



Economy Scrutiny Committee

Date: Thursday, 23 June 2022

Time: 2.00 pm

Venue: Council Antechamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

There will be a private meeting for Committee Members only at 1:45pm on Thursday 21 June 2022 in Room 2006, 2nd Floor, Town Hall Extension

Access to the Antechamber

Public access to the Council Antechamber is on Level 2 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension.

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

- 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 - 6
To approve as a correct record the minutes of the meeting held on 26 May 2022
- 5. Manchester Housing Strategy (2022-2032)** 7 - 48
Report of the Interim Director of Housing and Residential Growth attached.

This report provides an update on the development of the new Manchester Housing Strategy (2022-2032). The Strategy brings together themes from the previous Housing Strategy (2015-21) and the Residential Growth Strategy (2015-25) into a single, holistic document.
- 6. This City: Progress Update** 49 - 56
Report of the Strategic Director (Growth and Development) attached

This report provides an update on progress of both strategic and scheme specific activities in advance of a further report being presented to the Council's Executive in September 2022 on the company business plan.
- 7. Final Evaluation of the Crumpsall Selective Licensing Area and Proposed Next Phase of Selective Licensing** 57 - 88
Report of the Interim Director of Housing and Residential Growth and Strategic Director Neighbourhoods attached

This report provides Members with the outcomes of the evaluation of the Crumpsall Selective Licensing area and advises on the proposed future phases of selective licensing.

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

Smoking is not allowed in Council buildings.

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, 15 June 2022** 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 26 May 2022

Present:

Councillor Johns – in the Chair

Councillors Bell, Good, Moran, Noor, Raikes, I Robinson and Taylor

Also present:

Councillor Craig, Leader

Councillor White, Executive Member for Housing and Employment

Councillor Hacking, Executive Member for Skills, Employment and Leisure

ESC/22/17 Minutes

In moving the minutes, the Chair paid tribute to his predecessor Councillor H. Priest. He thanked her for her dedication and commitment to the work of the Committee during her time as Chair. He further welcomed the new members of the Committee.

Decision

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

ESC/22/18 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.

In response to a comment from a Member regarding the announcements from central government and the support to relieve the increased cost of living, the Leader advised that Manchester Council had always responded quickly to ensure that any support that was made available was directed to residents and local businesses. She stated that further funding was required from Government to make up the funding that had been removed over a number of years and the Council would continue to lobby the Treasury for additional funding to support local residents.

The Director of Inclusive Economy stated that information on the various sources of advice and support services were available on the Council's website.

Decision

The Committee notes the report.

ESC/22/19 Economy Dashboard

The Committee considered a report of the Head of Performance, Research & Intelligence that presented the economy dashboard, a document that contains a range of data and intelligence covering key aspects of Manchester's economy. The Leader proposed that the information that was contained within the COVID sit rep item would be incorporated into the Dashboard as part of the wider reporting. The Committee endorsed this proposal.

Decision

The Committee note the report and agree that the data and information provided in the COVID sit rep would be reported via the Economy Dashboard.

ESC/22/20 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 Committee noted that it would be discussing the work programme for the forthcoming municipal year in further detail in a private session following the meeting, and that an updated work programme reflecting this discussion would be circulated as normal in the papers for the next meeting.

Decision

The Committee note the report and agree the work programme, noting the above comments.

**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 23 June 2022

Subject: Manchester Housing Strategy (2022-2032)

Report of: Alan Caddick, Interim Director of Housing & Residential Growth

Summary

This report provides an update on the development of the new Manchester Housing Strategy (2022-2032). It is the product of extensive consultation and stakeholder engagement and sets an ambitious target to increase housing supply and affordable housing growth in particular.

The Strategy brings together themes from the previous Housing Strategy (2015-21) and the Residential Growth Strategy (2015-25) into a single, holistic document.

The draft of Strategy is attached as Appendix 1. It is based around the following four priorities:

- Increase affordable housing supply & build more new homes for all residents
- Work to end homelessness and ensure housing is affordable & accessible to all
- Address inequalities and create neighbourhoods where people want to live
- Address the sustainability & zero carbon challenges in new and existing housing stock

Recommendations

The Committee is recommended to:

- (1) Consider and support the draft Housing Strategy (2022-2032) and provide comments to inform the final version.
 - (2) Subject to comments, agree that the final version of the Housing Strategy (2022-2032) be taken for consideration by the Executive in July 2022.
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Wards Affected: All

<p>Environmental Impact Assessment – the impact of the issues addressed in this report on achieving the zero-carbon target for the city</p>
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<p>Emissions from Manchester are split almost evenly between transport, industrial & commercial uses, and housing & buildings. Therefore, reducing the carbon footprint of Manchester's existing and new homes will help to make significant progress towards achieving the zero-carbon target for the city.</p>
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<p>To this end the Housing Strategy sets out 4 ambitions and a further 10 (linked) commitments which set out Manchester's strategy for addressing the sustainability</p>
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and zero carbon challenges in new and existing housing stock. Specifically, this relates to developing and implementing a long term retrofit plan which will map out each home's journey towards lower energy costs and net zero. It also relates to growing the city's zero carbon housing pipeline in a way that enables us to decouple future housing growth from any associated increase in CO2 emissions.

However, the strategy's zero carbon ambitions will only be achieved by a huge collective effort across the city, which this strategy commits us to catalysing and shaping. The Housing Strategy will also need to work in conjunction with the statutory planning framework (the Local Plan to be consulted on this year) and other related strategic documents (including the Climate Change Frameworks) for the ambitions to be deliverable.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

The Housing Strategy has been developed with an acknowledgement that housing inequality in Manchester is directly related to the disadvantages suffered by some individuals or groups because of their characteristics and that this remains a significant issue in the city. These disadvantages were comprehensively evidenced in the Marmot Report 'Build Back Fairer in Greater Manchester: Health Equity and Dignified Lives'

On the basis of this evidence elements of the new Housing Strategy has been drafted to explicitly address housing inequalities suffered by individuals or groups because of their characteristics. Key to this will be using the city's evidence base to ensure that we are building the right homes in the right places to meet the needs of all groups and individuals. However, the strategy also recognises that addressing inequalities and creating neighbourhoods is not just about buildings homes. It is about place-making and working closely with local groups to recognise community heritage will be integral to this. It is also about improving the quality and the management of the homes we already have – particularly in the private rented sector where housing inequality is most acute.

The Housing Strategy will work in conjunction with other strategies to identify the needs of people from protected or disadvantaged groups where these are different from the needs of other people by increasing the supply of suitable accommodation. This includes working with commissioners and trusted providers (utilising the extensive data and evidence they hold) to understand demand. We have also sought to understand the needs of people from protected or disadvantaged groups, where these are different from the needs of other people, via the consultation throughout the development of the Housing Strategy and associated Enabling Independence Accommodation Strategy.

An Equality Impact Assessment for the Housing Strategy has been undertaken and can be found in Appendix 3

Manchester Strategy outcomes	Summary of how this report aligns to the OMS / Contribution to the Strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The Housing Strategy sets out our ambition to ensure that the right scale and mix of housing is delivered across Manchester to meet the needs of our growing population
A highly skilled city: world class and home grown talent sustaining the city's economic success	The Housing Strategy aims to ensure that the right scale and mix of housing is essential to the retention of a highly skilled population
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The Housing Strategy sets out aims to support the delivery of homes across all types and tenures including those designed for our most at risk residents
A liveable and low carbon city: a destination of choice to live, visit, work	The Housing Strategy will promote the continued delivery of sustainable neighbourhoods with a focus on active travel as well as the use of low carbon construction methods and retrofitting
A connected city: world class infrastructure and connectivity to drive growth	The Housing Strategy will promote residential development on sites close to public transport connections and support infrastructure investment as part of the planning of new neighbourhoods

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue:

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

Financial Consequences – Capital

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

Contact Officers

Name: Rebecca Heron
Position: Strategic Director, Growth & Development
Telephone: 0161 234 3030
E-mail: rebecca.heron@manchester.gov.uk

Name: Alan Caddick
Position: Interim Director of Housing & Residential Growth
Telephone: 0161 234 4811
E-mail: alan.caddick@manchester.gov.uk

Name: Martin Oldfield
Position: Head of Housing Services
Telephone: 0161 234 3561
E-mail: martin.oldfield@manchester.gov.uk

Name: Nick Cole
Position: Strategic Lead - Housing Strategy & Policy
Telephone: 0161 219 6492
E-mail: nicholas.cole@manchester.gov.uk

Background documents (available for public inspection)

The following documents disclose key 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 Housing Strategy 2021 - Economy Scrutiny Committee, 24th June 2021
- The Housing Strategy (2016-2021)
- The Residential Growth Strategy (2015-2025)
- Private Rented Sector Strategy (2020-2025)

1.0 Introduction

- 1.1 This report provides an update on the new Manchester Housing Strategy (2022 – 2032). A draft of the strategy is included in Appendix 1. The Committee is asked to comment on the draft Housing Strategy and, subject to their comments, agree that the final version be taken for consideration by the Executive in July 2022.

2.0 Background & Context

- 2.1 On the 24 June 2021 the Economy Scrutiny committee considered a report which set out the proposed approach and associated themes within the Manchester Housing Strategy (2022 – 2032). The report described the process for developing a new Housing Strategy for Manchester and put forward the proposal to integrate themes in the previous Housing Strategy (2016-21) and the existing Residential Growth Strategy (2015-2025) into a single holistic document.
- 2.2 The new Housing Strategy represents the integration of two policy documents which have provided the framework for all housing activity in Manchester up to this point:
- **The Housing Strategy (2016-21)** - sets out the city's housing ambitions for the following five years and formed the basis of the role of housing in the delivery of the Our Manchester Strategy.
 - **The Residential Growth Strategy (2015-2025)** - proposed a set of priorities to support the city's sustained economic growth and ensure that there are affordable priced homes for sale and rent which meet the needs of all residents in the city.
- 2.3 The new strategy has been developed against the backdrop of a growing residential and employment offer which has attracted people into the city from both the UK and overseas and resulted in a huge increase in the city's population with exceptionally high associated demand for housing. The Strategy looks to build on this success and at the same time, respond to significant challenges – not least the UK's departure from the European Union, the Covid-19 pandemic, and the increasing cost-of-living crisis.
- 2.4 The Housing Strategy has been drafted based on the findings of the extensive engagement activity (see below), which captured the views and opinions of key stakeholders in relation to both the housing challenges and opportunities facing the city. This process has been used to establish key priority themes and agree practical ambitions to respond to these challenges.
- 2.5 The development of the Strategy has been overseen by the Strategic Housing Board, a partnership with representatives from MCC and the Manchester Housing Providers (MHPP). This Board, and the partnership it represents, will be integral to the successful delivery and oversight of the Housing Strategy over the next ten years.

3.0 Manchester Housing Strategy 2022 to 2032

3.1 The Manchester Housing Strategy (2022-2032) sets out a long-term vision which considers how best to deliver the city's housing priorities and objectives, building on progress already made, whilst tackling head on the scale and complexity of the challenges ahead. The priorities for the new Housing Strategy have been agreed as follows:

1. Increase affordable housing supply & build more new homes for all residents
2. Work to end homelessness and ensure housing is affordable & accessible to all
3. Address inequalities and create neighbourhoods & homes where people want to live
4. Address the sustainability & zero carbon challenges in new and existing housing stock

3.2 Sitting underneath each of these priorities are a further sixteen ambitions and a suite of commitments and actions which will enable us to deliver on these priorities. This includes the headline target of delivering 10,000 affordable homes between 2022 and 2032, which represents just under a third of the 36,000 new homes the Strategy commits us to building over the next ten years.

3.3 Measures of success have also been identified which will be used to monitor progress. A delivery plan will follow the strategy which will bring all of the above together into a clear blueprint for how we will realise this strategy's vision and fulfil the commitments that have been set out.

3.4 It is important to note however that the Housing Strategy is only one element of the full suite of strategies which will deliver on our ambitions. Similarly, this strategy cannot be delivered by the Council working in isolation and success will require working collaboratively with public sector organisations at both the local and national level alongside private sector partners.

3.5 Considering the above, the Committee are asked to comment on the attached draft Housing Strategy (Appendix 1).

4.0 Consultation

4.1 Since the proposed approach was taken to Scrutiny in June last year, an extensive programme of consultation has been carried out predominately with a range of audiences including members, internal and external partners (see Appendix 2 for the full record of the consultation). Key sessions included:

- 7 Member panel meetings – including 2 focusing specifically on affordability
- Five mini round table events of mixed groups including MCC colleagues, RPs and key partners from the private sector (including property developers and lettings agents)

- Direct engagement with specific representative groups – including the Manchester Disability led People’s Access Group (MDPAG) and the Manchester Climate Change Agency
- A range of one-to-one meetings with colleagues across the organisation (e.g., Planning, Work and Skills and Homelessness) and with key partners (e.g., representatives from both Universities)

4.2 Alongside this regular progress updates have been provided to:

- MHPP workstream meetings & the MHPP Forums
- Strategic Housing Board
- Housing Board

4.3 Several common themes featured at all the various consultation events – most notably:

- The Housing Strategy should be ambitious about what we want to achieve including delivering 36,000 new homes by 2032 including 10,000 new affordable homes
- The Housing Strategy should be about building the homes which people want and need
- The Housing Strategy must very clearly state our values and what our intentions are to act upon those values
- The Housing Strategy needs to work with and be aligned to the Council’s other Strategies including the Local Plan refresh, the Work & Skills Strategy and the Homelessness Strategy amongst others
- The value of working with our partners internally and externally
- The challenge of meeting a wide range of (in some instances) competing priorities

4.4 A detailed overview of the full consultation programme for the Strategy is available in Appendix 2.

5.0 Next Steps

5.1 Once the Housing Strategy has been finalised a delivery plan will be developed. The actions detailed in the delivery plan will set out a clear blueprint for how we will realise this strategy’s vision and fulfil the commitments that have been made. The delivery plan will be reviewed on an ongoing basis and refreshed as per the workstreams that sit under it.

5.2 We have also committed to publishing an annual monitoring report (on the housing strategy targets) so that we can be transparent in our reporting over time.

5.3 The Strategic Housing Board will oversee the strategy implementation and an annual performance update will be published to report progress on the various objectives set.

6.0 Recommendations

- 6.1 The Committee are asked to consider the draft Housing Strategy (2022-2032) and provide comments to inform the final version.
- 6.2 Subject to the Committee's comments, the Committee are asked to agree that the final version of the Housing Strategy (2022-2032) be taken for consideration by the Executive in July 2022.

Appendix 1 – Manchester Housing Strategy (2022-2032)

Foreword

We want our residents to live in the homes they want and need. This Housing Strategy explains how we will go about making that happen whilst also considering the role of housing in the context of the Our Manchester Strategy, it's contribution to the economic recovery of the city and our ambitions towards zero carbon.

The last two decades has seen Manchester undergo a period of huge growth that has led to significant increases in the city's job market and population. This in turn has resulted in unprecedented demand for housing and new homes and as demand for housing has increased tenure has continued to diversify. There are currently 68,000 social rented homes in the city – the fewest in the last 40 years. Owner occupation has declined to around levels seen in the early 1980s and the private rented sector is now the dominant tenure in Manchester at 39% of all of the city's housing stock.

In response we are building more new properties than at any time since 2008, creating new and diverse neighbourhoods, principally in and around the city centre and the wider conurbation core. However, even more are needed, which is why this strategy sets a target of delivering 36,000 new homes by 2032. Just under a third of these (10,000 over the next ten years) will be affordable - with as many social rented homes as possible - subject to Homes England support.

The increasing cost of living has meant affordability has become even more of a challenge. We have launched the Manchester Living Rent and are committed to understanding how much of the city is affordable to who, so that we can continue to target our resources at those residents who need our support the most.

Looking forward it is important to understand that demand has not only increased but it has diversified and polarised. The Covid-19 pandemic and cost of living crisis has exacerbated longstanding health and housing inequalities in Manchester and disproportionately affected our most at risk residents. At the same time, the UK's departure from the European Union has placed significant pressures on some of the most valuable business sectors (including construction) and at risk communities in the city.

Altogether, this has resulted in a range of housing challenges which must be addressed over the lifetime of this strategy, including:

- Increasing housing supply to meet the needs of our growing population
- Meeting the increasing demand for social & affordable housing
- Addressing rising levels of homelessness across the city
- Diversifying the housing stock & increasing council tax revenues to fund services
- Investing in the Council's housing stock and ensuring it is well managed
- Securing the resources to Level Up & deliver a place-based approach to regeneration

- Protecting & harnessing the economic benefits of our growing construction sector
- Focusing high density development in accessible locations, close to public transport
- Understanding and addressing housing & health inequalities in our communities
- Bringing forward accommodation to enable independence for people in need of care & support
- Addressing fire safety in residential blocks
- Converting former student accommodation to affordable & supported housing
- Delivering low/zero carbon new build housing & retrofitting existing homes

Internally, we need to maximise the impact of the resources available to us by targeting investment and developing new ways to deliver. Fortunately, there are new opportunities linked to the city's Arm's Length Management Organisation (ALMO) coming back in house and the launch of a new housing delivery vehicle – This City. New housing development will also raise much needed revenue through council tax growth.

This strategy sets out our long-term vision to deliver the homes that people want and need. It is built around the following four vision principles:

1. Increase affordable housing supply & build more new homes for all residents
2. Work to end homelessness and ensure housing is affordable & accessible for all
3. Address inequalities & create neighbourhoods where people want to live
4. Address the sustainability & zero carbon challenges in new and existing housing

Whilst this document sets the vision for housing in Manchester and articulates what we need to do to get there, it is only one element of the full suite of strategies which will deliver on our ambitions (see Appendix 1). Similarly, this strategy cannot be delivered by the Council working in isolation and success will require working collaboratively with public sector organisations at both the local and national level alongside private sector partners. An annual monitoring report will be published to chart progress against the various objectives contained within this strategy.

Increase affordable housing supply & build more new homes for all residents

It is estimated that Manchester is undersupplied by a minimum of 500 new homes per annum. This has led to prices and rents increasing across the city, exacerbating affordability issues for many of our residents. As Manchester's population continues to grow, the city must continue to work harder towards meeting exceptionally high demand for housing across all tenures.

Against this backdrop, [this strategy sets a target of delivering 10,000 affordable homes between 2022 and 2032](#) (an average of 1,000 homes p.a. over the lifetime of the strategy). This represents just under a third of the [36,000 new homes we are committed to building in the city over the next ten years](#). This target reflects the key

issue facing the city - essentially the continuing need to increase the supply of homes to house our growing population across varying tenures in response to demand.

