



Economy Scrutiny Committee

Date: Thursday, 9 February 2023

Time: 2.00 pm

Venue: Council Antechamber, Level 2, Town Hall Extension

There will be a private meeting for committee members only at 1:45pm on Thursday, 9 February 2023 in Room 2006, Level 2, Town Hall Extension.

Everyone is welcome to attend this committee meeting.

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), Good, Moran, Noor, Raikes, I Robinson, Shilton Godwin 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 - 16
To approve as a correct record the minutes of the meeting held on Thursday, 12 January 2023.
- 5. Local Plan Update** 17 - 34
Report of the Director of Planning, Building Control and Licensing.

This report provides an update on the Local Plan. It provides a general overview of current planning policy; an update on emerging planning policy (Places for Everyone and the Manchester Local Plan); a summary of the current consultation on updates to the National Planning Policy Framework (NPPF) expected this Spring; and potential future changes to NPPF via the Levelling Up and Regeneration Bill.
- 6. Housing Allocations Policy Evaluation** 35 - 56
Report of the Strategic Director (Growth and Development).

Changes to Manchester's current statutory social housing allocations scheme were implemented in November 2020. This report provides an overview of an evaluation of the scheme, which was agreed to be undertaken after 24 months of operation to analyse the scheme's effectiveness.
- 7. Levelling Up Fund and UK Shared Prosperity Fund Update** 57 - 70
Report of the Strategic Director (Growth and Development)

This report provides a summary of the UK Shared Prosperity Fund as it applies to Manchester including the context of the UK Government's Levelling Up agenda, and the competitive Levelling Up Fund which it sits alongside.

8. 2023/24 Budget

- 8a.** Growth and Development 2023/24 Budget Report of the Strategic Director (Growth and Development). 71 - 88

This report provides a further update to members on the priorities for the services in the remit of this committee and details the changes to the initial revenue budget options proposed by officers in November 2022.

- 9. Overview Report** 89 - 126
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, and the Economy Dashboard for information.

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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Smoking is not allowed in Council buildings.

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Further Information

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

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This agenda was issued on **Wednesday, 1 February 2023** 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 Thursday, 12 January 2023

Present:

Councillor Johns (Chair) – in the Chair
Councillors Good, Noor, Raikes, I Robinson, Shilton Godwin and Taylor

Also present:

Councillor Hacking, Executive Member for Skills, Employment and Leisure
Councillor Rawlins, Executive Member for Environment and Transport
Rhianna Austin, Laing O'Rourke
Amanda Boyd, LendLease
Lauren Murphy, Laing O'Rourke
Abdul Tahir, Mace

ESC/23/1 Minutes

Decision:

That the minutes of the meeting held on Thursday, 8 December 2022 be approved as a correct record.

ESC/23/2 Employment and Training Opportunities from Major Capital Programmes

The committee considered a report of the Director of Inclusive Economy which provided an update on the employment and skills opportunities created from Manchester City Council's major capital investment programmes, with a key focus on the Our Town Hall and The Factory projects.

Key points and themes within the report included:

- The importance of social value and the need to embed it within the Council's capital investment programmes;
- The integration of social value into the Our Town Hall Project through contractual mechanisms with construction and design team employers from the outset of the project;
- The monitoring of social value against 20 specific Key Performance Indicators (KPIs), based around employment, skills, training, and local community benefit with a monetary value attached to each KPI that measures social return on investment (SROI);
- The social and economic value achievements of the Our Town Hall project and progress against KPIs, including individual case studies;
- The social and economic value achievements of The Factory project and progress against KPIs, including individual case studies;

- Noting that the Factory's Social Value KPIs were realigned in June 2021 to create new jobs, new apprenticeships and Kickstart placements for Manchester residents first;
- The procurement framework used by several Greater Manchester local authorities and the North West Construction Hub (NWCH) focused on Manchester projects;
- Tenders for a large Manchester City Council capital funded project must answer a social value question with weighting of 30%. This includes a link to Manchester City Council's Social Value Toolkit and tenders are asked to demonstrate how their social value proposal would be both Manchester specific and project specific and targeted at hard-to-reach groups within local wards.

In introducing the item, the Executive Member for Skills, Employment and Leisure highlighted the importance of social value and explained that the Council had a strong reputation for delivering social value. He stated that social value was an important lever in the delivery of jobs, training and work experience and the Council was committed to providing these opportunities for residents.

The Director of Inclusive Economy explained that size, scale, building type and procurement impacted the delivery of social value between different projects. She highlighted how the Our Town Hall project was a once-in-a-multigenerational opportunity and social value was embedded as a core objective of this development from the outset. The scheme included ambitious social value objectives with built-in financial incentives for contractors to meet social value KPIs, and financial penalties for under-performance. She explained that a different approach was taken with The Factory scheme to work collaboratively with Laing O'Rourke and Manchester International Festival to deliver social value outcomes across the construction and creative and digital elements of the project

Two apprentices – Abdul Tahir from Mace and Rhianna Austin from Laing O'Rourke – also attended the meeting to share their experiences of apprenticeships.

Key points and queries that arose from the committee's discussions included:

- Whether the Key Performance Indicators (KPIs) relating to new apprentices were targeted to Manchester residents;
- Why the number of new apprentices up to level 3 was under target;
- What attracted the guests in attendance to their apprenticeships; and
- How the Council communicated the importance of social value to other major employers in the city.

In response to a member's query regarding whether the target number of apprentices were to be Manchester residents, the Work and Skills Specialist explained that the overall target for number of apprentices working on the Our Town Hall project was 150, with 100 of these at level 2 and 50 at level 4 and above. For The Factory project, the target was 25 new apprentices for the construction element. He confirmed that the apprenticeship scheme for the Our Town Hall project was solely for those living or studying in Manchester whilst The Factory scheme had a

'Manchester first' approach due to the way it was procured through the North West Construction Hub.

The Director of Inclusive Economy highlighted how the KPI for the number of new apprentices at level 4 and above was overachieving. She also stated that the Our Town Hall project remained underway, and this meant that delivery on the number of apprentices below level 4 would continue. It was recognised that there had been a national and local decline in apprenticeships, partly due to the Covid-19 pandemic, and work needed to be done to improve take-up. The Work and Skills Specialist also explained that the final phases of both the Our Town Hall and The Factory projects were difficult to derive social value from due to rising costs and them being less appealing to those searching for an apprenticeship. Assurances were provided that the Council's Social Value Manager working on the Our Town Hall project had sight of contracts for individual packages with LendLease and this provided the Council with influence and the ability to support social value within projects.

In response to a question from the Chair regarding what attracted the apprentices to their roles, Abdul advised that a college teacher suggested the idea of an apprenticeship and he researched the idea through the Council's website, attended National Apprenticeship Week hosted by GMCA and visited the project. He reiterated previous sentiments that the Our Town Hall project was a once-in-a-lifetime opportunity. Rhianna explained that she wanted a career switch to the built environment sector, and she received an email advert from the Kickstart scheme. She had previously undertaken work experience with Manchester International Festival, which provided a link with The Factory project.

The Director of Inclusive Economy informed the committee that the Council continued to encourage other major employers in Manchester to embed social value into their work. An example of this was the Social Value Framework and Charter which had been devised and implemented for partners in North Manchester. This included a shared set of social value objectives to deliver across all North Manchester projects in the next 15 years. This was the first time a place-based approach had been taken and opportunities to do this in other areas of the city was anticipated. Other examples of how social value is encouraged among other major employers included work on the Real Living Wage and a well-established programme between universities and The Growth Company to provide opportunities for residents in the construction sector. An annual conference was also held to showcase social value achievements across the city.

The committee thanked the apprentices for their attendance and sharing their experiences and wished them luck in their careers.

Decision:

That the report be noted.

ESC/23/3 Update on Public Engagement for Manchester Active Travel Strategy and Investment Plan

The committee considered a report of the Strategic Director (Growth and Development) which provided an update on the public engagement activity carried out to inform the production of the Manchester Active Travel Strategy and Investment Plan (MATSIP).

Key points and themes within the report included:

- The MATSIP 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;
- Public and stakeholder engagement was carried out between July and December 2022, including online consultation, public engagement workshops and email responses;
- Key themes arising from the public consultation, including safety; maintenance of existing infrastructure; new infrastructure; and non-infrastructure measures;
- A draft network map; and
- Next steps for the development of the MATSIP.

Key points and queries that arose from the committee's discussions included:

- Welcoming progress on the Strategy and noting its importance;
- Whether the Strategy could be more specific about what inequalities it aimed to reduce, and how this would be achieved;
- The need for an active travel network to be well-linked with schools and other infrastructure;
- The impact of speeding and pavement parking as barriers to active travel;
- The need for an active travel network to be integrated with public transport;
- Bus regulation was needed to encourage walking and reduce car usage;
- The impact of building works on reducing capacity for active travel by obstructing pavements;
- How the Council worked with developers to incorporate active travel provisions into major schemes;
- The need to repair gullies to improve road safety and encourage walking;
- Whether previous consultations on active travel were incorporated into the development of the MATSIP;
- A need for places to permanently store bicycles, particularly for residents in apartments; and
- Noting a distinct focus on cycling in the MATSIP and expressing hopes for there to be a balance between different active travel modes in the final Strategy.

The Executive Member for Environment and Transport introduced the item and explained that the Council had taken a different approach to consulting on the draft MATSIP by holding face-to-face engagement sessions as opposed to relying on online forms of consultation. She expressed her thanks to the members, residents and community groups who responded to the consultation and stated that this helped to inform a coherent and robust Strategy that would help to take advantage of all funding opportunities.

The Principal Policy Officer explained that the consultation was undertaken in partnership with Sweco over a 6-week period in autumn 2022. He stated that the consultation responses had provided useful key themes to highlight in the final Strategy, which would be considered in February by the Environment and Climate Change Scrutiny Committee and, if endorsed, the Executive.

In response to a member's question around inequalities, the Executive Member for Environment and Transport highlighted that the Strategy aimed to make all active travel modes accessible to everyone, which would help to alleviate financial and health inequalities. The Principal Policy Officer advised that the Strategy would be based around five objectives, including reducing citywide inequalities, and further detail on this would be included in the final report considered by the Environment and Climate Change Scrutiny Committee in February. He also highlighted the prioritisation tool for the Strategy which would utilise qualitative and quantitative data on multiple deprivation, health data, population and employment densities to assess where investment would be best targeted to reduce these inequalities.

A need for the active travel network to be well-linked with schools was acknowledged and members were advised that Manchester was taking part in the Greater Manchester School Streets Pilot, which placed restrictions on motor traffic at drop off and pick up times at 7 schools in the city. This would encourage people to make the school run and other everyday journeys by bike or on foot and would enable children to breathe cleaner air on the school run. The Strategy would also reference the Council's aspirations to expand the School Streets programme and it was hoped that national legislation may be enacted to enable the Council to enforce further restrictions on motor traffic around schools. The Principal Policy Officer suggested other ways of addressing parking issues around schools, such as traffic restraint measures and filtered neighbourhoods.

In response to issues raised by the committee regarding pavement parking and accessibility and speeding, the Executive Member for Environment and Transport advised that the Council's Highways Access Group which works with officers at the design stage on any new development to ensure that these issues are considered earlier in the development process.

The Strategic Director (Growth and Development) noted a need to look at active travel in an integrated way and explained that the Strategy sat alongside a number of other strategies related to mobility but was being developed with consideration given to the city's growth ambitions and key growth locations.

It was noted that movement strategies, public transport amenities and active travel provisions were key in the planning of major developments, such as the Co-op Live Arena. The Strategic Director (Growth and Development) confirmed that this would be undertaken through the planning process but negotiations and discussions with developers would also be held.

It was also confirmed that the Council worked with developers to minimise disruption from building works through sequencing and aligning programmes where possible.

In response to the Chair's query as to whether previous consultations on active travel were incorporated into the development of the MATSIP, the Principal Policy Officer advised that the technical work undertaken by Sweco included responses from previous consultations and that this would be clarified in the final report.

In summarising the item, the Chair proposed recommending that the Committee's comments be included in the full MATSIP report going to Environment and Climate Change Scrutiny Committee and the Executive in February, which was supported by the Committee. He also informed members that the Committee was invited to attend the Environment and Climate Change Scrutiny Committee meeting when the final report would be considered.

Decision:

That the committee

1. notes the report;
2. notes that the full MATSIP document and a summary report will be brought to the February 2023 Environment and Climate Change Scrutiny Committee and, if agreed, Executive for adoption; and
3. recommends that the full MATSIP document reflects the Committee's comments and includes definitions as to what is meant by "inequalities of access" as stated at section 3.4(d) of the report.

ESC/23/4 Revised Policy for Residents Parking Schemes

The committee considered a report of the Strategic Director (Neighbourhoods) which outlined a revised policy around the implementation and operation of Residents Parking Zones (RPZ) within the city.

Key points and themes within the report included:

- Resident parking schemes are implemented to tackle the impact of commuter and other non-residential parking on residential areas;
- The revised policy reflects the feedback and issues that have been gathered during the process of extending the Christie Resident Parking Scheme and in the design of other planned schemes;
- Existing policy challenges identified by the review of the current scheme;
- Proposed changes to the scheme, including provisions for digital visitor permits, introduction of transferable paper permits for those without digital access and physical temporary parking permits to all residents;
- There are currently no plans to change the design of existing schemes that are already in operation;
- The removal of the visitor permit charge and provision of scratch cards to each household within the current schemes is estimated to cost £75k per annum;
- Positive feedback had been received on the proposed changes through drop-in sessions with residents within the extended Christie RPS.

Key points and queries that arose from the committee's discussions included:

- The success of resident parking schemes in reducing parking problems;
- How the proposed changes to permits would help digitally excluded residents;
- How secure the online system was, and whether any Penalty Charge Notices (PCN) issued during technical faults with the system would be rescinded;
- Provisions for parking permits for carers;
- Whether the estimated £75k cost of the proposed changes was funded from revenue;
- How often enforcement and levels of non-compliance would be reviewed and what the process would be if additional enforcement resources were required;
- The Council's legal right to enforce parking policy on unadopted roads;
- How many scratchcard permits each household would be permitted;
- The Executive's approach to the issues which make Resident Parking Zones necessary, and what can be done to reduce the need for these; and
- What more could be done to deal with dangerous parking, such as near junctions.

The Executive Member for Environment and Transport and the Strategic Director (Neighbourhoods) introduced the item and explained that the revised policy reflected feedback from the extended Christie resident parking scheme and other emerging schemes to ensure that the policy was fit for purpose.

The Strategic Director (Neighbourhoods) explained that the revised policy was to be agreed by the Executive, after which work would begin to identify how the scheme would operate in practice. Some detailed thinking around this had already been undertaken but the main design work would begin once the policy was agreed, with implementation scheduled for the next financial year.

Ensuring that digitally excluded residents could access parking permits would be addressed during the practical design phase of the policy.

The Parking Services Manager provided assurances that in the event of a resident or visitor with a permit within a resident parking scheme area receiving a PCN, this would be rescinded. She emphasised that resident parking schemes were in place for the benefit of residents and that the Council did not seek to penalise residents. This would remain the approach in the event of a system failure or technical issues.

She also assured members that the new online permits portal was fit for purpose, quick to use and user-friendly.

Confirmation was given that parking permits for carers would be provided in addition to the proposed two permits per household.

In response to queries regarding scratchcard permits, members were advised that these would allow for 10 visits per scratchcard. Discussions were ongoing as to how many free scratchcards would be provided to each household, although it was suggested that this may be one per year. It was stated, however, that this may differ between schemes depending on their location in the city.

The Parking Services Manager also explained with regards to parking enforcement that the Council had recently entered into a new contract beginning in April 2023 which included a 20% increase in the number of Civil Enforcement Officers (CEO) for out-of-town areas. This would help to alleviate issues in some areas where resources had previously been stretched. Members were also informed that there would be a further uplift in the number of CEOs following the introduction of the resident parking scheme in Eastlands.

Members were advised that the Council had a right to enforce parking regulations and restrictions on any highway which the public had access to, regardless of whether this was adopted by the local authority or not.

In response to a member query around how to reduce the need for and reliance on resident parking schemes, the Executive Member for Environment and Transport highlighted the importance of connectivity within the city's travel network and the need for reliable alternatives to car use. She acknowledged that a behaviour change was required with a focus on education around the Highway Code. There was also a need to ensure communication between departments such as Highways and Neighbourhoods so that parking schemes worked to the benefit of residents.

The Head of Design Commissioning and PMO informed the committee that rule 243 of the Highway Code, which stipulated where drivers cannot park, was incorporated into every resident parking scheme to mitigate dangerous parking particularly around junctions. Measures such as creating double yellow lines by junctions were sometimes included in the introduction of a parking scheme to address these issues.

The Strategic Director (Neighbourhoods) explained that the estimated £75k cost for the removal of the visitor permit charge and provision of scratchcards related to the collective impact of introducing the proposed changes compared to revenue which may have been received from a ringfenced reserve for reinvestment into parking-related services. It was felt that this cost was necessary to ensure a series of schemes and zones across the city which could operate effectively and respond to the needs of residents.

He expressed that there was no intention to generate income from the proposed changes and that any income from PCNs was held for reinvestment.

Decision:

That the Economy Scrutiny Committee endorses the Revised Resident Parking Scheme Policy for approval by the Executive.

ESC/23/5 Highways State of the City Annual Report 2021/22

The committee considered a report of the Head of Network Management, which provided an update on the substantial works completed and progress achieved by the Highways service and provided an overview of methods of communication to ensure ongoing engagement with residents and members, as well as the performance of the service during the financial year 2021/22.

The key points and themes within the report included:

- Manchester's highway network includes over 1,350 km of road length, 2,600 km of footway length and over 350 bridges and structures and the total highway asset has an indicative gross replacement value of over £3 billion, making it the Council's most valuable asset;
- Achievements for 2021/22, including the successful delivery of the 5-year capital investment programme, receiving £37.2m in funding from the Mayor's Challenge Fund to improve walking and cycling facilities, embedding social value and sustainability within procurement and establishing the Highways Access Group;
- Delivery of planned maintenance, inspections and repairs, street works, winter services, major projects and road safety;
- The Council's highway infrastructure assets are currently being maintained in a steady state, with improvements in several areas following the 5-year investment programme. Service delivery performance has generally been maintained with improvements in some areas and decreases in other areas.

Key points and queries that arose from the committee's discussions included:

- How many service requests had been opened in the past 12 months and whether there was a backlog of outstanding requests;
- The ability for Highways Inspectors and Operatives to resolve any unreported issues in the same visit to reduce repeated call-outs;
- Noting that speed is a major factor in road collisions;
- Expressing disappointment in the lack of a road safety budget due to government cuts;
- Noting that the Council is below the National Highways and Transport (NHT) average satisfaction score for road safety, and expressing hope that this could be improved in the future;
- What other measures were being taken to promote social value within the Highways service;
- Noting that there were no capital funds earmarked for Highways in 2023/24;
- The prioritisation scheme for gully repairs and the timescales around this; and
- Whether there would be provision for gullies to be repaired or replaced outside of the cyclical programme in 2023/24.

The Executive Member for Environment and Transport opened discussions on the item and advised committee members that they could raise any ward-specific issues with her directly.

The Head of Network Management highlighted that the report related to 2021/22 and that reports were provided annually. He also welcomed any feedback around specific issues and areas to be included in future reports.

