



## **Economy Scrutiny Committee**

Date: Thursday, 26 May 2022

Time: 2.00 pm

Venue: Council Chamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

### **Access to the Public Gallery**

Access to the Public Gallery is on Level 3 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension. **There is no public access from any other entrance.**

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

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

## **Membership of the Economy Scrutiny Committee**

**Councillors** - Johns (Chair), Bayunu, Bell, Good, Moran, Noor, Raikes, I Robinson and Taylor

## Agenda

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**1. Urgent Business**

To consider any items which the Chair has agreed to have submitted as urgent.

**2. Appeals**

To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.

**3. Interests**

To allow Members an opportunity to [a] declare any personal, prejudicial or disclosable pecuniary interests they might have in any items which appear on this agenda; and [b] record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears; [c] the existence and nature of party whipping arrangements in respect of any item to be considered at this meeting. Members with a personal interest should declare that at the start of the item under consideration. If Members also have a prejudicial or disclosable pecuniary interest they must withdraw from the meeting during the consideration of the item.

**4. Minutes**

To approve as a correct record the minutes of the meeting held on 10 March 2022.

5 - 12

**5. Economy COVID-19 Sit Rep Report**

Report to follow

**6. Economy Dashboard**

Report of the Head of Performance, Research & Intelligence

13 - 36

The economy dashboard contains a range of data and intelligence covering key aspects of Manchester's economy.

**7. Overview Report**

Report of the Governance and Scrutiny Support Unit

37 - 44

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.

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**\*\* Please note, there will be a Work Programming session at the rise of this meeting for Committee members only \*\***

## Information about the Committee

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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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Agenda, reports and minutes of all Council Committees can be found on the Council's website [www.manchester.gov.uk](http://www.manchester.gov.uk).

Smoking is not allowed in Council buildings.

Joanne Roney OBE  
Chief Executive  
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## Further Information

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

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This agenda was issued on **Wednesday, 18 May 2022** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension, Manchester M60 2LA

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## **Economy Scrutiny Committee**

### **Minutes of the meeting held on 10 March 2022**

#### **Present:**

Councillor H Priest – in the Chair  
Councillors Bayunu, Doswell, Farrell, Moore, Noor, Shilton Godwin and Stanton

**Apologies:** Councillor Johns and Raikes

#### **Also present:**

Councillor Craig, Leader  
Councillor White, Executive Member for Housing and Employment  
Councillor Newman, Ward Councillor for Woodhouse Park  
Tim Hawkins, Chief of Staff, Manchester Airports Group  
Jan Bramall, Chief Financial Officer, Manchester Airports Group  
Andrew Dixon, High Speed Rail Programme Coordinator

#### **ESC/22/12 Minutes**

#### **Decision**

The minutes of the meeting held on 10 February 2022 were approved as a correct record.

#### **ESC/22/13 Manchester Airport**

The Committee considered the report of the Director of City Centre Growth and Infrastructure that provided an update on the role of Manchester Airport in the economy of the city; the current economic situation of the Airport following the impact of COVID-19; and the next steps in the economic future for the Airport.

Key points and themes of the report included:-

- Describing the position of Manchester Airport in the local economy;
- Current economic situation of Manchester Airport;
- Employment, recruitment, and training opportunities at the Airport;
- An update on Airport City, an Enterprise Zone with the capability to provide 5 million sq. ft. of offices, hotels, advanced manufacturing, logistics facilities and retail space;
- Airport future challenges and opportunities.

Further to the report the Committee also received a presentation from the Manchester Airports Group (MAG).

Key points and themes of the presentation included:-

- Describing the impact of COVID on MAG traffic;
- Financial performance pre-COVID;
- Financial estimates, COVID and recovery period;
- Passenger recovery data;
- Focus areas for 2022;
- An update on the Manchester Transformation Programme;
- Opportunities for Greater Manchester, including the Airport Academy and the support to local communities; and
- The path to Net Zero Aviation.

The Chair read from a prepared statement from Councillor Nunney, Ward Councillor for Woodhouse Park who had been invited to the meeting but was unable to attend. His statement referred to the issues experienced by local residents that related to inconsiderate parking and associated litter, the loss of green space and poor air quality associated with both vehicles and aircraft.

The Committee then heard from Councillor Newman, Ward Councillor for Woodhouse Park who addressed the meeting on behalf of himself and his fellow ward Councillor, Councillor Sarah Judge. Whilst acknowledging the positive economic benefits that the airport brought to the area he also spoke of the adverse impacts that were frequently experienced by local residents. Councillor Newman spoke of the inconsiderate and anti-social car parking practices on the public highway, both by individuals attending the airport, taxi drivers and rogue car parking firms operating in the area. He further referred to issues of speeding and noise from vehicles and the use of 'rat runs' that further contributed to poor air quality experienced by local residents. He stated that local elected Members had successfully lobbied the airport to introduce measures to mitigate the impacts described, making reference to a resident parking scheme and localised traffic calming measures and he paid tribute to the positive engagement experienced when liaising with the management team at the airport.

He further made reference to the positive community engagement programmes that the airport had delivered over the previous years that had benefited both local older residents and school children. He further called for the need to ensure that the training and employment opportunities associated with the site benefited the local population and consideration needed to be given as to where recruitment events took place to ensure local residents benefited from these opportunities. He stated that public transport links needed to be improved to the site and he called for additional apprenticeship and training opportunities across the site for local residents. He concluded by stating that on balance local residents did support and welcome the airport and he further commented upon the financial contribution MAG made to the Council to enable it to deliver important services on behalf of Manchester residents.

Some of the key points that arose from the Committees discussions were:-

- Noting the increasing cost of fuel could adversely impact the number of people flying if prices increased;

- Stating that there was a tension between increased passenger numbers and the need to address carbon emissions;
- The need to improve public transport links to the airport site, including cycling, noting the need for these at all times of the day due to the nature of shift patterns and to ensure that residents across the city could benefit from employment opportunities at the site;
- Car parking at the airport was expensive and would this be reviewed, noting that this could mitigate some of the issues of inconsiderate parking of vehicles experienced by local residents;
- Noting the need for future green skills and jobs, did MAG engage with the existing educational and research institutions in Manchester;
- Noting the conversation that emerged regarding the appropriate use of language and value of, when discussing the different levels of jobs and not to pit the economy against the environment; and
- The need to ensure that MAG was promoted as an attractive employer that delivered training and job progression opportunities.

Tim Hawkins, Chief of Staff, Manchester Airports Group responded to the comments and questions raised by advising that MAG remained committed to achieving net zero by 2038 and aviation to be net zero by 2050. He stated that MAG was taking a leading role in the development and management of sustainable aviation fuel. He stated that this presented the opportunity to develop links with local research institutions and deliver the related employment and skills opportunities. In regard to passenger numbers and issues relating to future variants and travel restrictions that all impacted on the financial viability of the business, he advised that MAG were working closely with both the Department of Transport and the Department of Health to plan and model for any potential future variant wave, using the lessons learnt from the previous years on the efficacy of travel restrictions. He further recognised the potential impact of rising fuel prices and the subsequent rising costs on air travel, he said that this situation continued to be closely monitored, adding that aviation fuel was purchased a year in advance by operators. He further recognised the issues raised regarding the challenges of public transport links, particularly as the site is a 24-hour operation. He said that they did engage with local operators on the issue and referenced the scheme that was operated to facilitate Stansted airport and that options to replicate this subsidised model were being discussed with local operators in Manchester. With regard to the issue of car parking at the site, he commented that car parking was integral to the business model and the pricing structure was reviewed to consider the correct balance was struck between supply and demand.

Jan Bramall, Chief Financial Officer, Manchester Airports Group discussed the issue of training and employment opportunities at the site. She described that the Airport Academy offered free training programmes. Upon completion, participants were guaranteed an interview with the airport. In 2019, 435 people from in and around Manchester gained employment at the airport as a result of the Academy's support. She stated that MAG were committed to a policy of 'grow your own talent' and they worked closely with the Trade Unions to ensure the jobs offered were attractive across the

piece, noting that this approach also helped with the retention of staff in the very competitive jobs market, noting the previous comments regarding the challenge presented by working shift patterns. She advised the Committee that MAG was committed to the Greater Manchester Good Employment Charter. She further referred to AeroZone, the state-of-the-art education centre on its campus. She stated that this inspired young people and challenged young people to consider the different range of career options and training opportunities available across the industry. She described that this was promoted via a range of mediums and encouraged all Councillors to promote this offer with their existing networks.

The Director of Inclusive Economy said she would encourage MAG to become a Real Living Wage Employer and to support the plans to make Greater Manchester a Living Wage City Region, to ensure that employees across all 10 boroughs are paid a real Living Wage and offered good contracts and working conditions.

In terms of the specific request for data and information relating to the numbers and geographical breakdown of people attending outreach and employment promotional events and the numbers of anticipated job creation would be provided to Members following the meeting.

The Leader stated that she endorsed the comments regarding the appropriate use of language when referring to the different types of employment across the city. She further acknowledged the issues and challenges that arose from the existing fragmented public transport network, noting that the recent announcements relating to bus services would help address the issues described.

## **Decision**

To note the report and presentation.

## **ESC/22/14 Manchester Housing Allocations Policy**

The Committee considered the report of the Strategic Director, Growth & Development that provided an update on the Housing Allocations Policy Review.

Key points and themes of the report included:-

- Manchester's current statutory social housing allocations scheme was implemented in November 2020;
- In addition to the planned full evaluation after 24 months, it was agreed that an interim evaluation should be undertaken after 12 months;
- An overview of the scheme evaluation and analysis; and
- Noting the impact of COVID-19, the evidence to date was that the scheme was working as intended with no unexpected outcomes.

Some of the key points that arose from the Committees discussions were:-



- Did all of the Registered Providers in Manchester apply the same policy when allocating properties, noting that this needed to be consistent and equitable;
- What was the approach to dealing with repairs during the pandemic;
- Comparative figures would be informative in future reports;
- What was the criteria for residents wishing to secure a property in a neighbouring authority and did neighbouring authorities have the same or similar letting policies to Manchester;
- What was the approach to housing refugee's and asylum seekers.

The Director, Housing and Residential Growth informed the Members that the issue of outstanding repairs due to the pandemic was a national issue, commenting that only emergency repairs had been undertaken during that time. He commented that this situation was beginning to normalise and plans were developed to deal with the back log, noting that the impact on void property turnaround times was understood.

Officers informed the Committee that all Registered Housing Providers have similar policies and applied the same choice-based lettings system, noting that the vast majority of lettings are to those residents in Bands 1 and 2. Officers stated that the demand on the service far outweighed the supply of available appropriately sized properties, and the turnover of properties was low, adding that the notion of low demand in Manchester was not true. Officers further advised that Manchester applied a two year residency criteria, adding that neighbouring authorities would have similar criteria, commenting that this made it difficult for residents to secure properties in other boroughs. The Chair asked that the residency criteria for all neighbouring boroughs be circulated to Members for information.

The Director, Housing and Residential Growth stated that there was ongoing collaboration and dialogue with all Registered Provers in the city via the Housing Access Board, adding that there was also a regular audit of lettings undertaken to provide an assurance that the correct process and priorities were applied.

The Executive Member for Housing and Employment stated that he was confident that the scheme was working as intended, noting that priority was given to supporting the most vulnerable in the city, including the homeless and those victims of domestic violence. He described that demand for housing still outweighed supply and the city required more affordable housing and social housing. He stated that work was ongoing to respond to this demand and the Housing Strategy would be submitted to the Committee for consideration. He stated that the Government needed to do more to support the city to deliver more affordable housing. He further informed the Committee that under occupancy was an issue and work was being progressed to address this so as to release larger properties, making reference to the Extra Care and Age Friendly schemes that were being delivered.

The Leader provided an update on the housing of refugees and asylum seekers, adding that Manchester had responded well in welcoming and supporting asylum seekers

however improved arrangements and support from the Home Office was required, noting that an announcement was expected on the emerging situation in the Ukraine.

## **Decision**

The Committee notes the report and recommends that the residency criteria for all neighbouring boroughs Housing Policy be circulated to Members for information.

## **ESC/22/14 HS2 Phase 2b Western Leg - Environmental Statement Consultation & Hybrid Bill Petitioning Response**

The Committee were invited to consider and comment on the report of the Strategic Director (Growth and Development) that informed the Executive about the deposit of the HS2 hybrid Bill in Parliament on 24 January 2022; the public consultations on the Environmental Statement (ES) and Equality Impact Assessment (EQIA) for the Bill; and outlined the Council's proposed response to these consultations. The report further outlined the key areas on which the Council was proposing to petition against the hybrid Bill, subject to the approval of Council on 4 March to submit a petition.

Key points and themes of the report included:-

- An introduction and background to the HS2 Crewe-Manchester hybrid Bill;
- HS2 Crewe-Manchester hybrid Bill Environmental Statement;
- Describing the key themes and issues identified;
- Immediate next steps;
- Next steps on the wider HS2 programme; and
- Conclusion.

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

- Supporting the ambitions of HS2 to deliver wider connectivity with the North, however calling for the Government's immediate attention to, and due consideration given to the concerns raised by Manchester;
- Supporting the call for an underground, through platform at Piccadilly train station to accommodate HS2 and meet the capacity needs;
- Noting that the proposals offered to Manchester would not be acceptable in London;
- The current HS2 proposals were contrary to the many ambitions and policies that city had to address issues such as improving active travel; addressing carbon emissions; protecting the heritage of the city and supporting biodiversity;
- Further detailed information was required from HS2 on the mitigation proposed to protect Northenden and Didsbury from flooding following the installation of the Withington Golf Club vent shaft;
- The proposed vent at Fallowfield Retail Park, Birchfield Road would adversely impact local residents; and
- The consultation events delivered by HS2 had not been satisfactory.

The Director of City Centre Growth and Infrastructure commented that all of the concerns expressed by the Members would be articulated in the submission to Government. She stated that they had lobbied HS2 and the Department for Transport on these and other issues as described in the report over a number of years without satisfactory response.

The Leader commented that this was an opportunity to deliver improvements and deliver the ambitions of Northern Powerhouse Rail to deliver a truly connected network, however the current proposals fell short of delivering on the ambitions for Manchester. She stated that the issue of capacity needed to be adequately addressed, adding that this could only be achieved with the installation of an underground, through platform at Piccadilly train station.

### **Decision**

The Committee endorse the recommendations that the Executive:

- (1) Note the deposit in Parliament of the HS2 Crewe-Manchester hybrid Bill and the accompanying ES and EQIA.
- (2) Note and comment on the proposed contents of the City Council's submission in response to the consultations on the HS2 Crewe-Manchester hybrid Bill ES and EQIA.
- (3) Note Council approval to submit a petition to object to aspects of the HS2 Crewe-Manchester hybrid Bill and comment on the proposed areas for the City Council's petition, and
- (4) Delegate authority to the Strategic Director – Growth & Development, in consultation with the Leader and Executive Member for Environment, Planning and Transport, to finalise the responses to the HS2 Crewe-Manchester hybrid Bill Environmental Statement and EQIA and submit to DfT.

### **ESC/22/15 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.

The Chair stated that she welcomed the reported increase in footfall at both the King Street and St Ann's Square locations; she paid tribute to the work delivered through the Good Jobs Project and the Connect with Us digital roadshow, noting the choice of venues to deliver these was welcomed.

### **Decision**

The Committee notes the report.

**ESC/22/16 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.

**Decision**

The Committee note the report and agree the work programme.

**Manchester City Council  
Report for Information**

**Report to:** Economy Scrutiny Committee – 26 May 2022

**Subject:** Economy Dashboard

**Report of:** Head of Performance, Research & Intelligence

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**Summary**

The economy dashboard contains a range of data and intelligence covering key aspects of Manchester’s economy.

**Recommendations**

That the committee note the report contents.

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**Wards Affected:** All

<b>Environmental Impact Assessment</b> - 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	The dashboard contains detail of Manchester’s economy that covers all the Our Manchester strategic themes and outcomes.
A highly skilled city: world class and home grown talent sustaining the city’s economic success	
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	

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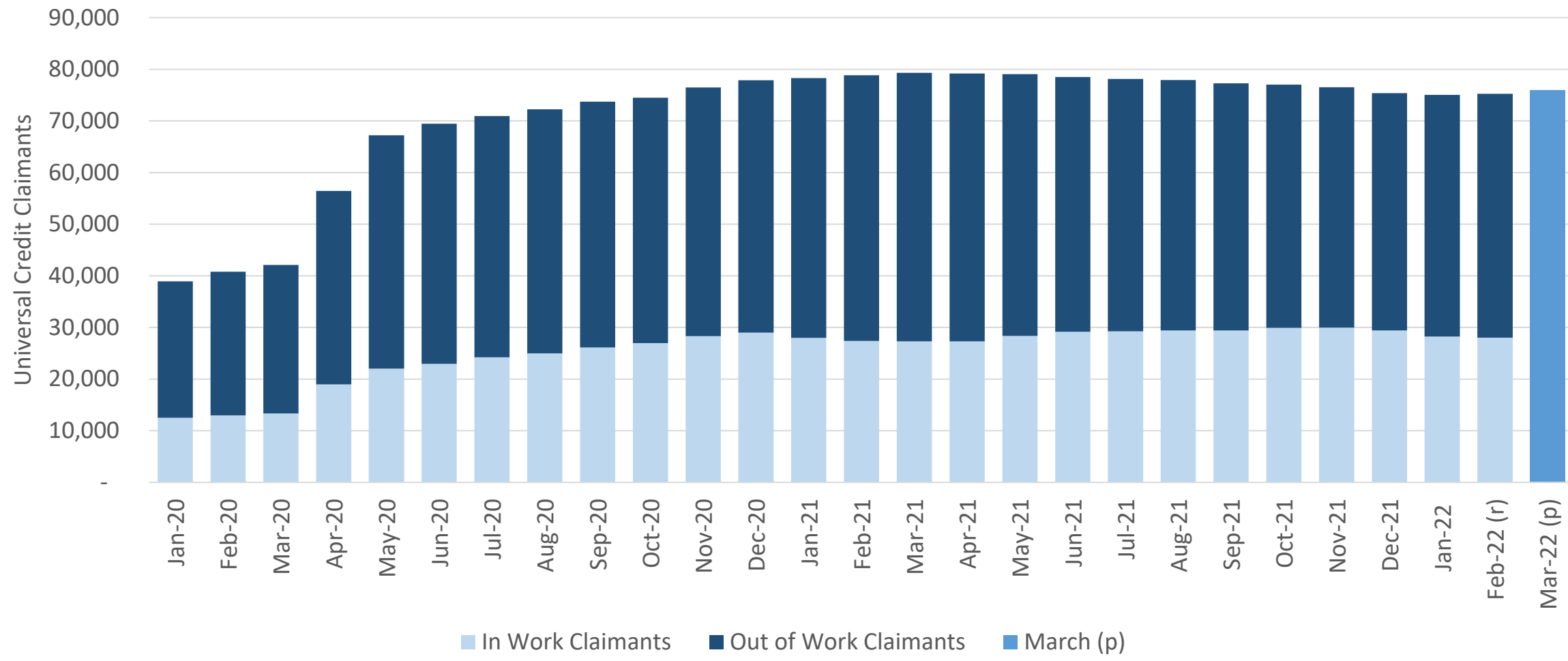
**Background documents (available for public inspection):**

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.