Affordable delivery is increasing but we are still only building around 500 homes a year. This target therefore represents an ambitious challenge to double the number of affordable homes built every year. Our Manchester-based Registered Providers (RPs) will be fundamental to success and the Council is accordingly committed to helping extend their contribution, so that they are able to both deliver more affordable housing and grow.

We are clear that achieving this target will require more Council land to be made available for affordable housing. It will also mean that we will need to work with private sector partners to deliver a diverse range of homes across all sectors of the market to cater for existing and future residents.

Out of the 10,000 new affordable homes, 3,000 will be delivered in the city centre and over a third of these will be shared ownership or rent to buy to help first time buyers get a foothold on the ladder. This will be crucial if we are to increase the number of owner occupiers in Manchester by 15,000 by 2032.

We have worked successfully with a range of partners to deliver, and we will continue to do so. This City – the Council’s housing delivery vehicle, represents a new and innovative approach. However, there is scope to do more, and we will continue to invite additional investment and bid for Homes England funding in locations where the strength of the market can help support regeneration and new housing growth.

The strategy seeks to ensure that more than 80% of all homes built by 2032 are on brownfield sites close to public transport. This means identifying and assembling larger housing sites able to deliver a mix of housing types and tenures in well-connected locations close to jobs. It also means supporting density in areas where the levelling up of existing communities, including the re-purposing of brownfield land, and some regeneration of existing estates will be required.

Ambitions, actions and measures of success

1. Deliver 36,000 new homes by 2032 including 10,000 affordable homes (c.28% of total delivery)

- We will accelerate activity on large scale, mixed-tenure sites & identify land within our ownership for affordable housing
- We will review opportunities currently programmed for 10 years plus to ensure sites are available to meet our target
- We will work with a range of partners to deliver more affordable homes – including collectively lobbying for grant funding from Homes England.
- We will identify and encourage new entrants into the market to increase supply

Measure of Success – MCC Residential Development Tracker

2. Of the 10,000 new affordable homes by 2032 – 3,000 will be built in the city centre

- We will support Registered Provider partners to deliver new affordable homes at scale in the city centre
- We will encourage new entrants, with a track record of density, into the city centre market

Measure of Success – MCC Residential Development Tracker

3. Increase the number of owner occupiers in Manchester by 15,000 by 2032

- We will promote the delivery of affordable home ownership and first home products in areas where values are restricting options for first time buyers
- We will support the delivery of open market sale homes in areas where demand for home ownership is high

Measure of Success – MCC Council Tax Records

4. Ensure at least 80% of all homes built by 2032 are on brownfield sites close to public transport

- We will identify & assemble large sites capable of supporting density in the core of the conurbation
- We will work with internal & external partners to ensure new supply is supported by appropriate infrastructure, guided by the Local Plan and the Places for Everyone plan

Measure of Success – MCC Residential Development Tracker

Work to end homelessness and ensure housing is affordable & accessible to all

Manchester's recent growth and the accompanying residential investment has helped to regenerate neighbourhoods and diversify the housing offer across the city. We know however that this growth has not benefited everyone, and that some residents have felt excluded. The economic impact of the pandemic, and now the cost-of-living crisis, has continued to intensify this issue.

Taking this into account, [we propose to develop our approach to measuring affordability](#) starting with the introduction of the Manchester Living Rent¹. This will recognise the variations in residents' purchasing power including those earning below average incomes living in various neighbourhoods across the city. Part of our aspiration to deliver 10,000 new affordable homes by 2032, will involve increasing the [supply of appropriate housing for households in Priority Bands 1-3 to reduce the time spent on the Housing Register](#).

¹ [Policies and strategies - The Manchester Living Rent | Manchester City Council](#)

Managing the urgent housing needs of at risk groups is a major challenge for Manchester. The Homelessness Strategy will be refreshed next year; however, an essential objective will relate to the urgent need to **increase the supply of appropriate housing for homeless households (approximately half of whom are single person households in band 1) to reduce the time spent in Temporary Accommodation**. As part of the Local Plan process, we will review our ability to provide appropriate housing – particularly one-bedroom properties - for our most at risk residents.

Increasing housing that meets the needs of people with disabilities and those with a wide range of care and support requirements represents a key priority over the next ten years. The upcoming Enabling Independence Accommodation Strategy will set out our aspirations around improving care and support at home, accessible design and adaptations, improving our supported housing offer and move on options. Against this backdrop and working in partnership with our **commissioning services and trusted providers, we will increase the supply of high-quality supported housing to meet demand**.

As part of this plan, we will establish a comprehensive evidence base to better understand supported housing demand in order to meet need. This evidence base, along with improved commissioning practices, will be at the heart of how we deliver accessible and supported housing to meet a wide range of needs.

Ambitions and measures of success

1. Develop our approach to affordability in light of the increasing cost of living

- We will ensure the new approach responds to the cost-of-living crisis & is fair for all Manchester residents on a range of incomes
- We will support the objectives of the Work & Skills Strategy, alongside the ambition to become a Living Wage City, to raise resident incomes and bridge the affordability gap

Measure of Success – Income Data / Housing Market Indicators

2. Increase the supply of appropriate housing for households in Priority Bands 1-3 to reduce the time spent on the Housing Register

- We will work with delivery partners to ensure the supply of new affordable homes is matched to need from households on the Housing Register
- We will ensure our Allocations Policy gives those most in need the best chance of accessing appropriate housing through Manchester Move
- We will use our evidence base to ensure our planning policies in the Local Plan are aligned to the needs of our residents

Measure of Success – Manchester Housing Register

3. Increase the supply of appropriate housing for homeless households to reduce the time spent in Temporary Accommodation

- We will work with colleagues in the Homelessness Service to provide a joint solution to the challenge of ending homelessness and support the objectives of the Homelessness Strategy
- We will work with delivery partners to ensure supply of new affordable homes is matched to need from households in Temporary Accommodation

Measure of Success – Homelessness Data

4. Work with commissioners & trusted providers to increase the supply of supported housing to meet demand

- We will work partners to develop and deliver the Enabling Independence Accommodation Strategy
- We will work with partners to ensure that we have enough accessible homes in the city

Measure of Success – MCC Residential Development Tracker

Address inequalities & create neighbourhoods where people want to live

Housing inequality is directly related to racial, social, income and wealth inequality in Manchester. This is not only fundamentally unjust, but it is also holding the city and elements of its population back. Whilst housing conditions have improved over the past 20 years, we know that examples of poor quality persist – most markedly in the Private Rented Sector (PRS) which houses some of our most at risk residents.

Larger families represent the biggest cohort in Priority Bands on the Housing Register, however larger family housing continues to be severely undersupplied, and many families are directed into unstable tenancies within the private rented sector. To reduce the amount of time these residents spend waiting for a more suitable home, [we aim to deliver 3,000 affordable family houses by 2032 to address overcrowding in areas where average household sizes are highest.](#)

In addition to new supply, we are committed to [encouraging and promoting right-sizing across all tenures to release family homes.](#) Part of this approach involves providing the right houses at the right time (including an attractive Extra Care accommodation offer) for our older residents which can free up homes for families in overcrowded conditions or temporary accommodation.

Addressing inequalities and creating neighbourhoods is not just about buildings homes. It is about place-making and recognising community heritage is integral to this. For example, the redevelopment of the former Reno nightclub site in Moss Side will be guided by the needs of the current community whilst at the same time celebrating the history and culture of the many black communities who have made Moss Side their home. Similarly, our work with the LGBT Foundation to deliver the

UK's first LGBT majority Extra Care scheme will help cement the city's reputation as an inclusive and welcoming city for all.

The Covid-19 pandemic has highlighted again the importance of good quality housing to the health and wellbeing of our residents. Similarly, our work on the Family Poverty Strategy and the Build Back Fairer Marmot Review, highlighted how poor quality and overcrowded housing is harmful to health and widens inequalities for residents. This knowledge and experience will remain critical as the cost-of-living crisis continues to bite. We know that many of the issues of concern are most acute in the private rented sector and, as such, we are committed to supporting the delivery of the PRS Strategy which is [improving the safety, quality and management of PRS homes](#).

Alongside this, we want to encourage responsible landlords - both through the management of new supply or the purchasing of existing properties. This includes [encouraging RPs to purchase and refurbish PRS housing for affordable housing, including former student lets potentially utilising money from the Housing Affordability Fund](#) and other funding opportunities.

The repercussions of the tragic fire at Grenfell Tower in June 2017 are still widely felt with many tenants still living in potentially unsafe blocks. Manchester is an early adopter of the Hackitt Review recommendations, and we will continue to support residents caught up in the crisis. Whilst the recent announcement which forces the industry to provide additional contributions towards the cladding crisis is welcome, the total financial support remains some way off what is needed. With this in mind, we will continue to put pressure on government and developers to resolve all the fire safety issues identified in Manchester buildings.

Ambitions and measures of success

1. Deliver 3,000 affordable family houses by 2032 to address overcrowding in areas where average household sizes are highest

- We will identify land for & prioritise the delivery of larger family housing where pressures are most acute
- We will work with RPs and funders to bring forward viable funding packages to enable the delivery of new affordable larger homes.

Measure of Success – MCC Council Tax Records / MCC Residential Development Tracker

2. Improve the safety, quality & management of private rented sector homes

- We will continue a programme of Selective Licensing to improve the safety, quality and management of the PRS
- We will focus on the housing issues highlighted in our Family Poverty Strategy and the Build Back Fairer Marmot Review (including poor quality and overcrowded homes)
- We will work with campaign groups to put pressure on Government & developers to resolve all fire safety issues in Manchester

Measure of Success – Progress against the PRS Strategy Delivery Plan / Licenses & Compliance Inspections / Remediation of buildings with safety issues

3. Utilising the Housing Affordability Fund to support placemaking & encouraging RPs to purchase and refurbish low quality PRS for affordable housing (incl. former student lets)

- We will generate more funds for affordable housing through the planning system to be distributed through the Housing Affordability Fund
- We will continue to utilise Right to Buy receipts where possible to increase affordable housing delivery

Measure of Success – MCC Residential Development Tracker

4. Encourage & promote right-sizing across all tenures to release family housing

- We will increase the supply of homes attractive to older residents currently under occupying family housing to ensure that there is the right home at the right time when they are ready to move
- We will ensure housing allocations via Manchester Move is making the best use of existing stock

Measure of Success – Manchester Move & MCC Council Tax Records

Address the sustainability & zero carbon challenges in new and existing housing

In 2019 Manchester set a target to become a zero-carbon city by 2038, with a challenging reduction of at least 50% of our direct CO₂ emissions by 2025. Current research being undertaken by the Manchester Climate Change Agency suggests that concerted and new scaled-up action is required for the city to keep on track with its carbon budget targets. Climate change is also likely to commensurately impact those in the most vulnerable parts of the city and therefore a joined-up approach will be required to address its impact on existing inequalities.

To meet this challenge, we must therefore make significant progress towards achieving a net zero carbon housing offer in Manchester during the lifetime of this strategy. This approach must also look to address the inequalities highlighted by the Marmot Review and the need for healthier, warmer and more efficient homes across the city. Whilst we are clear where we need to get to, we must also recognise that there are significant and difficult barriers to getting there.

Given that in 2032 over 85% of the homes we will be living in have already been built, a large-scale retrofitting programme is essential. This will be no small

undertaking with the cost of retrofitting estimated at c.£18-25k per property in GM². However, we are well placed to drive forward retrofit locally - both through acting on our own stock and by working closely with and influencing partners. To this end, £260m is required³ to retrofit 10,500 housing association properties over the next 4 years – the first 300 of which have been identified across 5 blocks in North Manchester. **We are committed to accelerating this process and completing the zero-carbon retrofit of at least 1/3rd of the 68,000 homes managed by MHPP partners by 2032, alongside reducing energy use across the estate so that all homes achieve an Energy Performance Certificate (EPC) rating of B or above.**

For the numerous private homeowners and landlords who cannot afford to retrofit their properties, we are working with the Core Cities network to convince government to look at new financing models that help unlock some of these barriers across all tenures in the city.

To bring this activity together we will bring forward a Retrofit Plan for the whole of Manchester. This will be explained within the Housing Strategy Delivery Plan, following consultation with key partners.

Nevertheless, as this strategy makes very clear, the principal housing challenge for the city is undersupply. It is therefore critical that we also find a way to grow the housing offer in a way that separates housing growth from an associated increase in CO₂ emissions. As a starting point, we aim to **increase the proportion of low and zero carbon homes in the affordable pipeline from 20% to 50% by 2025.**

Further to this, a task group of private, public and third sector representatives⁴ have recommended that all new development should be net zero carbon from 2023 and have proposed the adoption of a “Manchester Standard” for consideration in planning policy in the future. This approach will be tested through the overarching Local Plan, consultation and engagement process.

Where regeneration opportunities arise to invest in existing estates, we will lead with zero carbon principles in so far as is possible. The new homes replacing them will be low or zero carbon, at high density and located close to public transport and jobs.

If we act on the ambitions set out in this chapter, at pace, then we will be able to combat and avoid the worst effects of climate change. More than that however, we will also live in a city full of warm, healthy and cheap to run homes – responding to fuel poverty and the current economic crisis. Zero carbon construction and retrofitting of homes will also grow Manchester’s green economy and create job opportunities as well as decarbonising the city’s housing stock.

² <https://democracy.greatermanchester-ca.gov.uk/documents/s13523/07%20Pathways%20to%20Healthy%20Net%20Zero%20Housing%20GM%20Report.pdf>

³ Pending the outcome of the spending review and the identification of future funding streams

⁴ <https://www.manchesterclimate.com/sites/default/files/Roadmap%20to%20Net%20Zero%20Carbon%20-%20Report.pdf>

Ambitions and measures of success

1. Complete the zero-carbon retrofitting of a minimum of 1/3rd of the 68,000 homes managed by MHPP partners by 2032 & reduce energy use across the estate so that all homes achieve an EPC rating of B or above.

- We will focus on improving the energy efficiency of homes so that tenants have warmer, healthier and cheaper to run homes
- We will utilize new technology as it emerges over the lifetime of the strategy to facilitate retrofitting more easily & cheaply
- We will support initiatives set out in the Work & Skills Strategy to ensure residents develop the skills required help deliver our retrofitting programme.

Measure of Success – MHPP / MCC Facilities Records & EPC Data

2. Develop a Retrofit Plan for Manchester across all tenures

- We will explore the retrofit policy options set out in the GMCA's Pathways to Healthy Net Housing report
- We will link the climate change agenda in with the inequality and health agendas (as directed through the Marmot Plan deep dives) focusing on responding to poor quality housing, fuel poverty and the cost-of-living crisis
- We will lobby for additional funding to accelerate domestic retrofitting, including for private homeowners and landlords, via the UK Climate Change Investment Commission (UKCCIC) and other networks

Measure of success: Retrofitting measures integrated into the Housing Strategy Delivery Plan following consultation with partners

3. Increase the proportion of low and zero carbon homes in the affordable pipeline from 20% to 50% by 2025

- We will adopt an agreed standard to monitor the delivery of low carbon homes as part of Manchester's residential pipeline
- We will explore the opportunities linked to (low carbon) Modern Methods of Construction and unlocking access to increased levels of Homes England funding

Measure of Success – MCC Residential Development Tracker

4. Ensure estate regeneration & placemaking (including demolitions) is directed by zero carbon principles

- We will prioritise retrofitting existing properties where possible
- We will develop an assessment criteria which will inform estate regeneration from a zero-carbon perspective

Measure of Success – Decarbonisation of estates by number / proportion of homes

Summary & Opportunities

There is no doubt that both the demand for homes and how they are delivered is changing across the city. In response, this Housing Strategy represents an evolution in the way we grow the city's housing stock and manage the homes we already have. This approach will go hand in hand with a renewed focus on how we house our at risk residents and support their needs.

The most significant change this strategy represents is the scale of our ambitions around the delivery of affordable homes, and the ways that we build them. This will mean making more innovative use of our land, working with new partners, expanding the ways we can deliver (including via the Council's own vehicle – This City) and identifying new sources of funding.

Whilst delivering 1,000 new affordable homes a year may be a challenge in the early part of the strategy period, through the approach outlined in this strategy we are hoping to increase supply beyond this level in the latter years to meet our target of delivering 10,000 new affordable homes overall by 2032.

Alongside this significant undertaking, this strategy recognises that we are facing new, additional challenges, not least the need to decarbonise housing; address the devastating impact of the pandemic and the increasing cost of living in some of our most disadvantaged neighbourhoods. Nevertheless, there are some sizable opportunities too:

- Large-scale, high-density, multi-tenure sites able to meet the affordable housing target
- Northwards, This City & Affordable Housing Supply
- Affordable home ownership in the city centre through increased shared ownership and rent to buy
- Diversifying the older people's housing offer – including in the city centre
- Understanding and responding to support and care needs at home and in specialist supported housing
- Signature residential developments that reflect the scale of the city's growth ambitions
- Increasing council tax revenues to fund services
- Supporting residents in more appropriate accommodation & reducing service demand
- Placemaking in Victoria North, the Eastern Gateway & beyond
- Creating more construction jobs & boosting resident skills
- Delivering zero carbon new build housing & retrofitting existing homes
- Top tier of international cities for higher education with a housing offer to match

Building upon these opportunities will be the starting point for the delivery plans which will follow this strategy. The delivery plan actions will set out a clear blueprint for how we will realise this strategy's vision and fulfil the commitments that have been

set out. It will also recognise that success can only be achieved through working in partnership with registered providers, developers, contractors, the voluntary sector, community groups and other partners and colleagues throughout the city. Progress will be reported on a regular basis and the plan will be reviewed and updated to ensure that it remains relevant.

Delivering the Housing Strategy

There are a range of individual plans and strategies that will support, and be supported by, this Housing Strategy:

Our Manchester Strategy – Forward to 2025

Sets out the city's priorities to ensure Manchester can achieve its aim of being in the top-flight of world class cities by 2025 with equality, inclusion and sustainability at its heart

Local Plan

The spatial planning framework for the city, setting out the long-term strategic policies for Manchester's future development. The new Local Plan is due to be published in 2023

Neighbourhood Plans

Plans, created by local communities, which set out policies for the future development of their areas and will be part of the Local Development Framework for their area

Places for Everyone

A long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts.

Manchester Climate Change Framework

The city's high-level strategy for tackling climate change and reducing the city's carbon footprint. It sets out our objectives for Manchester to stay within our carbon budgets.