In response to a question from the Chair around the amount of service requests, the Head of Network Management explained that the number of requests were available by ward area. He stated that ward dashboards would be reimplemented so that members had sight of all outstanding and completed service requests. A new asset management system had also been procured which would link to the Council's Customer Relationship Management (CRM) system to provide real-time information as to the progress of service requests.

The Head of Network Management explained that Highways Inspectors could log service requests whilst carrying out their roles across the city. He stated that repairs contractors were provided with up-to-date information before jobs to ensure all outstanding repairs can be undertaken at the same time, where possible. He also informed members that the Council was taking a "find and fix" approach to new contracts so that repairs can be undertaken as quickly as possible.

Members were informed that the Highways service undertook a lot of work on road safety despite having no formal budget. Road safety was included within all highways improvement schemes and £2 million of funding had been received for road safety schemes in 2021/22. It was also stated that the Council was developing a pilot scheme to reduce all 40 and 50 miles-per-hour speed limits in Manchester to 30 miles-per-hour speed limits and the Council would be the first in the country to have no speed limits above 30mph if the scheme was successful. The Head of Network Management also highlighted how the Council worked to ensure a 20 mph speed limit on any new roads developed and that the Mayor of Greater Manchester had recently declared reduced speed limits as a priority and it was hoped that this may lead to funding being available in the future.

In response to a query around social and environmental value, the Head of Network Management stated that the service was always looking for different ways to do things which could be beneficial to carbon reduction and recycling. The Head of Design Commissioning and PMO expanded on this and explained that two specialists had been recruited with one officer responsible for social value and the Highways Access Group and the other responsible for environmental sustainability. There was an extensive list of social value achievements, including inclusive recruitment; donations in kind; tree-planting by developers; and promotional material for Road Safety Week in 2022 which had been funded by developers. The Head of Design Commissioning and PMO also explained that the Highways Access Group was formed in late 2021 and won the Equality, Diversity and Inclusion (EDI) Initiative of the Year Award at the Chartered Institution of Highways and Transportation (CIHT) industry awards in November 2022. The Group met monthly and included representatives from 10 external organisations.

In response to a query from the Chair regarding gullies, the Head of Network Management explained that there were two programmes of work – cyclical gully cleansing and the Highways Gully Improvement Programme. Records of broken and slow gullies were maintained, and the cyclical programme informed how these were running and whether additional works were needed. The current priority for gully

repairs were those on the key route and community networks but members were assured that this would not prevent other urgent repairs to gullies not on these networks.

In summarising the discussion, the Chair suggested that a report on road safety be considered at a meeting in the new municipal year which the committee supported.

Decision:

That

1. the report be noted; and
2. the Committee requests that a report on road safety in Manchester be provided to a meeting in the new municipal year.

ESC/23/6 Overview Report

The committee considered a report of the Governance and Scrutiny Support Unit which provided details of key decisions within the committee's remit and its work programme.

Decision:

That the report be noted.

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**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 9 February 2023

Subject: Local Plan Update

Report of: Director of Planning, Building Control and Licensing

Summary

The report provides an update on the Local Plan. The report provides a general overview of current planning policy; an update on emerging planning policy (Places for Everyone and the Manchester Local Plan); and a summary of the current consultation on updates to the National Planning Policy Framework (NPPF) expected this Spring; and potential future changes to NPPF via the Levelling Up and Regeneration Bill.

Recommendations

The Committee is recommended:

- (1) To consider and comment on the emerging Local Plan process; and
 - (2) To consider and comment on the proposals set out in the consultation on updates to the National Planning Policy Framework (NPPF) expected this Spring; and potential future changes to NPPF via the Levelling Up and Regeneration Bill.
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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>The planning system will continue to help the city work toward zero carbon including by encouraging compact patterns of urban development, with housing accessible by active and public transport to employment and services; preserving and improving green and blue infrastructure by encouraging development in existing urban areas; and supporting zero carbon building standards through development planning processes.</p>

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

<p>The Local Plan will include the completion of the Equality Impact Assessment (EqIA). To inform how the draft policies in the plan may impact on different protected or disadvantaged groups.</p>

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 city's planning system aims to improve Manchester's economic performance and spread the benefits of this growth across the city to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The city's planning system incorporates a vision for Manchester of a knowledge-based economy flourishing within an entrepreneurial community, characterised by a fully skilled, inclusive working Population, and includes policies to deliver this through key strategic locations across the city.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The city's planning system aims to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
A liveable and low carbon city: a destination of choice to live, visit, work	The city's planning system aims to provide a framework within which the sustainable development of the city can contribute to halting climate change. It also aims to provide a network of distinctive, attractive and high-quality centres.
A connected city: world class infrastructure and connectivity to drive growth	The city's planning system aims to improve Manchester's physical connectivity, through sustainable and accessible transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation.

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

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Background documents (available for public inspection):

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

- Manchester Core Strategy Development Plan 2012 to 2027
- Report to Economy Scrutiny (22 July 2021) on Places for Everyone Publication Plan 2021: A Joint Development Plan Document for Nine Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan)
- Report to Economy Scrutiny (8 October 2020) on Proposed Planning Reforms, Local Plan and Greater Manchester Spatial Framework
- Places for Everyone Submission Plan (February 2022) and subsequent Examination documents (see the Examination Library at [GMCA – Places For Everyone Joint DPD | Helen Wilson Consultancy Limited \(hwa.uk.com\)](#))
- Government Consultation Proposals (December 2022) [Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK \(www.gov.uk\)](#)

1.0 Introduction

1.1 Manchester's Local Plan currently comprises the Core Strategy, saved Unitary Development Plan policies, the Greater Manchester Minerals Plan, and the Greater Manchester Waste Plan. The revised Local Plan will replace the Core Strategy that was adopted in 2012 and the remaining saved Unitary Development Plan policies, taking account of the Our Manchester Strategy, the emerging Places for Everyone (PfE) joint local plan, the National Planning Policy Framework (NPPF) and national planning policy guidance. This report provides an update on the emerging Local Plan. The report is split into three main parts:

- A general overview of current planning policy;
- An update on emerging planning policy (Places for Everyone and the Manchester Local Plan); and
- A summary of the current consultation on updates to the National Planning Policy Framework (NPPF) expected this Spring; and potential future changes to NPPF via the Levelling Up and Regeneration Bill.

2.0 Background

2.1 The adopted Core Strategy is part of an overall strategy to deliver sustainable development in the city with connections to a wide range of other council strategies including the Our Manchester Strategy, Housing Strategy, Local Industrial Strategy, Strategic Regeneration Frameworks.

2.2 As required by Government, we are reviewing the city's Local Plan. This dovetails with the joint local plan, Places for Everyone, that is very well advanced (currently at the hearings stage). The emerging policy framework presents an opportunity to consider how potential changes can be developed to strengthen the existing framework in the Core Strategy, across the range of policy issues including climate change; balancing the demand for space from the various aspects of built development; planning on how we move around the city; working with partner organisations to deliver essential utilities provision; and continuing to maintain a high-quality design approach.

2.3 The government is consulting on updates to the National Planning Policy Framework (NPPF) expected this Spring; and potential future changes to NPPF via the Levelling Up and Regeneration Bill. A summary of the key proposals is set out in section 3.

3.0 Main issues

Current Planning Policy

3.1 The Core Strategy was adopted in 2012. Whilst the policy landscape inevitably has changed over the ensuing period, it is important to bear in mind that many policies in Core Strategy continue to function as envisaged. This has a bearing on any changes brought forward in the emerging local plan where it will be important to retain existing policy that is fit for purpose.

- 3.2 The Core Strategy is monitored on an annual basis via the Authority Monitoring Report. The reports are published on the Council's website with the latest version, and online versions back to 2012, available at the following web address [Authority Monitoring Report | Authority Monitoring Report | Manchester City Council](#). The report provides a comprehensive update on policies in the Core Strategy measured against a set of indicators across economic, social and environmental factors.

Emerging Planning Policy

Manchester Local Plan

- 3.3 The emerging Manchester Local Plan presents an opportunity to review current planning policy in the city. The updated plan will set out how the city should meet the need for new development over the next 15–20 years. It will identify where new development should happen, which green spaces and other aspects of the environment should be protected or enhanced, and how transport and other infrastructure will be improved. While the Local Plan will cover a period up to 2040, it will be reviewed every five years to ensure that its policies and proposals remain up to date.
- 3.4 The Local Plan will include policies to address the key overarching challenges set out below.
- Action on climate change - policies that help meet our zero-carbon target by 2038 at the latest.
 - Balancing demand for space – linking residential development to economic opportunities; and ensuring a balance with social and environmental infrastructure.
 - Deliver a sustainable transport system – linking planning policy to other strategies including the City Centre Transport Strategy; Active Travel Strategy; 2040 Transport Strategy (Local Investment Plans); and Clean Air proposals.
 - Infrastructure Planning – working with the providers of essential water, sewerage, power and digital services to ensure the city functions effectively with new and improved infrastructure.
 - Delivering well designed places – taking forwards established guidance (residential quality guidance) and incorporating into updated design guidance for the city.
- 3.5 Underpinning these key matters will be a range of policies to deal with the follow issues:
- Economy - creating jobs people need for a healthier, more equal Manchester (building on the strengths in the city's universities, hospitals, digital and creative sectors).
 - City centre – balancing the need for jobs, homes and sustainable transport
 - Places to live – providing for the mix of housing needed in the city; considering the future roles for district centres; and thinking about where new social and environmental opportunities may be brought forward.

- Sustainable and resilient city – linkages into the Green and Blue Infrastructure Strategy; addressing clean air and flood risk; and supporting wildlife and biodiversity.

3.6 To inform the development of policy, there are a range of studies that support the local plan with the latest evidence. A summary of the evidence base is set out in the table below. Aspects of the evidence base come from the Places for Everyone joint local plan process by the virtue that some strategic matters (e.g. housing and employment land requirements) have been set out in the joint local plan. The evidence base from this work is denoted by the initials PfE in brackets against the relevant study.

Completed	Commissioned	Commissioning
<ul style="list-style-type: none"> • Strategic Housing Market Assessment (PfE) • Flood Risk Assessment (Stage 1 and 2) (PfE) • Economy (PfE) /Employment Land Update (MCC) • Energy - Currie and Brown Study (PfE) • Local Area Energy Plan (GMCA and MCC) • Our Rivers, Our City • Biodiversity Strategy • Strategic Housing Land Availability Assessment • Local Nature Recovery Strategy (PfE) • Tree Opportunity Mapping 	<ul style="list-style-type: none"> • Open Space Study (nearing completion) • Gypsy and Traveller Accommodation Assessment (nearing completion) • Purpose Built Student Accommodation study (nearing completion) • Net Zero new development (Updating previous commissioned work) • Housing Needs Assessment (commissioned) • Biodiversity Net Gain (GMEU study nearing completion; Manchester study commissioning); • Retail and Leisure Study (commissioned) 	<ul style="list-style-type: none"> • Heritage/Conservation Areas study (commissioning) • Hotels study (commissioning) • Design study (commissioning) • Local Plan Viability study (to be commissioned)

3.7 The timetable for the local plan is set out in the council's Local Development Scheme (LDS). The latest version reflects the current state of play with respect to Places for Everyone joint local plan. This is important as the PfE contains policies and spatial strategy that the Manchester Local Plan will

dovetail with. The key stages of the emerging Manchester Local Plan are set out below.

Table 2.4 - Manchester Local Plan Timetable

Milestone Stage	Dates
Consultation on Issues	February 2020 – May 2020 (complete)
Consultation on Draft Local Plan (Regulation 18)	Summer 2023
Consultation on Publication Draft Local Plan (Regulation 19)	Winter 2023
Submission of Local Plan	Spring 2024
Examination of Local Plan	Summer 2024
Adoption of Local Plan	Winter 2024

Places for Everyone

- 3.8 The Places for Everyone joint local plan is nearing the completion of hearing sessions as part of the examination of the plan. There will be a further round of formal consultation on any proposed changes (main modifications) to the plan later this year; followed by adoption of the plan by individual full councils of the constituent local authorities.
- 3.9 The PfE contains specific policies and allocations that directly relate to Manchester including:
- A Spatial Strategy that identifies the significant agglomeration of economic activity at the centre of Greater Manchester within the City Centre and a wider central economic area that includes Central Park and the Etihad campus; the inner areas of the city region, surrounding the City Centre that benefit from a position adjacent to an enormous concentration of economic activity; and to maximise the benefits to Greater Manchester of the continued operation and sustainable growth of Manchester Airport; and
 - Thematic policies that include an intention to achieve a carbon neutral city no later than 2038; and cover a range of other key matters including flood risk, water resources, air quality, economic and housing matters, heritage, culture, education and skills, health, and sport and recreation; and
 - Specific allocations at Medipark Extension and Global Logistics that set out key economic developments to further develop the opportunity that the Medipark Extension offers because of its proximity to Manchester University NHS Foundation Trust (Wythenshawe Hospital) and the wider Roundthorn Medipark Enterprise Zone development is significant; Global Logistics as a key location close to a major international airport, and with improvements to local transport infrastructure, can play a full part in maximising future economic growth.

Levelling-up and Regeneration Bill: reforms to national planning policy

- 3.10 Government published proposals under the auspices of the Levelling-up and Regeneration Bill (LURB) (reforms to national planning policy) on 22 December 2022 ([Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy)). The consultation seeks views on the proposed approach to updating the National Planning Policy Framework. It also seeks views on the proposed approach to preparing National Development Management Policies, how this might develop policy to support levelling up, and how national planning policy is currently accessed by users. The consultation is split into two main parts – information and 58 questions about the proposed changes emerging from the LURB; and a tracked changes version of the proposed next iteration of the NPPF.
- 3.11 The proposed changes to be introduced via the LURB can be summarised as follows:
- Around half of the consultation questions focus on housing issues with key proposals around five-year land supply; housing requirements in local plans; and changes to the Housing Delivery Test (HDT);
 - A number of other specific housing related matters covering:
 - Social rent – the govt intends to change the NPPF in the future to give greater importance to social rent. It is looking at widening the definition of affordable housing for rent for example to include community-led developments;
 - Encouraging development on small sites;
 - Developer accountability – looking at making applicants’ past “irresponsible planning behaviour” either a material consideration when the LA is determining planning applications from them in the future or allowing LAs to decline to determine future applications from these applicants. The govt is asking for views on what types of behaviour would be in scope for this;
 - Monitoring of build out progress on sites; and
 - Consideration of an ‘alignment policy’ which will look at replacing the Duty to Cooperate mechanism.
 - Includes additional wording in the proposed change to ensure that food security considerations are factored into planning decisions that affect farm land; and
 - Enable new methods for demonstrating local support for onshore wind development.
- 3.12 Alongside these specific changes, the consultation calls for views on a wider range of proposals, particularly focused on making sure the planning system capitalises on opportunities to support the natural environment, respond to climate change and deliver on levelling up of economic opportunity, and signals areas that are expected to be considered in the context of a wider review of the Framework that will follow Royal Assent of the Bill. The government will consult on the detail of these wider changes next year, reflecting responses to this consultation.

3.13 The final aspect of the consultation sets out the envisaged role for National Development Management Policies (NDMPs). The consultation states that

“These are intended to save plan-makers from having to repeat nationally important policies in their own plans, so that plans can be quicker to produce and focus on locally relevant policies. National Development Management Policies should also provide more consistency for small and medium housebuilders, who otherwise must navigate a complex patchwork of similar but different requirements.”

3.14 The intention is that National Development Management Policies are set out separately from the National Planning Policy Framework, which would be re-focused on principles for plan-making. This consultation calls for views on how to implement NDMPs and the government will consult on the detail next year ahead of finalising the position.

3.15 Appendix A of this report provides further details on the consultation with a broad outline of the response proposed by the city council.

4.0 Recommendations

The Committee is recommended:

- (1) To consider and comment on the emerging Local Plan process; and
- (2) To consider and comment on the proposals set out in the consultation on updates to the National Planning Policy Framework (NPPF) expected this Spring; and potential future changes to NPPF via the Levelling Up and Regeneration Bill.

5.0 Appendices

Appendix 1 – National Planning Policy Framework (NPPF) Consultation

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NPPF Consultation

The proposed changes to be introduced via the LURB can be summarised as follows:

Around half of the consultation questions focus on housing issues with key proposals around five-year land supply; housing requirements in local plans; and changes to the Housing Delivery Test (HDT).

Aspects of this part of the consultation have a bearing on Manchester with some potential wider issues for the Places for Everyone process.

Five year supply

- **Local Authorities will no longer need to demonstrate a five year housing land supply if they have an up to date Local Plan** (i.e. where the housing requirement set out in strategic policy is less than 5 years old), introduced to incentivise speed of plan making.
- Once adopted the housing requirement in Places for Everyone will count as the up-to-date strategic housing policy for Manchester and negate the need to demonstrate a five-year land supply for a period of up to five years post adoption. Notwithstanding the consultation point, the city council can currently demonstrate a five-year housing land supply.
- **All buffers applied to housing requirements to be removed** from wherever these were applied (i.e. Local Plan trajectory; five-year housing land supply; and as a sanction following under delivery against the Housing Delivery Test.
- This provides further flexibility in the planning and delivery of housing irrespective as to whether there is an up to date adopted plan or not.
- **Oversupply – can take this into account in five-year housing land supply calculations**, i.e. in the instances where a five-year land supply is required (i.e. once a Local Plan is out of date) previous over delivery/supply can be taken into account from the earlier years of the Local Plan (i.e. from the start year of the relevant Local Plan).
- This will require clarification in the current situation of the adopted Core Strategy (start date 2012). The NPPF amends refer to “taking into account any previous under or over-supply as set out in planning guidance” so it would appear that there will be more clarification on this to come in future consultations. It is also worth noting that this is separate to counting previous over supply when setting out supply in Local Plan policy (i.e. in an emerging Local Plan) - there is a separate provision for counting previous ‘over delivery’ against new provision in a Local Plan policy (see later).
- If the proposed amends to the NPPF are implemented, Local Authorities whose plans have reached Reg 18 or 19 consultation stage, and where the consultation included a Proposals Map and proposed housing allocations, would only need to **demonstrate a four year supply rather than five for the purposes of**

planning app decisions. This proposal would last for two years from the point at which the NPPF changes take effect.

- The PfE is at a very advanced stage and the current intention is for the examination process to continue, with the extant planning legislation and regulations applying.
- So if our next LP consultation included a proposals map & a housing allocation this would apply to us, but not relevant as we can demonstrate a 5YS in any case.

Housing requirement and Local Plans

- The standard method formula remains the same at present, i.e. 2014-based household projections, but the Government says it will consider the implications of the 2021 census when this is published in 2024.
- The Standard method remains as the starting point for assessing Local Plan housing requirement, with the option for Local Authorities to use an alternative approach where justified by exceptional circumstances as at present. However **the NPPF will be amended to make it clearer that the standard method is not mandatory** (which has always been the case), with the government proposing to give more information in planning guidance at a future date about the type of local characteristics that could justify using a different way of coming up with a figure. It gives two examples: islands with a high percentage of elderly residents, and towns with a high percentage of students. Views are sought on the types of demographic and geographic factors that could count.
- This part is mostly of academic interest given the advanced stage that Manchester and the eight other authorities engaged in the PfE joint local plan have reached.
- The consultation also outlines how Local Authorities that demonstrate they cannot meet their housing needs because of various constraints (see below) can have a lower housing requirement than their need.
- **If an LA cannot justify using a different housing need figure than the standard method, but considers that its need cannot be accommodated then it can propose a lower requirement in its LP for one of three reasons:**
 1. **If it would need to build at densities “significantly out of character”** with the existing area in order to achieve the requirement, taking into account design codes. The consultation asks for views on what evidence LAs should be expected to provide to make this case.
 2. **If greenbelt boundaries would have to be altered** to achieve the required housing (although LAs do have the option to do this).
 3. **If the LA ‘over delivered’ during the preceding plan period then this can be subtracted from what needs to be provided in the new plan.** Over delivery here has a different meaning to over supply where the Local Authority can take this into account in the five year housing land supply statement (as above), in this situation over-delivery means that more units

have been given permission than the housing requirement in the existing LP – the excess permissions can reduce the future provision.