**Monthly Economy Update**  
**Manchester's Economic Headlines for May 2022**

1. **After 10 months of consecutive decreases, the number of Universal Credit claimant increased 0.2% in February and 0.8% when considering the provisional figure for March.** Despite this, March's number of Universal Credit claimants is 4.3% lower than the same month in 2021.
2. **The per population rate of unemployment in Manchester decreased from 6.9% to 6.6% in the three-month period up to December 2021.**
3. **The total number of weekly job vacancies in Manchester has been on an upward trajectory since the start of 2021. Following 4 weeks of low number of job advertisements in late March/early April, there was a significant increase in the number of job advertisements in late April (80%)**  
The largest number of job advertisements in Manchester in April were for Science, Engineering and Technology jobs (5,252)
4. **The number of 16 - 17 years old not engaged in education, employment or training (NEET) and individuals within the cohort whose status is unknown are lower than figures for the same period in the previous year, NEET decreased from 457 to 426 and unknown from 443 to 157.**
5. **C.3,800 new homes were completed across Manchester in 2021-22 (including 2,738 in the city centre and 1,003 across the rest of Manchester).**  
This includes the completion of Capital & Centric / HBD's Kampus development and the final part of Phase 2 of Manchester Life regeneration of Ancoats & New Islington
6. **532 new affordable homes completed in 2021-22 across Manchester – more than in any year since 2011-12.** Around half of which will be available for social rent (incl. 3 Extra Care schemes at Gorton Mill House, Dahlia House and Oaklands)
7. **Recovery is gathering pace at Manchester Airport.** Passenger volumes have now grown back to 79% of pre-pandemic levels, whereas in January volumes were just 40% of those seen in the same month in 2019.
8. **MCC continues to support the Manchester Airport with their ongoing recruitment by deploying staff to assist with interviews equating to over 230 staff hours to date.**
9. **Recruitment fairs in place across Manchester including a large Airport City Job Fair at the Wythenshawe forum on 24 May.**
10. **Annual inflation rate in the UK increased to 7% in March of 2022, the highest since March of 1992, from 6.2% in February.** The largest upward pressure on inflation came from motor fuels, with prices mostly collected before the recent cut in fuel duty.

From April 2021 UC claimants continue to decrease (albeit slowly)\*



Total Universal Credit Claimants (March -provisional\*):

**75,904**

Monthly Change (Feb – Mar (p)\*)

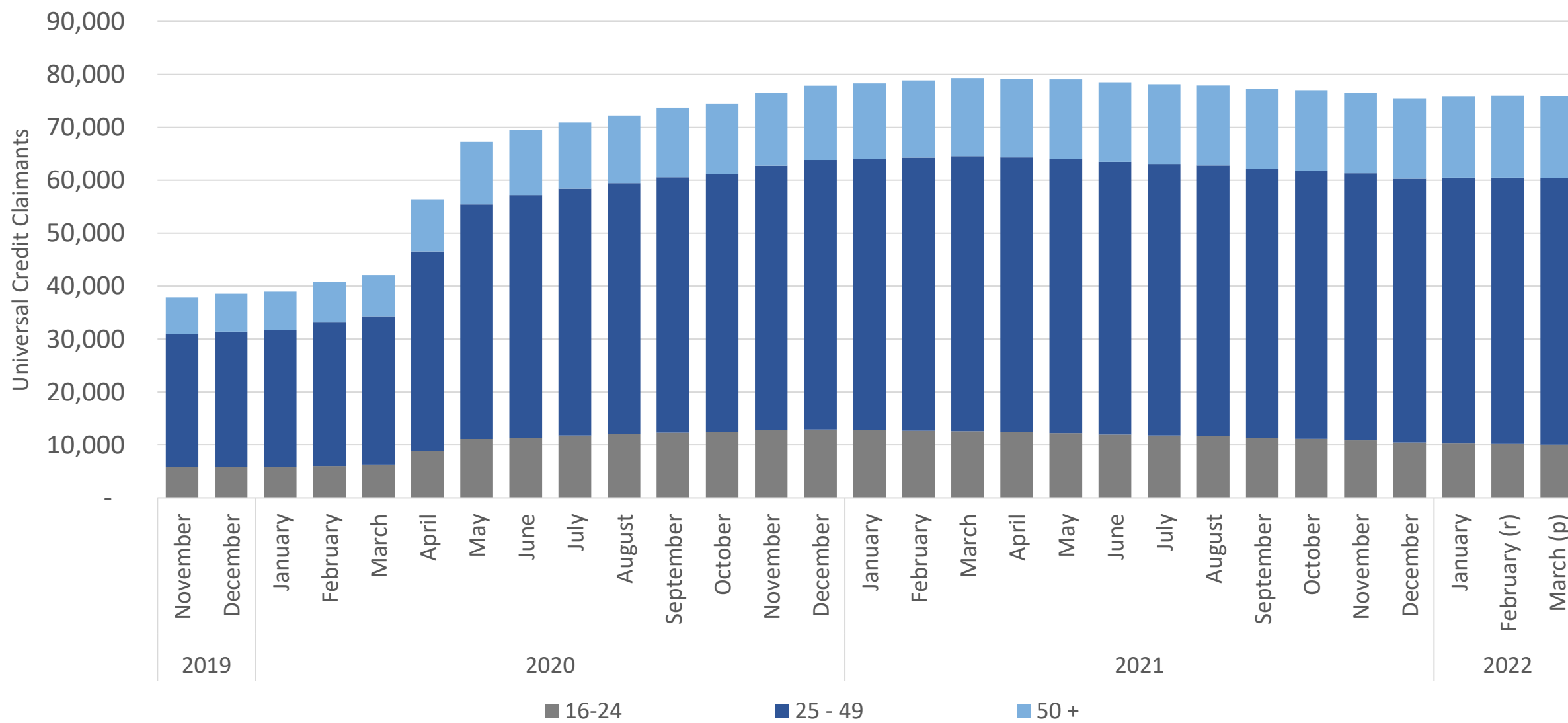
**0.9%**

Out of Work Claimants (Feb)

**47,201 (63%)**

\*Provisional results generally over estimate the actual no. of claimants

The UC claimant age split in Manchester continues to remain broadly stable



Largest Age Group (March)

**25-49 year olds (50,298)**

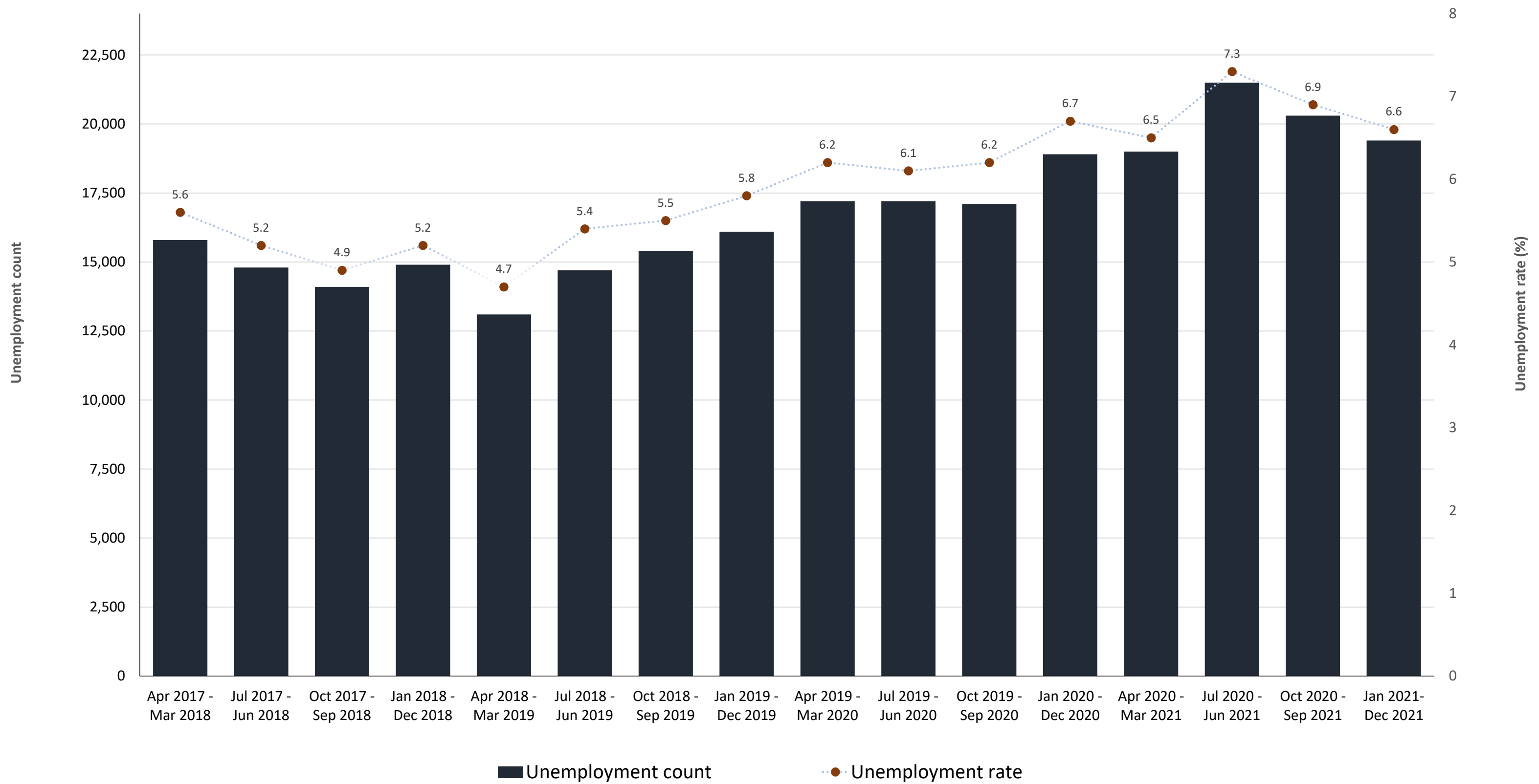
Monthly Change in 25-49 year old claimants

**-0.04%**



**Unemployment rate in Manchester decreased from 6.9% to 6.6% in the three month period up to Dec 2021**  
 Although it's important to note that when interpreting the data that this change is within the 1.3% confidence interval for the data

Manchester unemployment count and rate (model based)  
 Source: ONS Labour Force Survey



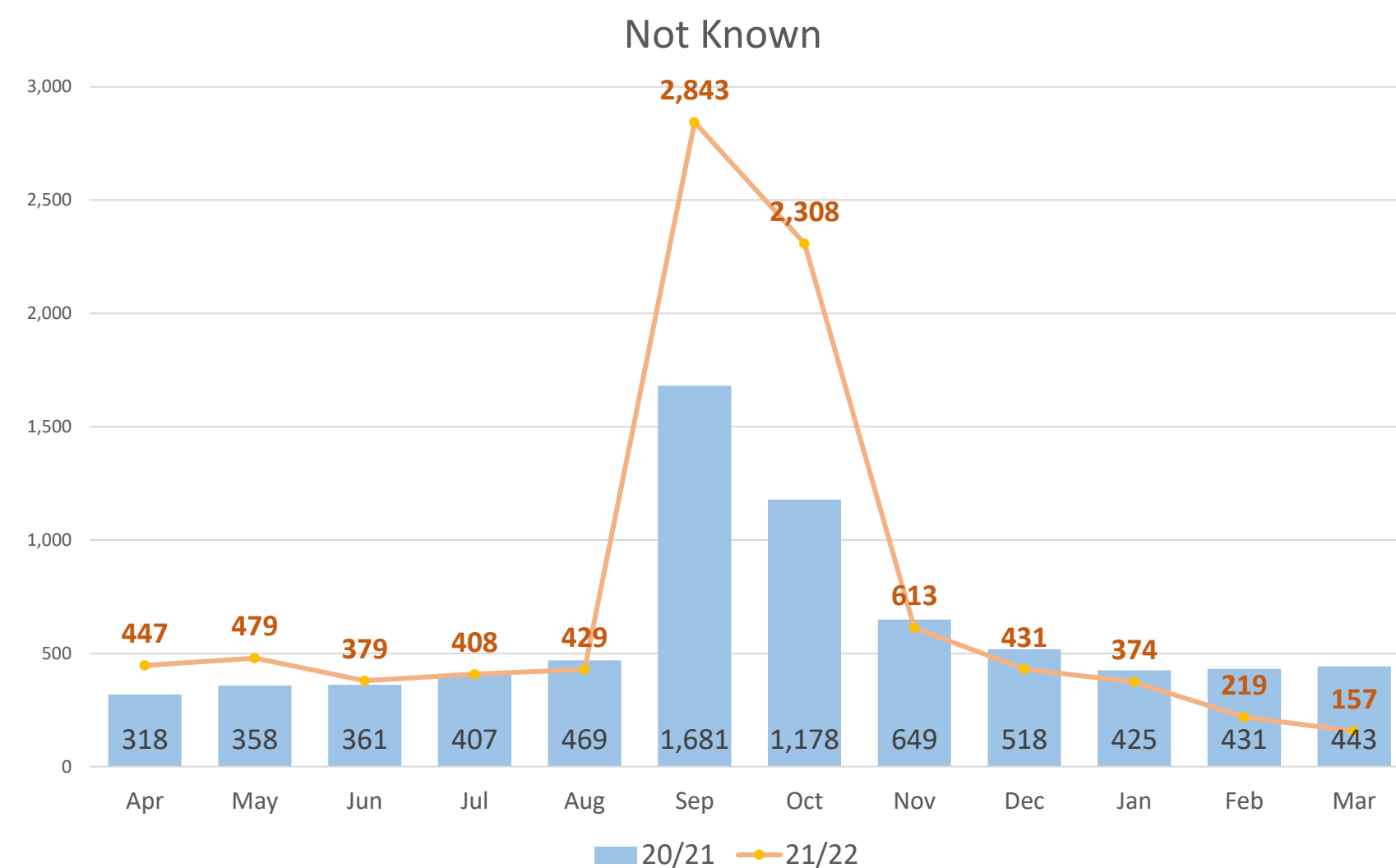
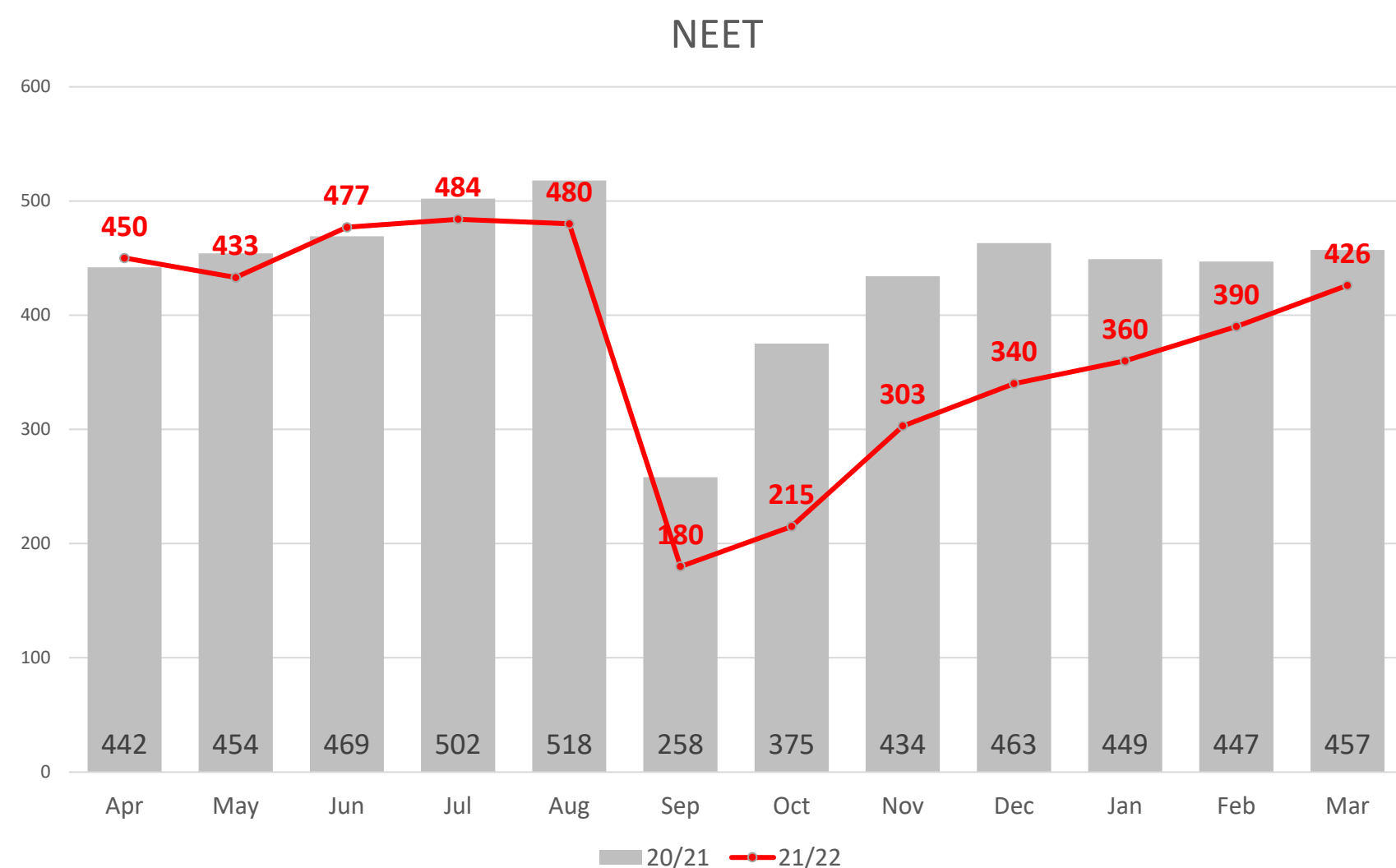
Unemployment count  
 (January 2021-December 2021):

