



Tuesday, 21 March 2023

Dear Councillor / Honorary Alderman,

Meeting of the Council – Wednesday, 29th March, 2023

You are summoned to attend a meeting of the Council which will be held at 10.00 am on Wednesday, 29th March, 2023, in The Council Chamber, Level 2, Town Hall Extension.

1. The Lord Mayor's Announcements and Special Business

2. Interests

To allow members an opportunity to declare any personal, prejudicial or disclosable pecuniary interest they might have in any items which appear on this agenda; and record any items from which they are precluded from voting as a result of Council Tax or Council rent arrears. 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.

3. Minutes

To submit for approval the minutes of the meeting held on 3 March 2023.

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4. Notice of Motion - Skills for Manchester

Manchester is a place where businesses large and small want to operate and provide jobs for our workforce. Our growth as a city has helped attract a younger, more diverse and higher-skilled population. However, businesses are still struggling to find the right skills that they need and for the jobs of the future.

As a city we must tackle the challenges that this skills gap presents to us otherwise we will cease to grow and build the inclusive economy that our residents deserve.

According to the Institute for Public Policy Research - State of the North Report 2022, just one in six people aged 16-64 in the North of England hold at most a level 1 qualification, compared to just over one in seven in England as a whole. If Government truly wants to level up, then they need to invest in our education and skills system to help us address this challenge.

For too long, central government has not taken a holistic view of skills and education. There is a disconnect between skills and jobs, and between Whitehall and our local labour market in Manchester. Our local businesses, employers, education and skills partners and local leaders understand the local labour market and know what is required to plug the skills gap. However, further devolution is needed to make a success of addressing the challenges which we currently face.

Following the publication of the Levelling Up White Paper last year, Greater Manchester was recognised as a 'trailblazer' Combined Authority, and negotiations began with central government on further devolution of skills budgets. Greater Manchester's leaders have been calling for further devolution of the skills system, careers and more employment support.

Following the Budget earlier this month, the government listened and in Greater Manchester we now have the ability to create the country's first integrated technical education city-region. This is now a step in the right direction in terms of skills devolution, however, there is still more the government needs to do to ensure Manchester has all the necessary powers to provide the skills opportunities Mancunians deserve.

Manchester continues to be a thriving city which is making good progress with our growth in terms of the economy and jobs. We must build on that momentum with our partners in the sector, and call on the government to provide fair funding in order to truly deliver the benefits of 'levelling up'.

This council resolves: -

1. To ask the Leader of the Council to continue to work with the Mayor of Greater Manchester to ensure that Manchester's voice continues to be heard when pushing for further skills devolution from central government.
2. To request that the Leader of the Council writes to the government calling for education and skills to be front and centre of all levelling up activity and investment.
3. To lobby the government to increase spending at all levels of education and skills and to invest further in lifelong learning.

Proposed by Councillor Taylor, Seconded by Councillor Wilson and supported by Councillors Benham, Richards and Whiston

5. Notice of Motion - Calling for an immediate Rent Freeze and end to Section 21 'no fault' evictions

At the end of February, Andy Burnham signed an open letter to

the Government calling for a freeze on private sector rents. He was joined by his fellow Labour metropolitan mayors in London and Liverpool, along with the two co-leaders of the Green Party, Carla Denyer and Adrian Ramsay, the Greater Manchester Tenants Union, the Greater Manchester Law Centre, several Labour Councils, unions and organisations across the country in signing the letter to housing secretary Michael Gove.

What the letter asked was:

The Government must now act to protect renters. We therefore call on the government to follow the lead of the Scottish government and:

- Introduce an immediate freeze on rents to protect renters.
- Implement an immediate ban on evictions until the cost of living crisis is over.
- Deliver on the commitment to end section 21 by fast tracking the much-delayed Renters Reform Bill.

In response Tory Government said: “We continue to work with the sector and tenants, however, evidence shows rent controls in the private sector do not work – leading to declining standards and a lack of investment and may encourage illegal subletting. Our reforms will deliver a fairer deal for renters, including empowering them to challenge unjustified rent increases and a ban on Section 21 ‘no fault’ evictions.”

This response is neither true nor adequate to the urgent action we need right now in this cost-of-living crisis for our city’s private renters.