- The second condition above does not have any direct relevance to Manchester, given that housing requirement (incorporating a 35% uplift) set out in the draft PfE does not require any Green Belt allocations within the city. The first condition is one that is very much at the forefront of the emerging Local Plan in terms of future development patterns – it is critical that specific areas of the city do see an increase in the density of development both for efficient use of land but also to derive benefits to place making and sustainability within the urban area. The final condition would only apply to a future local plan process because the housing requirement has been fixed by the draft PfE which is already at the examination stage.
- The 35% uplift is to be accommodated within 20 specific urban areas (Manchester is one of the 20) is confirmed to apply to the specific urban area identified. There may be opportunities for neighbouring districts to accommodate some of the uplift where a joint Local Plan sets out an approach that has been agreed by the relevant authorities. The consultation asks for views on how neighbouring Local Authorities should consider this where they are part of the wider economic / transport / housing market for the core Local Authority identified with the 35% uplift.
- The 35% uplift had already been factored into Manchester’s housing requirement within the draft PfE.
- The test of soundness pertaining to ‘Justified’ is proposed to be removed from the examination process. Local Plan targets will have to meet need as far as possible, take into account other policies in the NPPF and be effective and deliverable. This change is to avoid Local Authorities having to produce “very large amounts of evidence to show that the approach taken to meeting housing need is a reasonable one” but doesn’t say what type of evidence is still needed though.
- This would potentially simplify the examination process and as noted could reduce the evidential burden that accompanies the justification for housing requirements.
- “Retirement housing, housing-with-care and care homes” are added to the list of different groups whose needs require assessing.
- A Housing Needs Assessment has just commenced for Manchester and these aspects are already factored in.

Housing Delivery Test

- The 20% buffer for LAs delivering <85% of their housing requirement is removed as all buffers have gone.
- Manchester currently delivers 169% of its HDT target and therefore clearly passes the test with no sanctions (buffers) applied.
- The **HDT will now also look at how many units are in the planning pipeline.** If a Local Authority has given permission for enough deliverable homes to meet its annual requirement (or Local Housing Need) plus a 15% contingency, then if it

only delivers <75% of its requirement in the HDT it wouldn't be subject to the 'presumption in favour of sustainable development' sanction. The Local Authority would still have to produce an Action Plan.

- Manchester has never been in this position to date, but presumably all LAs will have to provide the data on deliverable permissions (see below).
- The Government makes the point that this will mean an additional data return from Local Authorities to collect data on permitted units, as it is not something they ask for at present. The consultation asks for views on "a robust method for counting deliverable homes permissioned for these purposes".
- It is considered useful if they stick to the current definitions and count permitted units in the same way as they ask Local Authorities to count completions in the Housing Flows Reconciliation (HFR) data return (i.e. net in terms of conversion / remodelling / change of use, gross in terms of demolition of other units on the site, applying the various ratios to different types of communal bedspaces). The caveat would be that Local Authorities should be able to just provide a total figure for permitted units for a year rather than categorise in the myriad ways required by the current HFR.

Other housing issues the govt will be looking at in a future review of the NPPF / through other routes

A number of other specific housing related matters are covered in the consultation including:

- Social rent – the govt intends to change the NPPF in the future to give greater importance to social rent. It is looking at widening the definition of affordable housing for rent for example to include community-led developments;
- Encouraging development on small sites;
- Developer accountability – looking at making applicants' past "irresponsible planning behaviour" either a material consideration when the LA is determining planning applications from them in the future or allowing LAs to decline to determine future applications from these applicants. The govt is asking for views on what types of behaviour would be in scope for this;
- Monitoring of build out progress on sites; and
- Consideration of an 'alignment policy' which will look at replacing the Duty to Cooperate mechanism.

These aspects will be consulted on formally in the future. This consultation asks for contributions to inform that consultation on the matters above.

A simplification of "Duty to Co-operate" with an "alignment policy" is welcomed. Collaboration with neighbouring authorities and prescribed bodies is considered good planning and results in effective local plans. However, the duty to co-operate test at Submission stage, which considers whether a local authority has passed or failed is one of the few tests that can result in the plan needing to be started anew, which is extremely costly. An easing of this high bar is welcomed.

The consultation then goes on to include additional wording in the proposed changes to NPPF to ensure that food security considerations are factored into planning decisions that affect farmland. It also looks at how to enable new methods for demonstrating local support for onshore wind development.

Whilst food security is clearly an important issue, the matter is of relatively low significance in direct terms for Manchester. Similarly, onshore wind is a matter that has a limited relevance to the city with respect to any scheme within the city.

Alongside these specific changes, the consultation calls for views on a wider range of proposals, particularly focused on making sure the planning system capitalises on opportunities to support the natural environment, respond to climate change and deliver on levelling up of economic opportunity, and signals areas that are expected to be considered in the context of a wider review of the Framework that will follow Royal Assent of the Bill. The government will consult on the detail of these wider changes next year, reflecting responses to this consultation.

Chapter 7 of the consultation proposals focusses on climate change and biodiversity (questions 37 to 40). Biodiversity Net Gain (BNG) is highlighted noting the statutory status of proposals enshrined in the Environment Act (2021) including the requirement to demonstrate at least 10% biodiversity net gain on all development sites, other than a small number of exemptions. The Act also introduced new Local Nature Recovery Strategies, which will map important habitats and areas for nature recovery and enhancement. The consultation asks on specific question, “How do you think national policy on small scale nature interventions could be strengthened? For example in relation to the use of artificial grass by developers in new development?” In Manchester work is well advanced on understanding the implications for delivering BNG from development (evidence base for the Local Plan noted in paragraph 3.11). Moreover, Greater Manchester authorities were one of the initial pilots to develop a Local Nature Recovery Strategy. The work already undertaken will prove invaluable for the preparation of the emerging Local Plan by providing additional evidence to supplement the specific work on BNG. In terms of small-scale interventions, further work is being commissioned to consider how BNG can be incorporated into schemes of varying scales to determine what appropriate policy and delivery mechanisms can be applied.

Chapter 7 also asks about a specific aspect connected to climate change, namely the use of carbon assessments. The consultation states, “There have been calls to embed a broad form of carbon assessment in planning policy, for example that could apply at local plan-level or could cover emissions that result from locational, design, travel and development choices. However, evidence on their operation and impact, and how local authorities take action on the results, is not clear cut. We are interested in whether effective and proportionate ways of deploying a broad carbon assessment exist, including what they should measure, what evidence could underpin them such as Local Area Energy Plans, and how they may be used in a plan-making context or as a tool for assessing individual

developments. This will inform a further consultation on national planning policy in due course.”

The climate change aspect of the consultation also picks up about flood risk management. The consultation states, “...the government has commenced a review of the case for implementing Schedule 3 to the Flood and Water Management Act 2010 concerning Sustainable Drainage Systems (SuDS). The review will ensure that the commencement of Schedule 3 in England will support the objectives of alleviating pressures on the sewer network and reducing flood risk, as well as improving water quality, amenity, biodiversity, and rainwater harvesting. If implemented, this Schedule would introduce standards for new sustainable drainage systems as well as making connection to public sewers conditional of approval that the drainage system meets the national standards. government will update on the outcome of this review shortly.”

With respect to carbon assessments, the city already employs a science-based targets approach to carbon budgeting as part of the climate change action plan. Moreover, the Local Plan is already subject to sustainability appraisal that incorporates consideration of climate change impacts within the appraisal framework. Any potential further assessment would need to be complementary to these existing processes.

The final aspect of the consultation sets out the envisaged role for National Development Management Policies (NDMPs). The consultation states that “These are intended to save plan-makers from having to repeat nationally important policies in their own plans, so that plans can be quicker to produce and focus on locally relevant policies. National Development Management Policies should also provide more consistency for small and medium housebuilders, who otherwise must navigate a complex patchwork of similar but different requirements.”

The city is already active in applying nature-based solutions within planning decisions as evidenced in Appendix A of this report. Moreover, the city has invested in significant new schemes such as the West Gorton Community Park (based on sponge city principles) and the creation of Mayfield Park. Work via the Our Rivers, Our City strategy is being utilised to inform the emerging Local Plan and assist in on the ground matters within the three main river valleys of the city.

The intention is that National Development Management Policies are set out separately from the National Planning Policy Framework, which would be re-focused on principles for plan-making. This consultation calls for views on how to implement NDMPs and the government will consult on the detail next year ahead of finalising the position.

This matter needs careful consideration as the implications are far reaching with respect to development management policies in local plans. A fuller response to this

matter is being considered at present and will incorporate any further points raised by the respective scrutiny committees.

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**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee - 9 February 2023

Subject: Housing Allocations Policy Evaluation

Report of: Strategic Director, Growth & Development

Summary

Changes to Manchester's current statutory social housing allocations scheme were implemented in November 2020. It was agreed that an evaluation of the scheme would be undertaken following 24 months of operation to analyse its effectiveness.

Recommendations

The Committee is recommended to:

1. note the findings of the evaluation; and
2. note the changes to process and the proposed minor amendment to the allocation scheme, to help reduce the numbers of households that require temporary accommodation.

Wards Affected: All

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

Manchester Strategy outcomes	Summary of how this report aligns to the OMS
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Provide advice and information around other housing options where this may be appropriate - this includes affordable home ownership and the private rented sector.
A highly skilled city: world class and home-grown talent sustaining the city's economic success	n/a
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Ensuring the Policy assists with balancing communities and encouraging potential in partnership with RP (Registered Provider) partners, using Local Letting Policy where necessary.

A liveable and low carbon city: a destination of choice to live, visit, work	Encouraging RP partners to reduce CO2 emissions and reduce their use of plastics will contribute to a low carbon city as well as zero carbon social homes built. Discussing climate change conversations with tenants of social housing supporting them in adopting a low carbon lifestyle.
A connected city: world class infrastructure and connectivity to drive growth	Ensuring people have a settled home that's right for them this will enable them to flourish and contribute within the city.

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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.

- Homelessness Directorate 2023/24 Budget, Economy Scrutiny (Nov 2022)
- Homelessness Update, Communities and Equalities Scrutiny (June 2022)
- A short update report on the plans for winter for people who sleep rough and the new Commissioning Strategy for the Homelessness Service, Communities and Equalities Scrutiny (Oct 2022)
- Manchester Allocation Policy 12 Month Review (Mar 2022)
- Manchester City Council Part VI Allocations Scheme 2011
- Manchester City Council Part VI Scheme for the Allocation of Social Housing 2020
- Housing Act 1996

- Homelessness Code of Guidance
<https://www.gov.uk/guidance/homelessnesscode-of-guidance-for-local-authorities>
- Allocations Code of Guidance
<https://www.gov.uk/government/publications/allocation-of-accommodationguidance-for-local-housing-authorities-in-england>
- Update on Homelessness and Housing, Neighbourhoods, and the Environment Scrutiny Committee Report – Wednesday 17th July 2019
- Report on Housing Allocations Policy Review (Update), Neighbourhoods & Environment Scrutiny Committee – March 2021
- Report on Housing Allocations Policy Review, Neighbourhoods and Environment Scrutiny Committee – 6th November 2019, Executive – 13th November 2019
- Report to Neighbourhoods and Environment Scrutiny Committee, 10th March 2021

1.0 Background

- 1.1 In November 2019, the Neighbourhood and Environment Scrutiny Committee and the Executive Committee were presented with a report on Manchester's Housing Allocations Scheme, which had not been revised since 2011. The report provided evidence and context for the need to review the scheme.
- 1.2 The report highlighted that the supply of homes, particularly for applicants in band 3, had become constrained due to a combination of decreasing supply, rising demand, and significantly due to the prioritisation of households working or volunteering (band 2). While it was acknowledged that demand cannot be fully met for those in high priority, the report noted that a considerable number of homeless and other households in crisis and in band 3 were increasingly unlikely to successfully bid for a social home due to the larger number of households in band 2.
- 1.3 The report outlined the extensive engagement with stakeholders to create proposals for a revised scheme, ensuring that the proposals aligned with the council's Public Sector Equality Duty.
- 1.4 The main goal of the new scheme was to increase the chances for households in the greatest need of a social home, particularly those that are homeless, to obtain one. This would also allow the city to address housing need more effectively in a context where there is reduced availability of housing for many applicants in priority categories.
- 1.5 While undertaking the review for the new scheme, the challenge was to differentiate between different high priority (reasonable preference) groups of applicants, giving some a higher priority in a new Allocations Policy.

The main changes fell into three categories:

- qualification rules,
- priority for those who qualify
- banding structure.

Appendix 1 shows a summary of the differences between the old policy and the new one that was introduced in November 2020.

- 1.6 The new allocation scheme kept the banding system, but the categories within bands 2 and 3 were changed. Band 1 remained largely the same as before. Band 2 now includes most applicants with urgent housing need, and band 3 has fewer categories of applicants with less urgent housing need. This means that there are more applicants in band 2, which increases their chances of successfully bidding for a new home, although they may have to wait a significant amount of time, especially for larger properties with 4 or more bedrooms.
- 1.7 An evaluation was carried out after 12 months of the new scheme being in operation. The report showed that the transition from the old scheme went

smoothly, despite the challenges of the pandemic during the scheme's first year. This report, which covers the first 24 months of the new scheme, assesses how allocations were distributed among the priority categories of need and evaluates the overall effectiveness of the scheme, including specific outcomes.

2.0 Scheme evaluation

2.1 Analysis of lets by all bands per financial year

2.2 The new scheme has been designed to provide priority to rehousing applicants based on housing need, with priority within bands determined by length of time in the band.

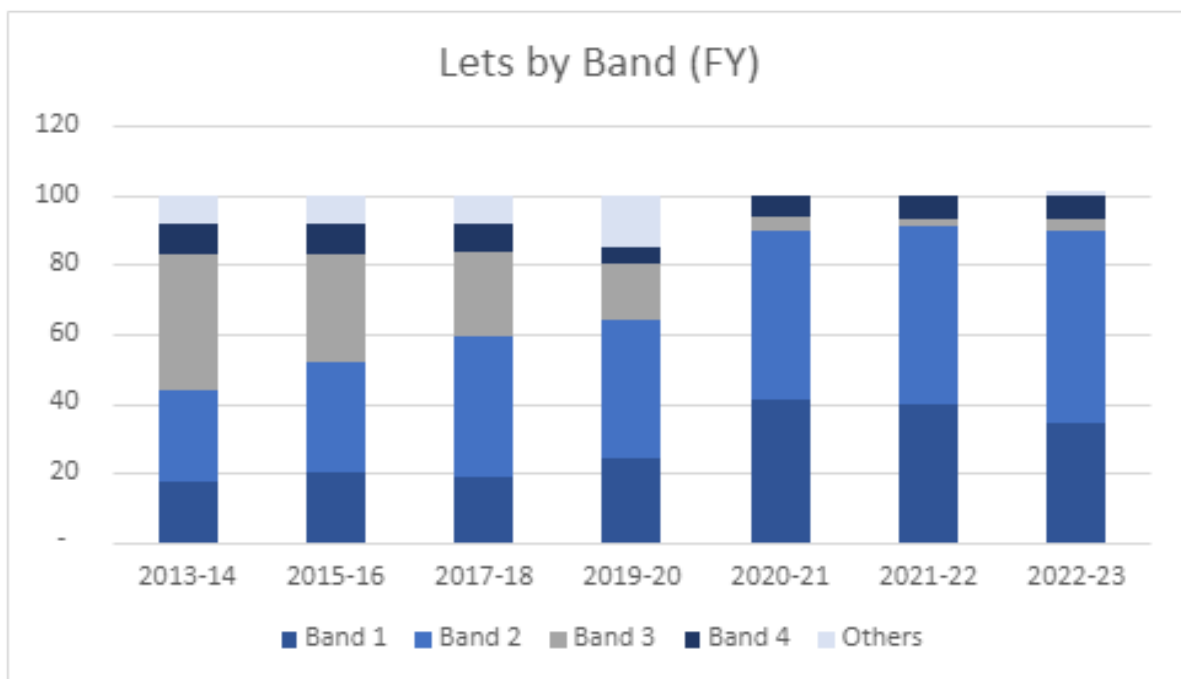


Figure 1

2.3 Figure 1 illustrates the history of the allocations scheme and the impact that prioritising households that were working, or volunteering had under the old scheme. Between 2013 – 2019 it is evident that the likelihood of granting social homes to applicants in band 3 (grey) decreased significantly over the years as demand rose and supply decreased. Many households who were homeless and living in temporary accommodation were placed in band 3. The relative chances of success for applicants in bands 2 and 3 reversed, with applicants in band 2 significantly more likely to succeed in their bid, while the impact on applicants in band 3, particularly those in crisis situations and unable to work, became increasingly difficult to address.

2.4 Data for 2021-2022 shows that the changes to the scheme have resulted in priority need applicants, including those who are homeless and in temporary accommodation, being placed in a band where they have equal priority for successful rehousing. Over the last two years since the inception of the new

scheme the percentage of lettings has been similar for these groups, therefore it is expected that this will continue, however this data will continually be monitored.

- 2.5 The number of properties that have been available for allocations has remained at similar levels over the last 3 years, at just over 2000 properties although this is a significant reduction from 3620 in 2013/14, when the number of vacant properties started to decrease.
- 2.6 Analysis of lets made to the priority bands 1-3
- 2.7 The data in Figure 2 is consistent with Figure 1. The impact of the pandemic is evident in the significant drop in allocations starting in February/March 2020. The expected decrease in allocations to band 3 is also clear from November 2020, when the new scheme took effect, with over 90% of allocations going to bands 1 and 2.
- 2.8 The increase in lets to band 1 is partly attributable to a backlog following the drop at the start of the pandemic and partly attributable to general supply and demand situation (20% drop in vacant properties).
- 2.9 The pandemic caused significant challenges with regards to undertaking repairs and refurbishing vacant properties. This created a backlog of voids in the Council's property portfolio but officers are working hard to make these properties available for letting and the numbers have significantly reduced in recent weeks.
- 2.10 The demand for social housing remains high with over 14,000 households on the register. Of those 14,000, 8,000 of these are in bands 1-3 and in some form of housing need. See Appendix 2, shows the current demand data and average waiting times.