**19,400**

Unemployment rate  
 (January 2021-December 2021):

**6.6%**

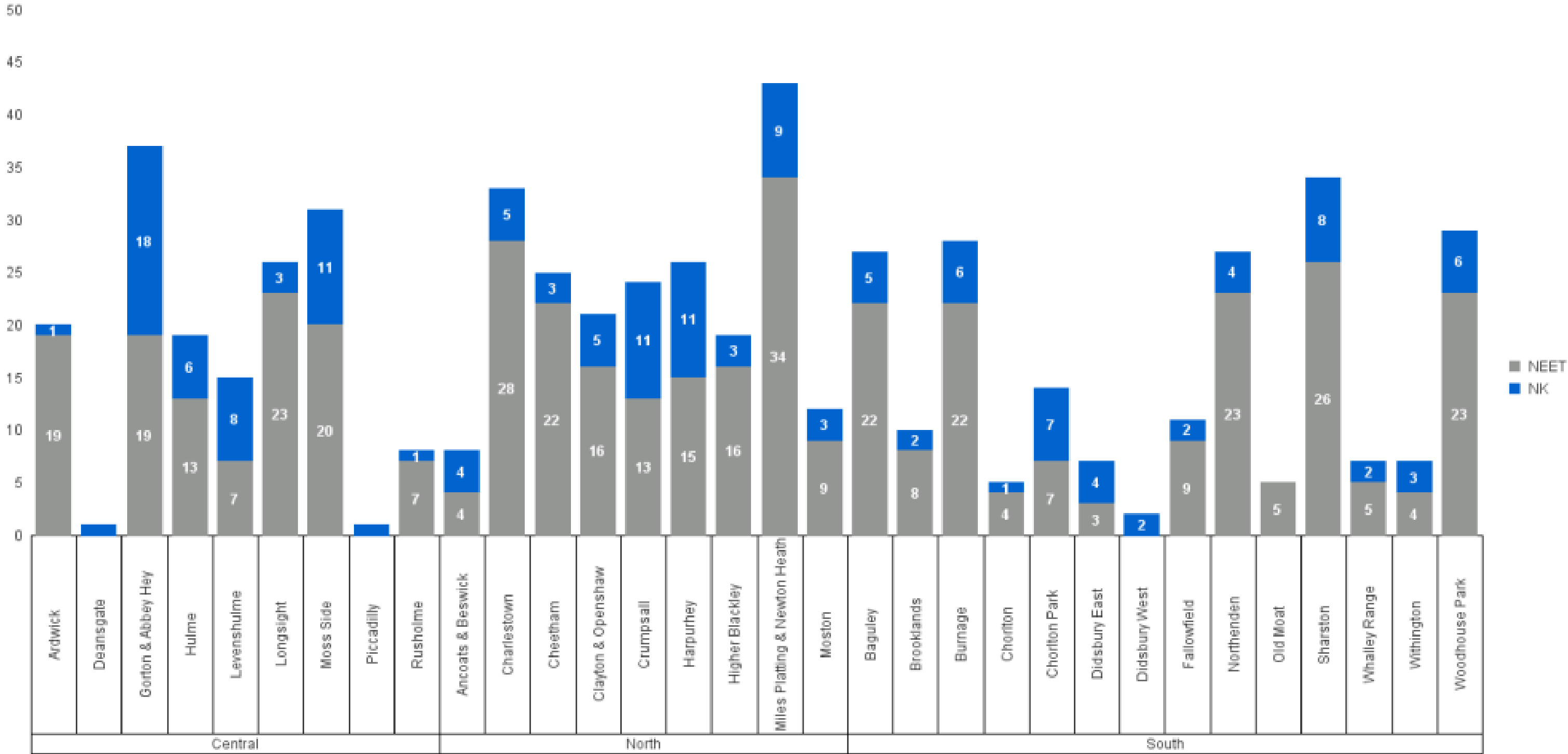
426 16 - 17 years old were NEET as of March compared to 457 in the same period in 2021 - although there were 157 YP whose status is unknown in March (443 in the previous year)



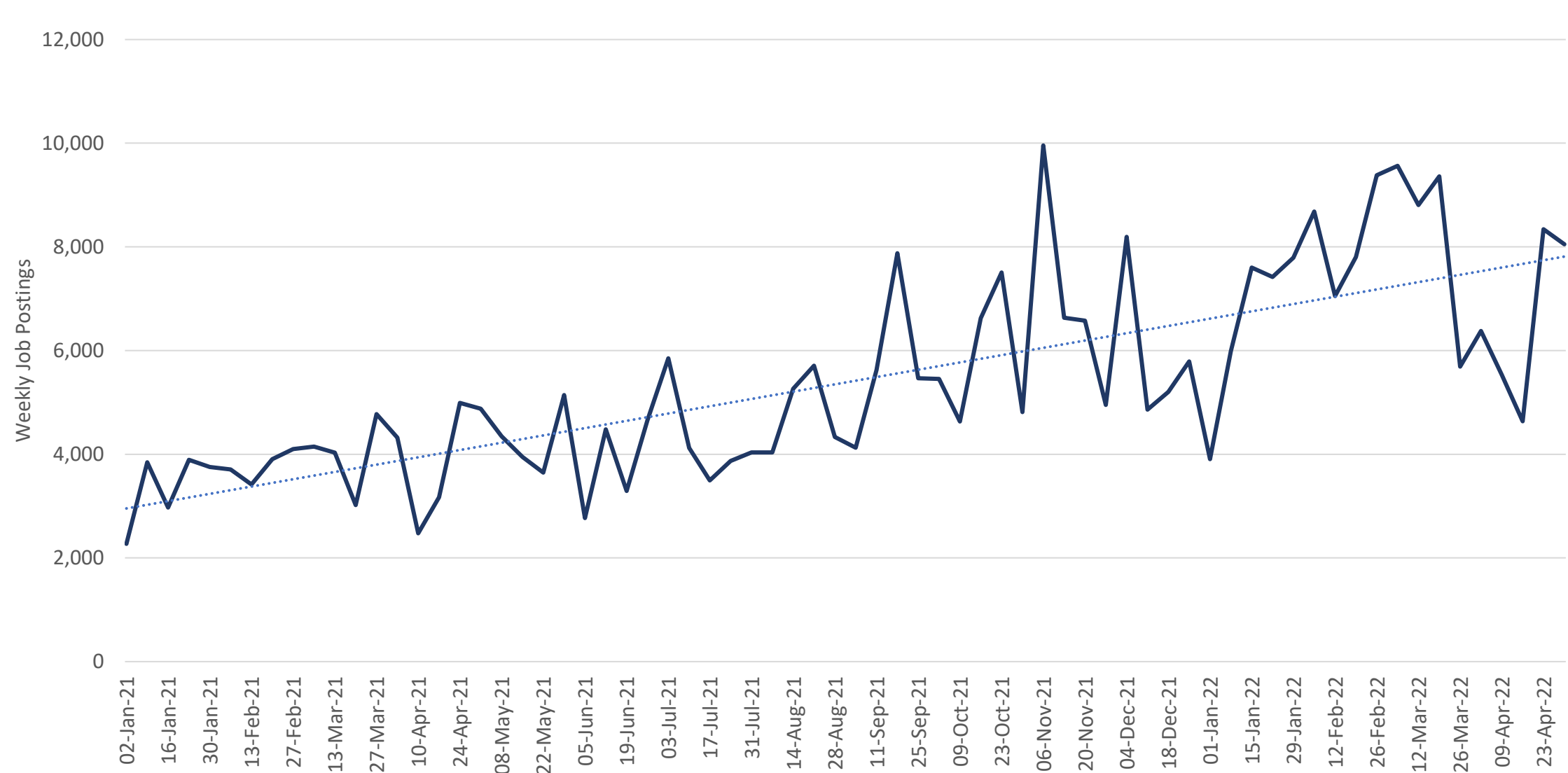
Category	16 Yrs	17 Yrs	Total
Participation in education and training	96.0%	90.3%	93.1%
Meeting the Duty	96.2%	90.3%	93.3%
Participating in RPA compliant education and training	96.0%	90.2%	93.1%
Working towards meeting the duty	0.2%	0.1%	0.1%
Temporary break from Learning	0.2%	0.6%	0.4%
Not Known	39	118	157
Not Known %	0.6%	1.9%	1.2%
In Learning	6,126	5,689	11,815
In Learning %	96.0%	90.3%	93.1%
Actual NEET	150	276	426
Actual NEET %	2.4%	4.4%	3.4%
Combined NEET and Unknown	189	394	583
Combined NEET and Unknown %	3.0%	6.3%	4.6%

The largest numbers of 16-17 year olds who are NEET are in North Manchester  
Highest proportion of NEET 16-17 year olds are in Miles Platting & Newton Heath (6.7%) and Hulme (6.7%)

NEET and Unknown by Ward (Academic Age 16-17)



The total number of weekly job vacancies in Manchester has been on an overall upward trajectory since the start of 2021. Following 4 weeks of low number of job postings in late March/early April, there was a significant increase in the number of job vacancies in late April (80%)



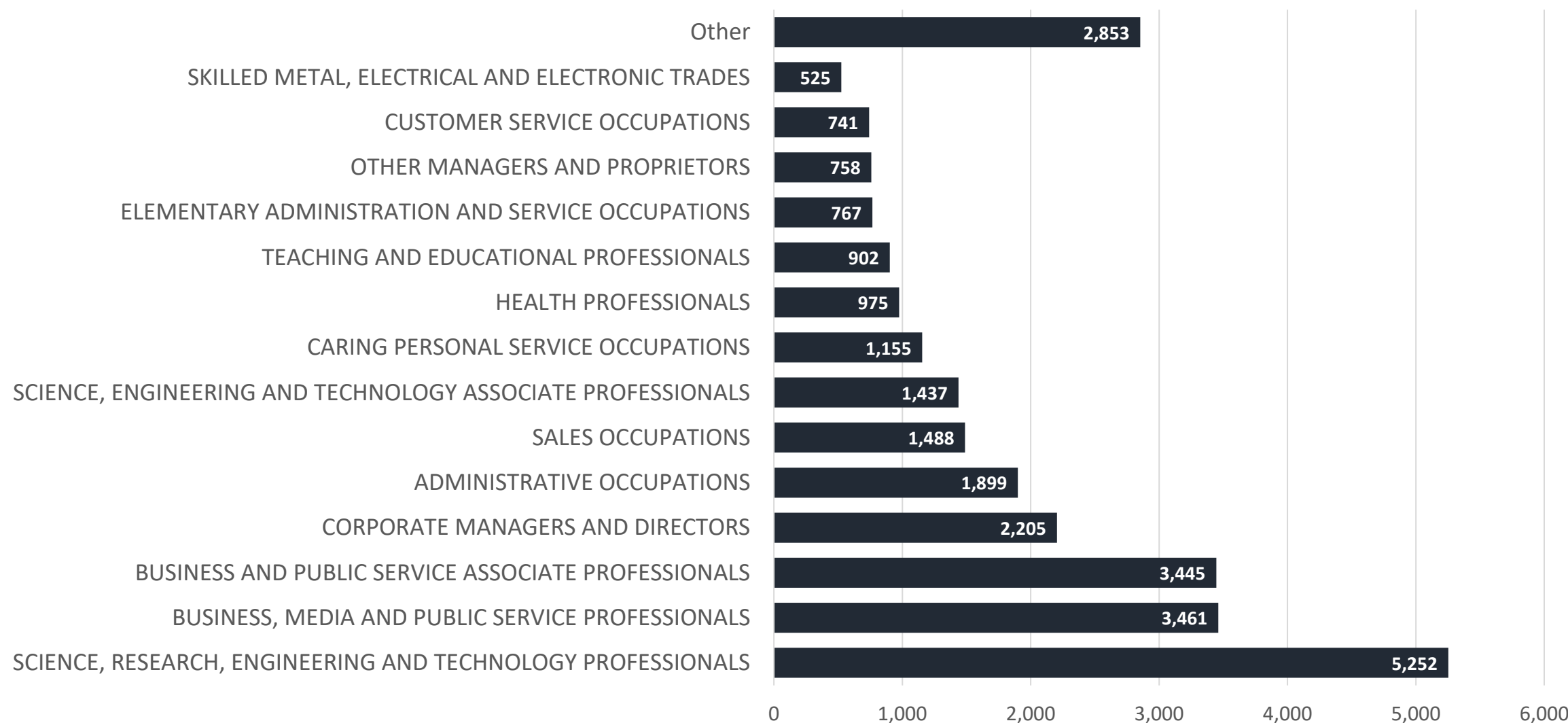
Job vacancies per week in April (4 week average)

**6,586**

Change in job vacancies per week March to April (4 week average)

**-21.2%**

The largest number of job vacancies in Manchester in April 2022 were Science, Research, Engineering and Technology jobs



Business, Media & Public Service Job Vacancies

**3,461**

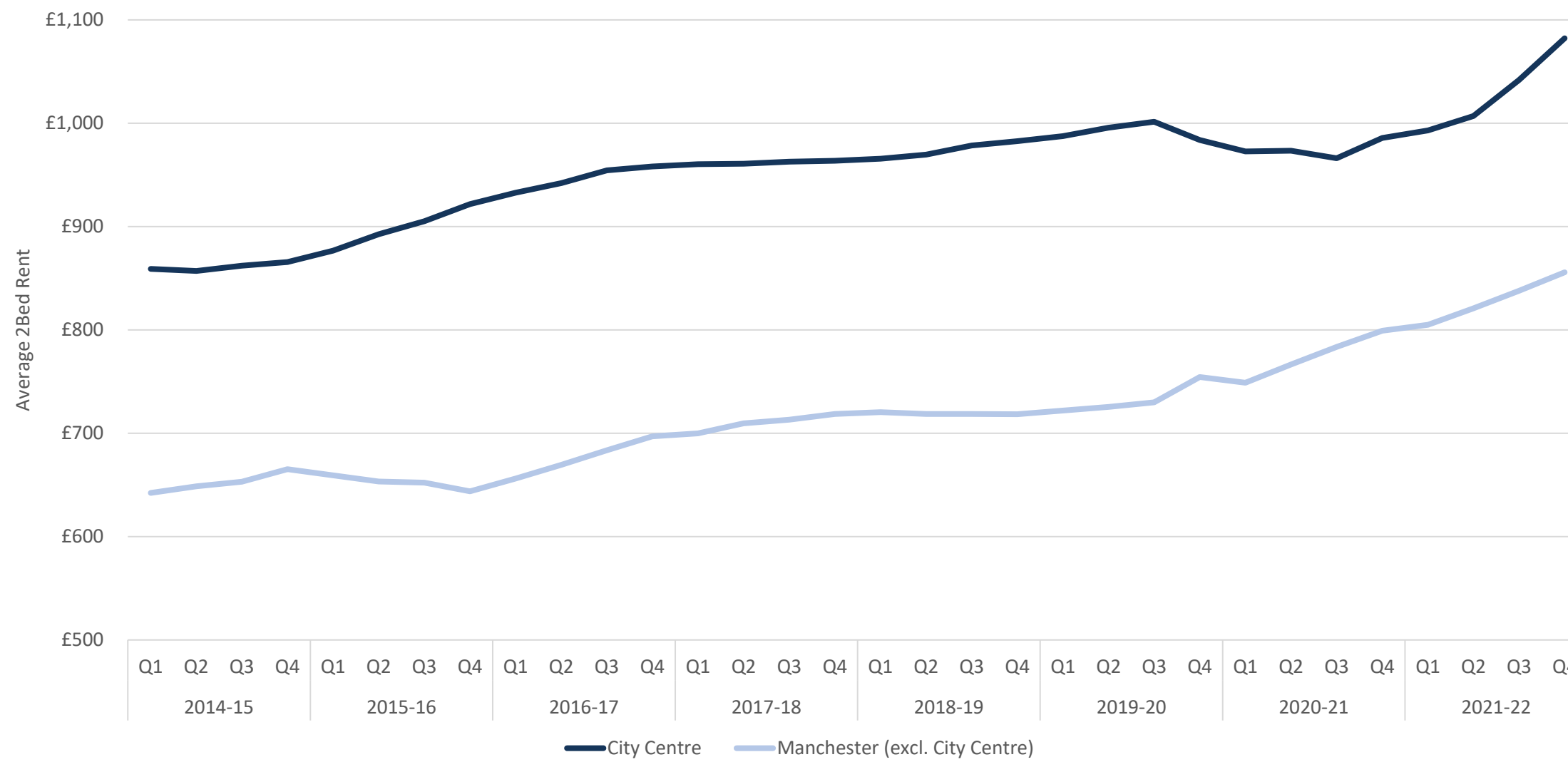
Science, Research, Engineering & Technology Job Vacancies

**5,252**

Business and Public and Public Service Associate Professionals Job Vacancies

**3,445**

Rents continuing to increase as demand for accommodation to rent across all price points is sustained



