutions for social

	<p>influence to do the same with organisations externally?</p> <p>Ensure that MCC’s approach to SV reflects current economic circumstances and <i>Think</i> recommendations.</p> <p>Coordinate employment and skills related social value “offers” from across MCC’s largest suppliers and capital projects into a pipeline of opportunities that can be promoted to residents and employment/skills/training organisations.</p>	<p>value monitoring, again for the Social Value Governance Board.</p> <ul style="list-style-type: none"> Elsewhere, work continues in North Manchester with ANTZ on detailed scoping of the ANTZ social value monitoring and brokerage platform.
	<p>Business Support, Sustainability & Growth</p> <p>Business Grants</p> <p>Growth Hub Monthly Business survey highlights</p> <p>GM businesses are holding up well in terms of financial stability, 80% of firms stating that they have cash reserves to last over 6 months (up 8% on the previous month)</p>	<p>Business Grants</p> <p>Business Grants</p> <ul style="list-style-type: none"> Emergency Business grant scheme for businesses with last remaining ARG grant closed for applications on 1 November with almost 60 applications from a range of sectors. Officers are processing and assessing applications and dealing with enquiries. <p>Small Business Saturday Tour</p>

	<p>An increase in firms reporting increased sales (26% vs 19% previously).</p> <p>However, challenges and risks remain. These include</p> <p>minor supply chain issues (29% of businesses up 2% on the previous month)</p> <p>rising costs still affecting 20% of firms, albeit 7% lower than the previous report.</p> <p>comments from businesses focus on labour and raw material shortages, rising prices and inflation/pricing pressures (linked to the combined impacts of C19, Brexit and the opening up of the economy).</p> <p>These challenges are also reflected in terms of businesses' investment priorities and areas of support:</p>	<p>The Small Business Saturday Tour came to Manchester 11 November, Excellent day had by all, interviews were undertaken throughout the day with Manchester businesses, business support partners, the work and skills team and Councillor White. These have been promoted across social media channels. Further work to be undertaken to support Small Business Saturday 4th December – promotional information to be circulated.</p> <p>The next steps are to look at a plan to support a localised plan to include District Centre / High Street work working closely with partners and Neighbourhood teams.</p> <p>SME and District Centres Support</p> <ul style="list-style-type: none"> • Planning the next SME business support in person event 24th November – Digital Future for SMEs – Eventbrite link sent out - good response to sign up • The Manchester Business Support group continues to meet every fortnight to drive this work forward
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	<p>41% expect capital expenditure to increase</p> <p>56% expect investment in workforce development (skills & training)</p> <p>45% in digital transformation showing the need to boost productivity in the workforce, systems and boosting sales through new platforms, innovation and digitalisation.</p> <p>Business Grants</p> <p>LRSG, ARG are now closed, there are outstanding complaints / queries currently being reviewed. The EBSG is utilising the remaining £1.2M of the funding provided by Central Government</p>	<p>Meeting held with MIDAS and PWC and Bank of New York Mellons, GFA to discuss recruitment to 100 jobs within phase one of their expansion. Also linking PWC with various organisations to support their social value commitments.</p>
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	<p>Equalities/ Disadvantaged</p> <p>Ensure that disadvantaged and underrepresented groups are supported by activity included in Workstreams 1-6. This would include Black, Asian and Minority Ethnic groups, young people, over 50's, homeless, veterans, survivors of DV&A, ESA claimants, and those experiencing family poverty.</p> <p>Covid has worsened the situation for many already experiencing inequality – the challenge is to ensure support is targeted to reach the communities in most need.</p>	<p>The 2nd Uncertain Futures Employment & Skills webinar will be held on 16th November. National Careers Service will deliver the session on changing careers and labour market intelligence for women over 50 years.</p> <p>The Growth Company as part of the Our Manchester Disability Equality and Inclusion Partnership are delivering a series of workshops for employers to encourage and support them to attract more disabled people. The next online event will be held on 5th November.</p> <p>The W&S team will be reviewing the use of language in relation to race and will incorporate this into the activity around the refresh of the W&S strategy currently taking place.</p>
<p>Funding</p>	<p>No specific known impacts on current external funding bids caused by C19 as yet. Known bids progressing through funding approval processes as expected.</p>	<p>Funding Announcements</p> <p>UK Shared Prosperity Fund 3 year of funding announced.</p> <p>2022-3 0.4 billion 2023-4 0.8 billion (0.7 revenue, 0.1 capital) 2024-5 1.8 billion (1.5 revenue, 0.3 capital)</p> <p>As expected, this shows a “ramping up” to European levels of funding by year 3.</p> <p>Supporting local priorities, the UKSPF will include a new initiative (‘Multiply’) to help hundreds of</p>