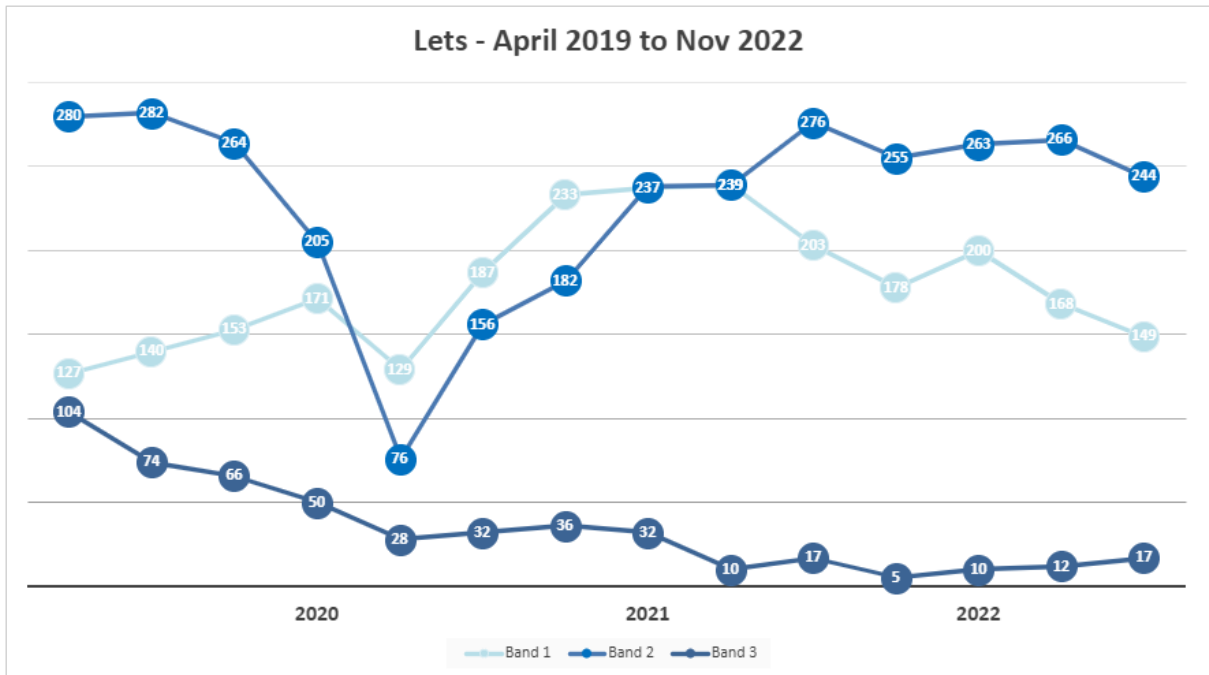


Figure 2

- 2.11 Figure 2 shows an increase in allocations to band 1, this can be attributed in part to a backlog of allocations following the decline at the start of the pandemic and in part to the overall supply and demand situation, which saw a decrease in vacant properties across the city.
- 2.12 As expected, due to the changes to the scheme, allocations to band 1 have started to decrease and allocations to band 2 have increased over the past two years. Without any additional changes to the scheme, it is expected that the numbers of lettings to bands 1, 2, and 3 will remain at similar levels in the future. Applications in band 1 are regularly reviewed to make sure that applicants still have urgent needs.
- 2.13 Analysis of allocations by need category by policy years
- 2.14 The data on allocations by need category over the past few years illustrates the impact of transitioning from a rewards-based scheme to a needs-based scheme has had.
- 2.15 Members and Manchester Move partners agreed that there were several high priority categories of rehousing applicant in addition to those who were homeless. The new scheme was designed to prioritise these other need groups, as shown in Figure 3.

Housing Need	Policy -1 Year	Policy Year 1	Policy Year 2	Difference P-1/PY2
Homelessness	10%	20%	21%	10.6%
Domestic Abuse	4%	7%	7%	2.7%
Serious violence, harassment	2%	5%	5%	3.1%
Move on from supported accommodation	3%	6%	6%	3.1%
Lack of facilities	0%	0%	0%	0.1%
Young Person Leaving Care	0%	6%	7%	6.7%
Medical reasons	8%	15%	13%	4.4%
Overcrowding	13%	15%	19%	5.9%
Downsizing	1%	5%	4%	3.1%
Armed Forces with housing needs	0%	0%	1%	0.4%
Child Living in an unsuitable flat	0%	2%	2%	2.4%
Risk to a child	0%	0%	1%	0.2%
Demolition	0%	1%	0%	0.2%
Fosterer/Adopter with unsuitable accommodation	0%	0%	0%	0.3%
Leaving Hospital	2%	3%	2%	0.1%
Manager's Discretion	9%	7%	5%	-4.3%
Other	5%	8%	7%	2.0%
Working household	24%	0%	0%	-23.5%
Community contribution	10%	0%	0%	-10.0%
Young person's pre tenancy qualification	6%	0%	0%	-5.5%
Grand Total	100%	100%	100%	

Figure 3

- 2.16 According to the analysis, the new allocation scheme with a few small exceptions appears to be meeting its objectives. Allocations to those in priority need accounts for 64.8% of all lettings, compared to 31.6% under the old scheme, this represents a total increase of 33%, with those who are homeless, living in supported housing, care leavers, and households that are overcrowded experiencing the largest increase. However, it should be noted that this comparison may not be entirely accurate due to differences in how the old scheme within the I.T system categorised working households and community contribution lettings. For example, some of the households within these groups may also have been categorised as homeless, therefore understating some of the previous data.
- 2.17 We can see the main reason for the increase in allocations to reasonable preference groups have been a direct result in the abolition of the working household and community contribution band reasons.
- 2.18 There are small decreases in allocations to people who require housing due to demolition (0.4%), poor property condition (0.1%) and leaving hospital.
- 2.19 One of the primary achievements of the scheme has been the successful rehousing of a considerable number of young people who are ready to

transition out of care. This process is managed through a leaving care panel, which has demonstrated a high rate of success in not only placing these individuals in suitable housing, but also in helping them to maintain their tenancies.

3.0 Homelessness focus

3.1 Homelessness is not limited to people in temporary accommodation. Other categories of rehousing applicants, such as those in supported accommodation or a refuge, and those who suffer from violence and harassment may also be considered homeless.

3.2 Analysis in figure 4 shows that during the first two years of the new scheme, 40% of all allocations went to applicants on the housing register due to being homeless within these categories, compared to 19% in 2019/20. (However, it should be noted that this comparison may not be entirely accurate due to differences in how the old scheme categorised working households and community contribution lettings, as a number of these may have been homeless)

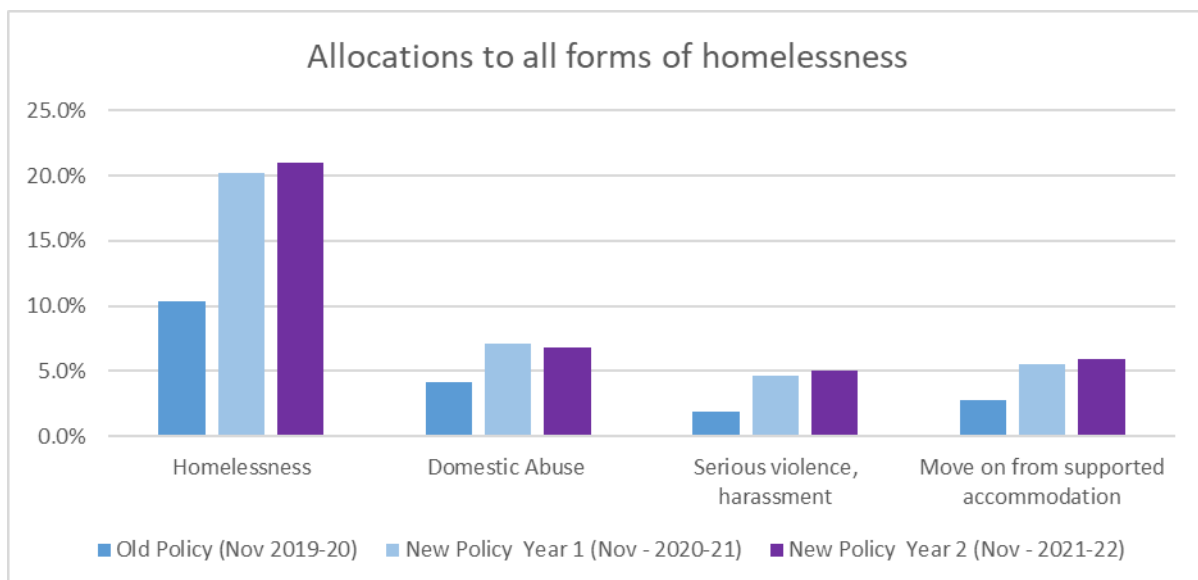


Figure 4

3.3 The analysis of the data in figure 4 reveals that the number of allocations for all forms of homelessness has increased since the implementation of the new scheme two years ago. This is due to an increase in allocations for those who are owed a homelessness duty. There has been a slight increase in allocations for supported accommodation, but there has been no significant change in the number of allocations for households affected by domestic abuse or serious violence, these applicants are now awarded band 1 and was the only change made to that band.

3.4 Figure 5 show shows the percentage difference in allocations to all forms of homelessness over the last 3 policy years. The analysis of the data shows, as

in figure 4 shows that the largest difference is represented within those need categories that are owed a homelessness duty.

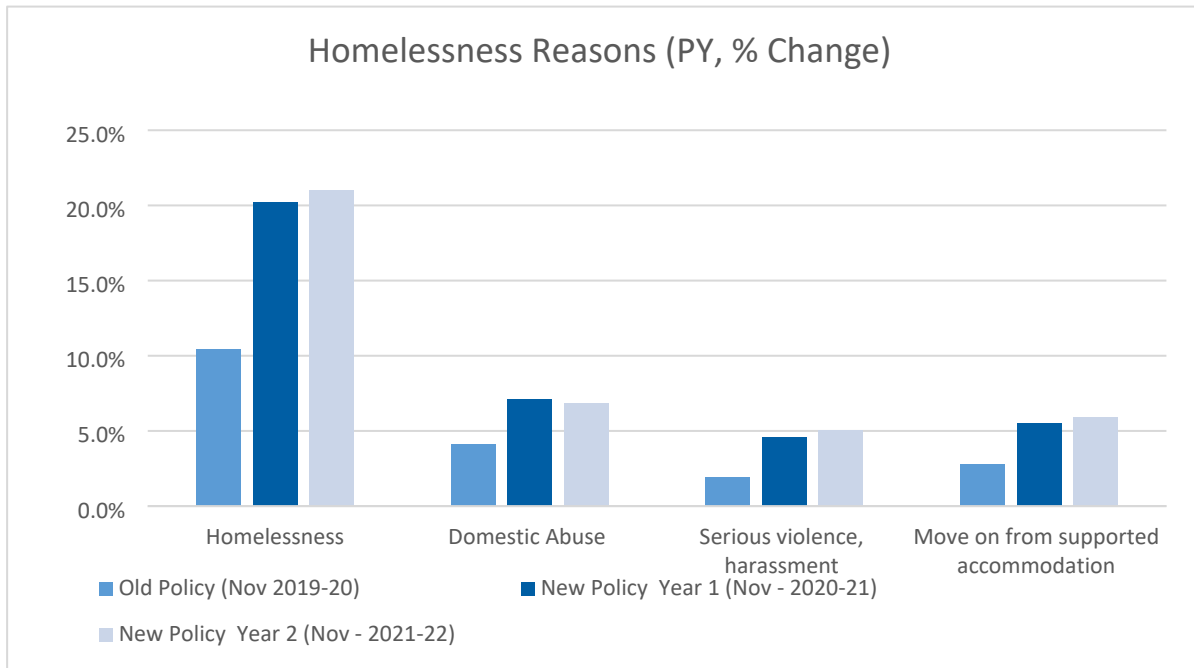


Figure 5

3.5 It is worth noting that a greater number of people needing to be rehoused due to domestic abuse are now in band 1, whereas some may have previously been placed in lower bands. The priority given to individuals experiencing domestic abuse was a specific concern of Members during the review discussions.

3.6 Allocations from temporary accommodation

3.7 Figure 6 displays the allocations from Temporary Accommodation (TA) by financial year. The data reveals an 8% increase in allocations since the implementation of the new scheme, albeit the numbers are reduced due to the lower turnover of properties. Based on data over the last two years, it is anticipated that the percentage of allocations to households in TA will remain at this level if the current scheme remains unchanged.



Figure 6

4.0 Temporary accommodation challenges

- 4.1 A report by the homelessness service to the Communities and Equalities Scrutiny Board (dated November 22) showed that 2959 households currently live in temporary or emergency accommodation. A separate report on the homelessness budget revealed that these services cost the council £14.5m a year. The Homelessness Service is working hard to increase prevention and reduce the use of temporary accommodation. To do this, changes to the allocations policy need to be made to encourage people to present at an earlier stage, and to encourage changes in behaviour to access alternative accommodation rather than temporary accommodation.
- 4.2 The current policy awards Band 3 status to applicants who are owed the prevention duty (because they are at risk of homelessness) whereas applicants owed the relief and main duty, because they are homeless, are awarded Band 2 status. The effect of this position is to discourage people to present as early as possible in their homeless situation and the earlier a person approaches the more likely that a settled accommodation (availability of accommodation for a minimum of 6 months) can be secured. The intention is to award prevention duty applicants Band 2 status. This change should not result in a significant increase in Band 2 awards as the same number of people will be presenting for help; rather they will be presenting earlier and improving our prospects of helping to find a solution. Manchester currently has a low percentage of cases that achieve a settled accommodation outcome/duty discharge at the prevention duty stage and so these cases invariably progress to the relief and main duty stages.
- 4.3 It is also proposed to permit people who are owed the prevention or relief duty to accept a private rented tenancy offer, to discharge either homelessness duty (prevention or relief) and to retain a Band 2 award for rehousing. This award will be made under a wider welfare need reasonable preference banner

rather than homelessness. It is already permissible within the policy to preserve a Band 2 award for a main duty applicant who accepts a private rented sector (PRS) offer. The intention of this change on the prevention/relief duty is to make best use of housing in the city. People are more likely to accept a PRS tenancy if they retain reasonable prospects of securing social housing. This is better for the person and the Council than the person being in bed and breakfast or temporary accommodation. It is proposed that the Band 2 award could be removed if the person leaves the PRS tenancy secured to discharge the homelessness duty and does not re-present as homeless. For example, if they purchase a property. Each case will be assessed on its specific circumstances.

- 4.4 People who are assessed to be homeless and elect to stay temporarily with family or friends, as an alternative to taking up an offer of TA, are awarded Band 2 status as they are owed the relief duty. The option to enter temporary accommodation is always available in case their chosen short-term solution falls through. Allowing people to remain close to their support networks and retain some control of their situation has numerous benefits for their health and well-being, and can help maintain children's education, especially if the alternative, temporary accommodation would be located far from their school.

5.0 Equality of access

- 5.1 The data charts for equality of lettings as *Appendix 3*, shows no adverse impact of the new scheme to the characteristics that are monitored by the scheme. Equality of access will continue to be monitored by the Housing Access Board (HAB).

6.0 Conclusion

- 6.1 With a finite number of available properties each year, the scheme aims to allocate them in a transparent manner that provides more opportunities for households with the greatest needs, particularly those experiencing homelessness. 40% of all allocations were made to households with some form of homelessness need during the last year. The evaluation found that the overall objectives for the scheme are being met. However, due to the increasing challenges with regards to temporary and emergency accommodation, it has been necessary over the last few months to identify some minor changes to the process and the scheme to improve the situation. These changes will be monitored to understand their impact on other priority needs groups within the scheme.

7.0 Appendices

Appendix 1 – Housing Allocation Policy Changes (Pre/Post New Policy)
 Appendix 2 – Demand and Prospects Information
 Appendix 3 – Analysis of allocations by protected characteristics

Appendix 1

Housing Allocation Policy Changes (Pre/Post New Policy)

Policy Amendment		Old Policy – Pre Nov 2020	Current Policy - Post Nov 2020
Category	Subject	Summary	Summary
Qualification	2 Year Residency	Only need a Manchester Address to apply to be on the rehousing register	2-year residency rule,
	Savings and Capital	Capital limit 75K	Savings limit from £75K to £30K
	Owner Occupation	Homeowners are eligible to join the register	Homeowners are unable to join the register
	Exceptions & exemptions	Applicants allowed on the list regardless of qualification criteria i.e Part VII applicants, armed forces, DV&A, med etc.	Same exceptions apply
Banding	Removal of Working Household / Community Contribution awards	People who work or contribute to the community are awarded additional priority (band 2)	Revised banding so that additional priority is not awarded for working household and community contribution (band 2). People in reasonable preference are placed in band dependant on need.
Need Groups	Overcrowding	Applicants who are overcrowded are split into 2 bands. Those that are 3 beds short are in band 1 and those that are 1 or 2 bedrooms short are in band 2 or 3.	Now differentiates between different degrees of overcrowding: <ul style="list-style-type: none"> Overcrowded by 3 or more bedrooms remain in band 1

			<ul style="list-style-type: none"> • Overcrowded by 2 bedrooms in band 2 • Overcrowded by 1 bedroom placed in new band 3 • Households with children overcrowded by 1 bedroom and living in 1 bedroom accommodation awarded band 2
	Lodgers	Lodgers not explicitly categorised.	<p>Lodgers who are applying to join the register as a separate household are categorised as:</p> <p>If lodging in another family's household and overcrowded by 1 bedroom band 2 will be awarded.</p>
	Under occupation	band 1 if releasing a family home and moving to a non-family home	Tenants under-occupying a family home of 3 or more bedrooms and are seeking to move to non-family type accommodation with fewer bedrooms and who will not be under occupying by more than one bedroom – Band 1.
	Domestic Violence & Abuse	DV&A in band 1-2-3	DV&A and refuge cases in band 1.
	Homelessness	All cases in band 3 unless working or contributing to the community then band 2	All, Relief duty (189B) (TA) Homelessness duty (193) applicants in band 2. (Proposal to include prevention duty into band 2, as per this report).
Additional Policy Changes	Moving Group	No rules around who can be on a household's application to move, this means that larger households can be formed, with little chance to move due to the lack of larger properties.	New rules around moving group categories, introduced.

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Appendix 2

Demand and Prospects information

The Housing Register

There is currently an extremely high demand for social housing in Manchester with over 15,000 live applications on the Manchester Housing Register.