City Centre  
2Bed Rent  
**£1,082**  
Quarterly Change  
**3.9%**

Rest of City  
2Bed Rent  
**£856**  
Quarterly Change  
**2.1%**

City Centre Neighbourhood 2Bed Rents	Q4 2020-21	Q1 2021-22	Q2 2021-22	Q3 2021-22	Q4 2021-22	Quarter Change	Annual Change
Deansgate & Spinningfields	£1,145	£1,166	£1,172	£1,244	£1,272	2.3%	11.1%
Owen Street & First Street	£1,078	£1,162	£1,160	£1,183	£1,237	4.6%	14.7%
Ancoats & New Cross	£1,010	£1,022	£1,046	£1,085	£1,138	4.8%	12.6%
Piccadilly Basin	£960	£1,005	£1,012	£1,063	£1,117	5.0%	16.3%
Oxford Road North	£1,038	£1,032	£1,051	£1,086	£1,077	-0.8%	3.7%
Northern Quarter	£945	£986	£991	£1,028	£1,076	4.6%	13.9%
Salford Quays & Pomona Island	£949	£1,004	£1,024	£1,050	£1,074	2.3%	13.2%
Castlefield	£957	£958	£958	£1,032	£1,069	3.6%	11.7%
Chapel Street West	£895	£967	£991	£1,023	£1,050	2.6%	17.3%
New Islington	£975	£961	£978	£1,011	£1,037	2.6%	6.3%
Castlefield West	£921	£948	£970	£1,003	£1,032	2.9%	12.0%
Greengate & Chapel Street	£961	£977	£988	£1,003	£1,027	2.4%	6.8%
Ordsall Lane & Middlewood	£970	£970	£976	£987	£1,023	3.7%	5.5%
City Centre North	£925	£919	£940	£974	£1,009	3.6%	9.1%
Oxford Road South	£787	£858	£883	£905	£923	2.0%	17.3%
Hulme Park & Birley Fields	£757	£754	£773	£800	£852	6.5%	12.6%
<b>City Centre</b>	<b>£986</b>	<b>£993</b>	<b>£1,007</b>	<b>£1,042</b>	<b>£1,082</b>	<b>3.9%</b>	<b>9.8%</b>
<b>Manchester (excl. City Centre)</b>	<b>£800</b>	<b>£805</b>	<b>£821</b>	<b>£838</b>	<b>£856</b>	<b>2.1%</b>	<b>7.0%</b>

# Monthly Economy Update

May 2022

## Residential Property – Rental Affordability

Ward	HB Claimants in PRS	Average Rent (1bed)	Difference from LHA	Average Rent (2bed)	Difference from LHA	% Within LHA
Gorton & Abbey Hey	1,430	£600	£2	£703	£55	12.9%
Levenshulme	1,334	£608	£10	£777	£129	12.3%
Moss Side	1,150	£703	£105	£827	£179	6.6%
Harpurhey	1,079	£525	-£73	£665	£17	42.0%
Longsight	1,024	£552	-£46	£695	£47	31.6%
Crumpsall	1,017	£543	-£55	£696	£48	28.1%
Clayton & Openshaw	950	£647	£49	£754	£106	9.7%
Whalley Range	932	£623	£25	£795	£147	16.6%
Moston	908	£525	-£73	£726	£78	8.3%
Cheetham	905	£714	£116	£741	£93	14.0%
Rusholme	805	£659	£61	£815	£167	12.0%
Miles Platting & Newton Heath	702	£646	£48	£819	£171	8.1%
City Centre	644	£841	£243	£1,082	£434	0.3%
Hulme	567	£730	£132	£823	£175	4.1%
Ardwick	528	£655	£57	£847	£199	2.6%
Higher Blackley	522	£604	£6	£696	£48	21.2%
Withington	504	£648	£50	£825	£177	11.5%
Old Moat	477	£679	£81	£929	£281	4.3%
Ancoats & Beswick	457	£663	£65	£858	£210	2.1%
Charlestown	456	£538	-£61	£688	£40	20.0%
Burnage	423	£682	£84	£736	£88	2.3%
Chorlton Park	411	£771	£173	£883	£235	1.9%
Fallowfield	404	£601	£3	£783	£135	21.1%
Woodhouse Park	390	£658	£134	£790	£142	3.9%
Sharston	323	£688	£164	£790	£142	1.9%
Northenden	319	£638	£114	£793	£145	1.9%
Baguley	315	£534	£10	£801	£153	8.7%
Didsbury West	299	£732	£134	£998	£350	5.0%
Chorlton	290	£710	£112	£960	£312	4.0%
Brooklands	290	£661	£137	£812	£164	1.4%
Didsbury East	250	£737	£139	£965	£317	0.0%

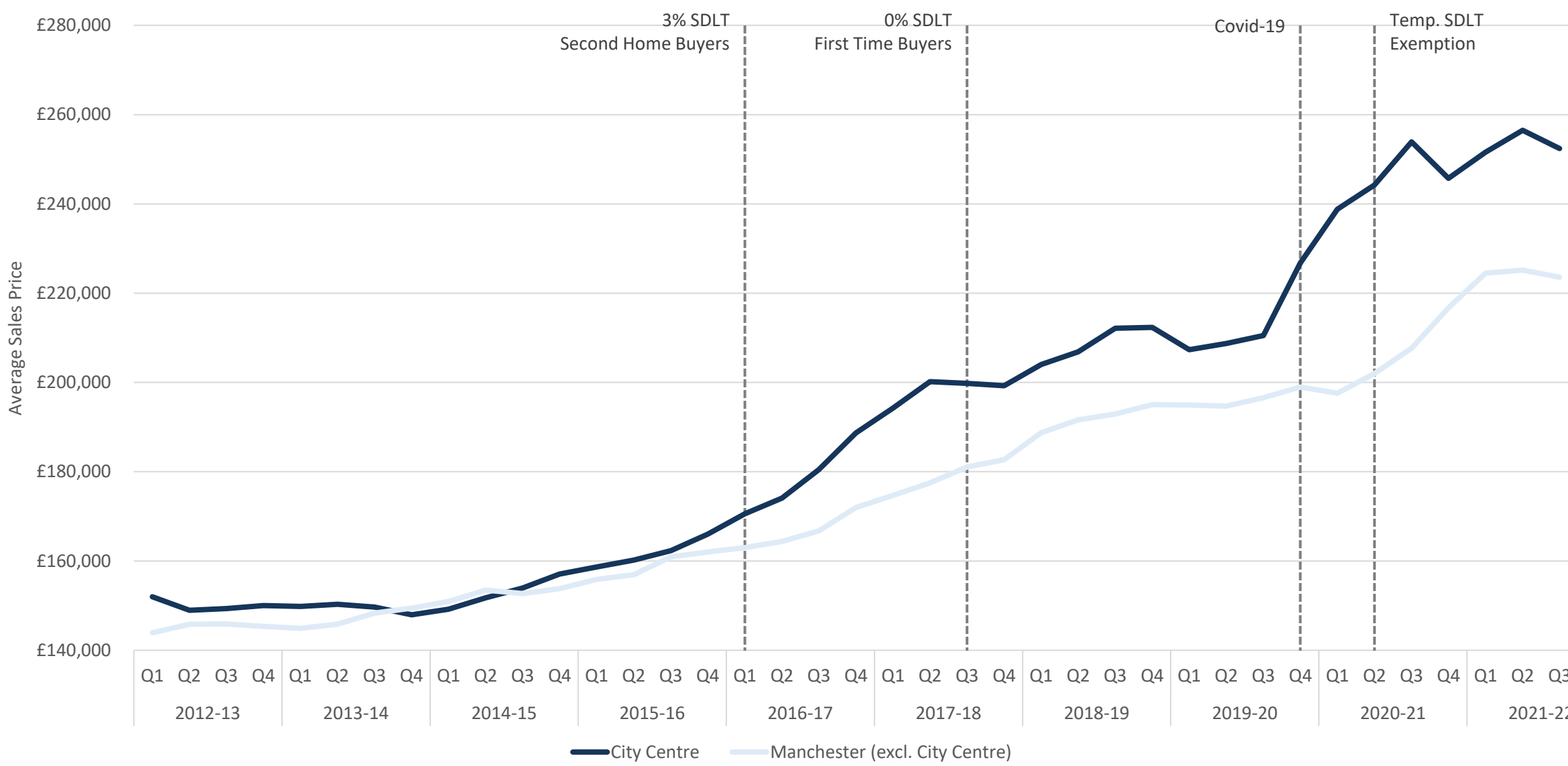
1Bed LHA Rate – Central GM BRMA - £598 / 1Bed LHA Rate – Southern GM BRMA - £524

2Bed LHA Rate – Central GM BRMA / Southern GM BRMA - £648

NB – All of Manchester is in the Central GM BRMA with the exception of Wythenshawe which is in the Southern GM BRMA

	Unaffordable
	Within £50
	Affordable

## Sales price growth across Manchester beginning to slow



City Centre Average Sales Price

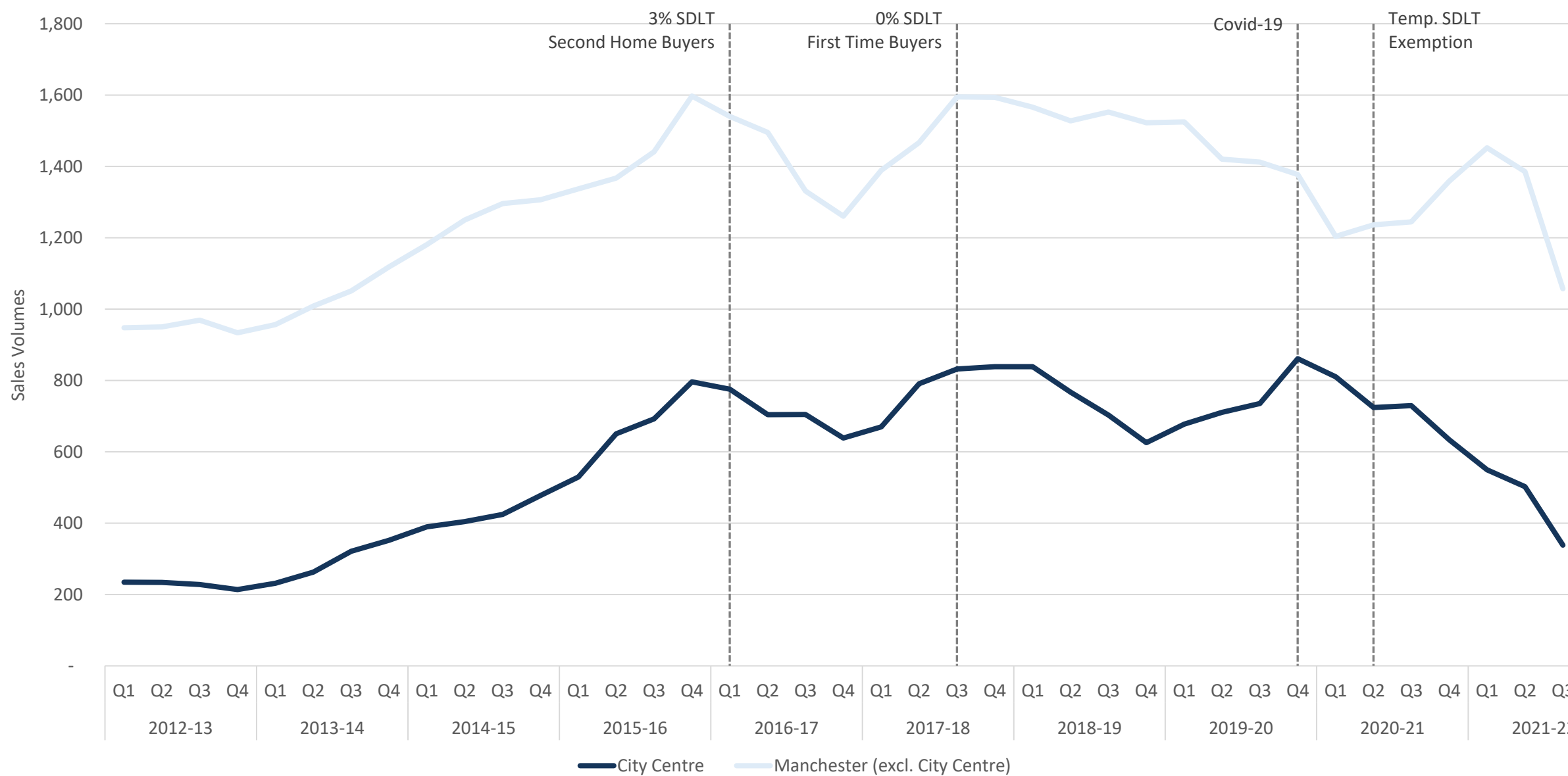
**£252,430**

Manchester (excl. City Centre) Average Sales Price

**£223,599**

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## Sales market activity remaining subdued in the city centre & falling across the rest of the city



City Centre Quarterly Change\*

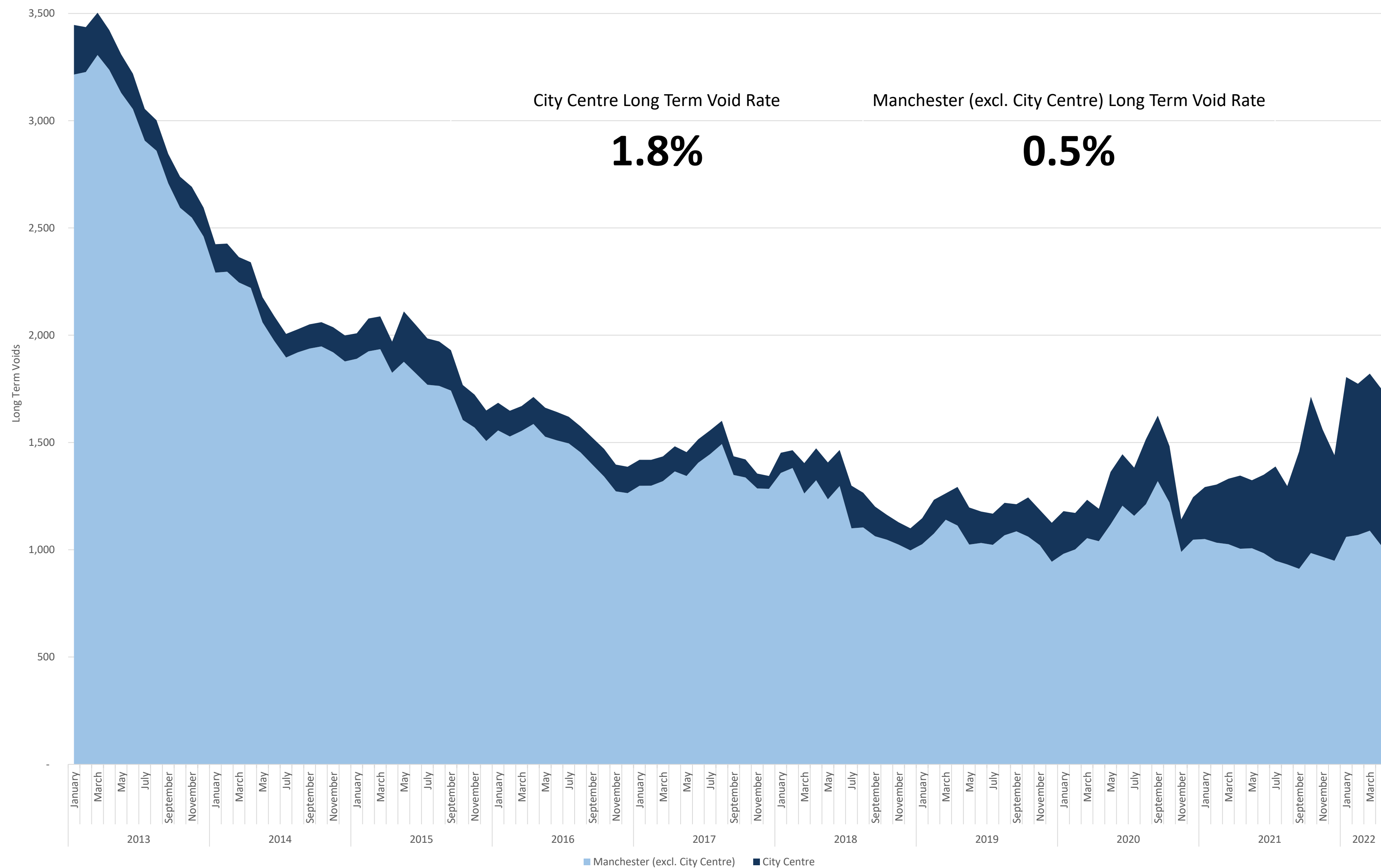
**-32.6%**

Manchester (excl. City Centre) Quarterly Change\*

**-23.7%**

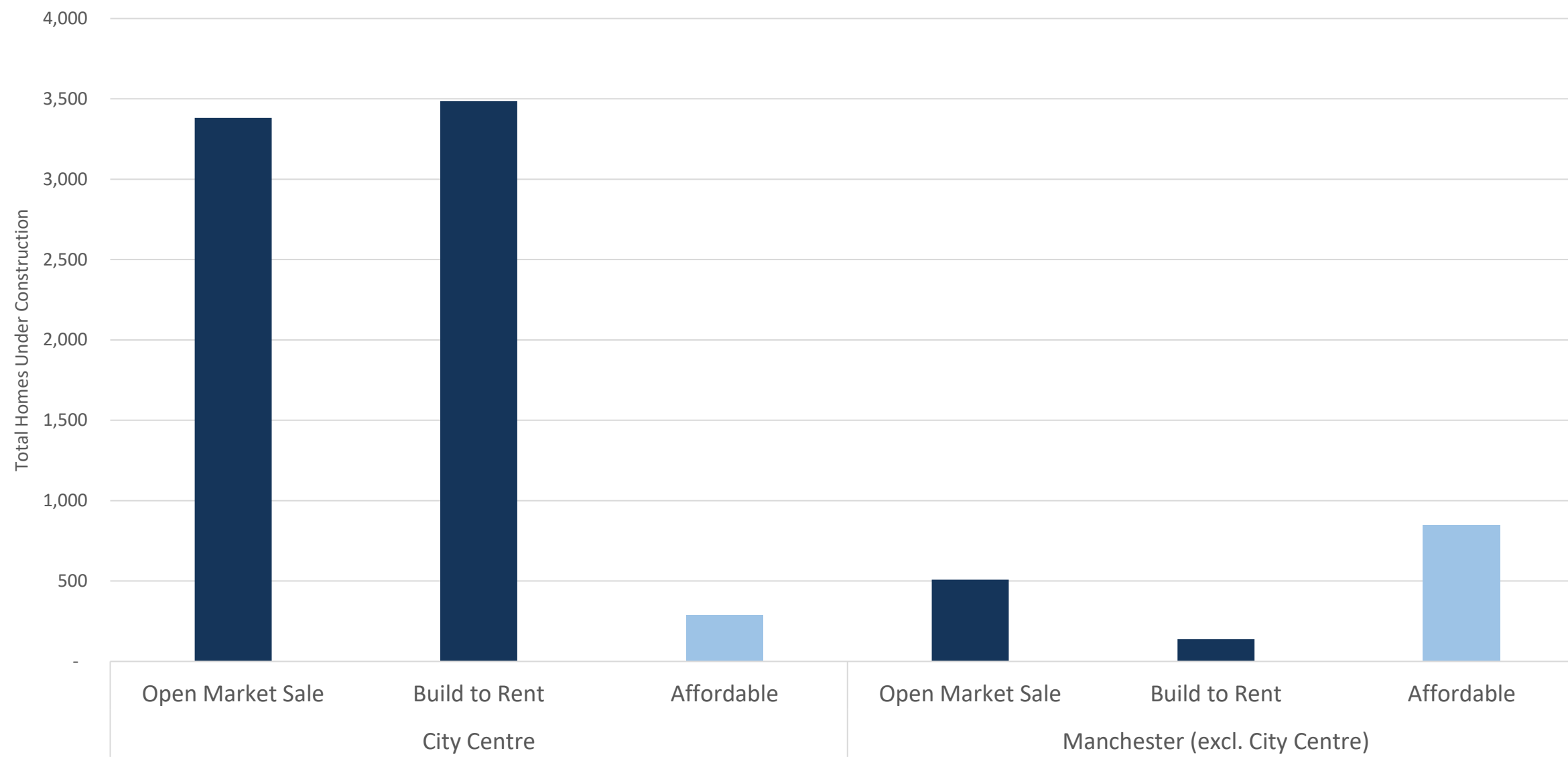
\* Large numbers of sales are backdated in future releases so these figures are expected to increase in future updates