Powering Recovery: Manchester Economic Recovery & Investment Plan

Sets out Manchester's plans to sustain the economy and its people, and what the city proposes to do in the future in response to the Covid-19 pandemic

Manchester Living Rent

The Manchester Living Rent is an amount of rent that is set at or below the Local Housing Allowance level which in many instances will be cheaper for residents than the standard Government definition of Affordable Housing

Work & Skills Strategy

Aims to develop a work & skills system that meets the needs of all businesses and enables residents from all backgrounds to obtain the skills and attributes employers require

Family Poverty Strategy

Aims for everyone in the city to have the same opportunities and life chances, no matter where they were born or live

Build Back Fairer in Greater Manchester

A collaboration between Greater Manchester and Michael Marmot's Institute of Health Equity that includes bold and ambitious recommendations on how to reduce health inequities and build back fairer from the COVID-19 pandemic for future generations

Homelessness Strategy

Sets out the vision, aims and aspirations shared by the Housing Strategy and partner organisations who work to reduce homelessness in the city

MCC Social Housing Offer

Outlining the principles of Northwards' offer in the context of the social housing white paper, Building Safety Act following re-integration with MCC and alignment with the Our Manchester and Future Shape ambitions

MCC Allocations Policy

The legal document that describes how the Council allocates social homes to people who need them. **Manchester Move** is where residents can find advice on the best housing solutions for their circumstances and where social homes are advertised.

Private Rented Sector Strategy

The city's strategy to improve the condition and management standard of homes in the private rented sector and increase good quality options for lower income residents in the sector

Enabling Independence Accommodation Strategy

Commissioners from Adult's Services, Children's Services and Homelessness with the Housing and Residential Growth service and delivery partners are developing this strategy to address 4 key objectives:

- To work collaboratively to meet the need for homes that enable independence
- To better enable care and support at home,
- To better understand & meet the need for good quality, appropriate supported accommodation
- To improve move on from temporary supported housing into good quality independent accommodation

Better Outcomes, Better Lives

Manchester Local Care Organisation's transformation programme for Adult Social Care, which builds on work to integrate health and social care in Manchester, the ASC improvement programme and other transformation initiatives focused on supporting the people of Manchester to achieve better life outcomes

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Appendix 2 – Consultation Timetable

Forum	Date	Stage
Manchester Housing Providers' Partnership (MHPP) Strategy Evidence Base	20 th April '21	MCC Strategic Lead took MHPP through the evidence base for the new strategy
Economy Scrutiny	24 th June '21	MCC Strategic Lead took Economy Scrutiny through the evidence base for the new Housing Strategy and requested the committee to discuss and provide comments on the evidence base and the proposed approach to the new strategy
MHPP Forum	1 st July '21	MCC Strategic Lead outlines key objectives.
Policy Panel	12 th July '21	Member's consultation
MHPP Growth & Affordable Homes workstream	14 th July '21	Strategy consultation with MHPP
Policy Panel	16 th July '21	Member's consultation
July Strategic Housing Board (SHB)	20 th July '21	Objectives and key principles and proposals for consultation presented to senior internal & external partners.
MHPP Connecting People workstream	22 nd July '21	Strategy consultation with MHPP
MHPP Zero-carbon group	27 th July '21	Strategy consultation with zero carbon MHPP group
Housing Access Board	17 th August '21	Strategy proposals as key agenda item for consultation
Round Table 1	14 th September '21	Savills, Reside, Your Housing group and Great Places HA.
Round Table 2	20 th September '21	Euan Kellie, JLL, Lawrence Copeland, Rob Elsom.
MHPP Forum	22 nd September '21	MCC Strategic Lead provided an update for discussion and outline next steps/ any further consultation proposals.
Round Table 3	27 th September '21	MCC representatives from Commissioning, Homelessness, Adults and Children Services.
September SHB	28 th September '21	MCC Strategic Lead presented Strategy Update and Emerging Issues. Presentation circulated to membership.
MHPP Growth & Affordable Homes Workstream	29 th September '21	Present Strategy Update and Emerging Issues.
MHPP Zero Carbon Group	7 th October '21	Present changes made since last consultation.

Round Table 4	8 th October '21	MCC representatives from Homelessness Services.
Round Table 5	4 th November '21	Discussion about the new proposed definition of affordability with Registered Provider (RP) CEO's.
Policy Panel: Affordability session	15 th November '21	Presentation and discussion. Response provided to Exec Member for Housing and Employment.
Policy Panel: Affordability session	18 th November '21	Presentation and discussion. Response provided to Exec Member for Housing and Employment.
November SHB	23 rd November '21	MCC Strategic Lead provided updates and presentation on the new local definition of affordability.
Housing Board Consultation	31 st January '22	Housing Strategy Consultation Event for the Housing Board (half day)
March SHB	29 th March '22	Updated on strategy and political timetable.
Policy Panel: Final Draft	16 th May '22	Presentation and discussion with members on the final Housing Strategy draft
Policy Panel: Final Draft	23 rd May '22	Presentation and discussion with members on the final Housing Strategy draft
Briefing for the Leader	6 th June '22	Housing Strategy briefing and discussion with the Leader, Cllr White, Alan and Nick.
Policy Panel: Final Draft	13 th June '22	Presentation and discussion with members on the final Housing Strategy draft

Consultation: Zero Carbon

Housing Partners	27 th July '21	MHPP – Zero carbon Group.
Housing Partners	7 th October '21	MHPP – Zero carbon Group.
Climate Change Consultation	13 th February '22	Manchester Climate Change Agency

Consultation: Affordability

Round Table with RP CEO's	4 th November '21	Presentation and discussion
Members Panel meeting	15 th November '21	Chair - Cllr White 13 Members present
Members Panel meeting	18 th November '21	Chair –Cllr White 10 Members present
Strategic Housing Board	23 rd November '21	Presentation and discussion.

Consultation: Disability

Round Table with Manchester Disabled People's Access Group	17 th January '22	Manchester Disabled People's Access Group
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Summary of organisations at Round Table events.**Round Table 1**

Jamie Adams	Savills	Property development & Letting agency
Nick Cumberland	Great Places HA	Social Housing Landlord
Rachel Hollins	Your Housing Group	Social Housing Landlord
Anthony Stankard	Reside	Property development & Letting's agency

Round Table 2

Lawrence Copeland	Lawrence Copeland	Property development & Letting's agency
Rob Elsom	Bruntwood	Property development & Letting's agency
Louise Emmott	JLL	Property development & Letting agency
Euan Kellie	Euan Kellie	Property development & Letting's agency
Anne Taylor	Strategic Lead, Neighbourhoods North	MCC

Round Table 3

Sarah Austin	Strategic Lead for Commissioning Directorate for Children and Education
Sean Bleasdale	Commissioning Manager, Homelessness
Mike Petrou	Commissioning Manager, Adults
Nicola Rea	Strategic Lead, Homelessness
Lorna Young	Equalities Specialist, PRI

Round Table 4

Kate Macdonald	Strategic Lead, City Centre Growth & Regeneration
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Nicola Rea	Strategic Lead, Homelessness
Jane Davies	Service Manager, Homelessness
Anna Thorogood	Commissioning Manager, Homelessness
Gareth Clarke, Gaynor Howe, Kayte Smyth Viv Feeney, David Davies, Suzanne Vyse, Laura Stevenson, Joan Todd	Managers within the homelessness services.

Round Table 5

David Ashmore	Northwards Housing
Cym Desouza	Arawak Walton
Matthew Harrison	Great Places
Nick Horne	Wythenshawe Community Housing Group
Nicole Kershaw	One Manchester
Karen Mitchell	Southway Housing
Charlotte Norman	Mosscafe St Vincents

Appendix 3 – Housing Strategy Equality Impact Assessment

Equality Impact Assessment Tool - Introduction

This Equality Impact Assessment tool aims to help you to consider and record how equality issues relate to your policies, projects, services, strategies or functions. It is easy to complete and will help you to understand which communities of identity will be affected by your proposals and how. The tool will help you to:

1. Assess whether a policy, project, service redesign or strategy is relevant to our equality duties and / or different groups in Manchester
2. Identify what the potential impacts of the activity will be for different communities
3. Highlight what actions could be taken to mitigate any negative impacts that you identify

The Equality, Diversity and Inclusion Team – (we give equality advice, guidance and support to all Council Teams)

Role	Contact Details
Equality, Diversity and Inclusion Team Manger	Lorna Young – 07904 679 204 lorna.young@manchester.gov.uk
Equality Specialist	Adiba Sultan - adiba.sultan@manchester.gov.uk
Equality Specialist	Sofia Higgins – 07989 162 966 Sofia.higgins@manchester.gov.uk
Equality Specialist	Sarah Herdan - sarah.herdan@manchester.gov.uk
Armed Forces Specialist	Alfie Hewitt - alfie.hewitt@manchester.gov.uk

Equality Impact Assessment

1. Tell us about your service

My Directorate	Growth & Development
My Service	Housing & Residential Growth
My team / section	Strategic Housing
The name of the function being analysed	Manchester Housing Strategy (2022-2032)
Who is completing the assessment?	Henry Tomsett / Haydn Brown
Who is the lead manager for the assessment?	Nick Cole

2. Tell us about the activity that you're analysing

Briefly describe the main aims and objectives of your policy, project, service redesign or strategy, including outlining at a high level if it has implications for other areas of the Council's work and priorities.

The Manchester Housing Strategy (2022-2032) explains the role of housing in the context of the Our Manchester Strategy, it's contribution to the economic recovery of the city and our ambitions towards zero carbon. This strategy sets out our long-term vision to deliver the homes that people want and need. It is built around the following four vision principles:

1. Increase affordable housing supply & build more new homes for all residents
2. Work to end homelessness and ensure housing is affordable & accessible to all
3. Address inequalities & create neighbourhoods where people want to live
4. Address the sustainability & zero carbon challenges in new and existing housing

It is relevant to note that the second principle directly responds to the major challenge of meeting the urgent housing needs of at risk groups in Manchester. The third principle in particular responds to the fact that housing inequality is directly related to the disadvantages suffered by individuals or groups in Manchester because of their characteristics.

Whilst this document sets the vision for housing in Manchester and articulates what we need to do to get there, it is only one element of the full suite of strategies (internal and external) which will deliver on our ambitions. In particular it is important to recognise the role of the forthcoming Enabling Independence Accommodation Strategy which will set out our aspirations around improving care and support at home. In doing so it will increase the supply of housing that meets the needs of people with disabilities and those with a wide range of care and support requirements.

Similarly, the document is clear that this strategy cannot be delivered by the Council working in isolation and success will require working collaboratively with public sector organisations at both the local and national level alongside private sector partners.

A delivery plan will follow this strategy. The delivery plan actions will set out a clear blueprint for how we will realise this strategy's vision and fulfil the commitments that have been set out.

TIP: briefly summarise the key points and keep your answer under 500 words.

TIP: try not to duplicate information that's available elsewhere; you can easily use this space to signpost to other sources of background information instead of rewriting them here.

3. Analysing the impact on equality

Will the policy, strategy, project, service redesign being assessed here... (Tick all that apply):

Remove or minimise disadvantages suffered by individuals or groups because of their characteristics	a
Meet the needs of people from protected or disadvantaged groups where these are different from the needs of other people	a
Promote diversity and encourage people from protected or disadvantaged groups to participate in activities where they are underrepresented	

Describe how you've reached your conclusion and what evidence it's based on (500 words max).

The Housing Strategy has been developed with an acknowledgement that housing inequality in Manchester is directly related to the disadvantages suffered by some individuals or groups because of their characteristics and that this remains a significant issue in the city. These issues were brought to the fore during the pandemic when analysis at the time showed that Manchester residents in older, poorer quality private rented stock were amongst those at the highest risk of infection. Manchester's lowest income households concentrated in the North and East of the city, particularly those dependent on benefits and / or insecure work are disproportionately represented in this sector. This includes a significant number of our black and ethnic minority residents, some of whom have been amongst the hardest hit.

These disadvantages were comprehensively evidenced in the Marmot Report 'Build Back Fairer in Greater Manchester: Health Equity and Dignified Lives' which summarised that:

- Poor quality and overcrowded housing is harmful to health and widens health inequalities.
- Housing conditions in the PRS had deteriorated before the pandemic.
- Housing costs were increasing before the pandemic.
- Young people and those from ethnic minorities are more likely to rent from the private sector.
- Lockdowns resulted in an increased exposure to unhealthy and overcrowded housing conditions which have added to the stress of living in poor quality housing.
- In the aftermath of the pandemic, it is likely that the quality of some poorly managed private rented sector houses will continue to deteriorate.
- Homelessness is a larger problem than rough sleeping and includes those living in temporary accommodation. There currently is not enough affordable accommodation available for people on the Housing Register.
- Poor quality and unaffordable housing remains a critical health equity issue in Manchester.

On the basis of this evidence elements of the new Housing Strategy has been drafted to explicitly address housing inequalities suffered by individuals or groups because of their characteristics. Key to this will be leveraging the city's evidence base (including data from Manchester Move, Council Tax data, housing market analytics and data and intel on our residents and communities) to ensure that we are building the right homes in the right places to meet the needs of all groups and individuals. However, the strategy also recognises that addressing inequalities and creating neighbourhoods is not just about buildings homes. It is about place-making and working closely with local groups to recognise community heritage will be integral to this. It is also about improving the

quality and the management of the homes we already have – particularly in the private rented sector where housing inequality is most acute.

In addition to this the strategy, along with the accompanying Enabling Independence Accommodation Strategy (EIAS), aims to directly meet the needs of people from protected or disadvantaged groups where these are different from the needs of other people by increasing the supply of suitable accommodation. Fundamental to achieving this is understanding the nature and scale of the different needs of our residents so that we can respond to that demand. This process has been begun via both strategies by working with commissioners and trusted providers (utilising the extensive data and evidence they hold) to understand demand. We have also sought to understand the needs of people from protected or disadvantaged groups, where these are different from the needs of other people, via the extensive consultation exercise which has accompanied the development of both documents.

Considering which group/s you have identified the policy, project, strategy or service redesign as being relevant to, complete the table below. Be brief with your answers and only complete them for the group/s relevant to your activity.

	1. What is the impact of your proposal on this group?	2. What evidence have you used to reach this assessment?	3. What actions could be taken to address the impacts?
Age (older people)	<p>The Housing Strategy (and its partner Enabling Independence Accommodation Strategy) aim to enable older people to live as independently as possible within their community via care and support at home services, supported, supported housing and appropriate move on accommodation.</p>	<p>Manchester has been working on a long-term of programme of change in Adult Social care focused on maximising independence – Better Outcomes, Better Lives.</p> <p>This has informed the Housing Strategy (and the associated Enabling Independence Accommodation Strategy) alongside information from commissioners and trusted partners.</p>	<p>A key action identified in the strategy will be ensuring that we continue to develop our extra care and specialist older peoples housing offer.</p> <p>More broadly than that the strategy commits us to diversifying the older people’s housing offer – including in the city centre – so that there is the right home at the right time when people are ready to move.</p>

<p>Age (children and young people)</p>	<p>There are increased risks to the physical and mental health of children which arise from poor housing conditions. This negatively impacts upon the development and educational achievement of our young people.</p> <p>The Housing Strategy seeks to address this issue where it arises in the city.</p>	<p>The negative impacts of poor housing on children and young people are very clearly highlighted and evidenced in a recent study by the Building Research Establishment – “The Cost of Poor Housing in England” (2021).</p> <p>We also know through work on the Family Poverty Strategy and the more recent Build Back Fairer Marmot Review, that poor quality and overcrowded housing is harmful to health and widens inequalities for residents.</p> <p>Larger families represent the biggest cohort in Priority Bands on the Housing Register with many spending significant periods of time waiting for a suitable property.</p> <p>Young people are more likely to rent from the private sector where housing conditions are more likely to be low quality</p> <p>Higher levels of children in care means we need more supported and move on housing for care leavers.</p>	<p>The Private Rented Sector Strategy seeks to address poor quality management and housing condition in rented properties, predominately in the older terraced stock in the north, east and central areas of the city. It is these locations where the relationship between poor housing and health outcomes is most acute.</p> <p>Selective Licensing and HMO Licensing Schemes are assisting landlords to meet their individual responsibilities to tenants and improve housing conditions</p> <p>One of the key ambitions of the Housing Strategy is to increase the delivery of affordable family houses by over 3,000 by 2032 to meet demand from the housing register and address overcrowding in areas where average household sizes are the highest</p> <p>RP partners have developed both permanent and short term supported housing models for care leavers – however current commissioning strategies can make bringing forward such housing challenging. Something we will</p>
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			address over the lifetime of the strategy
Disability	<p>Suitable homes for some of our most at risk residents, including those with disabilities, have been in very short supply.</p> <p>This strategy seeks to increase the supply of suitable accommodation to meet demand from disabled residents.</p>	<p>Manchester is working on a long-term of programme of change in Adult Social care focused on maximising independence – Better Outcomes, Better Lives. This has informed the Housing Strategy.</p> <p>We also know from growing numbers of inquiries from residents and Councillors that there are many disabled people living in the private rented sector in poor quality accommodation, unable to either get the adaptations they need to continue living in that property (because landlords refuse them) or move to an alternative suitable accommodation (because there isn't one available)</p>	<p>We will find more housing solutions for disabled households and families who are currently living in inappropriate homes.</p> <p>The Housing Strategy and EIAS commits us to strengthening the development of supported housing options for younger adults and wider move-on and independent living options for those who need our support.</p> <p>We are also committing to remodelling our homecare and adaptations services to overcome some of the barriers disabled people are facing when it comes to continuing to live in their existing homes. There will be a focus on doing things earlier and better.</p>