Please see below for the number of households on the Manchester Housing Register, by their band and the size of property that they need:

Bedroom Need	Band 1	Band 2	Band 3	Band 4	Band 5	Total
1	493	1500	230	3612	139	5974
2	184	2197	135	1974	36	4526
3	65	969	1075	957	20	3086
4	127	511	298	114	4	1054
5	29	107	9	10	0	155
6	20	12	0	2	0	34
7	0	1	0	0	0	1
Total	918	5297	1747	6669	199	14830

*information correct as at 6th January 2023

Prospects and waiting times

It is difficult to give exact waiting times, but see below for average waiting times for different property types:

PROPERTY TYPE	BAND	AVERAGE WAIT IN BAND	NUMBER OF HOMES LET
1 BED	1	7 MONTHS	148
	2	22 MONTHS	159
1 BED 55+	1	7 MONTHS	21
	2	10 MONTHS	61
2 BED FAMILY HOMES	1	7 MONTHS	86
	2	31 MONTHS	218
3 BED FAMILY HOMES	1	7 MONTHS	93
	2	37 MONTHS	128
4 BED + FAMILY HOMES (INC 3 BEDS WITH 2 LIVING ROOMS)	1	18 MONTHS	37
	2	72 MONTHS	4

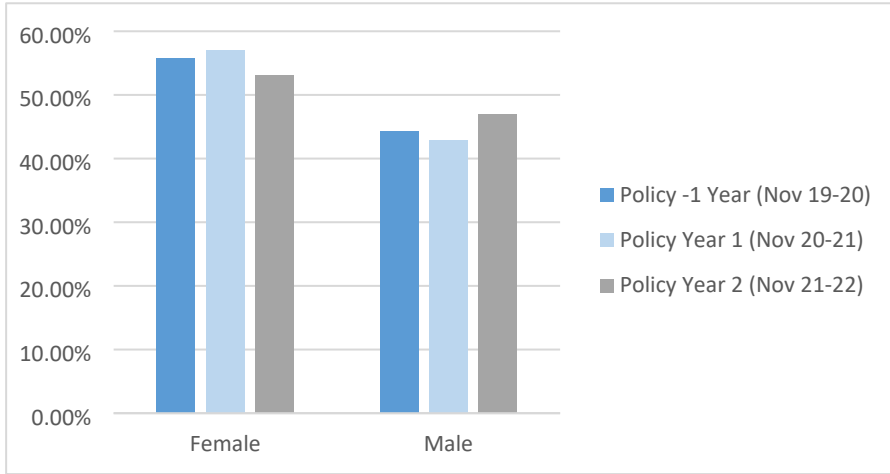
*waiting times based on lettings made between

01 April 2022 and 30 September 2022

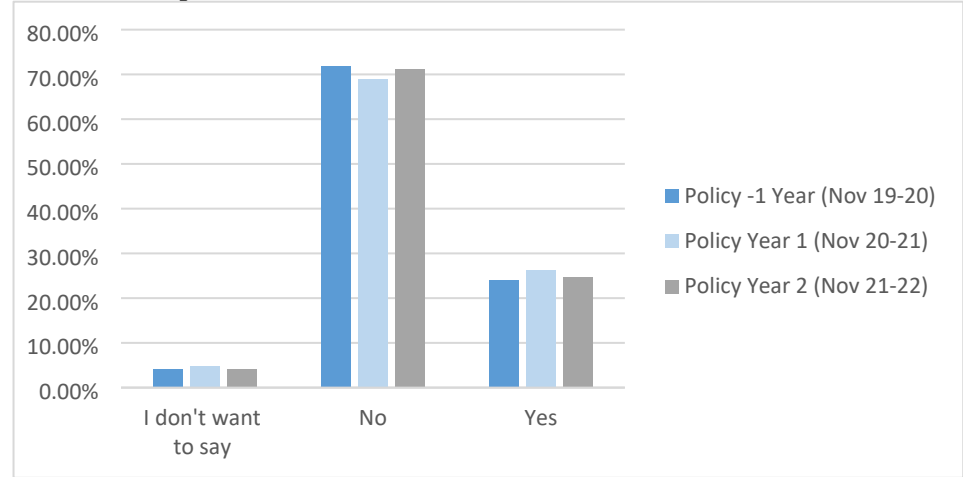
These are average waiting times for the whole city; waiting times can vary between different areas of Manchester. For 1-bed properties, waiting times can vary depending on your age; the wait for flats with a high age restriction is shorter than that for properties without an age restriction. No family homes were let to applicants outside of Band 1 and Band 2.

Appendix 3 – Analysis of allocations by protected characterises (as monitored by the Manchester Move processes)

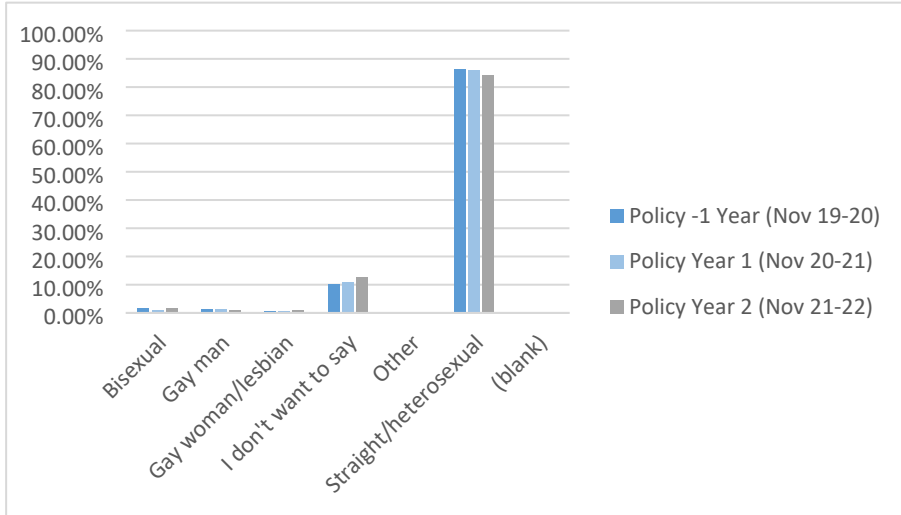
Sex



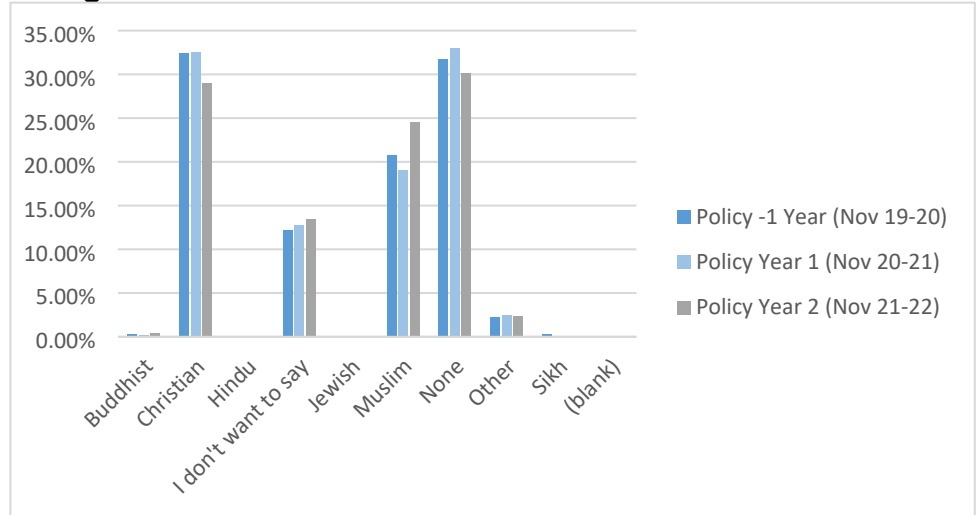
Disability



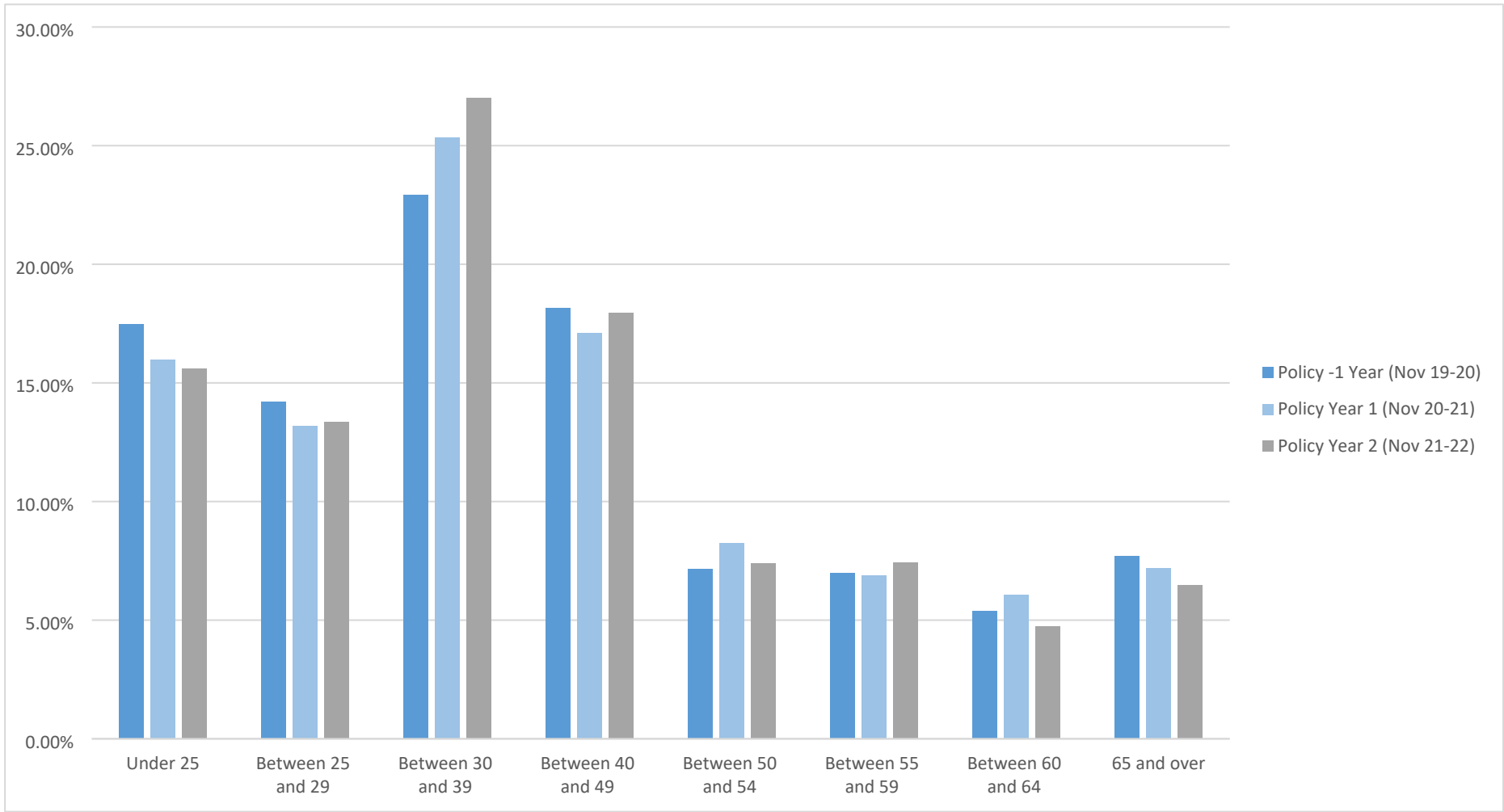
Sexual orientation



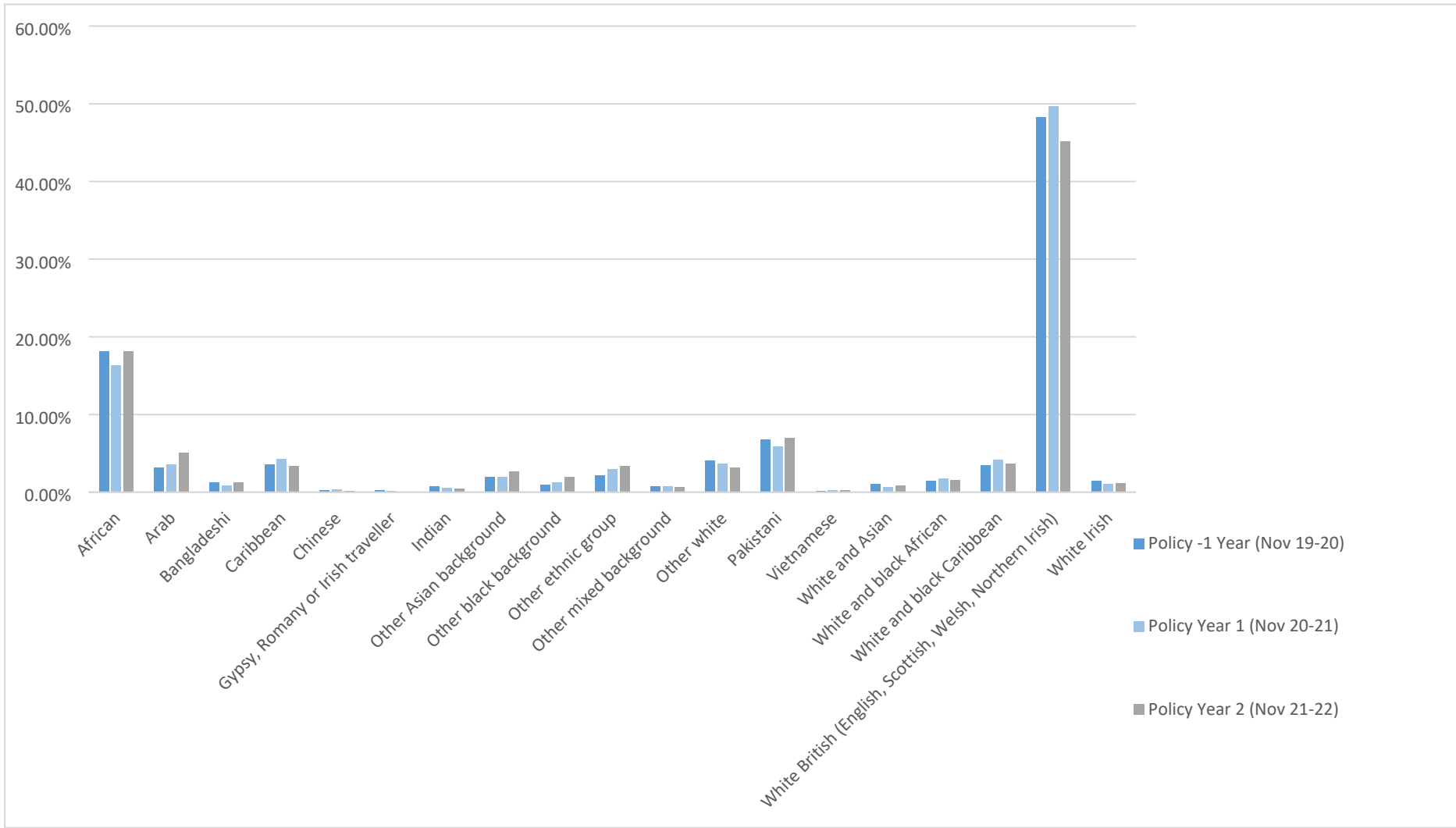
Religion



Age



Ethnicity



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**Manchester City Council
Report for Information**

Report to: Economic Scrutiny Committee – 9 February 2023

Subject: Levelling Up Fund and UK Shared Prosperity Fund Update

Report of: Rebecca Heron, Strategic Director – Growth and Development

Summary

This report provides a summary of the UK Shared Prosperity Fund as it applies to Manchester including the context of the UK Government’s Levelling Up agenda, and the competitive Levelling Up Fund which it sits alongside.

Recommendations

The Committee is recommended to:

- (1) consider and comment on the information in 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
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Climate change and zero-carbon is an important theme across both Levelling Up and the Shared Prosperity Fund. Applications to both funds need to show that they are aligned with government strategies around net zero. In addition, Shared Prosperity Fund requires projects to show how they will align with the Greater Manchester 2038 carbon neutral target.

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

We will produce an Equality Impact Assessment in line with Council policy, which will be reviewed and updated throughout the duration of the programme for each component project working closely with local stakeholders, once funding has been secured.

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	This report aims to show how Levelling Up can support neighbourhoods throughout the city, through accessing external funding to grow the economy.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Shared Prosperity Fund will provide funding to support local businesses and for training and skills for residents.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The report has a city-wide approach to Levelling Up providing resources to unlock opportunities across the city, and to respond to local need.
A liveable and low carbon city: a destination of choice to live, visit, work	Investment in new local infrastructure to be developed in line with the city's net zero targets, and support for local businesses and skills will include low carbon opportunities.
A connected city: world class infrastructure and connectivity to drive growth	Ensure improvements to neighbourhood transport connectivity through local infrastructure improvements and align with the Digital Strategy to ensure improvements to neighbourhoods are able to access the digital connectivity they need.

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 new revenue consequences arising directly from this report, and any revenue consequences are considered as part of any funding applications.

Financial Consequences – Capital

The approved funding bid for Culture in the City is included in the approved capital programme. There are no new direct capital implications arising from this update report. Work will be required to review what support is required in areas where we have been unsuccessful in levelling up fund bids, but these will be subject to the normal city council gateway approval processes.

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Background documents (available for public inspection):

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

Levelling Up White Paper

<https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>

1.0 Introduction and Background

- 1.1. Levelling Up is the UK Government's key policy aimed at providing an end to the economic inequality that affects different geographies in the UK. It aims to drive growth across the whole country.
- 1.2. The Levelling Up agenda is driven by the Department for Levelling Up, Housing and Communities (DLUHC) which was renamed in 2021 from what was previously the Ministry for Housing, Communities and Local Government (MHCLG). The current secretary of state for DLUHC is the Rt. Hon. Michael Gove.

The Levelling Up White Paper was issued in February 2021 and the subsequent Levelling Up Bill is currently going through parliament

- 1.3 The Government's Levelling Up agenda is supported by two main funding streams:
 - Levelling Up Fund
 - Shared Prosperity Fund
- 1.4. This paper provides an update on Manchester's progress in securing funds from the Levelling Up Fund (LUF) and Shared Prosperity Fund (SPF).

2.0 Levelling Up White Paper

- 2.1. "Levelling Up" has been a central aspect of the current UK government's domestic policy agenda since the 2019 general election. The Levelling Up White Paper was issued in February 2022.
- 2.2. The white paper consists of 4 sections
 - Chapter 1: A context section looking at economic geographies and geographic disparities within the United Kingdom, as well as an outline of the role that the public sector can play in tackling them.
 - Chapter 2: Looks at "systems reform" and recommends changes to the information, incentives and institutions which underpin spatial decision-making in the UK.
 - Chapter 3: Containing the detail of the main policy proposals set out under four themes.
 - Chapter 4: Next steps and implementation
- 2.3. Many of the policy proposals within the document refer to previous announcements made in the 2021 spending review (SR21), rather than committing new money.
- 2.4. The new policy regime is based on five mutually reinforcing pillars:
 1. Setting Clear and Ambitious Medium-Term Missions
 2. Central Government decision-making will be fundamentally reorientated

3. UK Government will empower decision-makers in local areas
4. UK Government will transform its approach to data and evaluation
5. UK Government will create a new regime to oversee its Levelling Up Missions.

2.5. The stated aims of the white paper are to:

- Boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging.
- Spread opportunities and improve public services, especially in those places where they are weakest.
- Restore a sense of community, local pride and belonging, especially in those places where they have been lost.
- Empower local leaders and communities, especially in those places lacking local agency.

2.6. The key proposals set out to achieve these aims are to:

1. Enshrine in law twelve national levelling up “missions” which aim to shift government focus and resources to Britain’s forgotten communities throughout 2020s.
2. Begin a shift of power from Whitehall to local leaders, with every part of England able to gain ‘London style’ powers and mayor if they wish to, and extension to the devolution settlement for Greater Manchester and the West Midlands.
3. Start a decade-long project to level up Britain, supported by a range of new policies.
4. Increase domestic public investment in research & development by at least 40% across the North, Midlands, South West, Scotland, Wales, and Northern Ireland.

2.7. The twelve levelling up missions are:

1. By 2030, pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing.
2. By 2030, domestic public investment in Research & Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
3. By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing.
4. By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population.
5. By 2030, the number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard,

and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.