## Long term void rate outside the city centre remains around the lowest it's ever been





Over 8,600 homes on site across the city – including over 1,100 affordable homes



City Centre Homes Under Construction

**7,158**

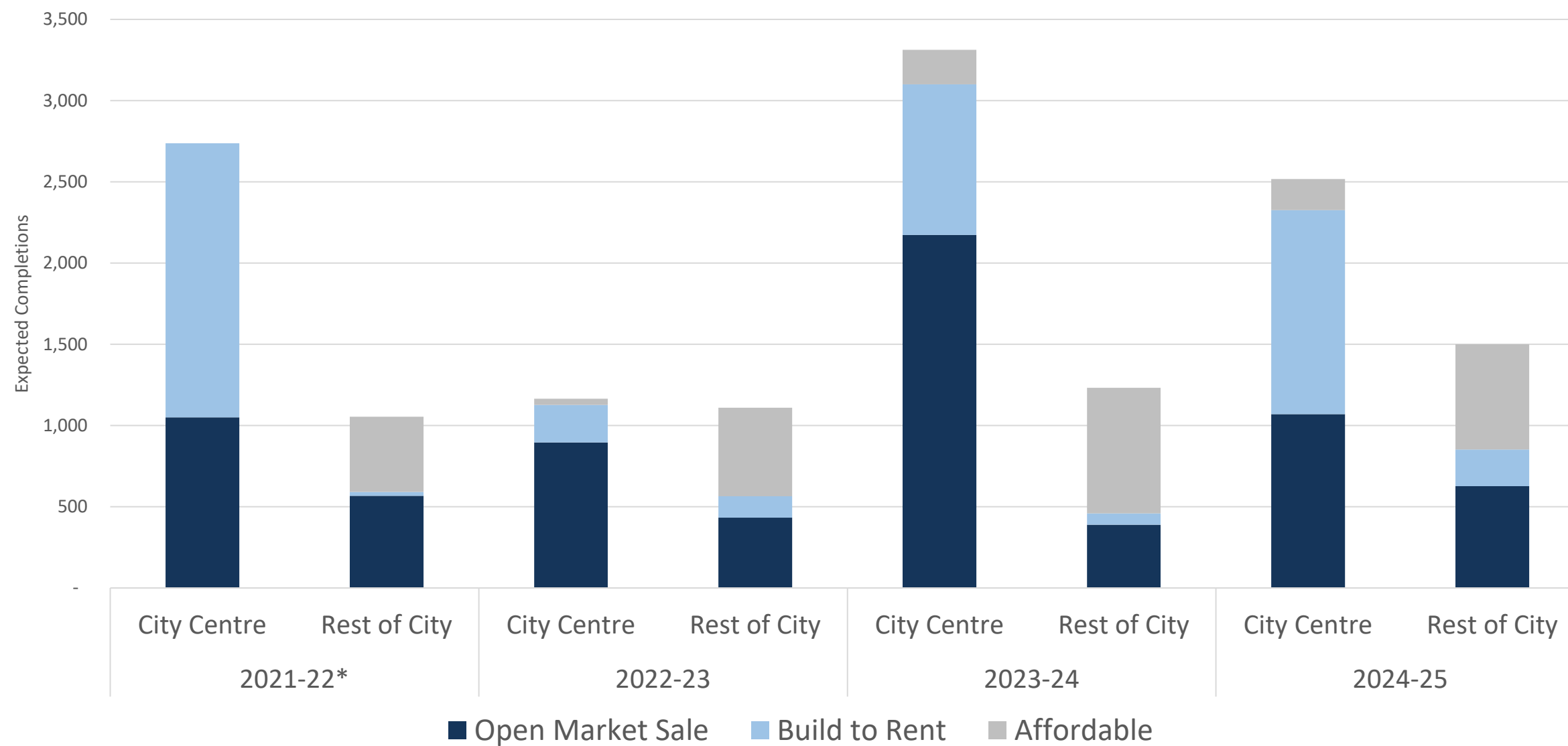
Rest of City Homes Under Construction

**1,497**

Affordable Homes Under Construction

**1,139**

c.3,800 new homes completed in Manchester in 2021-22 including 532 affordable homes (more than any year since 2011-12)



Expected Completions – 2021-22

**3,792**

Expected Completions – 2022-23

**2,274**

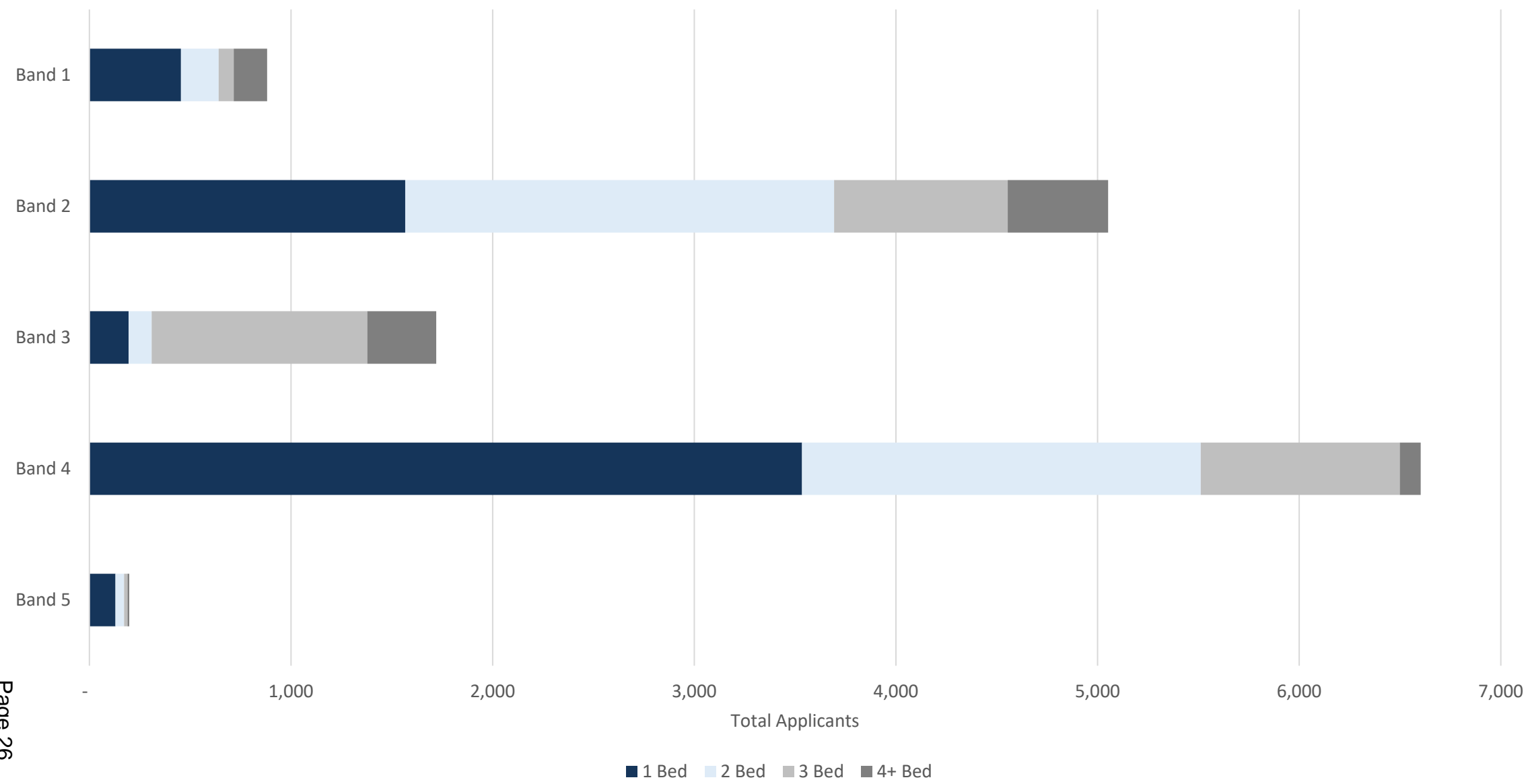
Expected Completions – 2023-24

**4,545**

Expected Completions – 2024-25

**4,016**

Majority of households in Housing Need require 2 or more bedrooms (November)



Applicants in Priority Bands 1-3  
(In Housing Need)

**7,837**

Proportion of Applicants in  
Housing Need Requiring 2+ Beds

**71%**

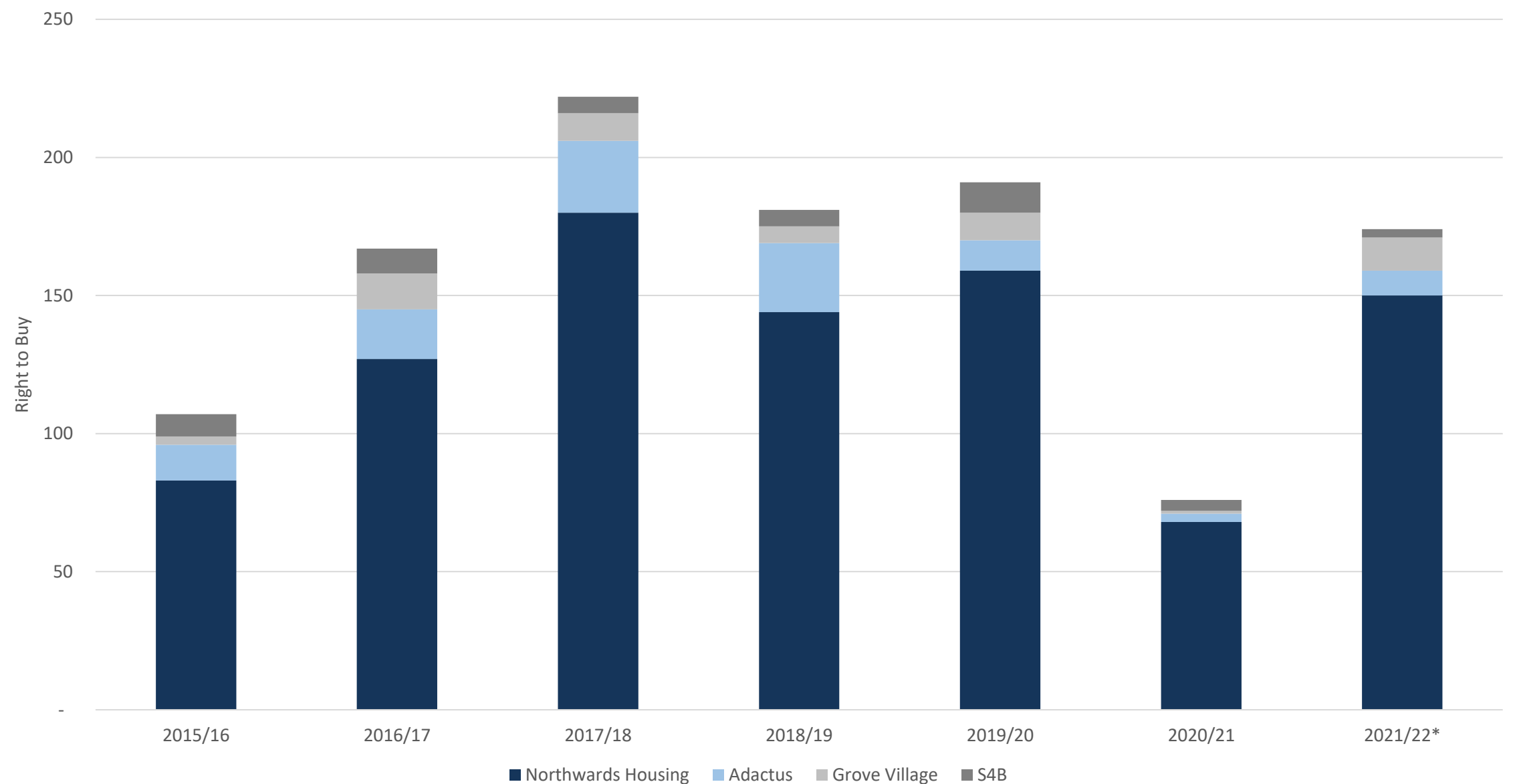
Total Right to Buys (2021-22)

**174**

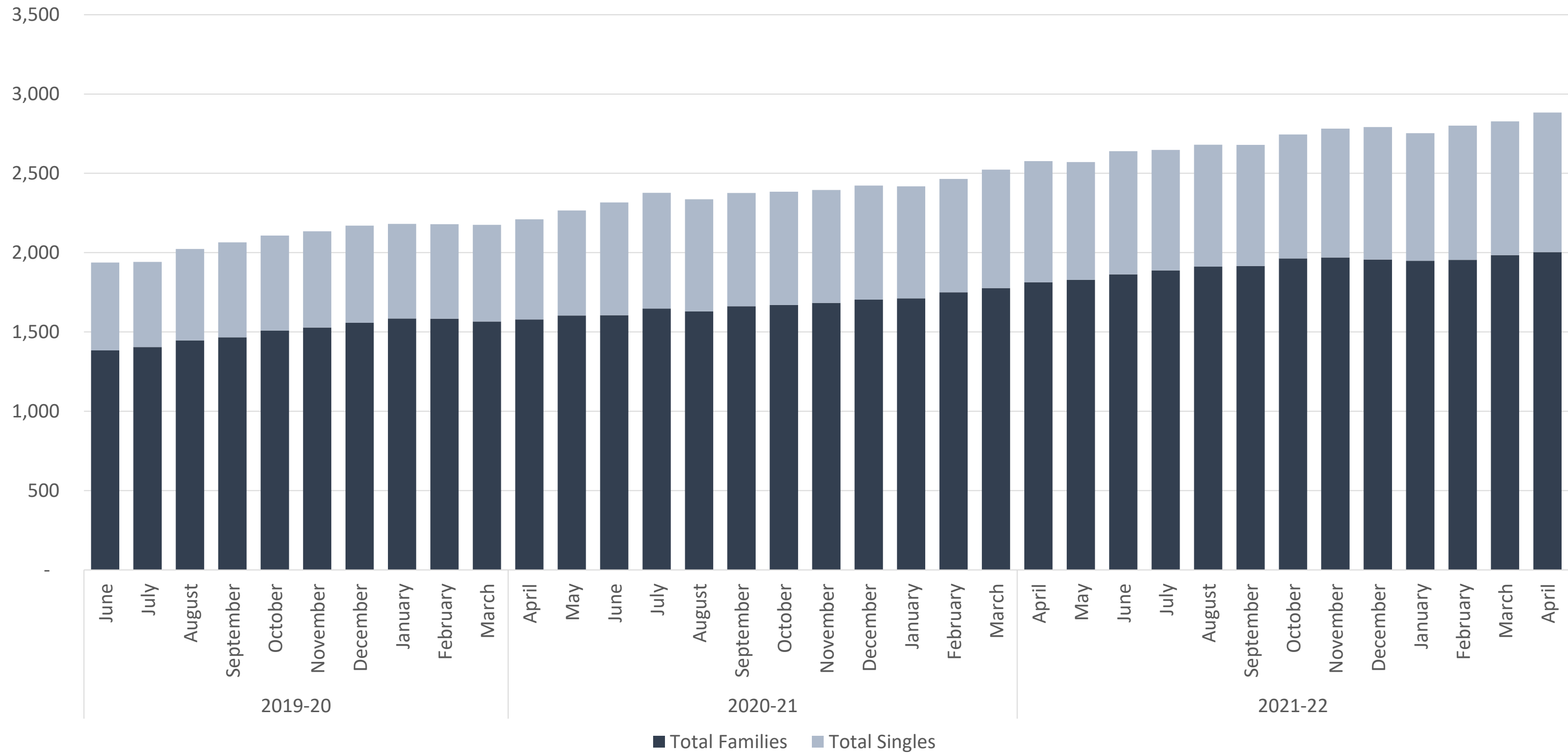
Amount in the Housing  
Affordability Fund

**£14.4m**

Right to Buy sales in MCC Owned stock recovering to pre-Covid levels



Growing numbers of families in Temporary Accommodation\*



Families in TA (April 22)

**2,003**

(10% annual growth)