The urgent nature of the crisis also shows why plans to increase housing supply, even if they were to actually be implemented by this council, are inadequate on their own – any effect on price of new supply would take years to filter through and not make much difference in the here and now.

This council notes that:

- Privately rented homes in Manchester make up around 32% of the total housing stock.
- The average cost of privately renting a property in Manchester, according to property websites, has increased in 2022 by 20.5%, from average monthly rent of £959 to £1,157. In January 2023 that had risen to £1,600.
- Around 40% of council homes have been transferred to the private rented sector through right-to-buy. The UK Housing Review 2022 branding right-to-buy as a ‘strategic failure’. Many of those homes ended up in the unregulated private rented sector and often were NOT offered to families at an

- affordable rent.
- Increasingly unaffordable rents makes the Council's efforts to accommodate homeless people and families by using temporary accommodation inherently inflationary and precarious.
 - Understandably the council are trying every avenue to reduce the costs and provide a decent standard of housing for our residents, however recent proposals to offer to bring private stock up to a living standard and supplement the rent for a period of 12 months, both incentivise private landlordism and leave families at risk of future eviction. This at a time when the higher rent hits families already struggling with the cost of living.
 - The current demand for rented properties at affordable prices has led to an increased power imbalance between tenants and landlords, resulting in tenants being very wary of asking for repairs for fear of eviction, and the rising prevalence of 'bidding wars' – where letting agents encourage private renters to outbid one another for a property. This clearly has a negative effect for renters, particularly low-income households.
 - Manchester's Labour administration's work so far to support private renters, includes the roll out of the short term selective landlord licensing schemes, attempting to stamp out illegal 'no DSS' discrimination, the launch of the concept of a Manchester Living Rent to increase the homes that all Manchester people can afford. The motion for "a potential temporary cap to protect private tenants from further rental increases at a time of crisis" is a further theoretical step in the right direction. We need to commit to real action now.

The council believes that:

- Housing should be regarded first and foremost as homes rather than investment assets.
- Rent controls are needed in Manchester to stop homes in the private rented sector becoming increasingly unaffordable.
- Effective rent controls should be proportionate and data-driven.
- Landlord Licensing schemes are an effective tool to improve conditions in the private rented sector. These schemes should be expanded city-wide.
- Further action is needed to protect private renters and ensure their homes are not in poor condition.
- Private renters are less likely to complain about problems with their homes if they face a threat of losing it as a result. Therefore, the Government should bring forward the legislation it pledged to outlaw no fault evictions immediately.

- The Renters Reform White Paper should be strengthened. The Renters' Reform Coalition's 'Safe, secure and affordable homes for all: A renters' blueprint for reform' should be the basis for reforms to the Private Rented Sector.
- Right-to-buy should not be expanded to include housing associations, as was included in the 2022 Queen's Speech – which outlines a government's legislative agenda.

Therefore, this council resolves to:

1. Write to Manchester MPs Mike Kane, Afzal Khan, Lucy Powell, Jeff Smith and Graham Stringer, letting them know that this motion has been passed, and urging them to support the letter to the Housing Minister.
2. To condemn the practice of bidding wars in the private rented sector.
3. Support the Renters' Reform Coalition proposals and lobby the government to strengthen the Renters' Reform White Paper. This includes calls for a national landlord register and abolishing the 'Right to Rent' checks.
4. Oppose any expansion of right-to-buy to include housing associations.

This Council recommends to the Executive as follows;

1. Ensure that officers serve improvement notices on homes with severe hazards to prevent landlords from serving Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply. Council officers should also seek to serve more improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards, and help private renters claim back rent through rent repayment orders when they are eligible to do so.
2. Increase the capacity of the Council's Housing Enforcement and Selective Licensing teams to act.
3. Ensure that officers have the resources needed to strongly enforce the ban on letting agent fees.
4. Instruct officers to find ways that Manchester City Council can work to end the practice of 'bidding wars' in the private rented sector.
5. Instruct officers to submit a plan to the government of possible ways to boost affordable home ownership rates without depleting social housing stock.
6. Publish an annual "living rent index" of what affordable rents would be for Manchester.
7. Maintain a publicly accessible list of Enforcement Notices served on Private Housing in Manchester if no such national database materialises following the Renters Reform bill.
8. Set up, with our GMCA partners, a Great Manchester Renters Reform Forum and ensure that Manchester

Renters are included in its membership.