<p>Race</p>	<p>Housing inequality in Manchester is directly related to the disadvantages suffered by some individuals or groups because of their characteristics (including race).</p> <p>This inequality remains a significant issue in the city and something the Housing Strategy seeks to address directly.</p>	<p>Marmot’s Build Back Fairer Report for GM highlights how levels of social, environmental and economic inequalities in society are damaging health and wellbeing, how those disadvantages have been exposed and magnified by the COVID-19 pandemic and how closely they are connected to housing inequalities.</p> <p>Ethnic minority residents are more likely to rent from the private sector where housing conditions are more likely to be low quality</p> <p>Black and Asian residents on the Housing Register, generally require larger family housing, which remains severely undersupplied. This is leading to overcrowding and other housing issues for those residents.</p>	<p>Addressing overcrowding and bringing forward housing which better meets the needs of Manchester’s diverse communities will be required to meet the identified challenges and address ingrained inequalities, poverty and polarisation in the city. This is one of the priorities of the new Housing Strategy.</p> <p>This includes the ambition to deliver 3,000 affordable family houses by 2032 to address overcrowding in areas where average household sizes are highest.</p> <p>Recognising community heritage and local identity in proposals to improve existing stock and build new homes will be integral to the place-based approach articulated in the forthcoming Housing Strategy. This will include proposals to bring forward a housing scheme celebrating the history and culture of the many communities who have made Moss Side their home on the site of the former Reno nightclub, a place where Black people were welcomed at a time when many</p>
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			<p>night clubs unofficially barred Black people</p> <p>Similarly, we also need to improve the safety, quality & management of private rented sector homes – a key ambition of both the Housing Strategy and the Private Rented Sector strategy.</p>
Sex			
Sexual Orientation	The Housing Strategy commits to ensuring that appropriate & accessible housing is available to cement the city's reputation as an inclusive and welcoming city for all including members of the LGBTQ+ community	Following consultation it was identified that older members of the LGBTQ+ community were facing prejudices in existing Extra Care schemes across Manchester	<p>MCC have also worked with the LGBT Foundation and RP partners to develop a Pride in Ageing standard within older people's housing schemes and the building of UK's first an LGBT Majority Extra Care scheme to create safe celebratory spaces for LGBT residents to live.</p> <p>We are in the process of developing a strategic statement of intent in partnership with the LGBT Foundation and MHPP regarding LGBT housing.</p>
Marriage / civil partnership			

Pregnancy / maternity			
Gender Reassignment	The Housing Strategy commits to ensuring that appropriate & accessible housing is available to cement the city's reputation as an inclusive and welcoming city for all including members of the LGBTQ+ community	Following consultation, it was identified that older members of the LGBTQ+ community were facing prejudices in existing Extra Care schemes across Manchester	MCC have also worked with the LGBT Foundation and RP partners to develop a Pride in Ageing standard within older people's housing schemes and the building of UK's first an LGBT Majority Extra Care scheme to create safe celebratory spaces for LGBT residents to live We are in the process of developing a strategic statement of intent in partnership with the LGBT Foundation and MHPP regarding LGBT housing.
Faith / religion / belief			
Additional / Optional Characteristics			

<p>Families living in Poverty</p>	<p>The Housing Strategy sets out our priorities aimed at improving the housing options for lower income families and families in Temporary Accommodation</p>	<p>There are too many people living in Temporary Accommodation often for far too long (c.2,800 households incl. 1,900 families).</p> <p>The city is becoming increasingly reliant on private sector dispersed accommodation (which currently houses over 90% of all households in TA) and we are having to accommodate people outside of the city away from family networks due to demand and lack of supply.</p> <p>Similarly, c.40% of households in Priority Need on the Housing Register require 3 or more bedrooms</p> <p>We know through work on the Family Poverty Strategy and the more recent Build Back Fairer Marmot Review, that poor quality and overcrowded housing is harmful to health and widens inequalities for residents.</p>	<p>MCC will work with partners in the Manchester Housing Provider Partnership to ensure that new homes built in the city are designed to meet the needs of families in poverty to reduce the numbers in overcrowded properties, on the Housing Register and in TA</p> <p>This strategy is supported by the recent review of the city's Allocations Scheme - where access for those in greatest need, including people who are living in temporary accommodation, has been improved. Whilst this will not solve the Temporary Accommodation crisis fully, it will enable some people to access accommodation more quickly and offer a greater opportunity and flow through the allocation system.</p>
<p>Carers</p>			

<p>Homelessness</p>	<p>The level of homelessness in the city is unacceptably high.</p> <p>Accordingly, one of the main vision principles of the Housing Strategy is to 'Work to end Homelessness...'</p>	<p>The number of people presenting as homeless is continuing to increase (over 9,500 presentations in 2020-21 – 60% more than in 2017-18).</p> <p>This is costing the Council c.£15m annually.</p> <p>Evidence from the Manchester Homelessness Partnership highlights the difficulty of finding suitable homes in the private sector – especially larger family properties where competition for limited stock is high.</p>	<p>The strategy commits us to increase the supply of appropriate housing for homeless households to reduce the time spent in Temporary Accommodation</p> <p>MCC will work with partners in the Manchester Housing Provider Partnership to ensure that new homes built in the city are designed to meet the needs of households experiencing the various forms of homelessness</p> <p>This strategy is supported by the recent review of the city's Allocations Scheme - where access for those in greatest need, including people who are living in temporary accommodation, has been improved. Whilst this will not solve the Temporary Accommodation crisis fully, it will enable some people to access accommodation more quickly and offer a greater opportunity and flow through the allocation system.</p> <p>Innovative solutions led by the city's Housing and Homelessness Services will also be reflected in the</p>
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			<p>forthcoming Homelessness Strategy.</p> <p>The key priorities are likely to focus around increasing prevention, ending rough sleeping and reducing the use of B&B & temporary accommodation through more affordable and appropriate housing solutions linked to Better Outcomes, Better Lives</p>
<p>Ex-Armed Forces</p>	<p>The Armed Forces community should not face disadvantage compared to other citizens in the provision of public and commercial services.</p> <p>Special consideration is appropriate in some cases, especially for those who have given most such as the injured and the bereaved.</p>	<p>MCC is signed up to the Armed Forces Covenant.</p> <p>The purpose of this Covenant is to encourage support for the Armed Forces Community working and residing in Manchester and to recognise and remember the sacrifices made by members of this Armed Forces Community, particularly those who have given the most.</p> <p>This includes in-Service and ex-Service personnel their families and widow(er)s in Manchester</p>	<p>MCC’s commitments, as a member of the Covenant, will be upheld as part of the delivery of the Housing Strategy and associated policies.</p>

4. Quality Assurance - Equality, Diversity and Inclusion Team

Send your draft EqIA to the EDI Team inbox - equalitiesteam@manchester.gov.uk using **EqIA Advice – Your Service Name.** in the subject line.

EDI Team: Name		Date reviewed:	
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5. Head of Service Approval

Your completed analysis needs to be signed off by your Head of Service.

Name:		Date:	
Job title:		Signature:	

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Annex 1 – Actions Log

Use this table to list the actions you have identified to mitigate and adverse risks, detailing who will be responsible for completing these and setting clear timescales for delivery. Your actions will be reviewed at 6 months and 12 months to assess progress.

Actions identified in your EqIA	Responsible officer / team for delivery	Timescale for delivery	Comments

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**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 23 June 2022

Subject: This City: Progress Update

Report of: Strategic Director, Growth & Development

Summary

In December 2021, the Executive approved a business case outlining the ambitions and intentions of This City, the Council's wholly owned housing delivery vehicle. This report provides an update on progress of both strategic and scheme specific activities in advance of a further report being presented to the Council's Executive in September 2022 on the company business plan.

Recommendations

The Committee is recommended to consider and note the report.

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 delivery of sustainable homes will be a key priority for This City. This will be at the core of the design considerations for all homes that will be delivered through the housing delivery vehicle.

Careful consideration is being given as to how the developments will make a positive contribution to the zero carbon agenda and support the Council with the achievement of zero carbon by 2038.

All proposals linked to sustainability have been costed and considered from a financial viability perspective to ensure that there is a clear cost vs benefit realisation justification for the approach being taken.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

This City will actively support equality, diversity and inclusion in both the approach to development and creation of policies which will directly affect its customers. Examples of this include:

- Embedding an approach to design of homes which will meet the needs of our citizens- for example - ensuring that all homes built to M4(2) standards, allowing flexibility if the needs of the residents change or if one of the tenants requires adaptations to be made prior to move in

- Development of an inclusive approach to lettings through the This City Lettings Policy to ensure that homes are available to all

Manchester Strategy outcomes	Summary of how this report aligns to the OMS/Contribution to the Strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	A successful economy must be supported by a vibrant and diverse housing market. The provision of a multi-tenure, high quality, low carbon range of housing options will assist the City to attract investment and provide a housing offer to those working on lower incomes in the city.
A highly skilled city: world class and home grown talent sustaining the city's economic success	A successful jobs and skills market has to be supported by a vibrant and diverse housing market. The provision of a multi-tenure, high quality, zero carbon range of housing options will assist the City to attract and retain talent.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The scale of development envisaged will provide much needed accommodation in the city which will be delivered across a range of communities to meet the needs of the city.
A liveable and low carbon city: a destination of choice to live, visit, work	All homes being developed will be expected to contribute to our zero carbon targets through the sustainability measures that will be included within design specifications.
A connected city: world class infrastructure and connectivity to drive growth	Housing development makes a direct and influential impact on infrastructure and growth. By ensuring an accelerated delivery programme, it is anticipated that there will be a stimulus to investment and development.

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

Any revenue consequences are associated with the use of revenue funds from the Housing Investment Reserve to cover the costs of establishing This City and initially covering design team fees.

Financial Consequences – Capital

A capital budget of £33m funded by prudential borrowing has previously been approved by Full Council and the Executive towards the construction costs to deliver the first scheme through the This City housing delivery vehicle.

Contact Officers:

Name: Becca Heron
Position: Strategic Director: Growth & Development
Telephone:
E-mail: rebecca.heron@manchester.gov.uk

Name: Alan Caddick
Position: Interim Director of Housing and Residential Growth
Telephone: 0161 234 4811
E-mail: alan.caddick@manchester.gov.uk

Name: Sarah Narici
Position: Head of PMO: Commercial Governance & Directorate Support
Telephone: 07971 384491
E-mail: sarah.narici@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.

- Executive: Delivery of new affordable homes in Manchester – 25th March 2020
- Executive: A Housing Delivery Company – 3rd June 2020
- Executive: This City Housing Delivery Vehicle – 15th September 2021
- Executive: This City: Manchester's Housing Delivery Vehicle Business Case – 15th December 2021

1. Introduction

- 1.1 The purpose of the report is to provide Economy Scrutiny Committee with an update of the creation of This City, the Council's wholly owned housing delivery company. The report will outline progress to date, on both strategic and site specific activity, along with proposed future activities.

2. Background

- 2.1 Further to reports to the Executive in September and December 2021, there has been continued concerted work undertaken to establish This City as a wholly owned company and to bring forward development proposals for the first phase of delivery.

- 2.2 In September 2021, the Executive approved the creation of This City based upon the following core principles:

- Viable proposition – to ensure that as a minimum the company can repay principal and interest finance costs back to the Council as well as managing and maintaining the property to a high-quality standard;
- Provision of an accessible tenure – that a proportion of each scheme, a minimum of 20%, is let at Manchester Living Rent, which is defined as at or below Local Housing Allowance levels;
- Sustainability – demonstrate that a high-quality housing product, meeting zero carbon aspirations and providing affordable homes is achievable;
- Retention of control – that the company will retain control of rent setting, management and lettings functions;
- Commercial with a conscience – the company is a trading entity with a key focus on maximising the number of Manchester Living Rent homes that can be delivered through cross subsidisation from the market rented units and ensuring that the delivery of Social Value is embedded through the companies policies and practices;
- Scalable and adaptable – flexibility in the structure and model of the company in order for delivery to be scaled up and provide a route in for investors, with the ability to deliver up to 500 new homes per year.

- 2.3 In order to clearly articulate how This City intended to translate the objectives into delivery, a business case was approved by the Executive as a Part B report. The business case set out the following:

- I. The rationale for establishing This City, including the aims and objectives of the company;
- II. Housing market context and how This City will act as a key player in meeting housing need
- III. Governance, legal and financial considerations that have been taken into account
- IV. Proposals for the first two schemes that are intended to be delivered through This City and an overview of future phases of development
- V. An overview of key policies which are in the process of development

- VI. Operational considerations, both in terms of an indicative staffing structure and the service provision of the management and maintenance function
- VII. Risks and proposed mitigations

- 2.4 It is to be noted that the content of this business case has been independently assured to provide external validation that approach outlined has taken into account necessary regulatory provisions and has responded to any lessons learnt highlighted through recent public reports into the operation, financing and governance other similar Local Authority backed ventures.
- 2.5 A range of corporate structuring options were also considered for the establishment of This City. The company structure is required to be efficient, underpinned by robust governance and offering the flexibility to be adaptable as the delivery and business model evolves for This City over time, to enable the company to be flexible and respond to new opportunities as they emerge. For the first phase of delivery, This City will be delivered through a wholly owned Council company. As the Council wishes to exert control and influence on shaping this phase and developing the blueprint for what the This City housing offer will look like, the use of a wholly owned vehicle was deemed the most appropriate way to do this. In addition, it is proposed that This City will utilise the Council's procurement frameworks for the first phase whilst its own procurement strategy is developed.
- 2.6 To wrap around the operation of This City, there will be transparent governance, regularly reporting back to the Council as Shareholder, outlining company performance from both a delivery and financial perspective. The implementation of a robust monitoring and accountability framework for This City will be a critical factor to its success, with a set of Key Performance Indicators being established through the continued development of the company business plan, which is being led by Ernst & Young. This will ensure that there is effective oversight of operations and any emerging risks or performance issues can be mitigated appropriately.

3. This City – Strategic and Scheme Update

- 3.1 As outlined, an extensive range of activity is being brought forward as part of the establishment of This City. The sections below provide an update and overview of both strategic and scheme specific activities.

3.2 Strategic Activities

Business Plan

- 3.2.1 Ernst & Young are currently working on drafting the overarching business plan for This City. Significant work has already been done on this, with the business case being used as the basis for the development of the plan. The business plan is intended to be presented to the Executive in September for endorsement prior to the official go live of This City as a commercial entity.

Procurement Strategy

- 3.2.2 Work is underway to develop a bespoke procurement framework for This City. The framework is to cover both construction of future developments and professional services to appoint multi-disciplinary design teams. It was decided to create This City's own procurement framework, rather than using one already in existence, following a workshop session with members of the North West Construction Hub, due to the different types of development that This City will want to deliver and to work with a small group of trusted contractors who are all signed up to the ethos and principles of what This City is aiming to achieve.

Management, Maintenance and Lettings

- 3.2.3 The Council are working collaboratively with Campbell Tickell to design a service specification for the tendering of the lettings, management and maintenance provision for This City properties. The provision of the service must be high quality and responsive, ensuring that there is a significant level of resident satisfaction. Initially, the service will be contracted to a third-party provider under a 'white label' arrangement with the longer term ambition for This City to establish its own subsidiary to provide this service. However, at this stage, due to the limited portfolio of properties which This City currently has, this wouldn't drive sufficient economies of scale to make this a financially viable proposition, hence the rationale to contract with a third party.

This City Board and Governance

- 3.2.4 At present, This City is operating under a Council governance structure; there is a well-established Strategic Programme Board that is chaired by the Executive Member for Housing & Development, which meets on a monthly basis. The Strategic Programme Board acts as the consultative forum for a number of activities and approaches which This City proposes to take in order to deliver the priorities outlined within the Executive endorsed business case.
- 3.2.5 In the coming months, a This City company board is to be established. Consideration is currently being given to which Council Members and Officers would sit on the Board to negate any conflicts of interest. Furthermore, recruitment is underway for the appointment of three Non-Executive Directors. Interest for the positions have been high, with over 90 applications received. The appointment process is currently at stage three with in person interviews being scheduled with the shortlisted candidates who have been successful to get through to this stage of recruitment.

Investor Memorandum

- 3.2.6 As described earlier in the report, phase 1 of development is intended to be funded via Council borrowing through the Public Works Loan Board (PWLB). For future phases the intention has always been to partner with a third-party investor. Therefore, in order to maintain momentum with the delivery of future phases, the Council is working with PwC to produce an Investment Memorandum (IM). The IM will set out opportunity for potential investors, outline any site-specific opportunities, the proposed investment structure and

transaction process. Once the IM has been prepared, it is intended to undertake a period of soft market testing with a wide range of potential investors to further refine the IM and understand the market appetite for becoming involved with This City.

3.3 Scheme Specific Activities

Rodney Street

- 3.3.1 Rodney Street is the first This City scheme to be brought forward as part of the housing delivery vehicle. The scheme comprises of 128 new homes; 118 x 1 and 2 bedroom apartments and 10 x 3 and 4 bed townhouses. The scheme will provide 70% (90) market rented homes and 30% (38) Manchester Living Wage homes, which would be let at or below Local Housing Allowance levels.
- 3.3.2 Following a procurement process, Wates have been appointed as preferred contractor for the scheme and are currently working under a pre-construction services agreement (PCSA) until planning permission has been received for Rodney Street. The planning application for Rodney Street was submitted on 13th June, with determination hoped in late September.
- 3.3.3 As part of This City's vision to have a high level of sustainability, the development is targeting certification under the Association for Environment Conscious Buildings (AECB) standards, which exceeds the Manchester Roadmap to Net Zero Carbon targets. The development will aim to use materials with a low life cycle impact, and responsibly sourced materials will be preferred, both for the main building elements and the internal finishes. Preference will be given to local manufacturers who can meet these requirements where possible.
- 3.3.4 With regards to parking, the 10 townhouses will be provided with in curtilage car parking spaces in the form of driveways. 7 accessible spaces will be provided for the apartment blocks. All on-site parking spaces will be provided with electric vehicle charging points. 30 spaces for the Rodney Street development are proposed to be allocated within the Ancoats Mobility Hub, which is to be developed on Poland Street.
- 3.3.5 The scheme has a significant element of public realm included and will be complimentary to the wider Back of Ancoats Public Realm Strategy. Both design teams have been working collaborative to come up with proposals to ensure that there is a clear synergy between Rodney Street, acting as a transitional route from Miles Platting to Ancoats Green and vice-versa.
- 3.3.6 It is to be noted that costs have been monitored closely throughout the development of the scheme to RIBA Stage 3. The construction sector still remains a volatile environment with inflation and supply chain issues very live and pertinent issues. An update on Rodney Street costs will be included as part of the report to the Executive in September on the business plan.

Postal Street

- 3.3.7 Design activity continues to progress on Postal Street, with a workshop recently held with Planning to agree principles regarding orientation and massing of the proposed development. The development proposals are now being refined in line with the advice provided. At present, the scheme is a 105 home development, which provides a mix of 1, 2 and 3 bed apartments. Once the designs are further progressed, public engagement will be scheduled to gain feedback from the local community on the proposals.
- 3.3.8 Tenders have recently been received from contactors who have bid to develop the scheme. The tenders are currently being assessed by a multi-disciplinary panel. It is hoped that a contractor to develop the scheme will be selected imminently.
- 3.3.9 At present, the site currently has an operational unit in situ. The Council will gain vacant possession of the unit and accompanying car park from the 30th June. Plans are in progress to secure the site from handover back to the Council and to demolish the building as soon as possible.