		<p>thousands of adults across the UK improve their numeracy skills. All areas will receive access to a learning platform and funding to improve adult skills. £560 million is being allocated to this scheme as part of the SPF.</p> <p>Funding in Progress Public Sector Decarbonisation Fund Round 3 has been announced – MCC secured c.£19m from round 1 of the fund and delivery of that programme is our priority. A bid for £4.5 million to the latest round has been submitted.</p> <p>Funding Approved</p> <p>Energy Savings Trust’s (EST) eCargo Bike Grant Fund, Local Authority Scheme 2021/2022. . Confirmation of funding received.</p> <p>Levelling Up Fund Funding approved for Culture in the City Application (HOMEArches & Campfield) in Budget & Spending Review on 27th October. 105 projects funded across the UK, £1.7 billion in total, inc. In Manchester, Tameside, Salford, Bury (x2), and Bolton. Culture in the City will receive £19.8 million. We have now received details on the monitoring and evaluation framework for this bid.</p> <p>Community Renewal Fund - The Government announced successful bids on the 3 November 2021, with 8 coming from GM worth £4.36m. There</p>
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		<p>are 2 bids exclusive to Manchester and 6 cover the City alongside other parts of GM. The 2 successful Manchester bids are One Manchester with Green Economy Employment project (£662k) and the Growth Company with The Good Jobs Project (£582k).</p>
<p>External Lobbying</p>	<p>Parliament returns from summer recess on 6 September 2021 with an announcement on the date of the 2021 Spending Review expected soon after. There is currently uncertainty surrounding the 2021 Spending Review period in relation to a 1 or 3 year settlement for local government. Direct lobbying of Government is needed as well as working via Greater Manchester and networks such as Core Cities UK, Convention of the North and the LGA.</p>	<p>Regular meetings with representatives from Department for Levelling Up Housing and Communities, and Cabinet Office are continuing. The last meeting focussed on the proposed cityscale hydrogen fleet project with cross departmental attendance including the Department for Transport, BEIS and the Hydrogen Hub. Government representatives acknowledged the strength of the proposal and that existing funding was currently too fragmented. A specific follow up session is now being arranged to try and push departments to work together in a more joined up way to achieve the desired outcome. The next regular meeting will focus on Levelling Up and the North Manchester proposals following the Spending Review.</p> <p>UK Cities Climate Investment Commission events took place ahead of and during COP26. A joint declaration from Connected Places Catapult,</p>

		<p>London Councils and the UK's 11 Core Cities has now been published.</p> <p>Nations Pledge, Cities Deliver on Climate corecities.com</p>
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**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 9 December 2021

Subject: Overview Report

Report of: Governance and Scrutiny Support Unit

Summary

This report provides the following information:

- Recommendations Monitor
- Key Decisions
- Items for Information
- Work Programme

Recommendation

The Committee is invited to discuss and note the information provided.

Wards Affected: All

Contact Officers:

Name: Mike Williamson
Position: Governance and Scrutiny Support Manager
Telephone: 0161 234 3071
Email: m.williamson@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

None

1. Monitoring Previous Recommendations

This section of the report contains recommendations made by the Committee and responses to them indicating whether the recommendation will be implemented, and if it will be, how this will be done.

Date	Item	Recommendation	Response	Contact Officer
14 October 2021	ESC/21/49 Work and Health	Recommends that the Director of Inclusive Economy circulate for information the details of organisations who had delivered the Disability Support Webinars	Information provided by the Director of Inclusive Economy was circulated to Committee Members on 29 November 2021	Angela Harrington Director of Inclusive Economy

2. Key Decisions

The Council is required to publish details of key decisions that will be taken at least 28 days before the decision is due to be taken. Details of key decisions that are due to be taken are published on a monthly basis in the Register of Key Decisions.

A key decision, as defined in the Council's Constitution is an executive decision, which is likely:

- To result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates, or
- To be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the city.

The Council Constitution defines 'significant' as being expenditure or savings (including the loss of income or capital receipts) in excess of £500k, providing that is not more than 10% of the gross operating expenditure for any budget heading in the in the Council's Revenue Budget Book, and subject to other defined exceptions.

An extract of the most recent Register of Key Decisions, published on **29 November 2021**, containing details of the decisions under the Committee's remit is included below. This is to keep members informed of what decisions are being taken and, where appropriate, include in the work programme of the Committee.