6. By 2030, the number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.
 7. By 2030, the gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by 5 years.
 8. By 2030, well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
 9. By 2030, pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
 10. By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.
 11. By 2030, homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
 12. By 2030, every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.
- 2.8 GMCA is involved in one of two new "trailblazer" devolution deals announced in the white paper to extend devolution powers in Greater Manchester and the West Midlands. Discussions are currently ongoing with government with a focus on four areas that GMCA would identify as being a key priority: Funding & Accountability, Transport, Housing, and Skills & Employment.

3.0 Levelling Up Fund

- 3.1 Levelling Up Fund (LUF) is a capital fund for the whole of the UK designed to improve everyday life across the UK. The £4.8 billion fund is designed to support town centre and high street regeneration, local transport projects, and cultural and heritage assets.
- 3.2 LUF is allocated by Government through a competitive process, which is open to eligible local authorities (LAs) and Mayoral Combined Authorities (MCAs). The fund is jointly administered by the Department for Levelling Up, Housing and Communities (DLUHC), Department for Transport (DfT), and His Majesty's Treasury (HMO).
- 3.3 Each local authority is classified as Priority 1, 2, or 3 by the UK Government based upon a formula that considers need for economic growth; for improved transport connectivity; and for regeneration. Manchester has been assessed as a Priority 1 area by the Government.

- 3.4 Each local authority is eligible to make a number of bids throughout the life of the LUF, based upon the number of parliamentary constituencies partly or wholly within their boundaries. For Manchester this means a maximum of 5 successful bids over the course of the programme across the 5 parliamentary constituencies in the city - Manchester Central, Gorton, Withington, Wythenshawe & Sale East (joint constituency with Trafford), and Blackley & Broughton (joint constituency with Salford.) For bids to Round 1, where there is a joint constituency one LA needed to take the lead. This criterion was dropped for Round 2 where both LAs were able to make bids separately for the same constituency. Bids needed to include the involvement of constituency MPs, and each MP could provide a formal letter of support for 1 bid.
- 3.5 In addition to the constituency-based allocation, MCAs are able to make a large-scale transport bid alongside the relevant transport executive.
- 3.6 Local Authorities were able to bid for up to £20 million of eligible funding for each eligible constituency. Large-scale transport bids for up to £50 million were also eligible to apply, and for Round 2, large-scale 2 culture bids up to £50 million were also be funded.
- 3.7 Each Priority 1 LA received £125,000 to help support the development of projects. This money was only made available after the closure of Round 1. This has supported the bid writing process in Wythenshawe for Round 2 and funded the Strategic Regeneration Framework (SRF) for Gorton.
- 3.8 Bids made into the Levelling Up Fund are assessed by Government according to the following criteria.
- Characteristics of place (Prioritisation level)
 - Strategic Fit
 - Value for Money
 - Deliverability
- 3.9. Levelling Up Fund Round 1

LUF Round 1 opened in March 2021 with a closing date of June 2021. Manchester City Council submitted two bids to Round 1:

- Culture in the City (Manchester Central constituency) – November 2022 we were informed that the bid was successful (The total costs of the project are £22.703m, and the Government grant contribution towards the project is £19.822m. (Details below)
- Regenerating Withington Village (Withington constituency)- November 2022 we were informed that the bid was unsuccessful (Details below)

In total £1.7 bn was allocated during the Round 1 process, with 105 bids funded from 85 applicants.

Culture in the City

The project aims to deliver 8,282m² of high quality, affordable, technology and creative work and production spaces in the City Centre across two locations, and they are:

- HOME Arches, three unused railway arches will be converted to provide a creative talent development hub with artists workshops and training accommodation.
- Campfield Market, two dilapidated listed buildings will be repurposed to provide a new technology incubator with flexible, high quality workspaces for start-ups and early stage companies.

The table below provides a breakdown of the overall budget for both elements of the funding bid.

Budget allocations

Item	LUF funding £000's	MCC funding £000's	Other funding £000's	Total £000's
Home Arches	2,309	938	150	3,397
Campfields	17,513	0	1,793	19,306
Total	19,822	938	1,943	22,703

The construction works to HOME arches are being undertaken by Robertson construction and are due to start on site in February 2023 and be completed in February 2024.

MCC has entered into a legal agreement with developer Allied London for the transformation of the grade two-listed Campfield Market buildings into a technology, media, and creative hub. The works have commenced and are due to be completed by June 2024.

Regenerating Withington Village

Regenerating Withington Village was unsuccessful in round 1 of Levelling Up. The following feedback was received from BEIS:

- There was limited evidence of outcome and impact of parts of the application, including the substantial highways component,
- Some reservations over the deliverability, particularly around the investment in the heritage shop fronts, given the ownership profile.
- Better evidencing of need against regional and national benchmarking.
- Positives included the levels of community engagement shown and a good fit with the aims of the fund.
- The fund was highly competitive with 300 applications and 105 receiving funding.

In the absence of Levelling Up funding certain elements of the bid are now being progressed with funding from the Shared Prosperity Fund details of which are below.

3.10 Levelling Up Fund Round 2

LUF Round 2 was announced in March 2022 with a closing date of July 2022.

Changes to Round 2, included guidance on MP support in constituencies that crossed two boundaries, and eligibility for both LAs to apply, and the announcement that 2 large scale (up to £50 million) culture bids would be eligible for funding.

Manchester submitted one bid to LUF Round 2 as follows -:

- Regenerating Wythenshawe Town Centre (Wythenshawe & Sale East constituency.) £20m bid for a £32m project.

£2.1bn was allocated in Round 2 across 111 projects announced on 18th January 2023. The Wythenshawe application to the fund was unsuccessful.

It was confirmed by the Parliamentary Under-secretary of State for Levelling Up, Dehenna Davison, at the Levelling Up select committee on 23rd January, that the government had introduced a rule during the decision-making process that any applicant council who had been successful in Round 1 would be unsuccessful in Round 2. Applicants will receive written feedback for Round 2 with the opportunity to request an interview.

A Round 3 of Levelling Up Fund has been confirmed, and further details will on the application and eligibility process will follow. Feedback will be sought from government ahead of a possible re-application to the fund.

4.0 Shared Prosperity Fund (SPF)

- 4.1 On leaving the EU the UK was no longer eligible for European Structural and Investment Funds (ESIF). The Shared Prosperity Fund (SPF) was announced in the Government's 2020 Spending Review (SR2) with a commitment that "funding for the UKSPF will ramp up so that total domestic UK-wide funding will at least match receipts from EU structural funds, on average reaching around £1.5 billion per year." However, the distribution of this across all areas of the UK means that the GM proportion of this is substantially lower than would have been the case with ESIF,
- 4.2. During 2014-20 GM received c. £364m (at today's exchange rate) from the EU in ESIF funds. This funding was supported by 50% match funding from central government or other sources, therefore totalling investment of £728m. In terms of the activity previously funded, (e.g. skills and training), SPF funding will only replace the ESIF component for a 3-year period.
- 4.3. The SPF was launched in April 2022, with £2.6bn of funding from 2022-3 – 2024-5, which includes £559m funding for the national adult numeracy programme Multiply.

The main fund has 3 overarching priorities which are aligned to the 12 missions of the Levelling Up White Paper:

- Communities & Place
 - Supporting Local Business
 - People & Skills
- 4.4. Each local authority was allocated funding based upon population (80%) and need (20%) with every eligible LA to receive at least £1 million, regardless of size.
- 4.5. GMCA as the lead authority for the fund in Greater Manchester, will receive the area's allocation to manage, including assessing and approving applications, processing payments and day-to-day monitoring. GMCA will have overall accountability for the funding and how it operates.
- 4.6 As lead authority, GMCA is able to determine, with partners, the most appropriate scale for each intervention – for example, regional, local or through collaboration with places or bodies to deliver specific interventions.
- 4.7 In order to access its allocation, GMCA had to submit an investment plan to UK Government by 1st August 2022. This set out a series of interventions and measurable outcomes that reflect local needs and opportunities. The investment plan was developed in conjunction with LAs.
- 4.8 GMCA was required to demonstrate that they have actively reached out to MPs and their support confirmed in the final investment plan.
- 4.9. Following the submission of the Investment Plan to government, approval was confirmed on 5th December 2022.
- 4.10 GM has been allocated c.£84 million across the period 2022-3 – 2024-5, divided across the three themes of the fund, and with an administration fee of 4% which includes a payment of £62.5k p.a. (pro rata for 2022-3) to each LA to support the administration of the programme. In line with the restrictions of the fund, the Peoples & Skills theme only has funding from 2024-5.

	Year One 2022/23 £000's	Year Two 2023/24 £000's	Year Three 2024/5 £000's	Total £000's	As % of total
Communities and Place	7,269	10,038	9,690	26,997	32.2%
SME Workspace	2,000	3,000	10,000	15,000	17.9%
Local Business	500	6,500	9,500	16,500	19.7%
People and Skills	0	0	22,000	22,000	26.2%
Admin Fee 4%	407	814	2,133	3,354	4%
Total by year	10,176	20,352	53,323	83,851	100%

- 4.11 Governance of the fund is undertaken by GMCA with a Local Partnership Board established to consider how the fund is allocated. The partnership board is chaired by Cllr. David Molyneux (Wigan- GMCA Portfolio Lead for

Resources & Finance). Cllr. Craig sits on the board as GMCA Portfolio Lead for Economy, Business and International alongside Cllr. Martin Cox (Bolton - GMCA Portfolio Lead for Green City Region and Waste), GMCA officers, and key stakeholders from business, academic and VCS communities. The board's recommendations are then reported to the GMCA for approval. The administration of the fund is supported by a team based at GMCA.

4.12 Different processes are in place across each of the three themes of the Investment Plan as follows.

4.13 Communities and Place funding is allocated directly to each Local authority which can make its own priorities. Manchester has an allocation of £5,013,823.

Govt allocation by LA		2022-23	2023-24	2024-25	Total
Bolton	10.8%	752,424	1,014,876	977,109	2,744,408
Bury	6.6%	455,795	614,781	591,902	1,662,478
Manchester	19.8%	1,374,620	1,854,100	1,785,103	5,013,823
Oldham	9.1%	629,431	848,983	817,389	2,295,803
Rochdale	8.5%	593,257	800,191	770,413	2,163,860
Salford	8.9%	614,962	829,466	798,599	2,243,026
Stockport	9.7%	672,840	907,533	873,761	2,454,134
Tameside	7.8%	542,613	731,882	704,646	1,979,141
Trafford	7%	484,734	653,814	629,484	1,768,032
Wigan	11.9%	824,772	1,112,460	1,071,062	3,008,294
TOTAL		6945,448	9,368,086	9,019,466	25,333,000

In line with the GMCA Investment Plan and MCC priorities, Manchester has prioritised investment from the Communities and Place fund in district centres. These proposals were taken to SMT and agreed with Exec Member for Housing and Development and the Leader.

Officers are currently assessing options in North and East Manchester to allocate the remainder of the funding and will bring forward proposals in due course. It is anticipated that funding will be aligned to delivery of Neighbourhood Development Frameworks.

Project	Total
Withington Village	2,147,626
Moston Lane	740,652
North and East Manchester (TBC)	2,125,545
Total	5,013,823

Withington Village

Withington Village funding is to deliver on priorities within the Withington Village Framework (March 2021) as follows:

- **Part-pedestrianisation of Copson Street** - this area has been identified for investment to increase accessibility and quality of the public realm, provide reinforcement for food & beverage operations along with facilitating a location for street markets.
- **Creation of a new library square on Wellington / Wilmslow Road** - provide a new civic heart to the centre of the village, interact with the newly refurbished library, improve accessibility to services but to also reinvigorate ground floor commercial interactions along with a relationship to the investment into the former Natwest Bank adjacent.

Moston Lane

Moston Lane funding will support the development of a Neighbourhood Framework and contribute to wider investment in the area.

- **Environmental Stabilisation Plan** – inc. Alleygating, traffic management, new bin stores for commercial waste, programmed maintenance and pro-active monitoring of MCC owned land
- **Greenspace Investment** – improvements to Simpson Memorial Park (Peace Garden) and Church Green
- **Neighbourhood Framework** – development of neighbourhood framework to support further investment in the area.

Withington Village and Moston Lane projects were approved by the Local Partnership Board and signed off by the GMCA, ahead of receiving confirmation from government of the approval of the investment plan.

The remaining funding will also need to follow the same approvals procedure, however, the overall investment plan has been agreed by government, so once this is secured work can begin immediately.

The VCS element of Communities & Place funding (£1.6m over 3 years) is being coordinated centrally by the GMCA through a GM VCSE Leadership Group. At the request of GMCA, 10GM were asked to submit a programme to deliver this element of the proposals. 10GM is a joint venture to support the VCSE sector in GM, acting strategically and collaboratively across the sector.

4.14 Supporting Local Business

GM set out an ambition in their investment plan to create a Small and Medium Sized Enterprises (SME) Workspace fund to drive investment in town centres and high streets and create new workspaces for SMEs to use. Lack of suitable SME workspace across GM is as a result of a lack of supply, driven

by the fact that such workspace is not financially viable without grant support. The SME Workspace Fund will address several the challenges as set out in the Investment Plan and Greater Manchester Strategy. The SME Workspace fund provides £15m for investment against this priority. Each local authority was able to submit a single LA-led proposal to this fund. As bids were more than £15m it was proposed that each LA would receive 94.2% of their application. Following agreement at the Local Partnership Board and sign off by WLT, Manchester has been allocated £1,847,303 for a Manchester Enterprise Hub. This will see workspace re-developed and businesses supported across 4 locations

- Manchester Town Hall Extension – ground floor
- Royal Mills
- 422 Longsight/Ardwick
- The Yard, Cheetham

Revenue funding will be used by the Library Service to provide a level of continuity to the highly successful Build a Business (<https://buildabusinessgm.org/>) project, which is led by the Business and Intellectual Property Centre (BIPC) at Manchester Central Library. This funding will implement a small dedicated peripatetic team of business coaches who will be co-located in the Enterprise Hubs across the City and will support 422 and The Yard in creating a hub and spoke model.

Each centre will benefit from a business support offer for residents, start-ups, gig economy, entrepreneurs and existing businesses who require additional help. The team will work closely with all partners such as the Business Growth Hub.

The remaining Supporting Local Business measures (£16.5m over 3 years) will be commissioned following discussion with Local Authorities, Business Growth Hub, Chamber of Commerce. Universities and other partners with an agreement that £500,000 (2022-3) will be delivered by the Business Growth Hub during this financial year.

4.15 People & Skills

People & Skills funding (£22m) is ringfenced to be spent from 2024-5. This allows for longer term engagement with LAs and partners to review the policy landscape and develop a data and evidence base to identify gaps and agree strategic priorities. The 3 priority measures are: dealing with economic inactivity; gaining skills for life & work (basic skills) and upskilling employees.

The Commission is likely to be on a GM basis, with a local focus to target areas of greatest need and should add value to mainstream DWP and AEB provision. The additional investment is welcome but the challenge will be the ability of providers to mobilise and deliver skills and employment support in a way that makes a meaningful impact in such a short time period, especially for residents who are at a distance from the labour market.

5.0 Conclusion

Manchester has adopted a city-wide response to the Government's to Levelling Up programme, recognising the need to identify and support projects across the city, whilst also seeking to maximise the impact of the funding available. Our response also reflects the UK government's commitment to include local MPs in the process.

Nationally, the Levelling Up Fund has seen over 900 applications over its first 2 rounds from LAs across the UK. Our successful first round bid for Cultural in the City has brought in £19.8m of capital funding. In addition, LUF revenue funding has supported development of SRFs for both Wythenshawe and Gorton. The work undertaken to prepare for the unsuccessful Wythenshawe bid to LUF in 2022 will provide a strong foundation for attracting further investment and a possible re-submission to Round 3 of LUF.

The Shared Prosperity Fund acts as a partial replacement for European Structural Investment Funds. The fund will not reach the levels of ESIF until 2024-5 across the UK and as this funding is now available across all parts of the UK, it will not provide a full replacement funding in Greater Manchester under the current proposals. Manchester has worked closely with GMCA as the lead body for SPF to develop an effective Investment Plan, and will look to maximise the impact of the funds available across the 3 themes of Communities & Place, Supporting Local Business, and People & Skills from 2022-3 to 2024-5.

6.0 Recommendations

To consider and comment on the information in the report.

**Manchester City Council
Report for Resolution**

Report to: Economy Scrutiny Committee – 9 February 2023
Executive – 15 February 2023

Subject: Growth and Development 2023/24 Budget

Report of: Strategic Director Growth & Development

Summary

Members will recall that at the November round of scrutiny meetings the Council was forecasting an estimated budget shortfall of £112m over the three years with £44m in 2023/24. As part of the action to address the budget shortfall officers identified potential savings options of £42.3m over three years, of which there were savings options of £2.398m within the remit of this scrutiny committee.

The provisional financial settlement announced 19 December reflected a change in government policy in relation to funding inflation and social care pressures. This has given the opportunity to review the quantum and phasing of savings. It is now proposed that options of £36.2m are progressed, of which £2.169m is within the remit of this scrutiny committee.

This report provides a further update to members on the priorities for the services in the remit of this committee and details the changes to the initial revenue budget options proposed by officers in November 2022.

Each scrutiny committee is invited to consider the current proposed changes which are within its remit and to make recommendations to the Executive before it agrees to the final budget proposals on 15 February 2023.

Recommendations

The Economy Scrutiny Committee is recommended to:

- (1) consider and comment on the forecast medium term revenue budget, and
- (2) consider the content of this report and comment on the proposed changes which are relevant to the remit of this scrutiny committee

The Executive is recommended to approve these budget proposals.

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 budget reflects the fact that the Council has declared a climate emergency by making carbon reduction a key consideration in the Council's planning and budget proposals.

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

Consideration has been given to how the proposed savings could impact on different protected or disadvantaged groups. Where applicable proposals will be subject to completion of an Equality Impact Assessment (EqIA) and an Anti Poverty Assessment.

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 effective use of resources underpins the Council's activities in support of its strategic priorities as set out in the Corporate Plan which is underpinned by the Our Manchester Strategy.
A highly skilled city: world class and home grown talent sustaining the city's economic success	
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	
A liveable and low carbon city: a destination of choice to live, visit, work	
A connected city: world class infrastructure and connectivity to drive growth	

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The changes included within this report will, subject to Member comments and consultation, be included in the final 2023/24 revenue budget set by Council on 3 March.

Financial Consequences – Capital

None directly arising from this report.

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Background documents (available for public inspection):

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

[Revenue Budget Report - Executive Meeting 16 February 2022](#)

[Medium Term Financial Strategy 2022/23 to 2024/25 -Executive Meeting 16 February 2022](#)

[Growth and Development Directorate Budget 2022/23 - Executive 16 February 2022](#)

[Resource and Governance Scrutiny – 6 September 2022](#)

[Revenue Monitoring to the end of July 2022 and Budget update 2023/24 to 2025/26 - Executive 14 September 2022](#)

1. Introduction and Purpose

- 1.1. The report sets out an overview of the services within the remit of this scrutiny committee and their key priorities. The budget growth assumptions in the MTFP are set out. The report provides a further update to members on the proposed savings for 2023-26 and highlights the key changes since the November scrutiny meeting. The savings have been developed in the context of the financial challenge facing the Council

2. Service overview and priorities

- 2.1. The Growth and Development Directorate has a pivotal role in driving the sustainable economic growth of the city to benefit everyone. This is achieved through securing new commercial and residential development, attracting inward investment, generating employment growth across the city, connecting residents to those opportunities, and supporting businesses and communities to thrive.