Phase 2 Development Opportunities

- 3.3.10 Work continues to identify potential opportunities for phase 2 and beyond of This City. A shortlist of five sites are currently going through a due diligence process to understand as to whether the sites are viable for development. The due diligence is in the context of development potential i.e. number of homes that could be delivered on the site and meet requirements for housing demand / requirements of any Strategic Regeneration Frameworks that may be in place, and rental yields that could be generated through the market rent homes and how attractive this could be to a potential external investor.

4. Recommendations

- 4.1 The Committee is recommended to consider and note the report.

**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 23 June 2022

Subject: Final Evaluation of the Crumpsall Selective Licensing Area and Proposed Next Phase of Selective Licensing

Report of: Interim Director of Housing and Residential Growth and Strategic Director Neighbourhoods

Summary

To provide Members with the outcomes of the evaluation of the Crumpsall Selective Licensing area and to advise Members on the proposed future phases of selective licensing

Recommendations

The Committee is recommended to:

1. Note the findings of this evaluation of the Crumpsall selective licensing area
 2. Provide feedback or comments on the proposed future phases of selective licensing, the consultation plan and proposed timetable for designation.
-

Wards Affected: Crumpsall, Moss Side, Levenshulme, Longsight, Cheetham and Rusholme

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

Selective Licensing (SL) provides an opportunity to target resources on identifying and tackling energy efficiency within rented properties, The Energy Performance ratings are required as part of the SL application process and properties found to be without an EPC or a rating below E are then subject to enforcement.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

An Equality Impact Assessment has been carried out for the next phase of selective licensing. This indicates broadly positive outcomes on protected or disadvantaged groups and sets out actions to address any potential adverse impacts.

Manchester Strategy outcomes	Summary of how this report aligns to the OMS/Contribution to the Strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Good quality and well managed private rented homes will contribute to the sustainability of neighbourhoods, ensuring residents have a settled and stable platform to contribute and thrive.
A highly skilled city: world class and home-grown talent sustaining the city's economic success	Improving the private rented housing offer helps to attract and retain talent.
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 access quality accommodation in neighbourhoods where people are happier to settle for a longer period of time.
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, meet carbon reduction targets, 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	A balanced housing offer plays an important part within a well-connected city and its neighbourhoods. Improving housing available to rent helps to create neighbourhoods where residents will choose to live and where their housing needs 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

Initial budget for the consultation process will be required; this is expected to be approx. £70,000 – £85,000. If after public consultation the Council decides to proceed with Selective Licensing these costs can be fully funded via the licence fee.

Financial Consequences – Capital

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

Contact Officers:

Name: Alan Caddick
Position: Interim Director of Housing and Residential Growth
Telephone: 0161 234 4811
E-mail: alan.caddick@manchester.gov.uk

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

- Private Rented Sector Strategy 2020-2025 - Neighbourhoods and Environment Scrutiny – 4th March 2020
- Selective Licensing Pilot - Public Consultation - Neighbourhoods and Environment Scrutiny Committee, 21st June 2016 and Executive, 29th June 2016
- Selective Licensing - Outcome of Public Consultation - Neighbourhoods and Environment Scrutiny Committee, 6th December 2016
- Review of Selective Licensing Pilot areas - Neighbourhoods and Environment Scrutiny Committee, 4th March 2020
- Extension to Selective Licensing Schemes - Public Consultation - Neighbourhoods and Environment Scrutiny Committee, 2nd September 2020 & Executive, 9th September 2020

1.0 Introduction and Background

A key theme of the Council's Private Rented Sector Strategy is tackling poor quality management in the Private Rented Sector. One of the tools identified to assist with achieving this is Selective Licensing (SL). SL was introduced by the Housing Act 2004 which gave 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.

Following a consultation exercise from the 19th of August to the 31st of October 2016, Manchester City Council (MCC) introduced four pilot Selective Licensing (SL) areas, encompassing approximately 2,000 private rented properties. Each scheme was designated for 5 years, and the first scheme (in Crumpsall) ended on the 12th of March 2022. The other three pilot areas will all cease to operate by the 22nd of April 2023 (see below):

- Crumpsall – 13th March 2017 to 12th March 2022
- Moss Side – 8th Jan 2018 to 7th Jan 2023
- Moston – 23rd Apr 2018 to 22nd Apr 2023
- Old Moat – 23rd Apr 2018 to 22nd Apr 2023
-

The process of designating each SL area required that the Council set out what improvements the scheme expected to deliver. There is then a requirement to evaluate the success of delivering upon these expectations. An interim review and evaluation of all pilot areas was considered by the Neighbourhoods and Environment Scrutiny Committee in March 2020. The endpoint of each scheme represents the next juncture at which an evaluation will be undertaken. As the Crumpsall scheme ended on 12 March 2022 it is the subject of the evaluation in this report.

2.0 Context

After analysing local intelligence from Crumpsall, officers identified a series of qualifying criteria which made the area of Crumpsall in question (see Appendix 1) eligible for designation as a SL area:

Crumpsall Selective Licensing Area – Qualifying Criteria and Measurable Improvement Objectives:

Anti-social behaviour (also linked to environmental and waste management) – The outcome of the scheme will be a reduction in, or elimination, of 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) will lead to a reduction in crime in the area.

Poor property conditions – 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 will be (together with other measures) a reduction of the problems with housing in the private rented sector contributing to the high level of deprivation.

Measuring the improvement with respect to these objectives, along with an appraisal of the implementation of the scheme, forms the basis of this evaluation of the Crumpsall SL area.

3.0 Implementation of the Crumpsall Scheme

In an area subject to SL, all private landlords must obtain a licence, apart from in the case of some exemptions¹. If a landlord in the SL area fails to get a licence or fails to comply with the conditions bound by the licence, the local authority (LA) can issue civil penalties of up to £30,000 or prosecute the landlord where the fine is unlimited. In extreme cases the LA may issue a management order and assume management control of the property.

A Selective Licence in the Crumpsall designated area cost £650 and could be issued for up to 5 years². Licences of a shorter length were able to be issued where there were concerns about management arrangements. Applications were made online and determined by the Housing Compliance and Enforcement Team. Once an application was determined by MCC a licence was either granted or refused. Following grant of a licence, compliance inspections were carried out at those properties which had been flagged as part of the application process. Flagged properties were those where complaints have been received or where there were other indications from the application process that an inspection was required. The team determined that 50% (175) of all licensed properties in the Crumpsall SL area would be inspected during the 5-year designation.

The following Table 1 provides an overview of the number of suspected private rented properties identified in the Crumpsall SL area, the number of selective licence applications received, the number of licences issued, and the number of compliance inspections carried out.

Table 1- Licenced properties in the Crumpsall SL area

No. PRS	No Exempt	Applications Received	Licences Granted	Compliance inspections
356	49	380	372	177

In total over the course of the SL designation in Crumpsall, 380 applications were received for a licence and 372 were ultimately granted³. However, achieving this level

¹ For example, property rented to family members, registered providers and Council run housing

² Prior to the SL designation coming into force, work was undertaken to engage with landlords and encourage applications during the 3-month legal designation period. A discounted application fee of £400 was offered to encourage applications and reduce costs associated with identifying suspect properties.

³ As Table 1 illustrates, the number of premises initially identified minus the number of exempt properties does not add up to the number of licences granted. This is because, during the lifetime of the scheme there were properties that were initially exempt but changed status, or instances where more than one licence application was received for the same property if there had been a change of owner.

of compliance with the SL application process reflects a significant amount of hard work from officers in terms of identifying landlords in the area, directing communications and initiating enforcement where necessary. However, as the application process required that landlords undertook safety checks (e.g. providing gas safety certificates) which were not previously in place, the application requirements alone were effective in making private rented accommodation in the Crumpsall SL area safer and more professionally managed.

4.0 Property Conditions and Enforcement

Compliance Inspections:

A compliance inspection was carried out at those properties flagged as part of the application process, where complaints had been received or where there were indications an inspection was required. During compliance inspections officers assess property conditions under the Housing Health and Safety Rating System (HHSRS) in accordance with Part 1 of the Housing Act 2004⁴ as well as assessing compliance against licence conditions and having dialogue with the tenant to check what information their landlord had provided them with.

Table 2 demonstrates that 18% of properties inspected were non-compliant (i.e., a Category 1 hazard or a high Category 2 hazard was identified using HHSRS) and the inspection resulted in immediate enforcement action. Most properties (56%) were found to be broadly compliant with a low Category 2 hazards identified. In these cases, appropriate timescales were agreed with the landlord to complete the identified remedial works on the understanding that failure to act would warrant further action. Finally, 27% of the inspected properties in Crumpsall were found to be fully compliant – i.e. no hazards were identified or only minor Category 2 hazards that would not warrant further action, and the licence conditions were being complied with.

Table 2 - Level of Compliance in the Crumpsall SL area:

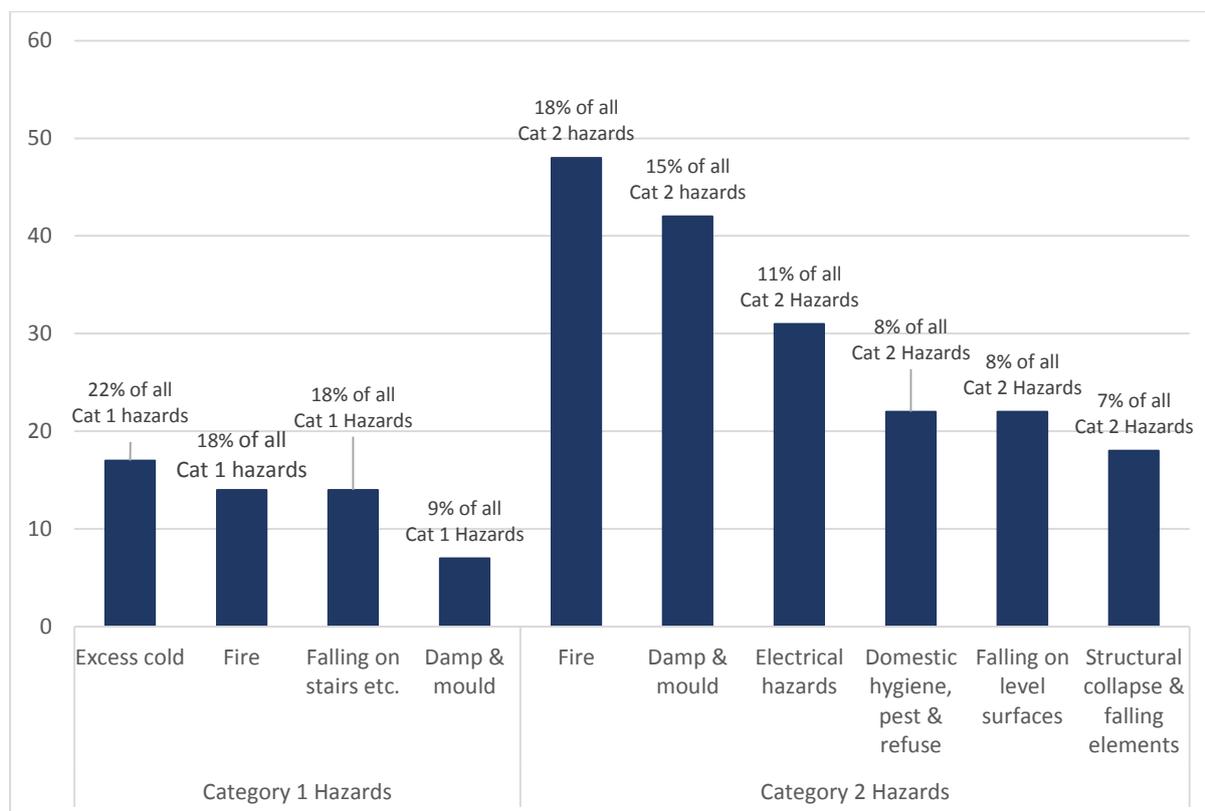
Compliance Status	Fully Compliant	Broadly Compliant	Non-compliant	Total
Total	47	99	31	177

Housing Health and Safety Hazards Identified:

In total 79 Category 1 hazards and 273 Category 2 hazards were identified by officers undertaking compliance inspections. The most common hazards identified are highlighted in Chart 1 below.

⁴ The HHSRS is a risk-based evaluation tool covering 29 categories of hazards, used by officers as an evaluation of the potential risks to health and safety from any deficiency identified in domestic dwellings, in order to take action to reduce/remove threat of harm to occupants. Officers use a formal scoring system within HHSRS to demonstrate the seriousness of hazards that can cause harm in dwellings. Where officers identify a serious hazard called a Category 1 hazard the local authority is under a duty to take enforcement action. Less serious hazards called Category 2 hazards the local authority have the option to take action.

Chart 1 – Most Common Category 1 and 2 Hazards identified in the Crumpsall SL area:



The evidence on the level of compliance with licence conditions and hazards identified following inspections demonstrates very clearly that landlords in the Crumpsall SL area had been letting properties with serious hazards. Without the SL intervention it is highly likely therefore that these landlords would have continued to rent out properties containing these serious hazards and tenants would have continued to live in unsafe housing. Instead, Table 3 highlights the types of remedial works which have been required to eradicate the hazards identified during SL compliance inspections in Crumpsall.

Table 3 – Examples of remedial works requested to eradicate hazards identified during SL compliance inspections in Crumpsall:

Hazard identified	Example of works requested to eradicate hazards identified
Category 1 Hazards	
Excess Cold	Repair or replacement of heating systems. Provision of insulation or draught proofing Provision of new doors
Fire	Electrical repairs Installation of smoke alarms Cooker relocation and installation
Falling on stairs etc.	Installation of handrails and balustrades Closing gaps between stairs Improvements to lighting on stairs

Damp & Mould	Provision of insulation Repairs to guttering Repairs to leaking pipes
Category 2 Hazards	
Fire	Electrics Repairs, Installation of smoke alarms Cooker location and installation
Damp & Mould	Provision of insulation Repairs to guttering Repairs to leaking pipes
Electrical hazards	Repairs to defective electrics Installation of new sockets Boxing on electric meter
Domestic hygiene, pest and refuse	Clearance of domestic refuse Fix or replacement of boiler to reinstate hot water Improved flooring Pest control or pest proofing
Falling on level surfaces	Installation of threshold grips Securing carpet to the floor Fixing or replacement of damaged flooring Repair of leaks
Structural collapse and falling elements	Securing roof tiles Repairs to walls Replacement of guarding

Housing Enforcement:

During the designation, housing related enforcement was undertaken to improve property conditions. Properties found to have unaddressed hazards received intervention, including enforcement notices served on the landlord, together with an associated charge for officer time. Interventions in the Crumpsall SL area during its designation included:

- 20 Improvement notices under the Housing Act 2004 relating to housing standards
- 20 demand notices served relating to officer time for undertaking improvement notices.
- 8 Enforcement Notices relating to Statutory Nuisance
- 1 Enforcement Notice relating to Public Health in respect of a filthy and verminous property
- 2 Prohibition order and 2 suspended prohibition orders preventing the use of dangerous properties
- 1 Hazard awareness notice under the Housing Act 2004 making occupants aware of hazards that are in their control to remediate, such as owner occupiers, or where tenants are causing damage or preventing repairs.
- 2 properties were identified as needing HMO licences which were subsequently applied for and issued.

Civil Penalties:

The Housing and Planning Act 2016 introduced Civil Penalties of up to £30,000 from the 6th of April 2017 as an alternative to criminal proceeding via prosecution for certain offences under the Housing Act 2004. These offences are:

- Failure to comply with an Improvement Notice
- Offences in relation to licensing of HMOs
- Offences in relation to licensing of houses under Part 3 (Selective Licensing)
- Failure to comply with an overcrowding notice
- Breach of Management Regulations in respect of an HMO
-

The criminal burden of proof (i.e., beyond all reasonable doubt) must be satisfied before a Civil Penalty Notice (CPN) can be issued as an alternative to prosecution. Various factors are also taken into consideration in determining the level of Civil Penalty to ensure it is set at an appropriate level⁵. In total 6 CPNs were issued equating to total fines of £36,050 for four different offences (see Table 4).

Table 4 - Number of Civil Penalty Notices (CPNs) issued during the Crumpsall SL designation:

Offence	Failure to apply for a selective licence	Breach of HMO Management regulations*	Failure to comply with an Improvement Notice	Breach of Licence Condition**	Total
Number of CPNs	2	1	2	1	6
Total fines	£10,000	£10,550	£5,000	£10,500	£36,050

* Regulation(s) breached under the Management of Houses in Multiple Occupation 2006

** Failure to supply the Council with an Electrical Installations Inspection Certificate on demand (this should be carried out every 5 years)

Housing Related Requests:

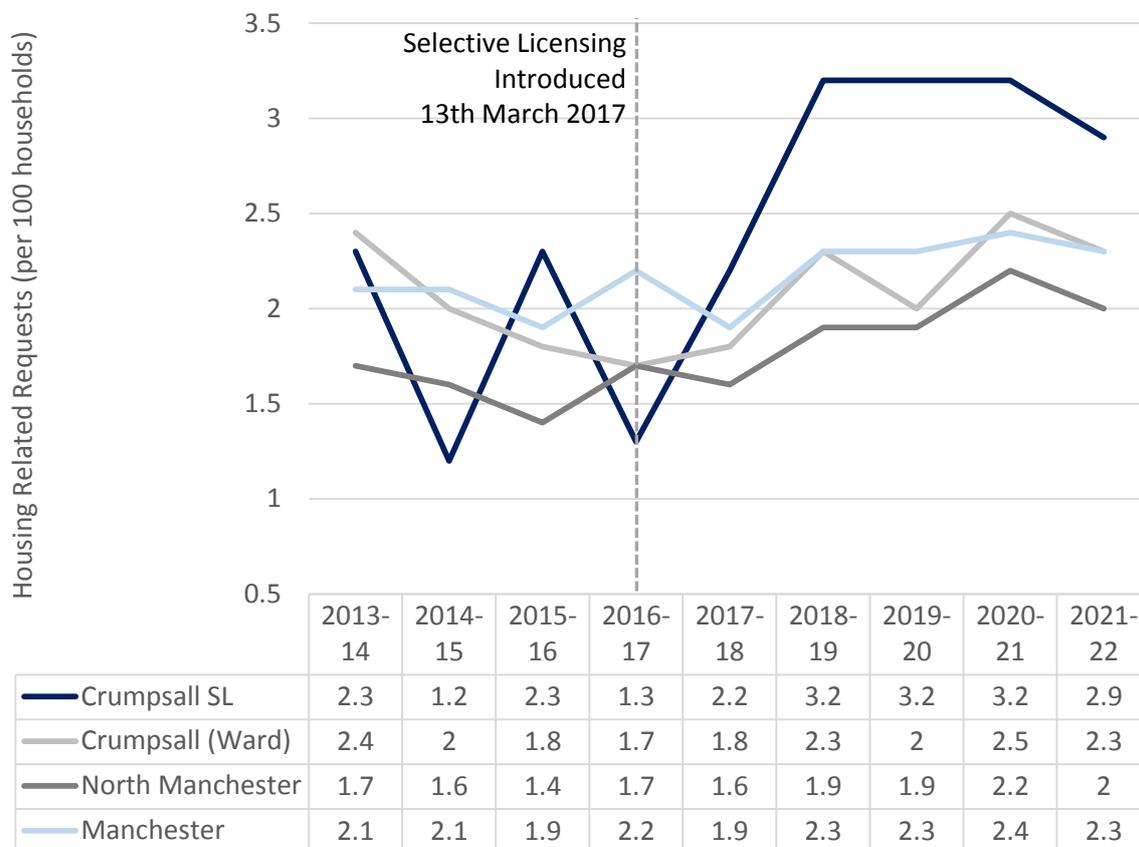
There was an increase in housing related requests⁶ received by MCC for the first two years of the Crumpsall SL designation (albeit from a low base - i.e. from 8 in 2016/17 to 19 in 2018/19). However, as compliance inspections were carried out and housing related enforcement undertaken the number of requests in the SL area stabilised and then started to come down (see Chart 2).