Development and Growth					
<p>Delivering Manchester's Affordable Homes to 2025 - Establishment of Strategic Partnership with Homes England (2019/09/05A)</p> <p>To negotiate and formalise a Strategic Partnership with Homes England to enable the delivery of Manchester Affordable Homes to 2025</p>	Strategic Director - (Growth and Development)	Not before 4th Oct 2019	In consultation with the Executive Members for Housing and Regeneration and Finance and HR	Report and Recommendation	Steve Sheen s.sheen@manchester.gov.uk
<p>Delivering Manchester's Affordable Homes to 2025 - Disposal of sites (2019/09/05B)</p> <p>To agree the disposal of sites in Council ownership for the provision of affordable homes</p>	City Treasurer (Deputy Chief Executive)	Not before 4th Oct 2019	In consultation with Strategic Director (Growth and Development) and Executive Members for Housing and Regeneration and Finance and HR	Report and Recommendations	Steve Sheen s.sheen@manchester.gov.uk
<p>Delivering Manchester's Affordable Homes to 2025 - Establishment of Partnership arrangements with Registered Providers (2019/09/05C)</p> <p>To establish partnership</p>	Strategic Director - (Growth and Development)	Not before 4th Oct 2019	In consultation with City Treasurer (Deputy Chief Executive) and the Executive Members for Housing and	Report and recommendation	Steve Sheen s.sheen@manchester.gov.uk

arrangements with Registered Providers together with their partners/consortium for defined areas in the North, Central, South and Wythenshawe areas of the City.			Regeneration and Finance and HR		
<p>Delivering Manchester's Affordable Homes to 2025 -Agreement of legal terms (2019/09/05D)</p> <p>To enter into and complete all necessary legal documents and agreements to give effect to delivering Manchester's Affordable Homes to 2025</p>	City Solicitor	Not before 4th Oct 2019		Report and recommendations	Fiona Ledden, City Solicitor fiona.ledden@manchester.gov.uk
<p>Heron House General Letting Consent (2019/11/25A)</p> <p>To agree to the disposal by Leasehold of office accommodation at Heron House.</p>	Chief Executive	Not before 24th Dec 2019		Briefing Note & Heads of Terms	Mike Robertson m.robertson@manchester.gov.uk
<p>Disposal of land at Russell Road, Whalley Range, Manchester</p>	Strategic Director - (Growth and	Not before 15th Jun 2021		Report to the Chief Executive and Strategic Director	Mike Robertson m.robertson@manchester.gov.uk

<p>(former site of the Spire Hospital) (2021/05/04B)</p> <p>Approval to the terms for the granting of a 250 year lease to Anchor Hanover Group for the development of the site for residential purposes.</p>	Development)			of Growth and Development	
<p>Disposal of site of former Chorlton Leisure Centre for residential development (21/05/13A)</p> <p>Approval to the terms for the leasehold disposal of the site of the former Chorlton Leisure Centre for residential development.</p>	Strategic Director - (Growth and Development)	Not before 13th Jun 2021		Report to the Strategic Director of Growth and Development	Mike Robertson m.robertson@manchester.gov.uk
<p>Disposal of Buglawton Hall (2021/05/27A)</p> <p>To approve the freehold disposal of Buglawton Hall, Buxton Road, Congleton, Cheshire</p>	Chief Executive	Not before 25th Jun 2021		Briefing Note	Thomas Pyatt, Development Surveyor Tel: 0161 234 5469 thomas.pyatt@manchester.gov.uk
<p>Disposal of Simon House, Wavell Road, Wythenshawe for use as a data centre (2021/10/12A)</p> <p>Approval to the terms for</p>	Strategic Director - (Growth and Development)	Not before 4th Jan 2022		Report to the Strategic Director of Growth and Development	Joe Martin, Development Surveyor joe.martin@manchester.gov.uk

the leasehold disposal of Simon House, Wavell Road, Wythenshawe for use as a data centre					
<p>Leasehold disposal of (part of) office accommodation at National Squash Centre (2021/11/05A)</p> <p>Disposal of lease for 25 years to Rugby Football League.</p>	Strategic Director - (Growth and Development)	Not before 5th Dec 2021		Briefing note	Ashley McCormick, Graduate Development Surveyor ashley.mccormick1@manchester.gov.uk
<p>Procurement of Property Services Framework Contract (2021/11/26A)</p> <p>To approve the evaluation and selection outcome of the procurement process for the property services framework.</p>	Strategic Director - (Growth and Development)	Not before 26th Dec 2021		Evaluation documents of tenders received	Mike Robertson m.robertson@manchester.gov.uk