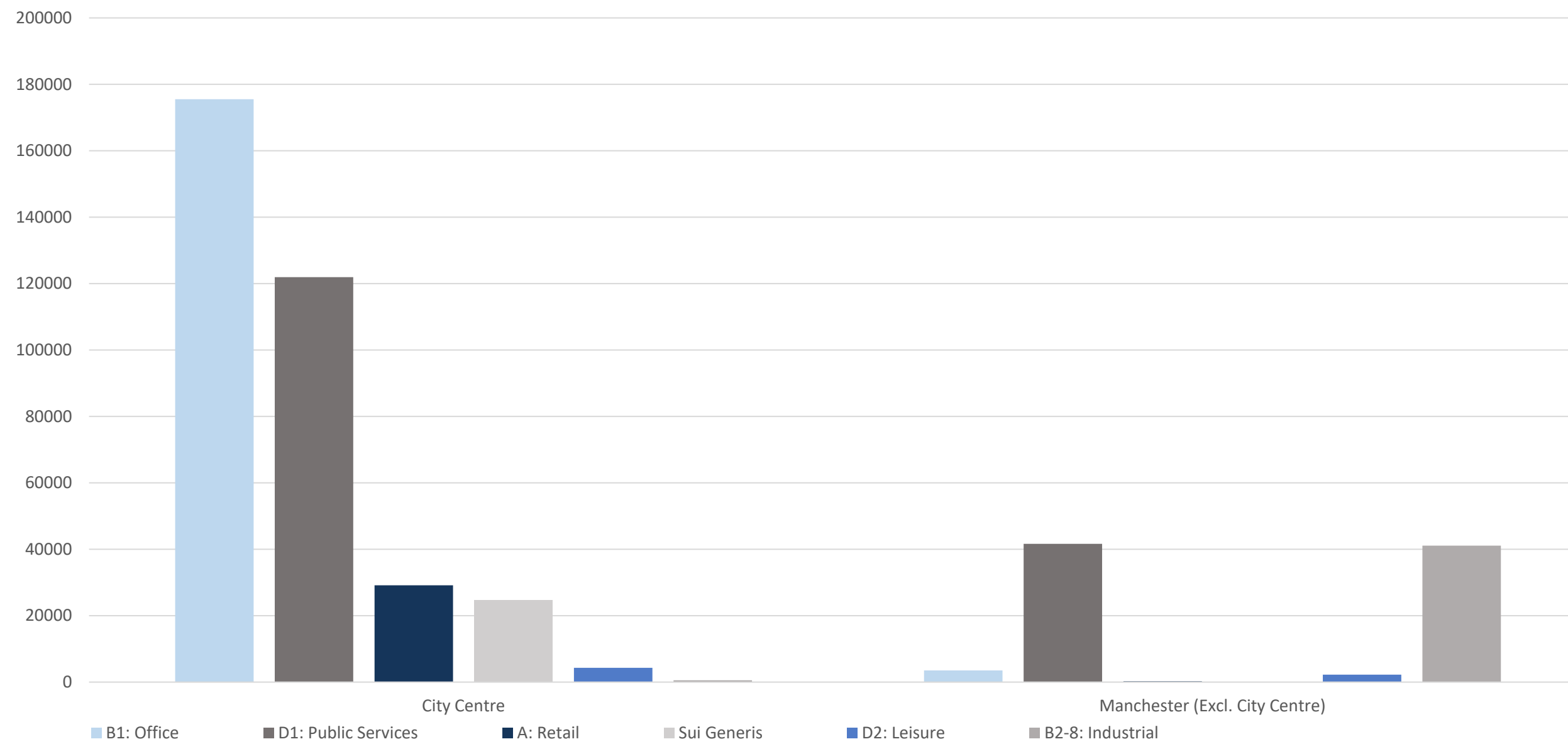
Single Person Households in TA (April 22)

**880**

(15% annual growth)

\* MCC have recently announced the intention to end the use of B&Bs to house families

## 175,500m<sup>2</sup> of office space is currently on-site in the city centre



### Total Office Space Under Construction

**179,000m<sup>2</sup>**

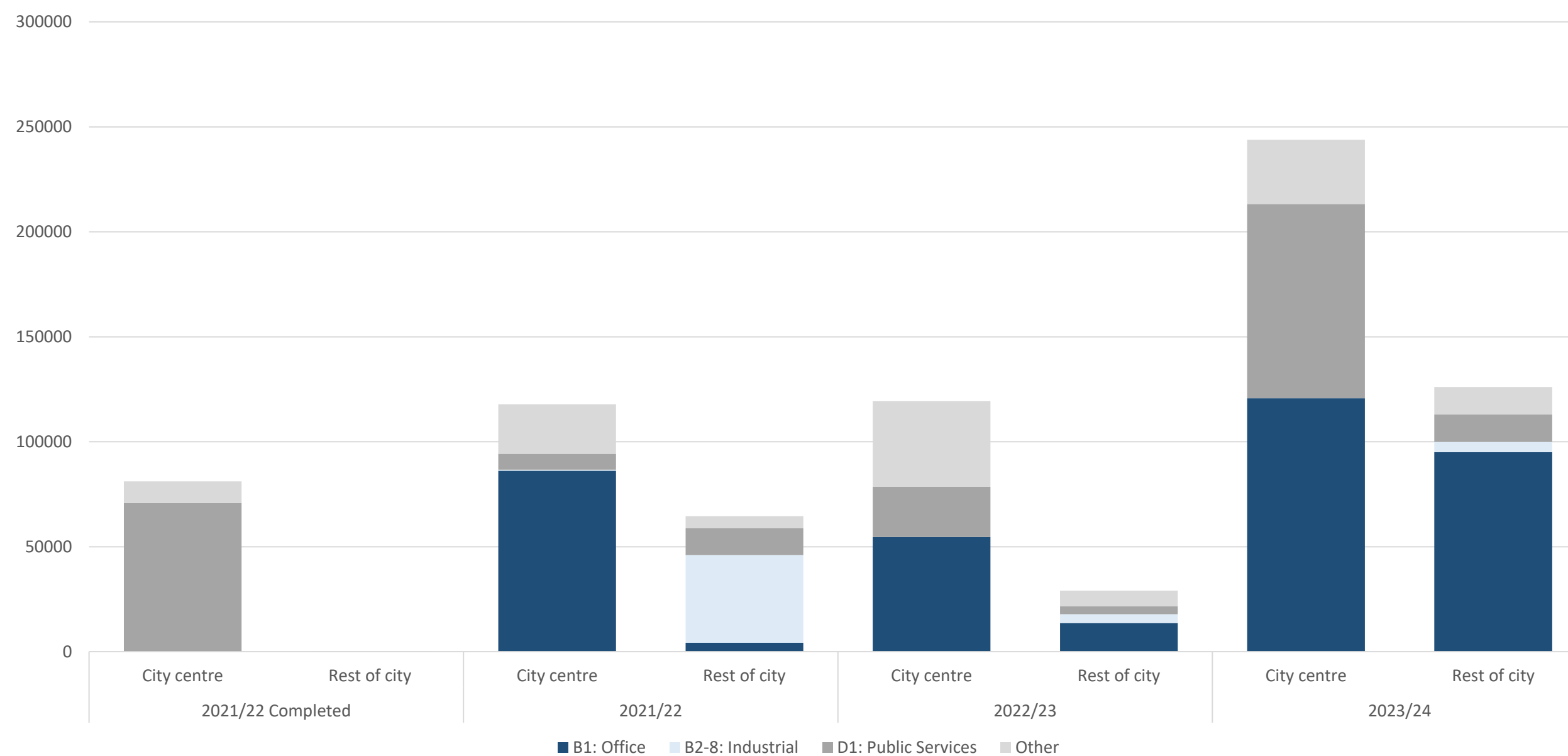
### Expected City Centre Office Space Completions 2021-22 – 2023-24

**262,000m<sup>2</sup>**

### Expected Rest of City Office Completions 2021-22 – 2023-24

**113,000m<sup>2</sup>**

## Commercial Developments – Completions & Expected Completions (2021-22 – 2023-24)\*



### Expected City Centre Completions (2021-22 – 2023-24)

**562,000m<sup>2</sup>**

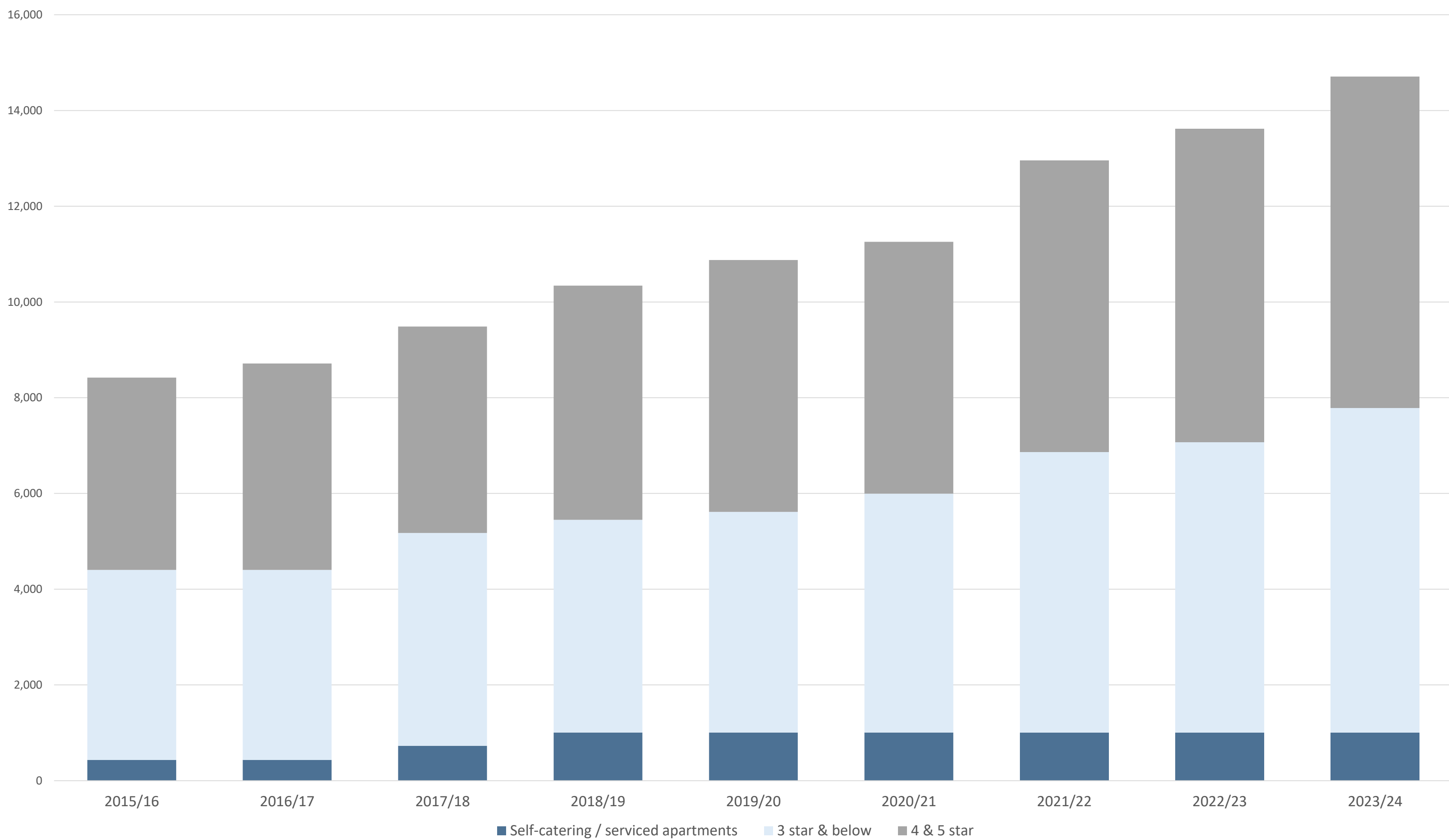
### Expected Rest of City Completions (2021-22 – 2023-24)

**220,000m<sup>2</sup>**

\*Data does not include hotel developments

1,549 hotel rooms are on-site in the city centre – including most recently the Treehouse Hotel refurb of the Renaissance Hotel on Deansgate

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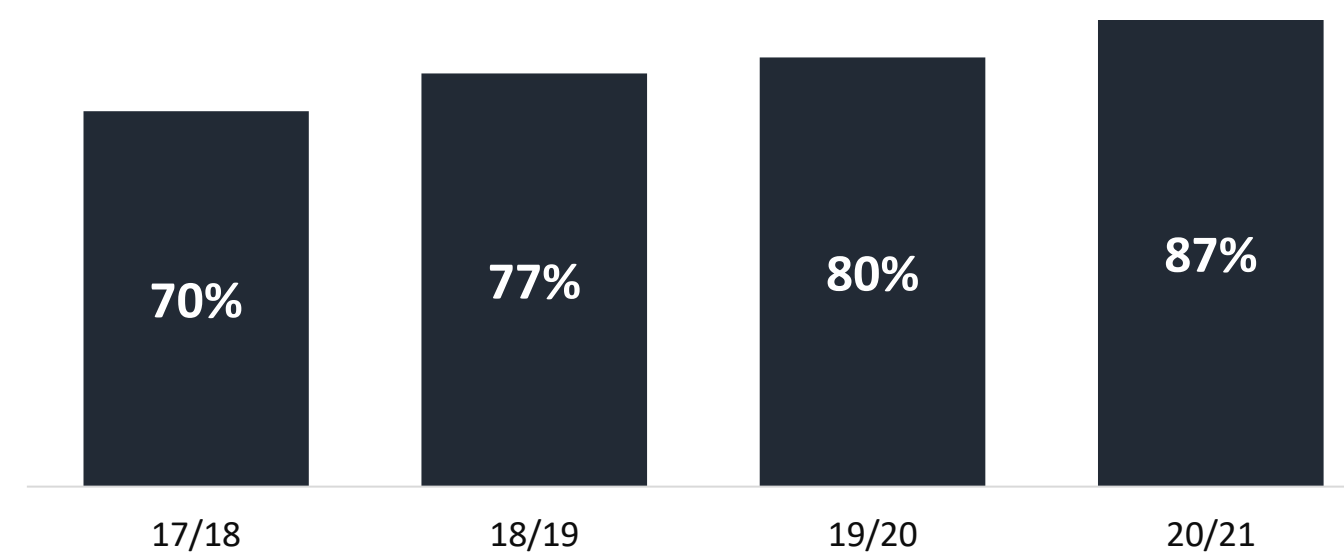
City Centre Hotel Rooms Under Construction

**1,549**

City Centre Expected Completions 2021-22 to 2023-24

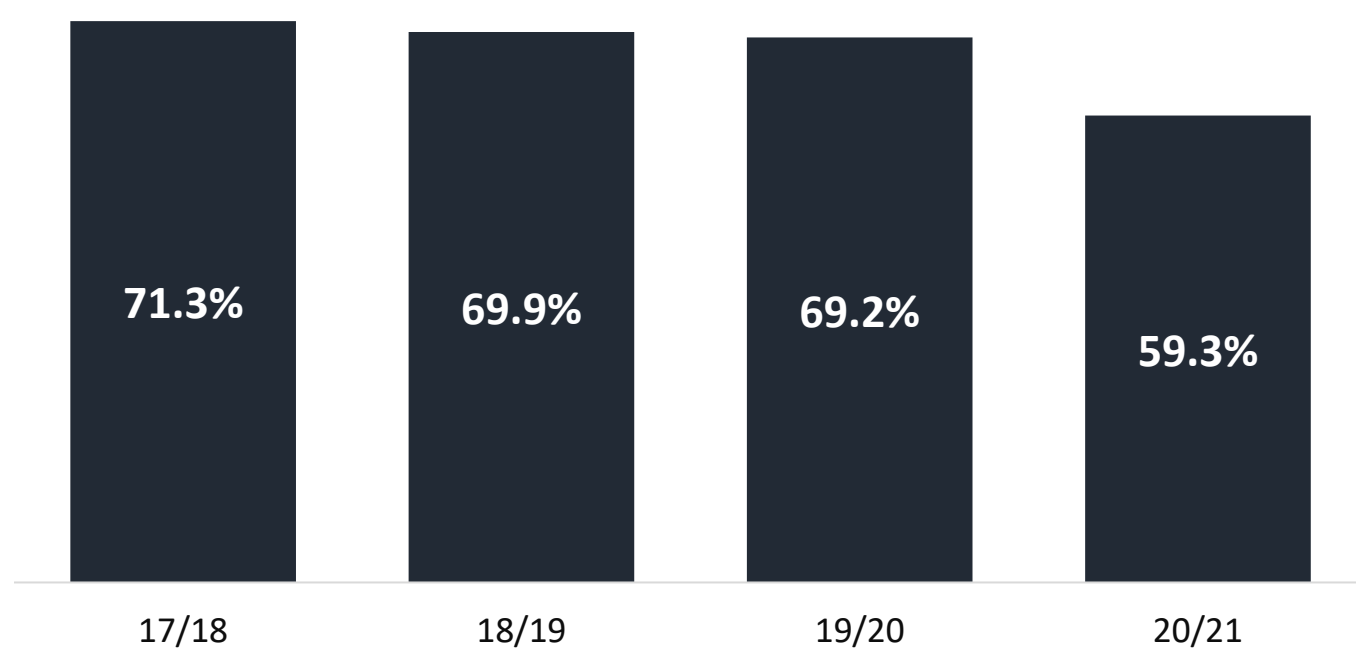
**3,451**

The percentage top 300 Council suppliers responding to survey that had created new jobs in last year increased 7 percentage points from 80% in 19/20 to 87% in 20/21



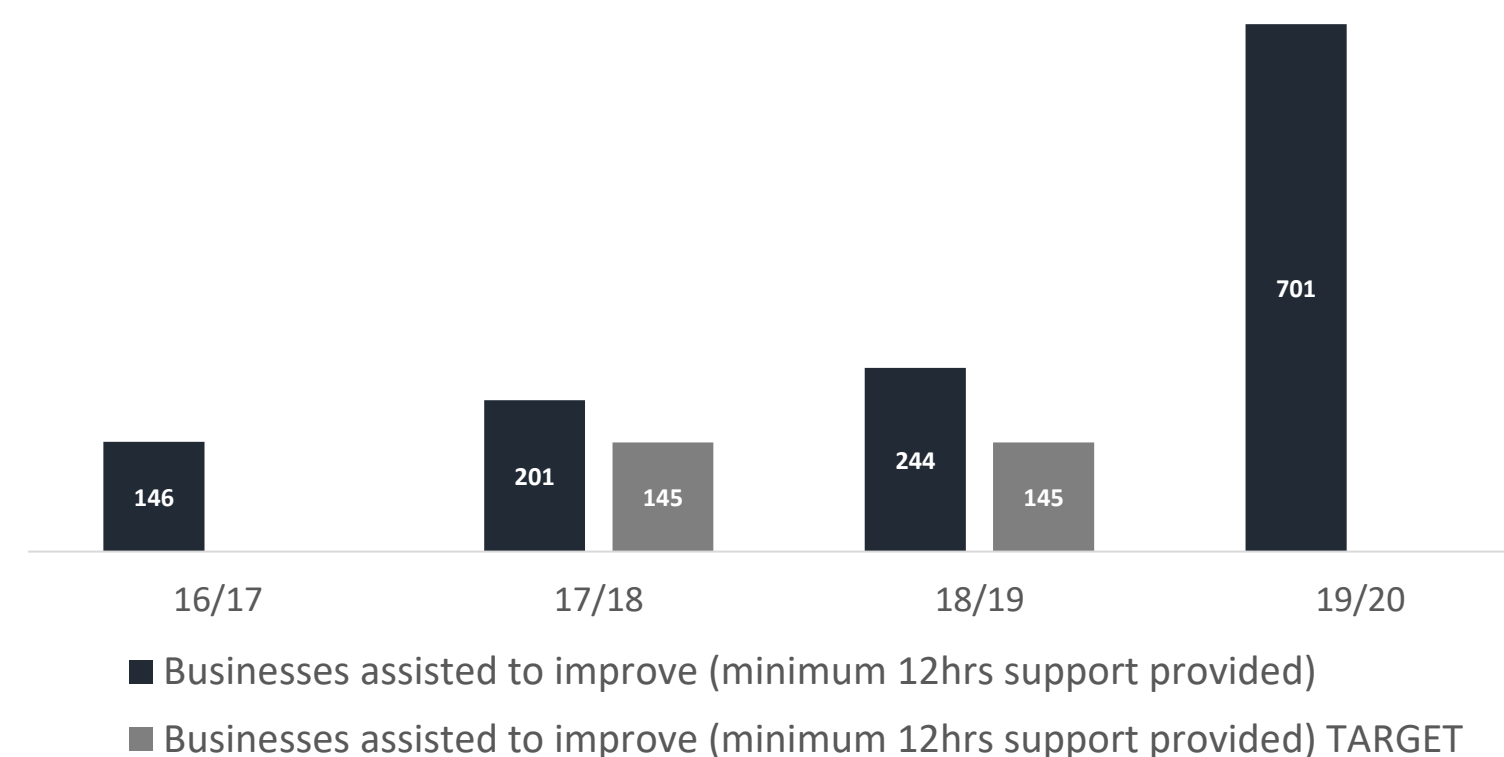
Source: CLES Survey

The percentage of MCC spend from top 300 suppliers being with organisations located in Manchester decreased 9.9 percentage points from 69.2% in 19/20 to 59.3% in 20/21. This drop is balanced with an increase in the proportion of spend with suppliers outside Manchester but within Greater Manchester.