- 2.2. The Directorate is made up of the following services:

City Centre Growth & Infrastructure

- 2.3. The City Centre Growth & Infrastructure Team provides the essential focus and drive in the delivery of a wide range of initiatives that support inclusive growth, regeneration, and strategic transport and infrastructure provision across the city, with a particular responsibility for the city centre.

- 2.4. Key priorities include:

- Working collaboratively with a range of partners, facilitating the delivery of major regeneration schemes and developing infrastructure and environmental policy to drive inclusive growth across the city.
- Encouraging new inward investment to the city, facilitating the creation of new jobs.
- Aligning growth and infrastructure objectives to support delivery of the city's Climate Change Action Plan and related policies.
- Working with a range of Council services, external organisations and agencies to support place management and to ensure the holistic and effective management of the city centre, including public realm.
- Leading transport infrastructure development, including public transport investment, active travel projects and the development of overarching transport strategies, including the City Centre Transport Strategy.

Strategic Development

Major Regeneration

- 2.5. The Major Regeneration Team is focussed on delivering the significant regeneration opportunities provided by North Manchester and Eastern Gateway.
- 2.6. In North Manchester, the Victoria North initiative, which is being driven through a Joint Venture Partnership between the City Council and Far East Consortium is seeking to develop 15,000 much needed new homes across a range of tenures in 7 new or revitalised neighbourhoods at the northern edge of the city centre, together with a new city river park connecting a series of new and improved green spaces in or adjacent to the Irk River valley. The intention is that 20% of new homes developed will be affordable. This initiative, combined with the planned redevelopment of the North Manchester Health Campus (currently the North Manchester General Hospital), could provide development with a value in excess of £4 billion, catalysing the wider regeneration of the north of the city.
- 2.7. The team also leads on the further regeneration of the Eastern Gateway area, comprising the neighbourhoods of Ancoats, New Islington, Holt Town and the Lower Medlock Valley. Working in the “Manchester Life” Joint Venture with Abu Dhabi United Group and other developers including Registered Providers, the City Council is seeking to deliver in excess of 6,000 homes and commercial uses as part of this scheme, building on the success of what has been delivered in Ancoats and New Islington to date.

Strategic Housing

- 2.8. The service has developed a new 10-year housing strategy for the City which was approved in 2022 and will deliver on the following objectives:
- 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 & create neighbourhoods where people want to live
 - Address the sustainability & zero carbon challenges in new and existing housing

Planning, Building Control & Licensing

- 2.9. Planning, Building Control and Licensing service works within an ever-changing environment of national policy documents, regulations, and legal considerations which has seen additional demands placed on the service where the scale of development and the pressure on supporting compliance is already significant.
- 2.10. Crucially, the service plays a central role in delivering the Council's sustainable growth agenda, promoting positive outcomes for the city, and helping to de-risk investment decisions into the city. This is about securing new development that strengthens the platform for attracting investment to deliver economic growth, the aims of the residential growth strategy and

supporting an uplift in the environment that is safe, inclusive and responds to climate change. The remit of the service includes delivering all the statutory functions of the city council as local planning authority – over 4,000 planning applications per annum, appeals, heritage matters and compliance, the local authority building control function, including building and fire safety, dangerous buildings and safety at sports grounds and the licensing function, both premises and taxis.

- 2.11. The Service is also responsible for the review and adoption of citywide policy. The local plan - Places for Everyone and the Core Strategy will provide long term policies aimed to deliver the Council's ambitions through the spatial planning framework. The Licensing Policy will also set out how the Council will support the night-time economy whilst protecting the amenity of our residents.
- 2.12. Each part of the service is required to develop strong networks internally and externally along with the ability to forge effective partnerships with external Agencies and to influence the private sector and other key stakeholders to deliver key council objectives through major projects and policy development.

Investment Estate

- 2.13. The Investment Estate, which is managed by the Development Team, covers all aspects of the Council's non-operational property estate. This includes property and land held for investment purposes, surplus land, and development assets, along with land and development opportunities held within Joint Venture arrangements.
- 2.14. The estate is extremely varied and covers assets such as the Council's freehold estate at Manchester Airport, Manchester Arndale Centre, Heron House, Wythenshawe Town Centre to over 2500 freehold reversionary interests of residential properties across the City. The rent roll from assets held for investment purposes is over £20m pa.
- 2.15. The service is responsible for dealing with the Council's surplus land, development, and regeneration assets. This includes running a programme of capital receipts of land to support the Council's growth ambitions and budget, which involves identifying, preparing, consulting on and undertaking the disposal of assets. The use of the Council's residential development land resource is key to delivering on the recently revised Housing Strategy, in particular ensuring affordable housing targets are achieved. The current in year programme identifies c£6m of capital receipts, and the service is currently on target to deliver that.
- 2.16. The service also oversees the delivery of strategic land and property acquisitions through the Strategic Acquisitions budget. Again, a rolling programme of priority site acquisitions to support the wider regeneration initiatives, such as Wythenshawe Town Centre, Holt Town and Eastern Gateway, Eccleshall Street.

- 2.17. The service, alongside colleagues in the Corporate Estates service, is currently finalising a new asset-led approach to the strategic management of the Council's land and property portfolio of assets to bring together well established and enhanced practices and policies into a single framework document. This Strategic Asset Management Plan (SAMP) will create a new comprehensive framework against which the Council's decisions relating to its property assets are taken, measured against the Council's overarching objectives and policy documents, through a simple and transparent evaluation model. Once adopted this will be managed and resourced through close working between the two teams, ensuring a life cycle approach to the management of the Council's wider asset base including operational, non-operational, surplus and development portfolios.
- 2.18. Through initiatives such as Wythenshawe Town Centre and the submission of the Round 2 Levelling Up Bid, as well as the preparation of the wider masterplanning framework, which is currently out to consultation, and the acquisition of the St Modwens Shopping Centre interest the team is taking a lead role in the district centre programme. Along with Wythenshawe the team are leading on development frameworks for Gorton, Moston Lane and Withington as an initial phase of this work.
- 2.19. The team is also responsible for the undertaking of statutory functions including asset valuations for accounting purposes. These are carried out on an annual rolling programme by internal officers, outsourced partners and specialists procured through the Council's framework as appropriate. Other statutory advice includes undertaking planning viability assessment reviews, both when applications are received and through the reconciliation reviews contained within the s106 agreements. The service continues to work closely with colleagues in planning to ensure that new developments are seen to contribute appropriately through the statutory framework in line with national and local policy.

Manchester Adult Education Service (MAES)

- 2.20. MAES provides adult education, learning and skills from 7 adult education centres across the city. Its primary focus is on providing opportunities for residents with lower levels of skills & qualifications, with on average over 70% of learners on working age benefits and 80% from the City's most disadvantaged areas. Much of the skills curriculum offer is focused on English for Speakers of Other Languages (ESOL), Maths and English & Digital from entry level to GCSE with a vocational offer to Level 3 in childcare and care. There are good progression routes to employment and progression to further learning. The MAES core offer is complemented by enhanced employability support available to all learners through its Make It Happen programme.
- 2.21. MAES generates all its funding externally, mostly through the Greater Manchester Combined Authority (GMCA) commissioned Adult Education Budget. In addition, it receives Education and Skills Funding Agency) funding for 16- to 24-year-old Special Education Needs and Disabilities pupils, the cessation of the DLUHC funding for the Talk English programme has meant

that MAES has had to diversify its income sources to maintain the provision. MAES has continued to see an impact of Covid in its delivery.

Work & Skills

- 2.22. The Work & Skills team is responsible for the development and delivery of the Work & Skills Strategy for the City. It provides a coordinated approach to the post-16 & adult skills and employment support offer across the city, to ensure that the offer is as coherent as possible for young people, adults and businesses and meets the city's labour market requirements. The team engages with local businesses on business growth, skills & employment opportunities and supports business networks across the city. Following Brexit and Covid, the labour market continues to be volatile with vacancies and skills gaps across both frontier and foundational sectors. The team works closely with other stakeholders and employers to maximise the most of these opportunities for Manchester residents.

Digital Strategy

- 2.23. Following the launch of Manchester's Digital Strategy in 2022, a small team has been recruited to help drive its delivery. Building on the city's digital strengths & working with internal and external stakeholders, the team is working to ensure that Manchester is a highly connected topflight digital city. The key priorities of the Strategy include ensuring that all the city's residents can be digitally included, connecting more & more diverse Manchester residents to the career opportunities in the sector; having highly connected neighbourhoods; continuing to support the breadth & depth of the digital sector in Manchester and using tech to contribute to the city's net zero ambitions.

Highways

- 2.24. The Highways Service works to improve the city's road networks and public spaces, delivering a range of work that keeps traffic flowing, maintains the public realm and designs major new highway schemes to benefit residents and visitors in Manchester. The Highways Service is made up of several teams:
- Network Management - keeping the city moving, managing parking, traffic, and other aspects of road safety
 - Design, Commissioning and Project Management Team (PMO) - managing and developing our highways
 - Public Realm - maintaining monuments, water features and keeping highway users safe
 - Reducing congestion and supporting business and economic recovery
 - Supporting active travel options of walking and cycling
 - Delivering a programme of highway improvements Revenue Budget.

3. Service budget and proposed changes

- 3.1. The Growth and Development Directorate has a gross budget of £36.114m, generates income of £44.886m resulting in a net income budget of £8.772m, and employs 409 FTEs.
- 3.2. In addition to the Growth and Development Directorate, the Highways service also falls under the remit of this scrutiny panel and the Highways service has a gross budget of £27,959m and a net budget of £20,835m with 243 FTE. The breakdown by service area is provided in the table below:

Table 2: Base budget 2022/23

Service Area	2022 / 23 Gross budget £'000	2022 / 23 Net Budget £'000	2022 / 23 Budgeted posts (FTE)
City Centre Growth and Infrastructure	2,757	1,057	16
Strategic Development	360	160	2
Strategic Housing	2,441	670	40
Major Regeneration	1,238	546	13
Planning, Building Control and Licensing	8,098	(621)	137
Investment Estate	8,979	(12,536)	31
MCDA	1,315	0	0
Work and Skills and MAES	10,924	1,950	170
Growth & Development Subtotal	36,112	(8,774)	409
Highways	25,181	20,835	243
Total	61,295	12,061	652

- 3.3. In November this scrutiny panel was presented with savings options of £3.54m over the three years for consideration. The Government funding settlement on 19 December 2022 reflected a change in Government policy and provided more funding than had been forecast, this has provided the opportunity to review both the quantum and phasing of savings to ensure that we minimise wherever possible the impact on service delivery. The key changes to savings options since the last committee are set out below:

Growth & Development

- 3.4 Growth & Development initially proposed savings of c£2.044m over the three-year period. Following the review, savings options of £100k have been removed from the options presented in November. The table below sets out the details of savings that have been removed and Appendix 1 details the revised savings options of £1.944m from Growth & Development, and there is further narrative on the savings options below.

Removed Savings Description	2023/24 £000's	2024/25 £000's	2025/26 £000's	Total Removed £000's
Reduced capitalisation of salaries	(100)	0	0	(100)
Total Removed Savings	(100)	0	0	(100)

Growth and Development Budget Savings/Cuts

Investment Estate

- 3.5 The Department receives a proportion of annual rental income from Manchester Airport Group. Based on estimates provided by the Airport, additional income of £1.615m income has been built into the budget over the next three-year period. Achievement of this income is dependent on performance being in line with or better than the forecasts provided.
- 3.6 A review of the funding arrangements for staff has identified opportunities to capitalise staffing costs, the initial proposal was £250k per annum, but following the review off all options this has been reduced by £100k to £150k. This review has taken into consideration the most appropriate source of funding given the activities of staff.
- 3.7 The proposed sale of an asset in Wythenshawe will result in a capital receipt, there is currently a budget of £170k in respect of the internal loan used to fund the acquisition of the building. Once the site is disposed of the outstanding borrowing will be settled and there will be a saving of £170k per annum.

Strategic Housing

- 3.8 The deletion of a vacant grade 4 post will result in a £9k saving to the General Fund, with the balance of the saving being reflected in the Housing Revenue Account.

Highways Services

- 3.9 Highways services are within Neighbourhood Services directorate, but fall under the remit of this scrutiny committee, and details of the revised savings and changes since November meeting are set out below.
- 3.10 As part of looking to identify possible savings to support the overall budget, priority has been given to generating increased income. Highway's initial proposals were £354k over three years but following review the total highways savings proposals have reduced by £129k to a revised total of £225k. The revised proposals are made up of a combination of increased income £160k and deleting 2 vacant positions £60k, the table at Appendix 1 sets out the revised savings proposals for approval and the table below sets out details of the initial proposed savings that have now been removed.

Removed Savings Description	2023/24 £000's	2024/25 £000's	2025/26 £000's	Total £000's
Not undertake maintenance work outside off working hours	(75)	0	0	(75)
Change Neighbourhood liaison role	(54)	0	0	(54)
Temporarily reduce gully cleansing	(250)	0	250	0
Total removed savings	(379)	0	250	(129)

3.11 The table in Appendix 3 sets out the three-year budget position for the directorate, and further narrative is provided in the following paragraphs.

4. Investment and Growth

4.1. It is proposed to invest £300k to provide additional resources to enable capacity to support the establishment of a new team within City Centre Growth and Infrastructure, and to provide additional capacity to the Highways Development Specialist team. The teams will work closely together to ensure that an integrated and holistic approach is taken to the development and delivery of strategic infrastructure across the city, with an initial focus on the development and delivery of our sustainable and active travel programmes and driving forward delivery of our Clean Air and net-Zero Carbon transport aims in line with Our Manchester Strategy. These roles will ensure alignment of scheme delivery, for all our residents, in line with our 2038 net-zero carbon and 2040 Strategy transport commitments.

5. Workforce

5.1 As part of the savings proposals there is an overall reduction of 2 FTE and these are all currently vacant posts.

5.2 The Council's establishment is fully budgeted for at the top of the grade. In reality, there are vacancies caused by staff turnover, recruitment difficulties and staff employed throughout the grade scale. In order to avoid budgeting for costs that will not be required and making bigger cuts elsewhere, adjustments are being made to reflect these issues by applying a vacancy factor to recognise that vacancies will always exist. The continued challenges in filling posts also means that the council is working hard on ensuring we are an employer of choice and can attract people and minimise the pressures on our existing workforce.

6. Future opportunities and Risks

- 6.1. The Directorate continues to be affected by Covid, particularly around the investment estate and tenants seeking support for rent holidays – work is ongoing to assess each request on a case-by-case basis.
- 6.2. Current economic climate and cost of living crisis, particularly implications on development and investment in the city and particularly cost of living impact on residents.
- 6.3. Legislative changes in building safety requirements and change in requirements and increased demands on Planning and Building control.

7. Appendices

Appendix 1 – Savings Schedule

Appendix 2 – Indicative Medium-Term Budgets by Service

Appendix 3 – Indicative Medium-Term Budgets by Type of Spend Income

Appendix 1 - Savings Schedules

Service	Description of Saving	Type of Saving	RAG Impact	Amount of Saving				Indicative FTE Impact
				2023/24	2024/25	2025/26	Total	
				£'000	£'000	£'000	£'000	
Investment Estate	Recognise annual agreed increase in Manchester Airport Group Rents	Income Generation	Minimum rents increase in line with contracts	630	170	815	1,615	0
Investment Estate	No invest to save recharge following sale of property	Efficiency	None	170	0	0	170	
Investment Estate	Charge staff time to capital/sale activity	Efficiency	Will increase capital costs, but reflective of activity levels	150	0	0	150	0
Strategic Housing	Delete existing vacancy in strategic housing	Efficiency	Potential reduced staffing capacity	9	0	0	9	1
Total				959	170	815	1,944	1

Highways Savings Schedule

Description of Saving	Type of Saving	RAG Impact	Amount of Saving				Indicative FTE Impact
			2023/24	2024/25	2025/26	Total	
			£'000	£'000	£'000	£'000	
Developer Fee Income - S278's would generate fees for checks, and approvals to designs etc.	Income Generation	Increased costs for developers	0	35	0	35	0

Increased fee income from design and project management work	Income Generation	Increased capital costs for staff time on design and project management	75	0	0	75	0
Delete 2 vacant posts in highways maintenance team	Efficiency	Reducing in size the workforce reduces the flexibility to respond to unscheduled challenges in the future	65	0	0	65	2
Income from Weekend inspections	Income	New Evening & weekend Highway Inspectors will prevent non-permitted on non-licensed works taking place. As a result, there will be more FPN's issued to developers & utility companies	50	0	0	50	0
			190	35	0	225	2

Appendix 2: Indicative Medium term budgets by service

Service Area	2022/2023 Budget	2023/2024 Indicative Budget	2024/2025 Indicative Budget	2025/2026 Indicative Budget
	£'000	£'000	£'000	£'000
City Centre Growth and Infrastructure	1,057	1,357	1,357	1,357
Strategic Development	160	160	160	160
Strategic Housing	670	661	6616	661
Major Regeneration	546	546	546	546
Planning, Building Control and Licensing	(621)	(621)	(679)	(679)
Investment Estate	(12,536)	(13,786)	(13,956)	(14,771)
Work and Skills and MAES	1,950	1,950	1,950	1,950
Total	(8,774)	(9,733)	(9,903)	(10,718)

Service Area	2022/2023 Budget	2023/2024 Indicative Budget	2024/2025 Indicative Budget	2025/2026 Indicative Budget
	£'000	£'000	£'000	£'000
Highways	20,835	20,645	20,610	20,610

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Appendix 3: Indicative Medium-term budgets by type of spend / income

Growth & Development	2022/2023 Budget	2023/2024 Indicative Budget	2024/2025 Indicative Budget	2025/2026 Indicative Budget
	£'000	£'000	£'000	£'000
Expenditure:				
Employees	19,685	19,976	19,976	19,976
Running Expenses	14,012	14,012	14,012	14,012
Capital Financing Costs	2,339	2,169	2,169	2,169
Contribution to reserves	0	0	0	0
Sub Total Subjective Expenditure	36,036	36,157	36,157	36,157
Less:				
Other Internal sales	(459)	(609)	(609)	(609)
Gross Expenditure	35,577	35,548	35,548	35,548
Income:				
Government Grants	(8,454)	(8,454)	(8,454)	(8,454)
Contributions from Reserves	(3,971)	(3,971)	(3,971)	(3,971)
Other Grants Reimbursements and Contributions	(70)	(70)	(70)	(70)
Customer and Client Receipts	(31,854)	(32,784)	(32,954)	(33,769)
Other Income	(2)	(2)	(2)	(2)
Gross Income	(44,351)	(45,281)	(45,451)	(45,451)
Total Net Budget	(8,774)	(9,733)	(9,903)	(10,718)

Highways	2022/2023 Budget	2023/2024 Indicative Budget	2024/2025 Indicative Budget	2025/2026 Indicative Budget
	£'000	£'000	£'000	£'000
Expenditure:				
Employees	11,196	11,131	11,131	11,131
Running Expenses	25,355	25,355	25,355	25,355
Capital Financing Costs	1,990	1,990	1,990	1,990
Contribution to reserves	0	0	0	0
Sub Total Subjective Expenditure	38,541	38,476	34,476	34,476
Less:				
Other Internal sales	(10,583)	(10,583)	(10,583)	(10,583)
Gross Expenditure	27,957	27,892	27,892	27,892
Income:				
Government Grants	(3,043)	(3,043)	(3,043)	(3,043)
Contributions from Reserves	(1,118)	(1,118)	(1,118)	(1,118)
Other Grants Reimbursements and Contributions				
Customer and Client Receipts	(2,962)	(3,086)	(3,121)	(3,121)
Other Income				
Gross Income	(7,122)	(7,247)	(7,282)	(7,282)
Total Net Budget	20,835	20,645	20,610	20,610

**Manchester City Council
Report for Information**

Report to: Economy Scrutiny Committee – 9 February 2023

Subject: Overview Report

Report of: Governance and Scrutiny Support Unit

Summary

This report provides the following information:

- Recommendations Monitor
- Key Decisions
- Work Programme
- Economy Dashboard

Recommendation

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

Wards Affected: All

Contact Officers:

Name: Charlotte Lynch
Position: Governance and Scrutiny Team Leader
Telephone: 0161 219 2119
Email: charlotte.lynch@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	Action	Contact Officer
10 November 2022	ESC/22/44 Revenue Budget Update	That a briefing note on the Strategic Assets Management Plan be circulated to members of the committee.	This is awaiting approval by the Executive and will be actioned in February 2023.	Rebecca Heron, David Lynch
12 January 2023	ESC/23/3 Update on Public Engagement for Manchester Active Travel Strategy and Investment Plan	That the full MATSIP document reflects the Committee's comments and includes definitions as to what is meant by "inequalities of access" as stated at section 3.4(d) of the report.	Awaiting response	Phil Havenhand, Rob Scott

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 **31 January 2023**, 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.