⁵ More detail is set out in the Council's Civil Penalty Policy:

https://www.manchester.gov.uk/downloads/download/6958/civil_penalties_policy_-_housing_and_planning

⁶ Housing related requests were for issues relating to dampness & leaks, domestic noise, doors and windows, fire precautions, heating & hot water, overcrowding and unlawful evictions.

Chart 2 – Housing related requests (rate per 100 households) for the Crumpsall SL area and comparable areas:



By way of comparison, in the last two years of its designation the Crumpsall SL area saw a decrease of 2 requests (-10.5%) during the pandemic whereas the Crumpsall ward reported an increase of 10%. Indeed, across Manchester, two-thirds of wards in Manchester reported an increase in housing related requests during a period when many residents were spending more time at home than ever before.

Minimum Energy Efficiency Standards:

Manchester is committed to becoming a zero-carbon city by 2038 and meeting this target means achieving a net zero carbon housing offer in the city. A key element of this will be focusing on improving the energy efficiency of new and existing homes so that residents have warmer, healthier, and cheaper to run homes.

Currently, the Energy Performance of Buildings (England and Wales) Regulations requires that a valid Energy Performance Certificate (EPC) must be in place to market a property for rent. The Domestic Minimum Energy Efficiency Standard (MEES) Regulations brought forward requirements from the 1st of April 2018 (1 year into the designation of the Crumpsall SL area) that any new tenancy could only be made where a property had a minimum EPC rating of E or above. From the 1st of April 2020 this changed again to mandate that all domestic private rented properties must meet a minimum of band E unless a valid exemption is in place.

SL therefore provided an opportunity to target resources on identifying and tackling energy efficiency within this framework – i.e., Energy Performance ratings were requested as part of the application process, and from the 1st of April 2020 it became a requirement to provide a valid EPC. Consequently, the licensing process allowed the council to identify 36 private rented properties in the Crumpsall SL area without an EPC, or with a rating below E. 22 properties were issued with the first stage of enforcement letters and have since improved. There are ongoing interventions with the remaining 14 properties to address energy improvements.

5.0 Waste Management and Antisocial Behaviour

A review of data on neighbourhood issues linked to waste management, fly tipping, Victim-Based-Crime (VBC) and Anti-Social Behaviour (ASB) has been undertaken. The information on ASB and Neighbourhood issues pre and post selective licensing does not provide a causal link between selective licensing and these issues, but it does provide a useful indicator of progress made against the SL criteria linked to these issues. This data is summarised below, with the full data analysis available in Appendix 2.

Fly tipping:

Over the five years of its designation, fly tipping⁷ increased by 7.1% in the Crumpsall selective licensing area (see table 5). This is higher than that of Crumpsall ward (-5.3%), but relatively lower when compared to the level of growth across North Manchester (12.1%) and Manchester as a whole (11.8%).

Table 5 – Fly tipping between 2016/17 and 2021/22:

Area	2016/2017	2021/2022	5-Year change	5-Year % change
Crumpsall SL	156	167	11	7.1%
Crumpsall Ward	1120	1,061	-59	-5.3%
North Manchester	10,587	11,866	1,279	12.1%
Manchester	25,518	28,525	3,007	11.8%

A deeper dive into the data illustrates that, in the two years following the designation of Crumpsall as a SL area, fly tipping decreased by over a quarter (from 161 in 2015/16 to 118 in 2018/19). Unfortunately, during the pandemic fly-tipping across the city (and nationwide) rose. There are many contributory factors to this including recycling centres either closing or operating with restricted opening hours, large numbers of residents working from home during lockdown, increased ordering of goods online and consequently generating more waste.

Despite SL having an initially positive impact on reducing flytipping the pandemic means it is not possible to determine whether this positive trend towards fewer fly tipping incidents in the Crumpsall SL area would have continued as during the pandemic numbers increased from 118 in 2018/19 to 167 in 2021/22. Another potential factor which could be skewing the data on fly tipping is the presence of

⁷ Data relates only to jobs that are reported as 'complete' by Biffa (the MCC contractor)

more focused activity related to Licensing (linked to inspections, Neighbourhoods officers engaging with tenants etc.) which may have resulted in an increase in reporting (rather than an increase in actual incidents of fly-tipping). This may explain why the biggest increase has been observed in 2021-22 – i.e., when inspections and proactive activity from Neighbourhoods officers “on the ground” had resumed following a pause during the pandemic. It should also be noted that there are a number of wider challenges linked to fly-tipping in the Crumpsall SL area (e.g. the prevalence of passageways, the lack of surveillance in many areas and unsecured land) which selective licensing alone cannot resolve.

Street cleansing and untidy gardens

Looking at data from Manchester’s Customer Relationship Management (CRM) system there is little to indicate an improvement in terms of the number of issues linked to street cleansing and untidy gardens within the Crumpsall SL area. Requests for service related to street cleansing and untidy gardens increased by 222% from 2016/2017 to 2021/2022 in the Crumpsall selective licensing area. This compares to much lower increases in the Crumpsall Ward, North Manchester and Manchester as a whole (see Table 6). It may however be that the introduction of selective licensing has served to generate more requests for service to do with street cleansing and untidy gardens.

Table 6 – Street cleansing and untidy gardens between 2016/17 and 2021/22:

Area	2016/2017	2021/2022	5-Year change	5-Year % change
Crumpsall SL	22	71	49	222.7%
Crumpsall Ward	361	364	3	0.8%
North Manchester	4,240	4,512	272	6.4%
Manchester	11,777	12,669	892	7.6%

Environmental Enforcement:

In response to the requests for service outlined above, alongside some more proactive activity, the North Neighbourhood Compliance Team undertook enforcement activities relating to both proactive intervention in the SL area as well as responding to requests for service. During the five years of SL this included the following:

- 133 notices and 1 Fixed Penalty Notice (FPN) issued relating to control of waste from an occupier
- 53 FPNs relating to litter
- 33 enforcement notices relating to pests
- 7 enforcement notices relating to duty of care relating to failures from waste carriers
- 2 enforcement notices relating to cutting back of vegetation from properties overhanging the highway

It is important to note that due to data constraints, it is not possible to link ASB and crime to specific addresses impacted by SL. Given around 45% of housing in the pilot area was not affected by SL, we are unable to draw any robust conclusions around the causal links between the introduction of SL and the increased requests for service since 2016/17.

Victim-based crime and Antisocial Behaviour:

It is important to note that there have been some large fluctuations in the VBC and ASB recorded in Manchester across the SL period. This is in part due to changes in recording practices and software systems employed by Greater Manchester Police. The impact of the pandemic has also had a significant impact on crime levels as well, which needs to be considered as part of the evaluation. Nevertheless, by looking at the data for the Crumpsall SL area alongside some ward and city-wide figures it is possible to make some comparisons.

Between 2017/18 and 2021/22 the average number of acquisitive crime and criminal damage offences reduced by 7% in the Crumpsall SL, against the average number of offences seen between 2015/16 and 2016/17. In comparison, this group of offences reduced by only 1% in Crumpsall and Cheetham wards over the same period, and by 2% in the city as a whole.

Between 2017/18 and 2021/22, the average number of ASB incidents recorded across the city reduced significantly in comparison with the preceding two years. The city as a whole registered a 38% reduction, as did Cheetham and Crumpsall wards while the reduction in the Crumpsall SL was slightly larger, at 40%.

Data availability (and data quality issues) mean that it is not possible to link ASB and crime to specific addresses and therefore we are unable to evaluate the impact of SL specifically on criminal issues caused by tenants living in the private sector. However, anecdotal evidence (see case study in section 7.0) does suggest that the SL conditions associated with landlords managing ASB and crime has had a positive impact in the Crumpsall area.

It should also be noted that there are many factors involved in criminal activity and ASB which SL alone cannot be expected to resolve.

6.0 Deprivation and the Housing Market Impact

One of the criteria which led to the Crumpsall SL area being designated was that it was a neighbourhood experiencing a high level of deprivation. Indeed, the Index of Multiple Deprivation (IMD) data from 2015 (the closest available dataset) indicated that the two Super Output Areas (SOAs) which most closely fit the SL area were in the top 5% and top 10% most deprived areas in England (see table 9).

Table 7 – Crumpsall SL Area, Index of Multiple Deprivation:

Deprivation - IMD	2015		2019	
	Delaunays Rd Area (Manchester 006A)	Landsdowne Road (Manchester 008E)	Delaunays Rd Area (Manchester 006A)	Landsdowne Road (Manchester 008E)
National Rank (Where 1 = most deprived)	1519	1925	2631	1825
% Rank (e.g. 5% = top 5% most deprived)	5%	10%	8%	6%
Income	8%	10%	8%	6%
Employment	3%	8%	7%	9%
Health	1%	3%	8%	9%
Barriers to Housing & Services	34%	32%	24%	28%
Crime	10%	1%	14%	1%
Living Environment	26%	7%	26%	7%

A wide range of problems with the management of properties in the private rented sector in this area could have been contributing to this level of deprivation. Progress against improving the housing conditions and management of properties within the SL area has been covered above in section 4.

However, evaluating the impact of these changes on the level of deprivation in the SL area is challenging for a host of reasons. Firstly, the most recent IMD dataset available is for 2019 and therefore it only covers the first two years of the designation (when the impact of SL will have been only beginning to emerge). As illustrated in Table 7 this data indicates that one of the LSOAs which covers the SL area has slightly improved its ranking in terms of deprivation, whilst the other has deteriorated slightly. In terms of the living environment deprivation domain, which measures the quality of housing as well as local air quality and road traffic accidents, no change has been recorded. Beyond 2019 the impact of the pandemic (which disproportionately impacted already deprived communities) on the health and economic status of households makes deprivation incredibly difficult to disentangle and evaluate.

More broadly however, there is evidence from the impact of SL on the housing market which indicates that it has contributed positively to improving the neighbourhood. Far from being an area of low demand, the void rate in the Crumpsall SL area (0.5%) is at an historically low level - equivalent to the average across Manchester (excluding the city centre) and below both the Crumpsall Ward and North

Manchester average (both 0.6%). During SL the void rate in the area has decreased by 0.3 percentage points (ppt) – compared to 0.1 ppt across Manchester (excluding the city centre) and North Manchester.

This is the result of people wanting to live in the area, and for longer (reducing the transience of communities). Analysis of MCC Council Tax records indicates that the proportion of households in the Crumpsall SL area which changed occupants decreased from almost a quarter (24.8%) in 2017/18 during the first year of the SL designation to 21.4% in 2020/21 in the final year of the designation. This reduction of 3.5 ppt. is greater than the reduction in Crumpsall Ward (3.2 ppt), North Manchester (2.3 ppt) and Manchester as a whole, excluding the city centre (2.4 ppt) over the same period. A reduction in the transient nature of a neighbourhood is widely understood to be indicative of, and contribute to, an improvement in the well-being of the occupants and the wider community.

It is important to note that, as the SL area has become a more attractive place to live, it is likely that rental values have increased in the PRS⁸. However, since March 2020 (earliest available data), the proportion of households in the PRS able to cover their rent with LHA has increased from 63% to over 75% by February 2020. This evidence therefore demonstrates that any increases in rents have not been disproportionate with increasing incomes from benefits.

7.0 Feedback from Neighbourhoods Teams and Case Studies

In the lead up to the mid-point evaluation of the SL pilot areas (on-site) compliance inspections had been taking place and the North Neighbourhood Team were working proactively in neighbourhoods, including the Crumpsall SL area. As such there was a rich vein of experience and direct knowledge of the impact of SL to draw upon. At this point the North Neighbourhood Team reported that there had been a visual improvement in the SL areas they covered (i.e. Crumpsall and Moston), complaints had reduced and there had been a reduction in the time spent on investigations, enforcement and multi-agency interventions. Two case studies were also provided to the mid-point evaluation by the Housing Compliance & Enforcement team detailing investigations in the Crumpsall SL area which resulted in fines for failing to apply for a licence and breach of an Improvement notice.

Unfortunately, since that mid-point evaluation which was considered by the Neighbourhoods and Environment Scrutiny Committee in March 2020, the pandemic has impacted all of the teams responsible for the implementation of SL and associated services. Resources necessarily refocused to responding to Covid-19 and teams across the Council moved to working remotely which necessitated a more reactive approach to neighbourhood management from Neighbourhoods Teams. As such qualitative insight on the impact of SL in Crumpsall post March 2020 is harder to come by.

Nevertheless, the North Neighbourhoods Team has advised that SL in Crumpsall has resulted in fewer requests for services and freed up resources for multiple agencies working in the area. Most notably this reduction in demand relates to one portfolio

⁸ Unfortunately we have been unable to analyse rents in the SL area due to a lack of properties in the area advertised on Rightmove

landlord in particular (see case study below). Feedback from the North Neighbourhoods Team has also indicated that residents that once only engaged with the Council to complain about issues in Crumpsall now have a much more positive relationship. Their focus has shifted to working with the council on community-based projects such as a community gardens and undertaking project work to enhance the street scene.

Case Study: Portfolio landlord

A known large portfolio landlord was identified as having 20 properties requiring a licence in the Crumpsall designation. While the landlord applied for all licences and wanted to engage with the Council, the resource required to intervene at his properties was identified as a substantial issue.

The properties were not being maintained and residents were transient. Two blocks of properties were identified where waste management was a particular issue and the area was attracting fly tipping on a weekly basis. Residents would gather at the fronts of the buildings and cause ASB. As a result, complaints to the Council emanating from this landlord's properties were high and represented a considerable amount of the ASB and waste issues in the area.

The Housing Compliance and Enforcement Team inspected the portfolio of properties and found poor conditions, with illegal extraction of electricity and rough sleeping happening in the basement of the building. Enforcement notices were served on the landlord to address maintenance issues. Multi agency interventions were required with early help being engaged to work with vulnerable residents within the properties.

The landlord, coming to the end of his career, was not taking an active management role in the properties. Engagement with the landlord around concerns had previously not resulted in improved standards.

However, with the introduction of SL, the landlord was invited to meet with Council officers to discuss concerns in detail. The Council advised that they were minded to refuse him a licence on the basis that appropriate competence could not be demonstrated in order for the individual to be considered a fit and proper landlord. In response, the landlord instructed an agent to manage lettings across his portfolio. However, this agent did not manage maintenance and respond appropriately to the waste and ASB issues which were causing concern.

The landlord's processes and procedures for managing his portfolio were therefore reviewed and direction given to the landlord. At this time the landlord engaged with a new agent giving them additional responsibilities to respond to problems from the property.

The Council agreed to issue a licence for a reduced period of 1 year to monitor the properties and management standards during that time. The continued pressure on the landlord has had a positive impact on the local neighbourhood with a significant reduction in the amount of officer resource required to intervene at the properties.

Over the course of the 1-year licence the landlord recognised the amount of work required to maintain his properties to a decent standard and sold 1 of the blocks containing 6 flats, which in turn became accommodation for North Manchester hospital staff under a new private landlord. 14 licences were maintained to a good standard for the remainder of the designation.

8.0 Communication and Engagement

Over the course of the SL pilot area designations the council has promoted the schemes to remind residents and the general public of the schemes and what they seek to achieve. This has included press releases and widespread use of social media which has maintained the profile of the SL schemes throughout the designation period. This has included the following:

1. A press release in November 2018 regarding civil penalties was picked up by About Manchester⁹:

ABOUT MANCHESTER

Manchester's unscrupulous landlords ordered to pay £97,500 – 15th November 2018:

“In Crumpsall, an area of Selective Licensing, a landlord was issued a penalty of £10,500 for failing to provide an electrical safety certificate – in breach of Selective Licensing conditions – and for failing to comply with an improvement notice on their property on Houghton Road.”

2. The Manchester Evening News ran an article in September 2019 covering the activity of MCC's Rogue Landlord team and the SL schemes¹⁰:

Manchester Evening News

Desperate people, overcrowded rooms - Manchester's modern-day slums exposed – 14th September 2020:

“Manchester council is currently planning to extend the selective licensing scheme to new areas after it was found to be having an impact in places.

In 2019, two years after it was introduced to Crumpsall, there was a significant decrease in antisocial incidents.

‘Rowdy and inconsiderate’ behaviour and noisy neighbour complaints fell by 64 per cent and 51 per cent respectively, while fly-tipping dropped from 250 incidents to 194 in 2019.”

⁹ <https://aboutmanchester.co.uk/manchesters-unscrupulous-landlords-ordered-to-pay-97500/>

¹⁰ <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/desperate-people-overcrowded-rooms-manchesters-18881260>

3. The Manchester Evening News also ran a similar article in January 2021¹¹:

Manchester Evening News

Selective licensing scheme aimed at cracking down on rogue landlords could expand across Manchester – 21st January 2021:

“Nearly 1,800 properties are already covered under selective licensing schemes in Crumpsall, Moss Side, Moston and Old Moat.”