3. Economy Scrutiny Committee Work Programme – December 2021

Thursday 9 December 2021, 2.00pm (Report deadline Monday 29 November 2021)

Title	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Comprehensive Spending Review and Funding	Precise details to be confirmed	Cllr Craig (Deputy Leader)	Angela Harrington Pat Bartoli	
Innovation GM	Precise details to be confirmed	TBC	Angela Harrington Pat Bartoli	
Selective Licensing - Outcome of Public Consultation	To provide detailed feedback on the consultation exercise completed in the areas of Gorton and Abbey Hey, Harpurhey, Clayton and Openshaw to establish whether the declaration of Selective Licensing schemes are required.	Cllr White (Executive Member for Housing and Employment)	Fiona Sharkey	
Economy COVID19 Sit Rep Report	To receive the most up to date Economy COVID19 Sit Rep report that details how the Council and the city is progressing with the recovery phase of COVID19 against the areas within the remit of this Committee.	Cllr Craig (Deputy Leader)	David Houliston Angela Harrington Pat Bartoli Ruth Ashworth	
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.	N/A	Scrutiny Support	

Thursday 13 January 2022, 2.00pm (Report deadline Friday 31 December 2021)* To account for New Year's day Bank Holiday

Title	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Updates on sub strategies of the City Centre Transport Strategy	To receive an update on the progress on a number of the sub strategies contained within the City Centre Transport Strategy This will include an update on the activities undertaken to promote active travel and connectivity across the city.	Cllr Rawlins (Executive Member for Environment)	Pat Bartoli Steve Robinson	
Bus Franchising update	To receive a report in the Greater Manchester Mayor's proposals to franchise the region's bus service and the impact this will have on the city's economy.	Cllr Craig (Leader)	Pat Bartoli	
Economy COVID19 Sit Rep Report	To receive the most up to date Economy COVID19 Sit Rep report that details how the Council and the city is progressing with the recovery phase of COVID19 against the areas within the remit of this Committee.	Cllr Craig (Leader)	David Houlston Angela Harrington Pat Bartoli Ruth Ashworth	
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.	N/A	Scrutiny Support	

Thursday 10 February 2022, 2.00pm (Report deadline Monday 31 January 2022)

Title	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Budget proposals 2022/23 - update	Consideration of the final budget proposals that will go onto February Budget Executive and Scrutiny and March Council.	Cllr White (Executive Member for Housing and Employment)	Pat Bartoli Angela Harrington Paul Hindle	
Economy COVID19 Sit Rep Report	To receive the most up to date Economy COVID19 Sit Rep report that details how the Council and the city is progressing with the recovery phase of COVID19 against the areas within the remit of this Committee.	Cllr Craig (Leader)	David Houliston Angela Harrington Pat Bartoli Ruth Ashworth	
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.	N/A	Scrutiny Support	

Themes identified at the Committee's 2021/22 Work Programme setting meeting
(Items highlighted in grey indicate that these have been included in the work plan of one of the above meetings)

Theme	Tentative Date of meeting
Manchester Airport To include information on addressing the economic recovery of the Airport whilst tackling the Climate Emergency.	

Previous Items identified by the Committee to be scheduled				
Theme – Strategic Regeneration				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Theme – Transport and Connectivity				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Bus Franchising update	To receive an update on the Greater Manchester Mayor's proposals to franchise the region's bus service and the impact this will have on the city's economy.	Cllr Leese	Pat Bartoli	

Theme - Skills development for Manchester residents aged 16 and over.				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Higher Education provision and its impact on the City's economy	To be determined.	Cllr White (Executive Member for Housing and Employment)	Angela Harrington	
Theme – Growing the Manchester Economy				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Business Survival rates and the impact on the economy	To receive a report that details the survival rate of new start up business within the city and the economic impact to the city when these businesses fail	Councillor Leese	Mark Hughes (The Growth Company) Louise Wyman Pat Bartoli Angela Harrington	
Theme - Miscellaneous				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Audit of Temporary Accommodation Costs	To receive a report for information that details the cost of Temporary Accommodation.	Councillor Rahman	Mohamed Hussein	
Purpose Built Student Accommodation -	Update on the current position on Purpose Built Student Accommodation	Cllr White (Executive	Pat Bartoli	

update	and implications for future development.	Member for Housing and Employment)		
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