Proposed by Councillor Johnson, Seconded by Councillor Bayunu and Supported by: Councillors Nunney, Leech and Good

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| 6. Proceedings of the Executive | 33 - 38 |
| To submit the minutes of the Executive on 15 February 2023 (non-budget). | |
| 7. Questions to Executive Members and Others under Procedural Rule 23 | |
| To receive answers to any questions that councillors have raised in accordance with Procedural Rule 23. | |
| 8. Scrutiny Committees | 39 - 164 |
| To note the minutes of the following committees: | |
| Communities & Equalities – 7 February & 7 March 2023 | |
| Resources & Governance – 7 February & 7 March 2023 | |
| Health – 8 February, 22 February & 8 March 2023 | |
| Children & Young People – 8 February & 8 March 2023 (to follow) | |
| Environment & Climate Change – 9 February & 9 March 2023 | |
| Economy – 9 February & 9 March 2023 | |
| 9. Proceedings of Committees | 165 - 192 |
| To submit for approval the minutes of the following meetings and consider recommendations made by the committee: | |
| Planning and Highways Committee – 16 February and 16 March 2023 (to follow) | |
| Licensing Policy Committee – 10 March 2023 | |
| Standards Committee – 16 March 2023 | |
| Constitutional and Nomination Committee – 29 March 2023 (to be tabled) | |
| 10. Resolution to designate certain streets as prohibited, licence or consent streets for the purpose of street trading | 193 - 204 |
| To consider the report of the Director of Planning, Building Control and Licensing | |
| 11. Standards Committee - Annual Report | 205 - 218 |
| The Council is requested to note the report. | |
| 12. Key Decisions Report | 219 - 224 |
| The report of the City Solicitor is enclosed. | |

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Joanne Roney', written in a cursive style. The signature starts with a large loop on the left, followed by a long horizontal stroke, and ends with a smaller loop on the right.

Joanne Roney OBE
Chief Executive

Information about the Council

The Council is composed of 96 councillors with one third elected three years in four. Councillors are democratically accountable to residents of their ward. Their overriding duty is to the whole community, but they have a special duty to their constituents, including those who did not vote for them.

Six individuals with previous long service as councillors of the city have been appointed Honorary Aldermen of the City of Manchester and are entitled to attend every Council meeting. They do not however have a vote.

All councillors meet together as the Council under the chairship of the Lord Mayor of Manchester. There are seven meetings of the Council in each municipal year and they are open to the public. Here councillors decide the Council's overall strategic policies and set the budget each year.

Agenda, reports and minutes of all Council meetings can be found on the Council's website www.manchester.gov.uk

Members of the Council

Councillors:-

Ludford (Chair), Y Dar (Deputy Chair), Abdullatif, Akbar, Azra Ali, Ahmed Ali, Nasrin Ali, Shaukat Ali, Alijah, Amin, Andrews, Appleby, Baker-Smith, Bano, Bayunu, Bell, Benham, Bridges, Butt, Chambers, Chohan, Collins, Connolly, Cooley, Craig, Curley, M Dar, Davies, Doswell, Douglas, Evans, Flanagan, Foley, Gartside, Good, Green, Grimshaw, Hacking, Hassan, Hewitson, Hilal, Hitchen, Holt, Hughes, Hussain, Igbon, Ilyas, Iqbal, Jeavons, Johns, Johnson, T Judge, Kamal, Karney, Kirkpatrick, Lanchbury, Leech, J Lovecy, Lynch, Lyons, McHale, Midgley, Moran, Newman, Noor, Nunney, Ogunbambo, H Priest, Rahman, Raikes, Rawlins, Rawson, Razaq, Reeves, Reid, Riasat, Richards, I Robinson, T Robinson, Rowles, Russell, Sadler, M Sharif Mahamed, Sheikh, Shilton Godwin, Simcock, Stanton, Stogia, Taylor, Wheeler, Whiston, White, Wills, Wilson and Wright

Honorary Aldermen of the City of Manchester –

Hugh Barrett, Andrew Fender, Audrey Jones JP, Paul Murphy OBE, Nilofar Siddiqi and Keith Whitmore.

Further Information

For help, advice and information about this meeting please contact the meeting Clerk:
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This agenda was issued on **Tuesday, 21 March 2023** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension (Library Walk Elevation), Manchester M60 2LA