“Manchester council issued 26 fines worth £242,200 between April 2019 and March 2020.”

4. Following the press release in February 2022 announcing that the four latest landlord licensing areas were in operation¹² the Manchester Evening News ran a further article on SL in the city which included reference to the Crumpsall SL area along with the other pilot areas:

Manchester Evening News

Landlords forced to pay up hundreds as crackdown on unfit housing continues – 2nd February 2021:

“Four selective licensing schemes are already in force across in Manchester, covering areas in Crumpsall, Old Moat, Moston, Moss Side and Rusholme. In these areas, 1,871 licenses have been issued and 554 properties have been inspected during the licensable periods, leading to 51 enforcement letters.

So far, 18 fines totalling £108,000 have been handed out to landlords who failed to comply with the terms of the licence and 12 suspended prohibition orders threatening closure have been issued, mostly due to overcrowding.”

9.0 Summary

The actions brought forward by SL are ultimately designed to increase the professionalism in which privately rented properties are managed. In the Crumpsall SL area 380 applications were received for a license and 372 were ultimately granted – with an immediate impact upon the management of those properties and the safety of those who lived within them.

Interventions were then targeted at landlords who were identified during the SL process as potentially failing to meet their management obligations and were designed to put pressure on them to improve their practices or remove themselves from the market. With that in mind there is no doubt that the SL intervention in

¹¹ <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/selective-licensing-scheme-aimed-cracking-19663730>

¹² <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/landlords-forced-pay-up-hundreds-22951093>

Crumpsall has acted to significantly improve the professionalism in which privately rented properties are managed.

With respect to the Crumpsall SL area there were specific expectations linked to:

- Improving property conditions
- Improving waste management
- Reducing crime and antisocial behaviour
- A reduction in the problems in the PRS leading to deprivation

The data on hazards identified following SL compliance inspections demonstrates very clearly that landlords in the Crumpsall SL area had been letting properties with serious hazards (and would likely have continued to if it weren't for the SL intervention). Instead, remedial works and housing enforcement has significantly improved the property condition of multiple homes in the PRS in the Crumpsall SL area.

Unfortunately, some initial progress with improvements to waste management was impacted by the pandemic which had negative consequences for levels of fly-tipping and other waste related issues across the city. The data on crime and ASB similarly doesn't paint a clear picture, but it has proved hard to disentangle the impact of SL on Crime / ASB linked to licensed properties and wider challenges in the area. Nevertheless, there are clear examples (see the Case study in section 7) of SL directly leading to a reduction in anti-social behaviour and waste management issues caused by tenants living in specific PRS homes in the designated area in Crumpsall.

Finally, in terms of the link between PRS properties and deprivation in the Crumpsall SL area, the evidence presented throughout this evaluation demonstrates how SL has improved the neighbourhood and the standard of homes which people live in. There is evidence (from reducing numbers of voids and reduced turnover of properties) that there is increased demand for properties, leading to the area becoming a more attractive place to live. This is beginning to become evident in terms of a positive effect on rent levels and capital values¹³. It is hoped that this will encourage further investment into the area, allowing the private rented sector to thrive and the positive momentum generated by the SL intervention to continue beyond the designation.

10.0 Lessons Learned and Issues to Consider

The midpoint evaluation identified a series of lessons learned which have been adopted across the pilot areas during their designation and will be replicated in future phases of selective licensing. The one outstanding item of feedback received from tenants and landlords at the point of that evaluation, was that there is a need to increase awareness of the schemes among tenants, and there is a need to communicate more with landlords - especially around positive impacts, the use of the licence fee and ongoing work to tackle those landlords who do not comply. An

¹³ Average sales prices in the Crumpsall SL area increased by 49% between March 2017 and March 2022 compared to 30% across Manchester as a whole (not including the city centre).

engagement officer has therefore been included in the new schemes to promote engagement with landlords and residents.

This work will include being part of regular engagement events with neighbourhood teams to promote SL, such as community gatherings, residents' meetings and door knocking exercises. Council officers will continue to work collaboratively across the council to ensure that SL is promoted and discussed with residents as part of engagement with residents across service areas. Regular intervals of communications will be sent to residents to inform tenants about licensing and provide an access point to the council should a resident have concerns they wish to raise, as well as directing residents to the Councils web pages for more detailed information.

Ongoing engagement with licensed landlords by way of newsletter updates will continue to be sent via email. Council officers will have open dialogue with landlords to understand what landlords want from the council to help keep them informed about their responsibilities, and explore the potential uptake of small, focused landlord forums. Licence conditions around required information landlords must supply as part of the tenancy are designed to ensure effective communication and expectations of the tenancy with tenants. Breach of licence conditions will be pursued where there are failings of the landlords in this respect. Breach of licence conditions for failing to provide appropriate statement of particulars and other required information to tenants will be publicised to act as a warning to other landlords.

More broadly, there is a clear requirement to be able to target communication more effectively. For example, there are particular issues linked to identifying landlords at the start of a designation who haven't submitted an application in order to ensure that the licensing process is engaged with. Streamlining this would be better for landlords (who may have missed initial communication on SL through no fault of their own), whilst it would also be much less resource intensive for the Council.

Looking forward, the Renters Reform Bill, represents a potential opportunity in this regard. An element of these reforms will be the introduction of a new property portal to help landlords understand their obligations, give tenants performance information to hold their landlord to account, and help councils crack down on poor practice. Whilst we are waiting for the detail on this proposal¹⁴ there are clear implications for such a portal when it comes to communication with landlords (along with enforcement).

There are also proposals from Government to tighten the rules around energy efficiency in rental homes whereby all new tenancies in PRS homes could be required to move from an E rating to a C rating as early as 2025. This would have significant implications for driving forward retrofitting and the zero-carbon agenda in SL areas and the PRS as a whole.

The Crumpsall SL area is the first to end its designation. As such it raises new questions about how we maintain the positive momentum generated in the PRS now that SL is over. Key to this will be maintaining the standards achieved through

¹⁴ The government has committed to publishing a White Paper shortly

proactive Neighbourhood Team and Neighbourhood Compliance Team interventions and working collaboratively with other partners through place-based approaches to public services (Bringing Services Together for People in Places). Any learning from this will then be applied to other SL areas as they end their designation.

11.0 Selective Licensing Rolling Programme & Evidence Base

Looking forward we have a long-term plan to continue to roll out new phases of SL across the city. This is a key element of both our approach to tackling poor quality management in the Private Rented Sector and part of our response to the Covid-19 pandemic which highlighted again the importance of good quality housing to the health and wellbeing of our residents.

In September 2020, a report to the Neighbourhoods and Environment Scrutiny Committee outlined 12 areas which it proposed would form the next phases of the rollout of Selective Licensing across Manchester. The first four of these areas were designated this year:

- The Ladders - Gorton and Abbey Hey – 773 PRS properties
- Hyde Road - Gorton and Abbey Hey – 94 PRS properties
- Trinity – Harpurhey - 430 PRS properties
- Ben Street area - Clayton and Openshaw - 105 PRS properties

The same report provided a set of local statistics on tenure, deprivation, incidence of Crime and Anti-Social Behaviour and the number of claimants in the Private Rented Sector for a further 8 areas which will form the next phase of the rollout:

- Area 1 - Moss Side: Claremont Road / Great Western St – 346 PRS properties
- Area 2 - Levenshulme: Matthews Lane – 264 PRS properties
- Area 3 - Longsight: The Royals – 138 PRS properties
- Area 4 - Cheetham - Esmond/Avondale – 162 PRS properties
- Area 5 - Cheetham: Heywood St/Cheetham Hill Rd – 631 PRS properties
- Area 6 - Rusholme: Birch Lane – 129 PRS properties
- Area 7 - Rusholme: Laindon/Dickenson – 83 PRS properties
- Area 8 - Cheetham: Flats Over Shops: Cheetham Hill Rd – 131 PRS properties

These next 8 proposed SL areas already have approval from the Executive based on the previous analytical work which confirmed they met the necessary criteria for SL. Appendix 3 lists the criteria for each of the 8 areas and provides an update on the local statistics which confirms that each area continues to have a high proportion of property in the private rented sector and that the qualifying criteria for the designation of each of those areas for SL remains appropriate.

One thing to note as we progress with these SL areas and their criteria for designation has been the difficulty in making causal links between the limited data which we have on crime and ASB and the impact of SL. With this in mind we will need to work collaboratively with other neighbourhood focused services (including the police), in conjunction with SL to deliver on these objectives.

However, we will also need to be more nuanced and realistic about our expectations in terms of what SL can realistically be expected to achieve in terms of reductions in crime / ASB. This means that, rather than necessarily targeting an overall reduction in crime and ASB (which can be influenced by a wide range of factors), the specific aim is for the licence conditions relating to crime / ASB¹⁵ to have been met – i.e. the focus is on issues perpetrated by residents of licensed PRS properties, or visitors to those properties.

12.0 Proposed Consultation Approach & Member Engagement

Consultation is a legal requirement and must take place before designating any of the 8 future areas for SL. It should include local residents, tenants, landlords and managing agents, members of the community who live in or operate business or services in the designated area and local residents and businesses in the surrounding area who will be affected. The consultation period must be for a minimum of 10 weeks and any representations made must be considered. The costs of consultation can be recouped from licence fees however, if the outcome of a consultation led to not declaring a SL scheme, this cost would have to be borne by the council.

As with all previous SL activity and the pilots in particular, local member involvement and consultation will be key. Consultation with local ward members will be undertaken at all key junctions throughout the process for the next 8 schemes, particularly in wards with multiple proposed schemes.

Consultation Plan:

One of the consultation methods will be contacting residents, landlords, letting agents and businesses across the 8 areas directly via letter. The letter will explain what SL is, how it could improve the neighbourhood, how it would operate and how they may be affected. The letter will also direct them to an online consultation page to complete an online form to obtain their views. The webpage will contain information regarding selective licensing and the process the council will need to undertake to operate such a scheme.

Another method of consulting with the wider community, used for the current SL schemes, will be drop in events held in local libraries and community centres, advertised in the local press and local public buildings. It is proposed that we will hold these again, ensuring any covid secure arrangements required are in place. Virtual consultation sessions could also be undertaken if required. We will also consult the national landlord associations who support and advocate for a number of private rented sector landlords across the country.

¹⁵ 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.

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.

Following the closure of the consultation period the responses will be evaluated and published on the Council's website, the responses will be considered and will inform officer recommendations to Executive Members before making a final decision as to whether to proceed with selective licensing.

13.0 Proposed Resources and Timeline for Next Phase

Significant resources, not all of which can be funded from the selective licensing fee, are needed to successfully deliver the selective licensing programme. These resources will be drawn from Strategic Housing, Policy Performance and Reform, Housing Compliance and Enforcement and the Neighbourhood Teams.

The proposed timeline for bringing on the next phase of selective licensing is set out below:

- Late June / early July 2022 - Preparation for consultation (arranging drop-in sessions, comms, web work etc.)
- July to mid-October 2022 - Consultation (10 weeks)
- October to December 2022 - Evaluation of Consultation responses, publication of results on website, formal responses to consultation representations etc.
- February / March 2023 - Report to Economy Scrutiny on outcome of the consultation.
- 1st April 2023 – Next phase of SL areas designated. The legal process requires a 3-month designation period which is used as an opportunity to encourage landlords and agents to apply for a licence at a discounted fee.
- 1st of July 2023 - Formal designation

14.0 Recommendations

The Committee is asked to note the findings of this evaluation of the Crumpsall SL area.

The Committee is asked to provide feedback or comments on the proposed future phases of SL, the consultation plan and proposed timetable for designation.

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Appendix 1 – Crumpsall Selective Licensing Area:



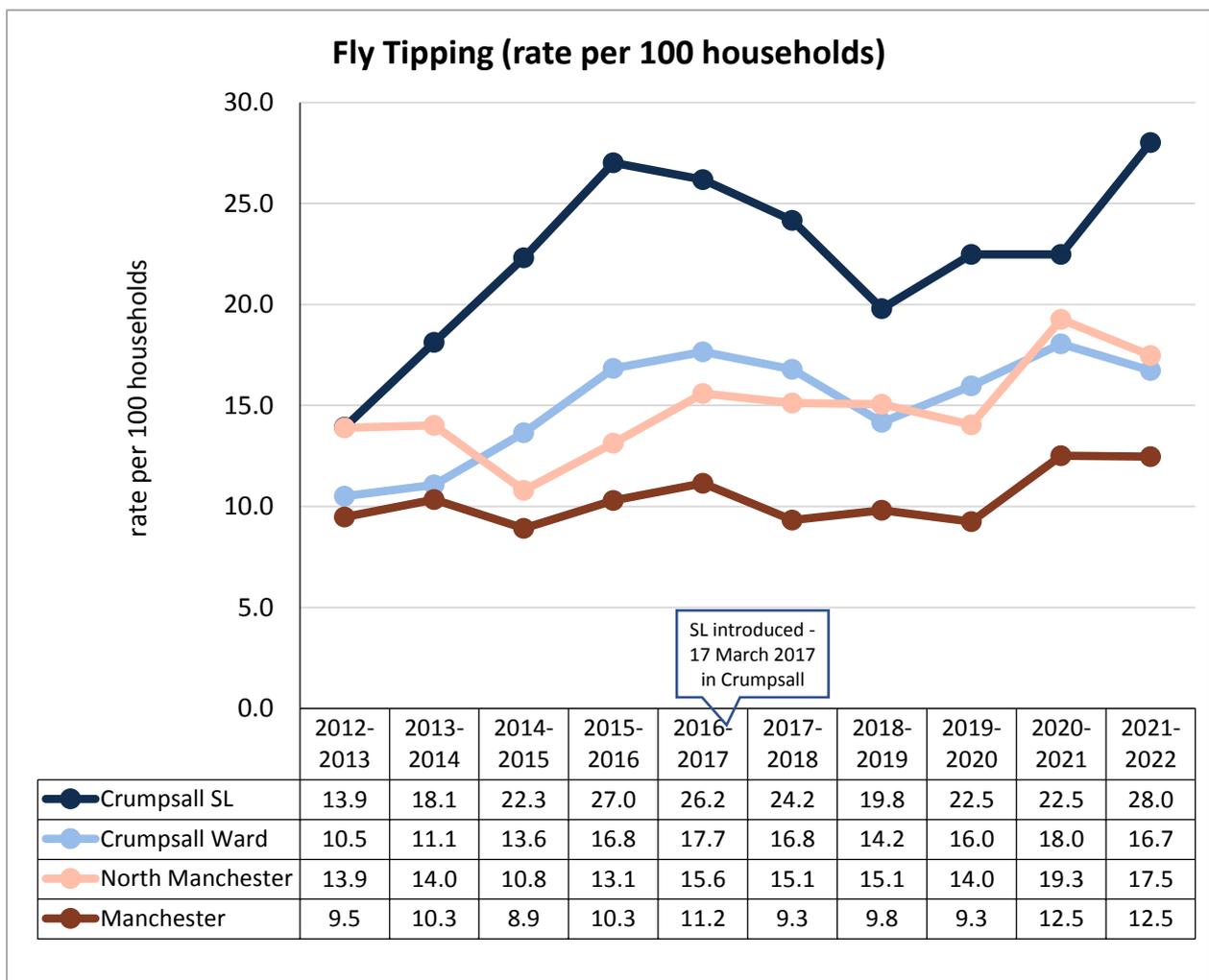
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Appendix 2 – Fly tipping, street cleansing / untidy gardens and housing requests; Crumpsall Evaluation:

Fly tipping

Fly tipping data is taken from only those jobs that are reported as 'complete' by our contractor.

Period	Crumpsall SL	Crumpsall Ward	North Manchester	Manchester
2012-13	83	667	9,438	21,670
2013-14	108	702	9,518	23,652
2014-15	133	866	7,330	20,402
2015-16	161	1,068	8,921	23,544
2016-17	156	1,120	10,587	25,518
2017-18	144	1,065	10,269	21,324
2018-19	118	899	10,225	22,440
2019-20	134	1,013	9,540	21,166
2020-21	134	1,145	13,082	28,608
2021-22	167	1,061	11,866	28,525



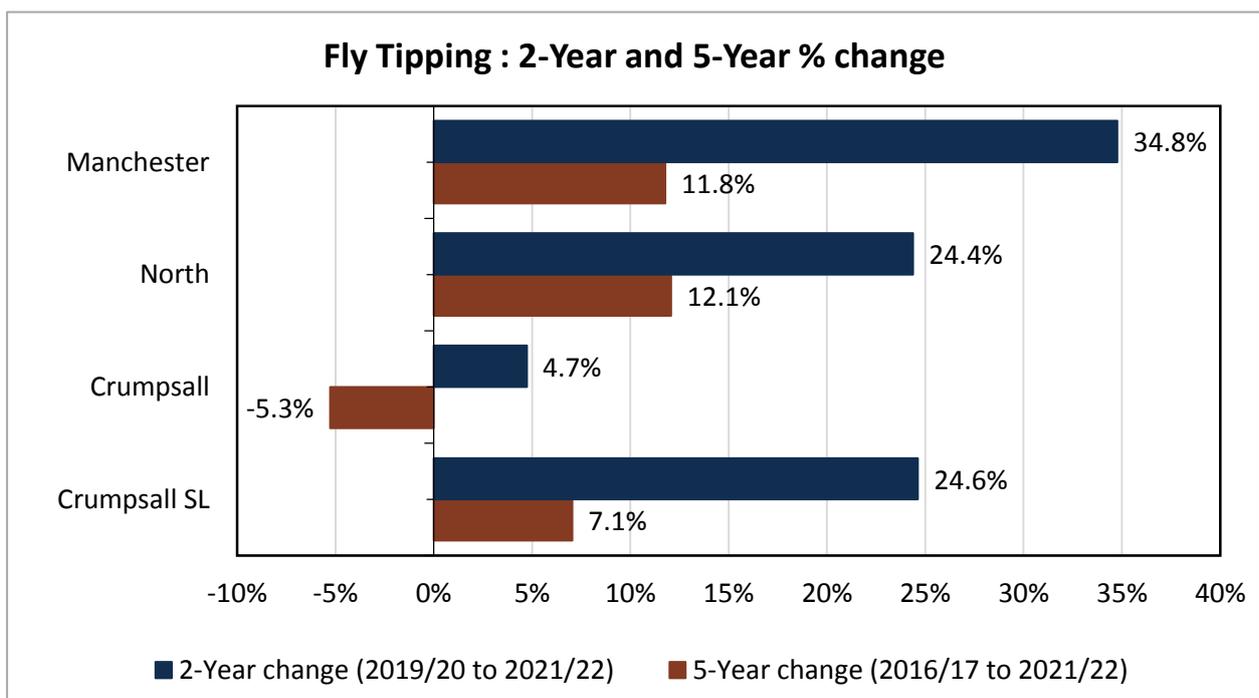
5-Year change (prior to introduction of Selective Licensing) and 2-Year change (Pre-Pandemic)

Fly tipping over the past five year has seen an increase of 7.1% for Crumpsall selective licensing area. This is higher than that of Crumpsall ward (-5.3%) and relatively lower than compared to North Manchester (12.1%) and Manchester (11.8%).