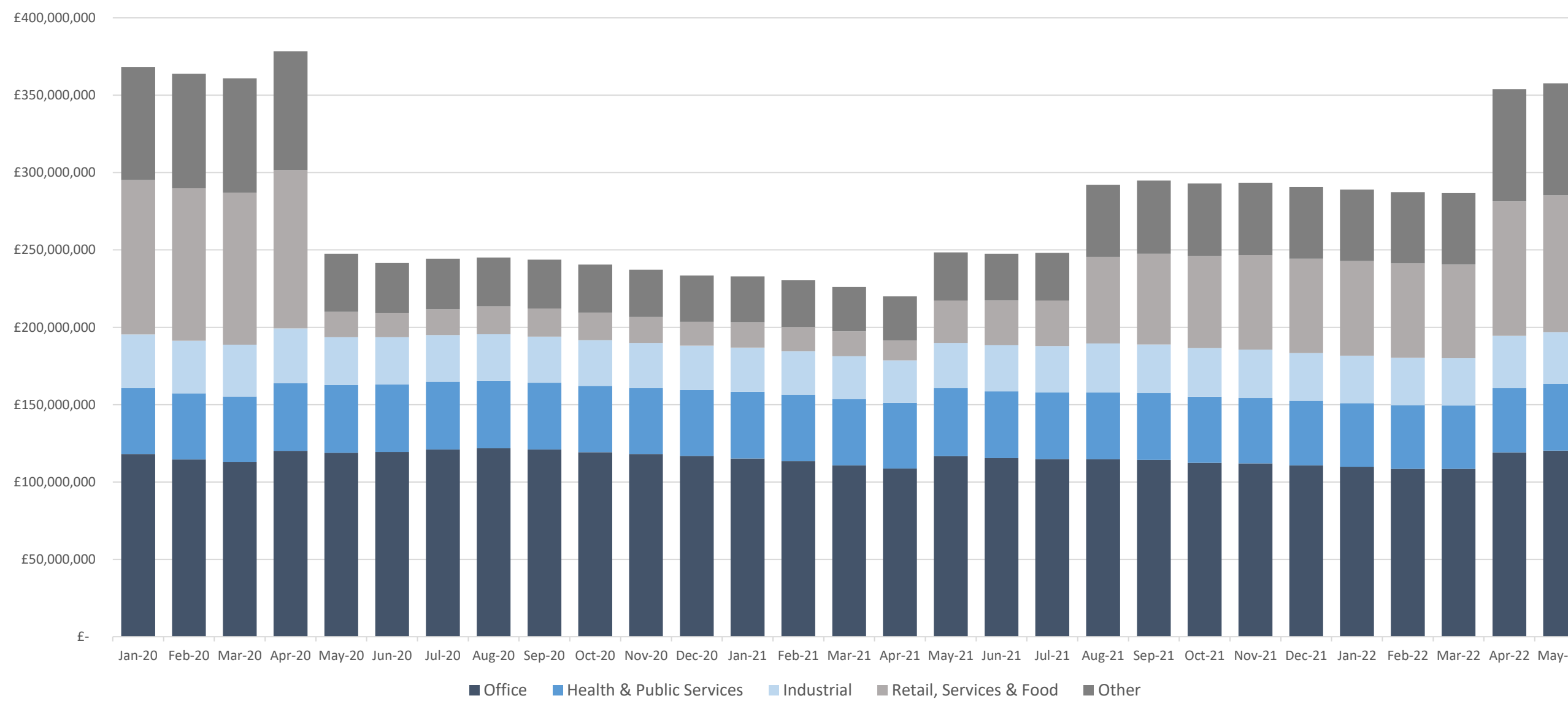


Source: CLES Survey

Businesses assisted to improve: 2020/21 data to be updated when available



**Total business rates charged increased by £4m between Apr and May and is £109.2m higher than 12 months ago\***

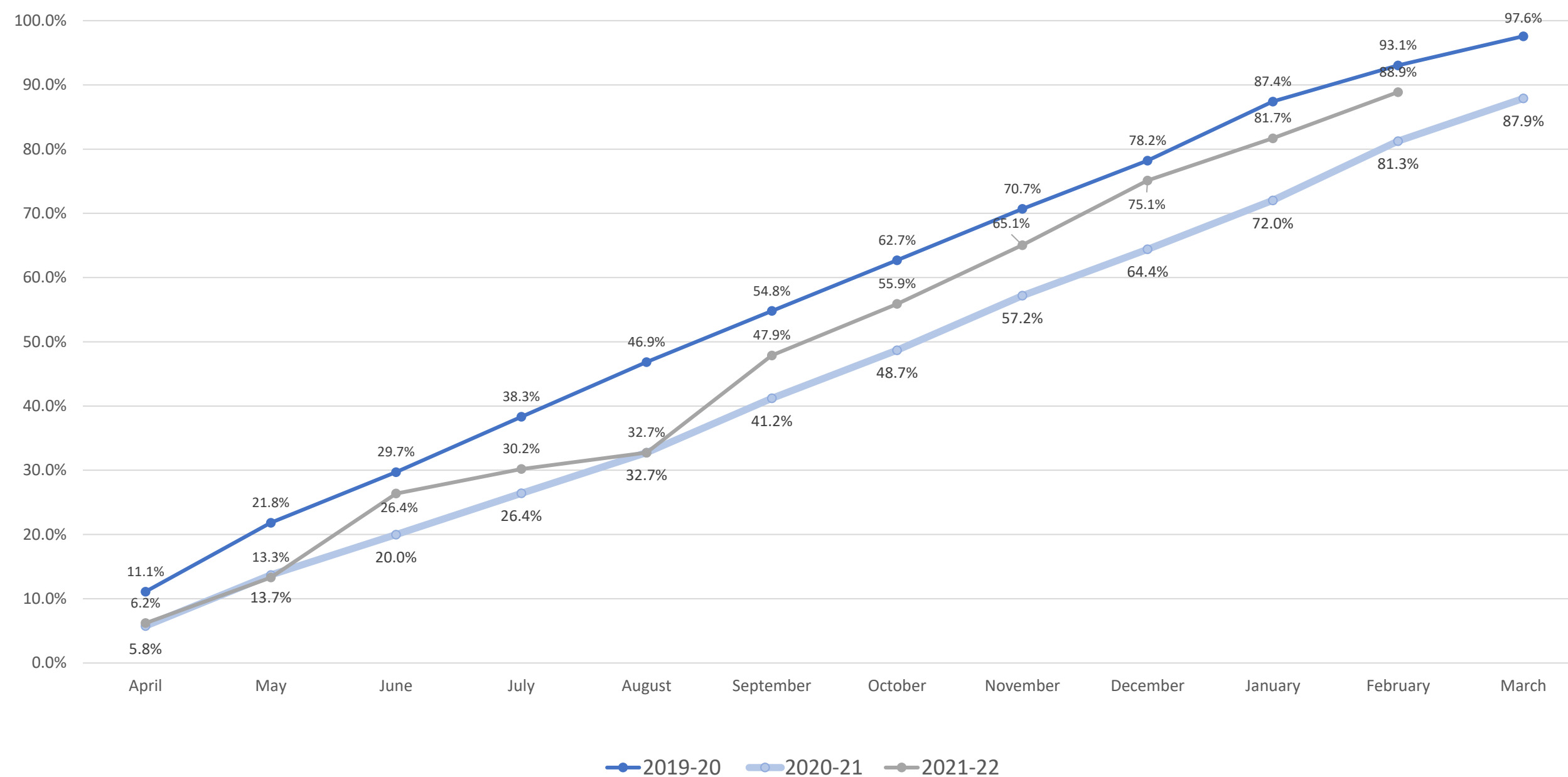


Total Annual Business Rates Charged (May):

**£357.6m**

\* This increase reflects businesses re-opening following COVID and business rates relief slowly being wound down

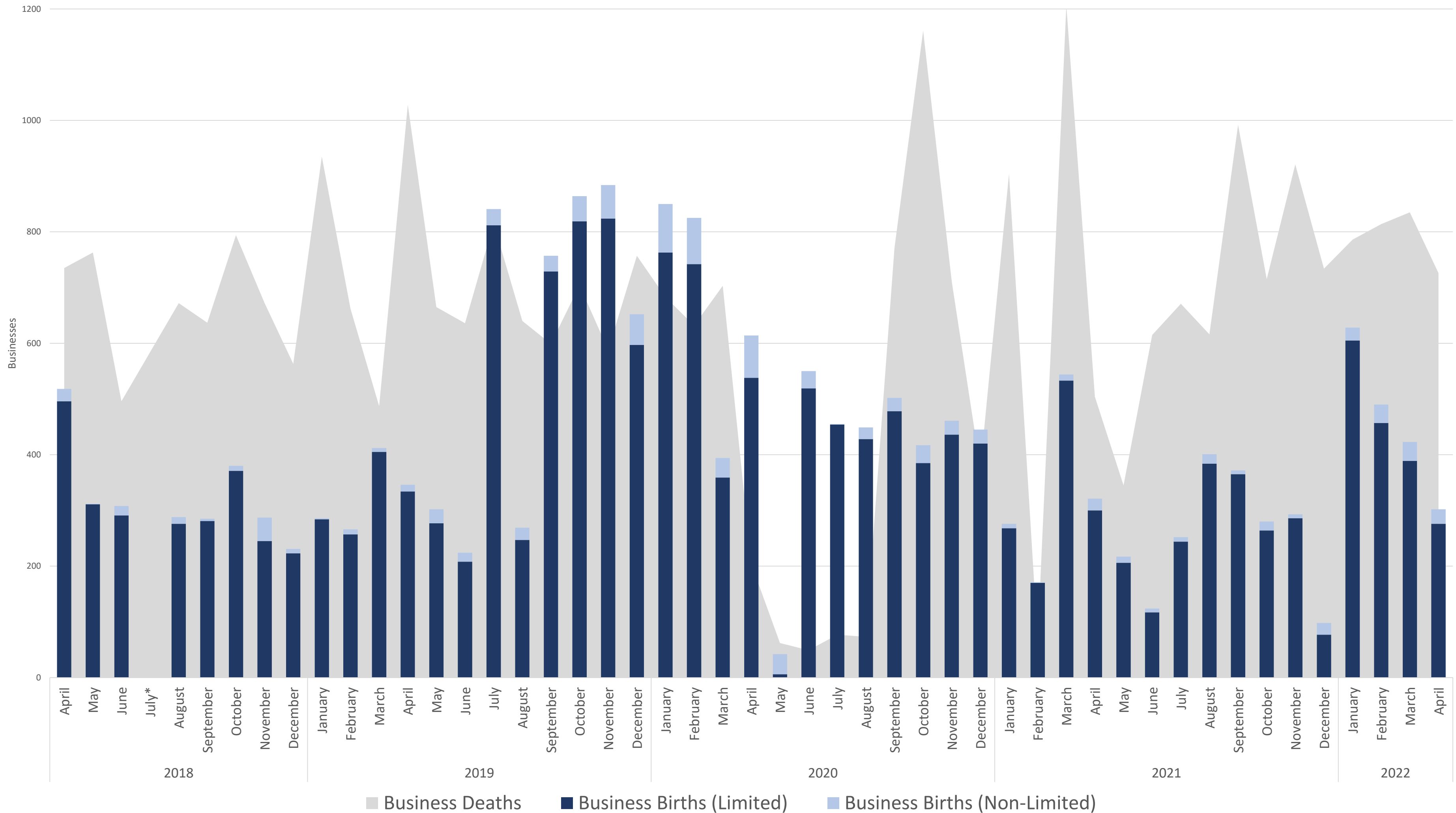
**The business rates collection rate in February is 8 ppt. above to the same month in 2020/21**



Total Collection Rate 2021-22 (Feb):

**88.9%**

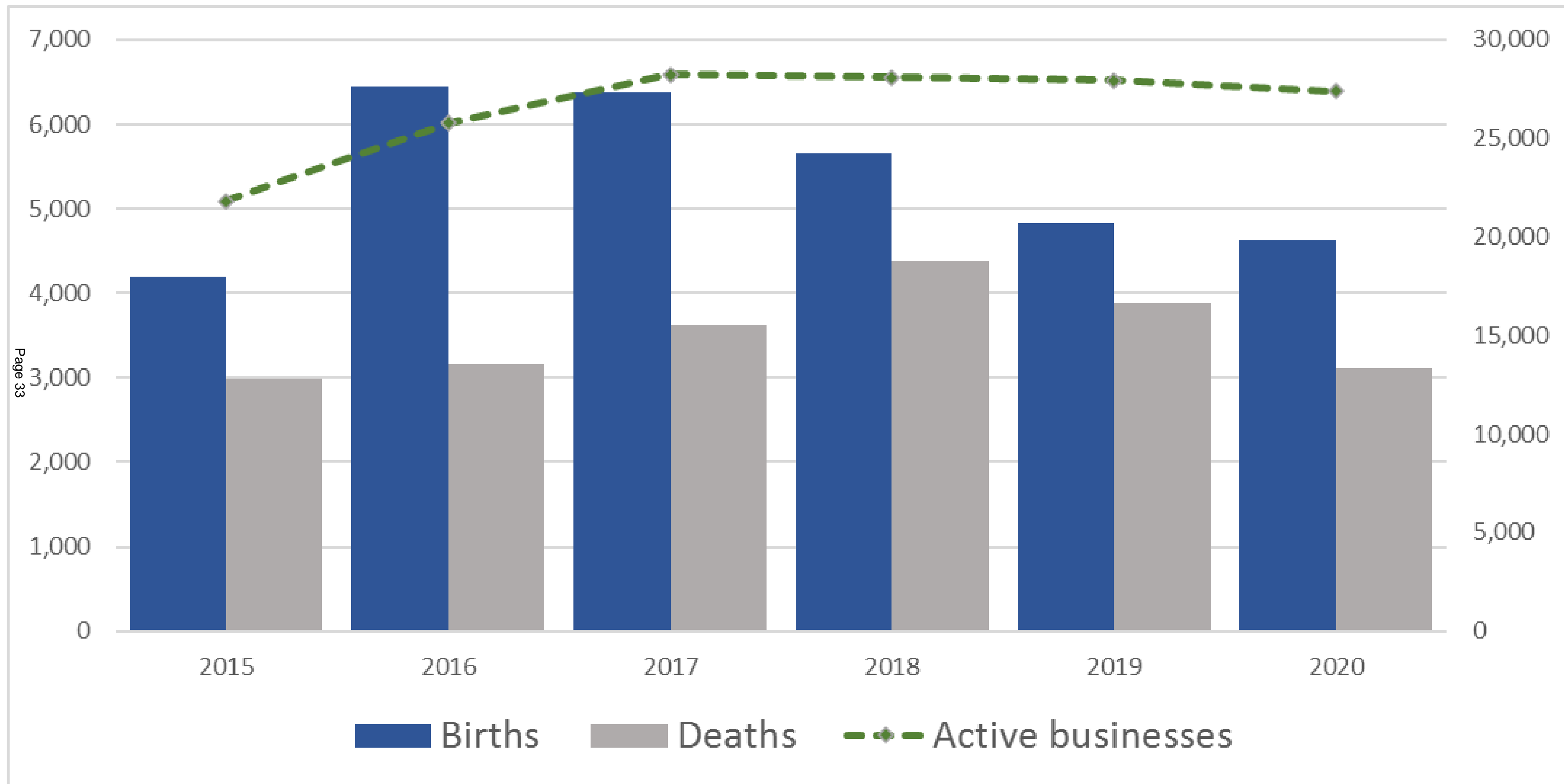
**Business deaths continuing to exceed business births in Manchester; 726 deaths vs 302 births in April, a 6% decrease in the number of businesses birth in comparison to the same period in the previous year and a 44% increase in the number of businesses deaths in comparison to the same period in the previous year.**



\*Automatic strike-off and company obligations were suspended from April to June during lockdown by Companies House – resulting in an administrative lag in recording business deaths which manifested in a large spike towards the end of 2020

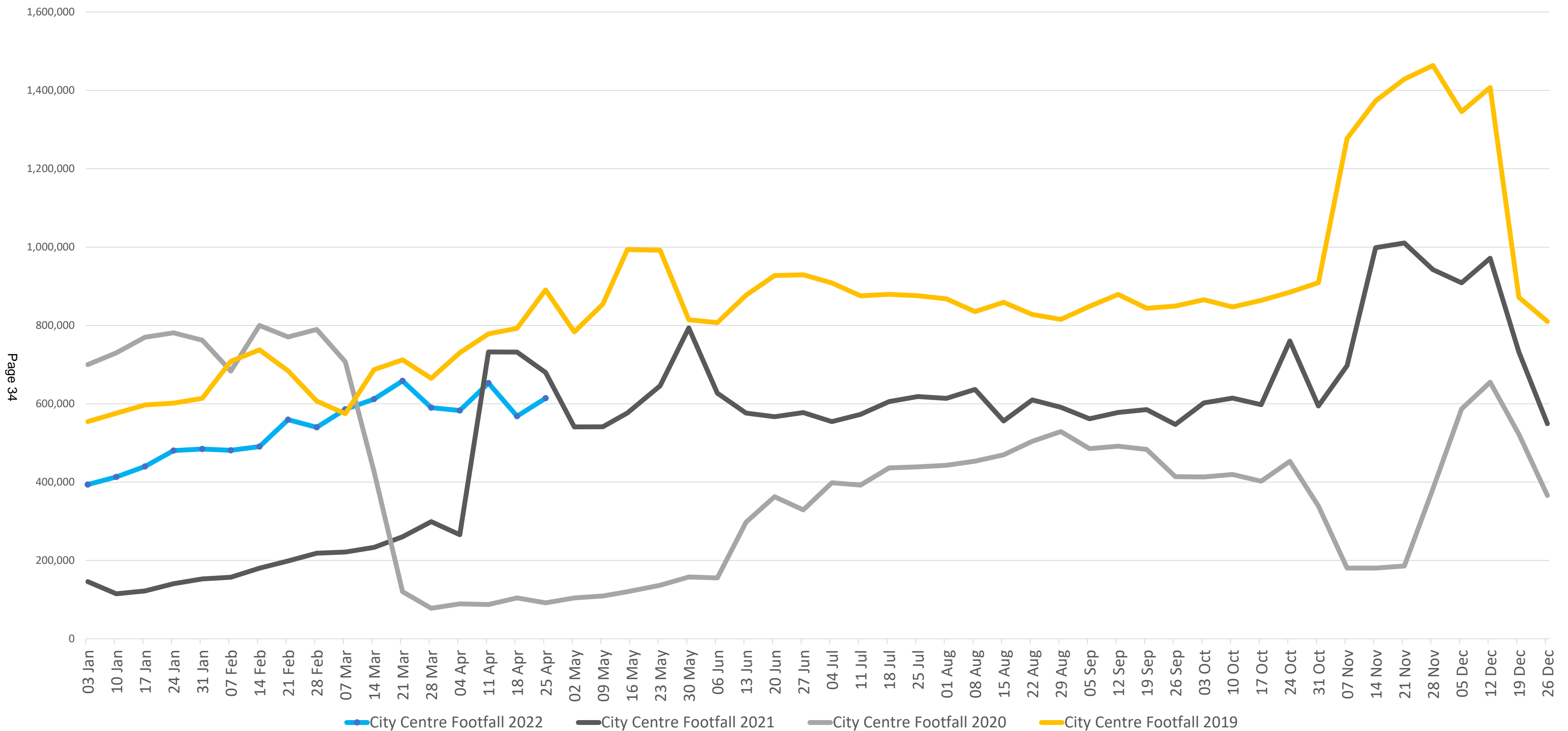


ONS figures suggest that the overall total of active businesses showed a slight decline between 2017 and 2020 (28,245 in 2017, 27,375 in 2020 a percentage change of -3.08%) whilst business events – the creation of new businesses / deaths of businesses showed a more marked decrease (a percentage change of -14.34% for births and -27.32% for deaths)



Source: ONS Business Demography  
Data updated on an annual basis

Footfall in the city centre has had an overall upward trend in 2022 but levelling off in the last month where the footfall has been lower than 2019 and 2021.



**City Centre\* Footfall**  
(w/s 25<sup>th</sup> Apr):

Change v 2021	Change v 2019
<b>-9.68%</b>	<b>-31.1%</b>

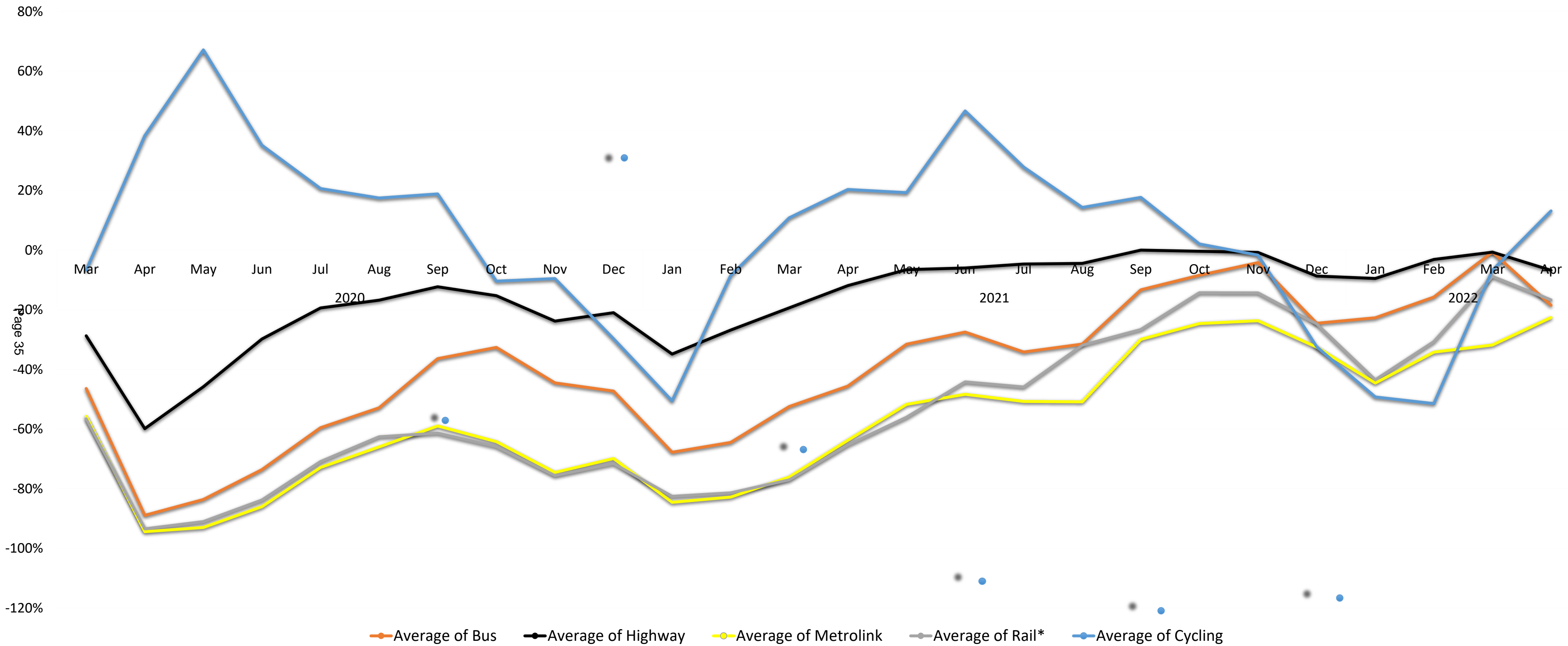
**District Centres\*\* Footfall**  
(w/s 25<sup>th</sup> Apr):

Change v 2021	Change v 2019
<b>+24.6%</b>	<b>+17.7%</b>

\* City Centre data on Market St, Exchange Square, St Ann's Square & King St

\*\* District Centres data on Blackley, Cheetham Hill, Chorlton, Fallowfield, Gorton, Harpurhey, Levenshulme, Northenden, Rusholme & Withington

Transport usage has increased for cycling and Metrolink use, but decreased for Highways, Bus and Rail in the last month; cycling monthly average usage in April was 13% higher than the baseline (2019), highway usage was 7% lower than the baseline (2019), rail and bus usage were less than 17% lower than the baseline and Metrolink was 23% lower than the baseline (2019)

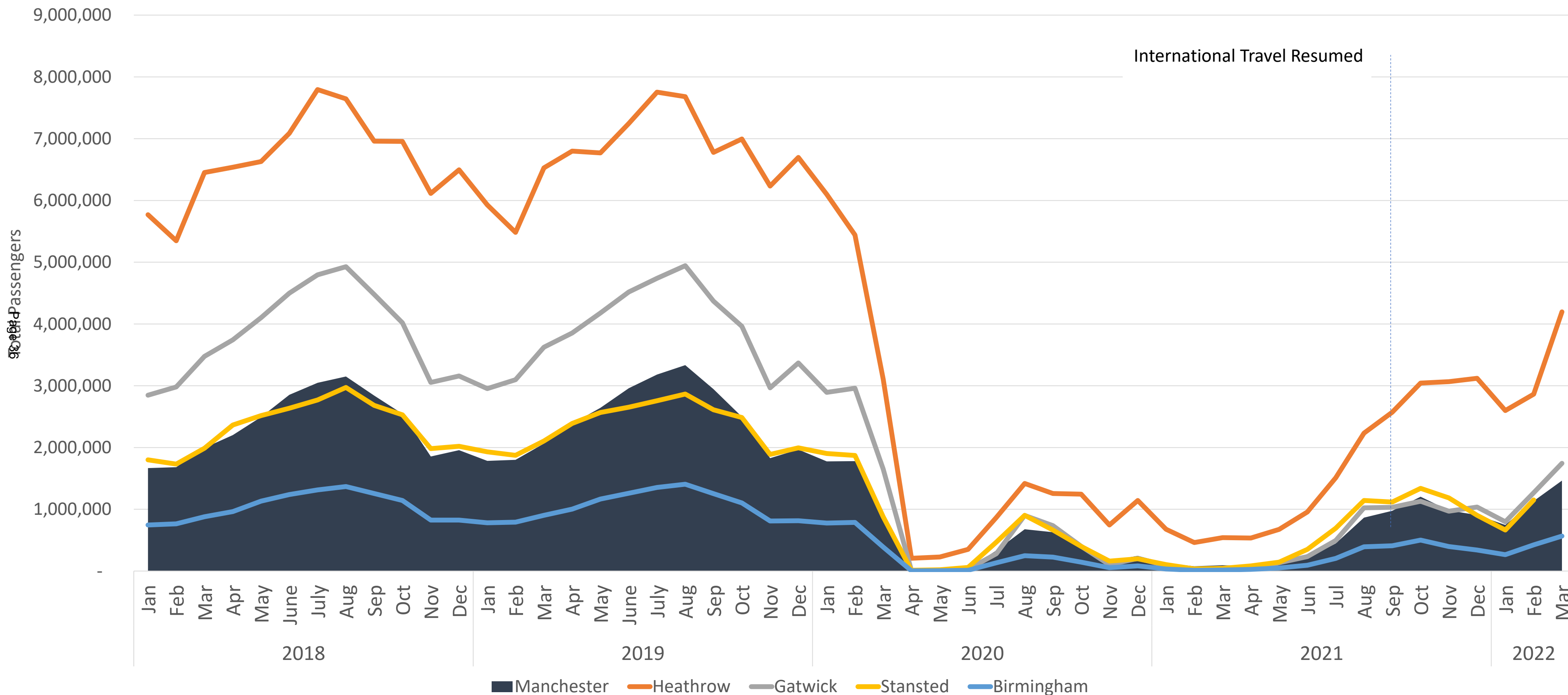


\* Rail data from Manchester Piccadilly

Current Position (24<sup>th</sup> April) Compared to Pre-Lockdown Baseline

Cycling	Highways	Bus	Metrolink	Rail
<b>35%</b>	<b>2%</b>	<b>24%</b>	<b>-12%</b>	<b>0%</b>

Airport passenger numbers increasing from a low base and are above 2020



Manchester Airport Passengers (March)

1,465,390

Monthly Change (February - March)

+29%

**Manchester City Council  
Report for Information**

**Report to:** Economy Scrutiny Committee – 26 May 2022

**Subject:** Overview Report

**Report of:** Governance and Scrutiny Support Unit

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**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.

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**Wards Affected:** All

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**Contact Officers:**

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

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**Background documents (available for public inspection):**

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
13 January 2022	ESC/22/02 Updates on Sub Strategies of the City Centre Transport Strategy	Request that the Strategic Director (Growth and Development) circulate a map to all Members of the Committee that highlights the existing active travel schemes and the planned projects that connect these.	Information to be circulated	Becca Heron Strategic Director (Growth and Development)

## 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 **16 May 2022**, 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><b>Delivering Manchester's Affordable Homes to 2025 - Establishment of Strategic Partnership with Homes England (2019/09/05A)</b></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><b>Delivering Manchester's Affordable Homes to 2025 - Disposal of sites (2019/09/05B)</b></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><b>Delivering Manchester's Affordable Homes to 2025 - Establishment of Partnership arrangements with Registered Providers (2019/09/05C)</b></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		
<b>Delivering Manchester's Affordable Homes to 2025 -Agreement of legal terms (2019/09/05D)</b>  To enter into and complete all necessary legal documents and agreements to give effect to delivering Manchester's Affordable Homes to 2025	City Solicitor	Not before 4th Oct 2019		Report and recommendations	Fiona Ledden, City Solicitor fiona.ledden@manchester.gov.uk
<b>Heron House - Disposal of leasehold of office accommodation (2022/03/02A)</b>  To agree to the disposal by Leasehold of office accommodation at Heron House.	Strategic Director - (Growth and Development)	Not before 2nd Apr 2022		Briefing Note & Heads of Terms	Mike Robertson m.robertson@manchester.gov.uk
<b>Disposal of site of former Chorlton Leisure Centre for residential development (21/05/13A)</b>	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



Approval to the terms for the leasehold disposal of the site of the former Chorlton Leisure Centre for residential development.					
<p><b>Disposal of Buglawton Hall (2021/05/27A)</b></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 <a href="mailto:thomas.pyatt@manchester.gov.uk">thomas.pyatt@manchester.gov.uk</a>
<p><b>Disposal of Simon House, Wavell Road, Wythenshawe for use as a data centre (2021/10/12A)</b></p> <p>Approval to the terms for the leasehold disposal of Simon House, Wavell Road, Wythenshawe for use as a data centre</p>	Strategic Director - (Growth and Development)	Not before 4th Jan 2022		Report to the Strategic Director of Growth and Development	Joe Martin, Development Surveyor <a href="mailto:joe.martin@manchester.gov.uk">joe.martin@manchester.gov.uk</a>
<p><b>Procurement of Property Services Framework Contract (2021/11/26A)</b></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 <a href="mailto:m.robertson@manchester.gov.uk">m.robertson@manchester.gov.uk</a>

### 3. Economy Scrutiny Work Programme – May 2022

Thursday 26 May 2022, 2.00pm (Report deadline Monday 16 May 2022)

Title	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
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)	Angela Harrington Pat Bartoli Ciaron Wilkinson	
Economy Dashboard– Introduction to new Members	To receive the most up to date Quarterly Economy Dashboard and discuss the metrics most useful to provide real time data on key aspects of the City's economic recovery to enable Committee monitor progress.	N/A	Paul Holme Lewis Smith	
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	
Annual Work Programming Session	The meeting will close for the annual work programming session where members determine the work programme for the forthcoming year. To follow :- <ul style="list-style-type: none"> <li>• Presentation from the Strategic Director (Growth and Development) on upcoming issues and challenges within the Committee's remit; and</li> <li>• A presentation from the Exec Member on his/her priorities for the next Municipal Year</li> </ul>	Cllr Craig (Leader) Councillor White (Executive Member for Housing and Employment)	Scrutiny Support	This part of the meeting will be closed to the public.

**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)**

Previous Items identified by the Committee to be scheduled				
<b>Theme – Strategic Regeneration</b>				
Item	Purpose	Executive Member	Lead Officer	Comments
Manchester's Housing Strategy update	To receive and consider the final draft version of Manchester's Housing Strategy prior to approval by the Executive.	Cllr White (Executive Member for Housing and Employment)	Becca Heron Alan Caddick	
<b>Theme – Transport and Connectivity</b>				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Bus Franchising update	To receive a report 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 Craig (Leader)	Pat Bartoli	
<b>Theme - Skills development for Manchester residents aged 16 and over</b>				
Item	Purpose	Lead Executive Member	Lead Officer	Comments
Delivery of work and skills through the Our Town Hall Project	Precise details to be confirmed.	Cllr White (Executive Member for Housing and	Angela Harrington	

		Employment)		
MAES External Review	To receive a report on MAES external review.	Cllr White (Executive Member for Housing and Employment)	Brian Henry Angela Harrington	
MAES and the Voluntary Community and Social Enterprise sector	To receive a report on the work delivered in partnership between MAES and the Voluntary Community and Social Enterprise sector.	Cllr White (Executive Member for Housing and Employment)	Brian Henry Angela Harrington	
<b>Theme – Growing the Manchester Economy</b>				
<b>Item</b>	<b>Purpose</b>	<b>Lead Executive Member</b>	<b>Lead Officer</b>	<b>Comments</b>
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.	Cllr Craig (Leader)	Mark Hughes (The Growth Company) Becca Heron Pat Bartoli Angela Harrington	
<b>Theme - Miscellaneous</b>				
<b>Item</b>	<b>Purpose</b>	<b>Lead Executive Member</b>	<b>Lead Officer</b>	<b>Comments</b>
Audit of Temporary Accommodation Costs	To receive a report for information that details the cost of Temporary Accommodation.	Councillor Rahman (Deputy Leader)	Director of Homelessness	