Area	2016/2017	2021/2022	5-Year change	5-Year % change
Crumpsall SL	156	167	11	7.1%
Crumpsall Ward	1120	1,061	-59	-5.3%
North Manchester	10,587	11,866	1,279	12.1%
Manchester	25,518	28,525	3,007	11.8%

There was an increase in 33 fly-tipping incidents completed by Biffa in the Crumpsall selective licensing area over the last two years during the pandemic. Overall, there has been a general increase in fly-tipping incidents across the majority of wards and Manchester as a whole.

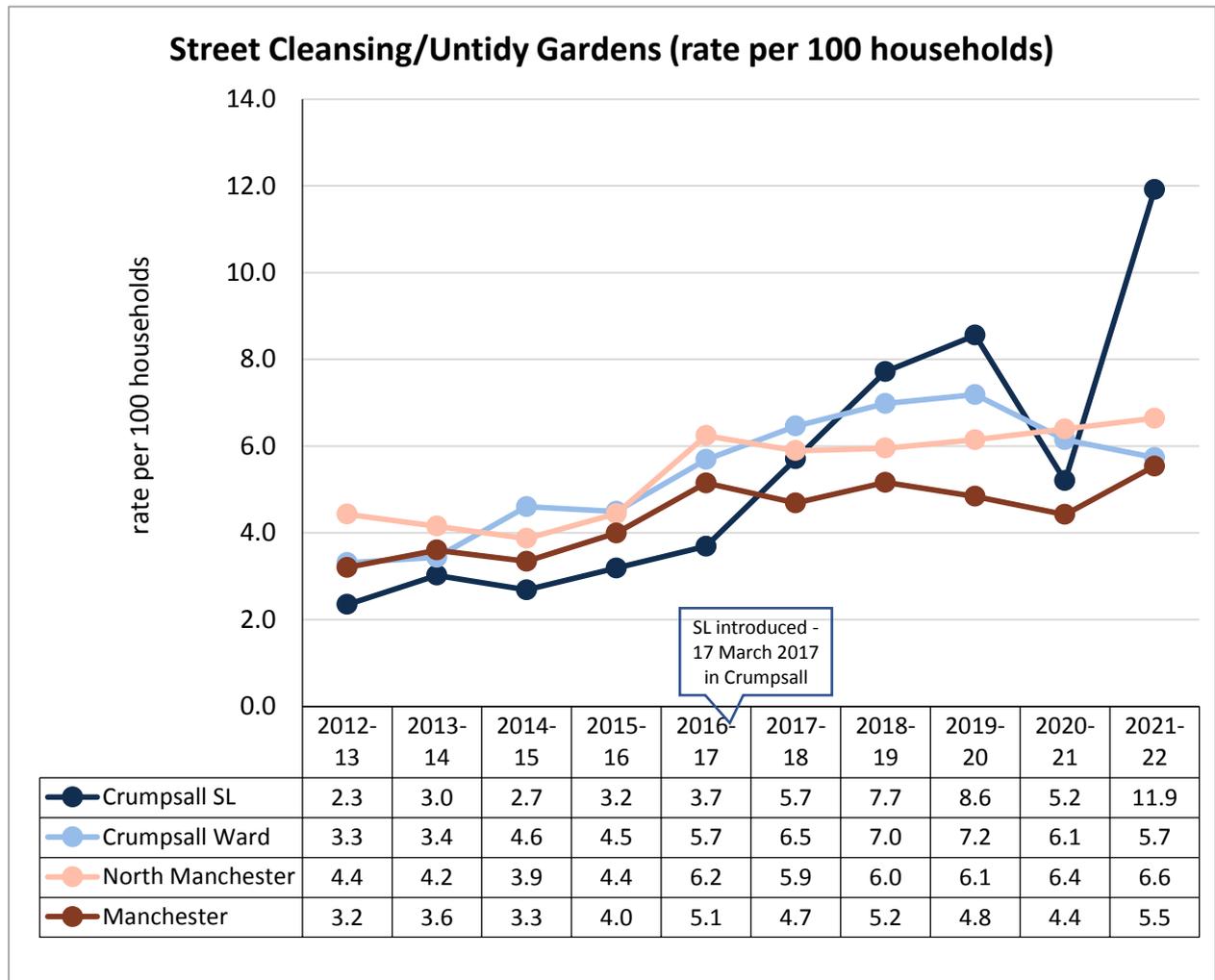
Area	2019/2020	2021/2022	2-Year change (pre-pandemic)	2-Year % change
Crumpsall SL	134	167	33	24.6%
Crumpsall Ward	1,013	1,061	48	4.7%
North Manchester	9,540	11,866	2,326	24.4%
Manchester	21,166	28,525	7,359	34.8%



Street Cleansing/Untidy Gardens

Street Cleansing requests and untidy gardens reported on CRM.

Period	Crumpsall SL	Crumpsall Ward	North Manchester	Manchester
2012-13	14	210	3,009	7,323
2013-14	18	218	2,821	8,239
2014-15	16	292	2,628	7,651
2015-16	19	285	3,017	9,142
2016-17	22	361	4,240	11,777
2017-18	34	410	4,004	10,724
2018-19	46	443	4,042	11,814
2019-20	51	456	4,175	11,074
2020-21	31	390	4,343	10,117
2021-22	71	364	4,512	12,669



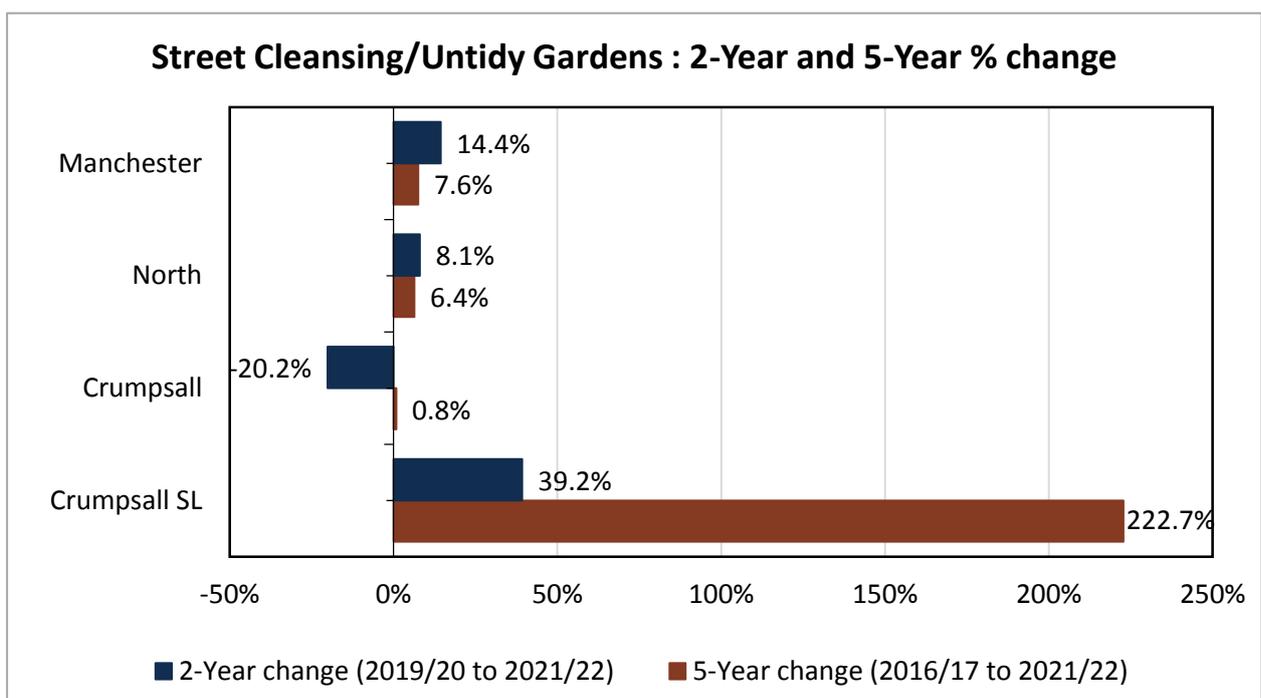
Street Cleansing/Untidy Gardens

Request for service for street cleansing and untidy gardens increased by a massive 222.7% from 2016/2017 to 2021/2022 in the Crumpsall selective licensing area. Majority of the wards in the North Manchester area saw a change from -26.9% to 51.3%. The introduction of selective licensing could mean more requests for service to do with street cleansing and untidy gardens.

Area	2016/2017	2021/2022	5-Year change	5-Year % change
Crumpsall SL	22	71	49	222.7%
Crumpsall Ward	361	364	3	0.8%
North Manchester	4,240	4,512	272	6.4%
Manchester	11,777	12,669	892	7.6%

There was an increase in 20 street cleansing and untidy gardens request for service in the Crumpsall selective licensing area over the last two years during the pandemic with an increase of 39.2%. This is higher compared to Crumpsall ward (-20.2%) as well as North Manchester area (8.1%) and the city (14.4%).

Area	2019/2020	2021/2022	2-Year change (pre-pandemic)	2-Year % change
Crumpsall SL	51	71	20	39.2%
Crumpsall Ward	456	364	-92	-20.2%
North Manchester	4,175	4,512	337	8.1%
Manchester	11,074	12,669	1,595	14.4%



Appendix 3 - Selective Licensing, Rolling Programme; Criteria & Evidence Base (June 2022)

Area 1; Claremont Rd/Great Western Street- Moss Side (approximately 346 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Area 2; Matthews Lane- Levenshulme (approximately 170 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Area 3; Royals- Longsight (approximately 70 PRS properties)

- High levels of crime
- Anti-social behaviour – poor environmental and waste management
- Poor property conditions
- High level of deprivation

Area 4; Esmond/Avondale- Cheetham (approximately 87 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High levels of crime

Area 5; Heywood Street - Cheetham (approximately 251 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Area 6; Birch Lane- Rusholme (approximately 70 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Area 7; Laidon Road/ Dickenson Road- Rusholme (approximately 38 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Area 8; Flats above shops Cheetham Hill Road -Cheetham (approximately 86 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Local intelligence:

	Claremont Road /Great Western St	Matthews Lane	Longsight: The Royals	Cheetham - Esmond/Avondale	Cheetham: Heywood St/Cheetham Hill Rd	Rusholme : Birch Lane	Rusholme: Laindon/Dickenson	Flats Over Shops: Cheetham Hill Rd	TOTAL	Manchester
Measure:										
Dwelling Stock (April 2022)	1,177	264	138	162	631	129	83	131	2,715	
Empty Homes	42	9	8	8	21	12	2	12	114	
of which: Long Term Empty	4	0	2	1	5	0	0	0	12	
Occupied Homes	1,135	255	130	154	610	117	81	119	2,601	
Tenure Estimates										
MCC Private Rented Estimates (2021)	29.4%	64.4%	53.6%	53.7%	39.8%	54.3%	45.8%	65.6%	41.3%	38.9%
MCC Private Rent Estimate (Households) 2021	346	170	74	87	251	70	38	86	1,122	94,000
% of Households which are Private Rented in receipt of Universal Credit or Housing Benefit toward housing costs ¹	16.6%	36.0%	18.1%	25.9%	15.1%	31.0%	22.9%	34.4%	20.5%	11.1%
Estimated Number of Private Rented Households on HB/UC	195	95	25	42	95	40	19	45	556	25,376
% of City's Private Rented Sector within the licensing area ²	0.37%	0.18%	0.08%	0.09%	0.27%	0.07%	0.04%	0.09%	1.19%	-
% of City's geographic area within the licensing area ²	0.15%	0.02%	0.01%	0.02%	0.09%	0.02%	0.01%	0.04%	0.36%	-
Deprivation, Crime, ASB and Service Demand										
Weighted IMD Score 2019 (High Score = More Deprived)	55.27	46.40	54.27	33.17	45.18	42.84	42.84	47.11	-	-
Number of ASB Incidents per 100 households (most recent 12 months) ³	19.0	8.1	28.3	5.8	4.9	10.8	5.1	42.6	-	-
Number of Victim Based Crimes Per 100 households (most recent 12 months) ⁴	18.7	8.1	46.5	19.2	11.9	25.8	23.1	195.0	-	-
Requests for Service per 100 households: Housing Related ⁴	3.0	1.6	0.0	2.6	1.1	1.7	1.2	6.7	2.3	1.9
Requests for Service per 100 households: Fly Tipping ⁴	24.4	23.5	0.8	14.3	15.9	12.0	0.0	59.7	20.8	11.6
Requests for Service per 100 households: Street Cleaning/Other ⁴	4.8	5.1	0.8	5.8	9.7	4.3	1.2	24.4	6.6	4.7

¹ Based on % claimants in the best fit Output Area (2021)

² Where area comprises more than 20% of the geographic area or 20% of the total PRS – Secretary of State approval required

³ Most recent data on ASB / VBC is June 2019 due to transition to new ICT system – incidents within 100m radius of proposed area

⁴ Requests for Service may include repeat calls - Manchester comparator excludes city centre wards

**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 23 June 2022

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):

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 **13 June 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>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 steve.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 steve.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 steve.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>Restructure of existing multiple ground leases at Manchester Science Park into a new overriding single head lease (2021/07/16A)</p> <p>Restructure of existing multiple ground leases at Manchester Science Park into a new overriding single head lease.</p>	Chief Executive	Not before 16th Aug 2021		Report to the Chief Executive	Mike Robertson mike.robertson@manchester.gov.uk
Strategic approach to developments of social	Executive	15 Sep 2021		Report and recommendations	Martin Oldfield marton.oldfield@manchester.gov.uk

<p>homes via a city-wide New Build Local Lettings Policy (LLP) (2021/08/10A)</p> <p>Executive adopts the New Build LLP for immediate implementation.</p>					v.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 mike.robertson@manchester.gov.uk
<p>Land at Downley Drive, New Islington/Ancoats (2022/02/18B)</p> <p>Land disposal by way of lease for residential development at Downley Drive, New Islington/Ancoats.</p>	Strategic Director - (Growth and Development)	Not before 18th Mar 2022		Report and recommendations	
<p>Heron House - Disposal of leasehold of office accommodation (2022/03/02A)</p> <p>To agree to the disposal by Leasehold of office accommodation at Heron House.</p>	Strategic Director - (Growth and Development)	Not before 2nd Apr 2022		Briefing Note & Heads of Terms	Mike Robertson mike.robertson@manchester.gov.uk

<p>39 Deansgate, Speakers House - Granting of over-riding lease.</p> <p>Approval to the granting of over-riding lease for 250 years with additional land to facilitate redevelopment of the site, as consented under planning application 131314/FO/2021</p>	<p>Strategic Director - (Growth and Development)</p>	<p>Not before 12th May 2022</p>		<p>Confidential report and recommendations</p>	<p>Ken Richards ken.richards@manchester.gov.uk</p>
<p>Disposal of the former Gala Bingo, Rowlandsway, Manchester, M22 5RS (2022/05/19A)</p> <p>Approval to the terms for the leasehold disposal of the former Gala Bingo, Rowlandsway, Manchester, M22 5RS.</p>	<p>Strategic Director - (Growth and Development)</p>	<p>Not before 19th Jun 2022</p>		<p>Report to the Strategic Director of Growth and Development</p>	<p>Joe Martin Development Surveyor joe.martin@manchester.gov.uk</p>
<p>Acquisition of strategic asset in Wythenshawe (2022/06/10B)</p> <p>Approval of the capital expenditure required for the acquisition of the asset.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 7th Aug 2022</p>		<p>Report to Executive on 29/06/2022 and Delegated approval report to the Strategic Director of Growth and Development and City Treasurer</p>	<p>Mike Robertson mike.robertson@manchester.gov.uk</p>

3. Economy Scrutiny Work Programme – June 2022

Thursday 23 June 2022, 2pm (Report deadline Tuesday 14 June 2022)

Item	Purpose	Lead Executive Member	Lead Officer	Comments
Housing Strategy	To receive a report on the Housing Strategy. This item will be accompanied by a presentation.	Councillor White	Alan Caddick	
This City	To receive a report on This City. The report will provide information on the context of this programme, ambitions and planned projects and report progress to date.	Councillor White	Alan Caddick	
Selective Licensing in the Private Rented Sector	To receive a report that provides information on the evaluation of the Crumpsall Selective Licensing Scheme and information on proposed new schemes.	Councillor White	Alan Caddick Fiona Sharkey	
Overview Report	This is a monthly report, which includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Scrutiny Support Officer	

Thursday 21 July 2022, 2pm (Report deadline Tuesday 12 July 2022)

Item	Purpose	Lead Executive Member	Lead Officer	Comments
HS2 Update	To receive an update report on the delivery of HS2. This will include the HS2 stations at Piccadilly Station and Manchester Airport, the line of route and	Cllr Craig	Pat Bartoli Hilary Sayers	

	associated infrastructure.			
Northern Powerhouse Rail	To receive an update on Northern Powerhouse Rail. Northern Powerhouse Rail (NPR) is a major strategic rail programme, specifically designed to support the transformation of the North's economy by providing effective and efficient rail connectivity between the North's major economic centres, offering a faster and more reliable service across the entire region. Connecting the people, communities and businesses of the North.	Cllr Craig	Pat Bartoli Hilary Sayers	
Active Travel	This report provides an update on the production of an Active Travel Strategy and Investment Plan, which aims to create a city-wide, Manchester-specific strategy and network plan for active travel investment and a prioritised pipeline of measures to deliver across the city.	Cllr Rawlins	Michael Marriott Pat Bartoli	
Moving Traffic Offences Enforcement	To receive a report on the approach to Moving Traffic Offences Enforcement.	Councillor Rawlins	Steve Robinson	
Overview Report	This is a monthly report, which includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.	-	Scrutiny Support Officer	