Subject / Decision	Decision Maker	Decision Due Date	Consultation	Background documents	Officer Contact
Development and Growth					
<p>Strategic land and buildings acquisition 2019/06/03C</p> <p>The approval of capital expenditure for the purpose of the strategic acquisition of land and buildings to support the Eastlands Regeneration Framework</p>	City Treasurer (Deputy Chief Executive)	Not before 1st Dec 2022		Checkpoint 4 Business Case & Briefing Note	Richard Cohen r.cohen@manchester.gov.uk
<p>Disposal of site of former Chorlton Leisure Centre for residential development (21/05/13A)</p> <p>Approval to the terms for the leasehold disposal of the site of the former Chorlton Leisure Centre for residential development.</p>	Strategic Director - (Growth and Development)	Not before 13th Jun 2021		Report to the Strategic Director of Growth and Development	Mike Robertson m.robertson@manchester.gov.uk

<p>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>	Strategic Director - (Growth and Development)	Not before 16th Aug 2021		Report and recommendations	Mike Robertson m.robertson@manchester.gov.uk
<p>Strategic approach to developments of social 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>	Executive	16 Nov 2022		Report and recommendations	Martin Oldfield m.oldfield@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>Disposal of the former Gala Bingo, Rowlandsway,</p>	Strategic Director - (Growth and	Not before 19th Jun 2022		Report to the Strategic Director of Growth and	Joe Martin, Development Surveyor joe.martin@manchester.gov.uk

<p>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>	Development)			Development	
<p>This City - new scheme development (2022/06/17B)</p> <p>To give capital expenditure approval to build a mixed development of market and accessible rent properties, initially through the Council before transferring to a Council-owned company during the build.</p>	City Treasurer (Deputy Chief Executive)	Not before 17th Jul 2022		Report and recommendation	Alan Caddick, Interim Director of Housing and Residential Growth Alan.Caddick@manchester.gov.uk
<p>Housing Affordability Fund Budget (2022/06/28B)</p> <p>The approval of capital expenditure for affordable housing via a dedicated HAF budget.</p>	City Treasurer (Deputy Chief Executive)	Not before 28th Jul 2022		Checkpoint 4 Business Case	Yvette Ryle, Project Manager Yvette.ryle@manchester.gov.uk
<p>Large Scale Renewable Energy Project (2022/07/13B)</p> <p>To purchase a large scale</p>	Executive	18 Jan 2023		Executive Report	Leader

solar farm, associated storage and maintenance arrangements.					
<p>Lower Campfield and Upper Campfield - granting of new ground leases (2022/09/07A)</p> <p>Approval to the granting of new ground leases to allow the repair and refurbishment of both buildings by the lessee.</p>	Chief Executive	Not before 6th Oct 2022		Report to the Chief Executive and Strategic Director of Growth and Development	David Norbury david.norbury@manchester.gov.uk
<p>This City: Contractor and Design Team Fees (2022/08/10A)</p> <p>To approve capital expenditure for the delivery of This City: Norther Quarter (Postal Street) in order to appoint a contractor under a Pre-Construction Services Agreement to progress work on a mixed development of market and Manchester Living Rent properties until planning permission has been granted.</p>	City Treasurer (Deputy Chief Executive)	Not before 10th Sep 2022		Checkpoint 4 Business Case	Sarah Narici sarah.narici@manchester.gov.uk
<p>Electric Vehicle Charging Strategy (2022/09/12A)</p>	Executive	14 Dec 2022		Report and recommendations	Phil Havenhand, Interim Head of Infrastructure & Environment

The approval of the Draft Strategy and agreement to its publication.					Phil.Havenhand@manchester.gov.uk
Land Assembly - Back of Ancoats (2022/10/13A) To approve the acquisition of a strategic asset at the Back of Ancoats.	Strategic Director - (Growth and Development)	Not before 30th Nov 2022		Briefing Note	
Land at Kelbrook Road (2022/11/14A) Approval to dispose of land at Kelbrook Road for development	Strategic Director - (Growth and Development)	4 Jan 2023		Report to the Strategic Director – Growth & Development	Thomas Pyatt, Development Surveyor Tel: 0161 234 5469 thomas.pyatt@manchester.gov.uk
Manchester Active Travel Strategy and Investment Plan (2022/11/21A) To adopt the Manchester Active Travel Strategy and Investment Plan	Executive	18 Jan 2023		Report to Executive - Manchester Active Travel Strategy and Investment Plan	Rob Scott robert.scott@manchester.gov.uk
Back of Ancoats: Delivery of Mobility Hub (2022/11/23A) To approve capital expenditure to fund construction inflation cost pressures and amendments to design.	City Treasurer (Deputy Chief Executive)	Not before 23rd Dec 2022		Checkpoint 4 Business Case	

<p>Public Sector Decarbonisation Scheme Phase 3 (2022/11/28A)</p> <p>Approval of capital expenditure for cost increases to the Public Sector Decarbonisation Scheme (PSDS) following RIBA2 designs identifying scope changes required, additional fees and inflationary pressures. These works are to improve energy efficiency and introduce heat decarbonisation measures across the estate.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 28th Dec 2022</p>		<p>Revised Checkpoint 4</p>	<p>Richard Munns r.munns@manchester.gov.uk</p>
<p>Gorton District Centre Masterplan (2022/12/12A)</p> <p>To approve the masterplan for future development and investment within Gorton District Centre</p>	<p>Executive</p>	<p>18 Jan 2023</p>			<p>Richard Cohen r.cohen@manchester.gov.uk</p>
<p>Leasehold disposal of Unit 5, Nuovo A, Great Ancoats Street (2022/12/13B)</p> <p>To approve a 15 year lease of Unit 5, Nuovo A</p>	<p>Strategic Director - (Growth and Development)</p>	<p>Not before 11th Jan 2023</p>		<p>Briefing Note</p>	<p>Richard Cohen r.cohen@manchester.gov.uk</p>

<p>Local Authority Housing Fund to obtain and refurbish property for sustainable housing (2022/01/18A)</p> <p>To approve capital expenditure to obtain and refurbish property in order to provide sustainable housing for those unable to secure their own accommodation under the Afghan Citizen Resettlement Scheme (ACRS), Afghan Relocations and Assistance Policy (ARAP) (collectively referred to as the Afghan Schemes), Ukraine Family Scheme, the Homes for Ukraine and the Ukraine Extension Scheme (collectively referred to as Ukraine schemes).</p>	Executive	Not before 18th Feb 2023		Capital Strategy report	Martin Oldfield m.oldfield@manchester.gov.uk
Highways					
<p>TC013 - Supply of Concrete and Bedding (2022/08/26A)</p> <p>Renewal of the Supply of concrete and bedding</p>	City Treasurer (Deputy Chief Executive)	Not before 26th Sep 2022		Confidential Contract Report with Recommendations	

<p>framework to supersede the existing framework where one of the two providers has ceased trading and the new bedding requirement cannot be met.</p> <p>The purpose of the framework is to supply volumetric concrete & bedding to support Civil Engineering projects in the Highways Directorate</p>					
<p>Highway Investment Patching Defect Repairs additional funds (2022/10/12A)</p> <p>To approve capital expenditure to undertake further areas of highways patching work, the project helps to improve the condition of our highway</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 10th Nov 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Paul Swann p.swann@manchester.gov.uk</p>
<p>Manchester to Chorlton Cycleway Area 3A and 3B (2022/11/25A)</p> <p>The approval of capital expenditure to complete junction improvements for the Manchester-Chorlton Cycle Scheme areas 3A</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 25th Dec 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Ian Halton, Head of Design, Commissioning & PMO ian.halton@manchester.gov.uk</p>

and 3B					
<p>Northern Quarter Area 2 - Construction and supervision Cost (2023/01/11A)</p> <p>Approval of capital expenditure for the Construction and supervision Cost for the diversion works</p>	City Treasurer (Deputy Chief Executive)	Not before 11th Feb 2023		Checkpoint 4 Business Case	Ian Halton, Head of Design, Commissioning & PMO ian.halton@manchester.gov.uk
<p>Safer Streets - Manchester Cycleway (2023/01/23A)</p> <p>To approve capital expenditure to implement a number of interventions to help improve safety and perception of safety along the route.</p>	City Treasurer (Deputy Chief Executive)	Not before 23rd Feb 2023		Checkpoint 4 Business Case	Ian Halton, Head of Design, Commissioning & PMO ian.halton@manchester.gov.uk

3. Economy Scrutiny Work Programme

Thursday 9 February 2023, 2pm (Report deadline Tuesday 31 January 2023)

Item	Purpose	Lead Executive Member	Lead Officer	Comments
Budget Report	Consideration of the final 2023/24 directorate budget proposals that will go onto February Budget Executive and Scrutiny and March Council.	Councillor White Councillor Craig Councillor Hacking	Becca Heron Tom Wilkinson	
Local Plan	To receive a report on the Local Plan. The Manchester Local Plan guides development within Manchester. It was previously known as the Local Development Framework.	Councillor White	Julie Roscoe	
Housing Allocations Policy Update	To receive a report following an evaluation of the Housing Allocations Policy.	Councillor White	David Ashmore	
UK Shared Prosperity Fund Update	To receive a report on the UK Shared Prosperity Fund (UKSPF). The primary goal of UKSPF is to build pride in place and increase life chances across the UK, while recognising the acute challenges town centres and communities have faced during the Covid pandemic. This report will highlight the work that the UKSPF has supported in Manchester.	Councillor Craig	Becca Heron	
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 9 March 2023, 2pm (Report deadline Tuesday 28 February 2023)

Item	Purpose	Lead Executive Member	Lead Officer	Comments
LTE Group update	To receive an update from the LTE Group on its performance and strategy. The update report will also provide information on the work of Novus to support ex-offenders.	Councillor Hacking	John Thornhill LTE Group Angela Harrington	
Manchester Adult Education Service (MAES)	To receive and update from Manchester Adult Education Service on performance.	Councillor Hacking	Brian Henry Angela Harrington	
Update on Manchester's Labour Market	The Labour Market in Manchester in line with national trends has experienced a period of volatility following covid, with vacancies across the foundational economy as well as in key growth sectors. This report will set out the latest position along with the approaches being used to meet skill and labour market needs.	Councillor Hacking	Angela Harrington	
Landlord Licensing Post-Consultation	To receive a report on landlord licensing and how this can address the impact of poor-quality property and management standards.	Councillor White	David Lynch Fiona Sharkey Nicholas Cole Henry Tomsett	Originally scheduled for Feb 2023 – deferred with Chair's agreement to allow full analysis/information to be available.
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	

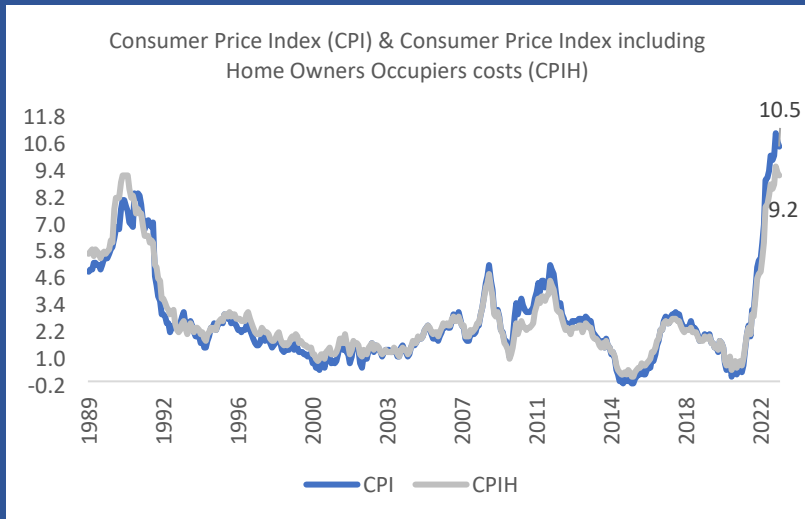
Items to be scheduled

Item	Purpose	Lead Executive Member	Lead Officer	Comments
Design for Life and Rightsizing	TBC	Cllr White	Dave Thorley	
Food Poverty	To receive a report on how the Council is addressing and trying to mitigate food poverty, with particular reference to the Food Grant scheme and the decision-making behind it.	Councillor Midgley	Shefali Kapoor	
This City Plan	To receive an update on the progress of This City's strategic and scheme specific activities.	Councillor White	Becca Heron David Lynch	Deferred from Feb 2023 to June 2023 with Chair's agreement
Road Safety	TBC	Councillor Rawlins	Kevin Gilham	See minutes from 12 January 2023.

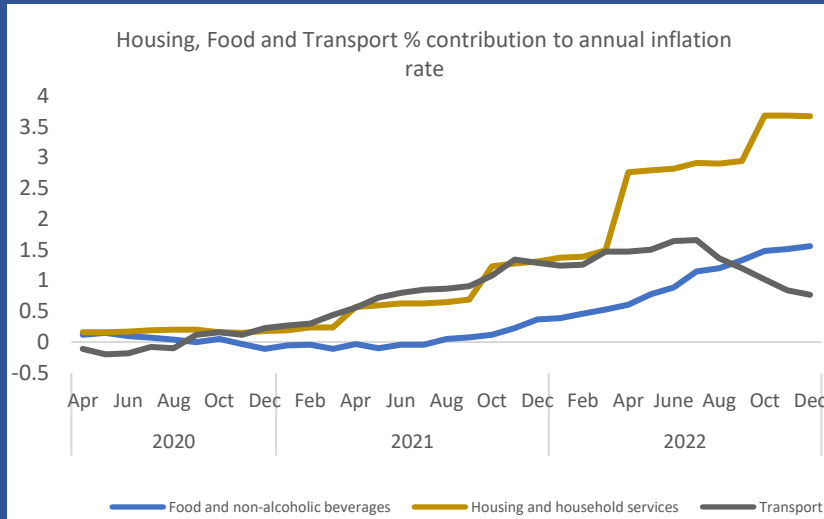
Manchester's Economic Headlines for January 2023

1. December 2022 saw the both the CPI and the CPIH decline for the second consecutive month. The CPI for December 2022 currently stands at 10.5%, and the CPIH is at 9.2%. Despite the decline seen in the most recent inflation figures, the rates of both CPI and CPIH are well above where they were in December 2021 when they were at 5.4% and 4.8% respectively.
2. Petrol and diesel prices have continued declining. There have now been 12 consecutive weeks where both the price of petrol and the price of diesel have fallen. Petrol currently stands at 148.21p per litre, and diesel is currently 170.86p per litre. The price of petrol is declining at a faster rate than that of diesel. When comparing with the same period in 2021 petrol is 2.31% more expensive, however diesel is 14.82% more expensive.
3. The Manchester City Council cost-of-living advice line started taking calls on 3rd October 2022. Residents can be offered one or more types of support – when disaggregated 23.7% of residents were referred to our food support team, 21.7% were offered financial advice and support with debt and bills, 10.2% were offered help and support with debt or rent issues and 4.6% were offered digital support.
4. Figures for the number of people in receipt of Council Tax Support shows that there has been a continued decline. Figures from the December 2022 snapshot shows that there are 48,184 people currently in receipt of CTS. As this measure is means tested, its possible that either less people are applying for CTS or that less people are qualifying for the CTS. In contrast to the CTS data, there has been a large increase in the number of applications being approved for fuel grants, and as a result the total value of what is being granted is also increasing.
5. For Universal Credit Claimants, there is currently no breakdown available for November 2022 of those who are in work claimants and those who are out of work claimants. What we can see however from the revised November 2022 projections is that there was an overall rise in the number of Universal Credit Claimants between October 2022 and November 2022. Provisional figures for December 2022 shows that there has been a 3.38% rise in the number of Universal Credit Claimants from December 2021 to the present.
6. NEET - 17 year olds not engaged in education, employment or training (**NEET**) rose to 455, which is 8.1% higher than where it was in November 2022. In comparison to December 2021, the NEET figure is 33.8% higher. Not Known also saw an increase between November 2022 and December 2022 and now stands at 488. When compared with December 2021, there has been a 13.2% rise in the number of Not Knowns.
7. Data provided by Lightcast (replacing Burning Glass) shows that there were 26,531 unique job postings in December 2022, this was a decline of 6.5% in unique job posting when compared with November 2022. However, when comparing December 2022 with December 2021 there was an increase of 10.4% in the number of unique job postings in Manchester.
8. Rental prices within Manchester have continued to rise, within Manchester City Centre the average 2 bed rental cost is £1,238 per month. This is a 3.6% rise against the previous quarter. Rental prices outside of the city centre have seen a higher rate of quarterly change, rising 4.5% against the previous quarter. The number of properties that are affordable on the Local Housing Allowance (LHA) has declined drastically between 2021/22 and 2022/23, with only 46 properties advertised within the LHA in 2022/23.
9. The residential property pipeline shows that there are over 11,000 homes under construction across the city. Of those, there are just over 1,400 affordable homes. This means that of all of the new homes under construction, 12.6% are to be affordable. The commercial property pipeline shows that there is over 55,000 sqm of leisure facilities on site outside of the city centre.
10. City Centre footfall data up to the 26th December 2022 shows that footfall has declined from the end of November 2022 and up to the latest figures. Despite this decline however Manchester city centre footfall is above where it was in 2021 by 16.2%, however it is below where it was for the same period in 2019 by 21.3%. District centre footfall also declined between the end of November 2022 and up to the latest figures and is below where it was for the same period in 2021 by 7.1%, but it is slightly above where it was for the same period in 2019 by 0.1%.
11. Manchester Airport saw a substantial drop in passenger numbers between October 2022 and November 2022, a decline of 29.7%. However, when looking at trends pre pandemic we can see that there was a similar level of decline seen between October 2019 and November 2019, when the passenger numbers declined by 26.9%. In November 2022 Manchester had more airport passengers than both Stansted and Birmingham airport.

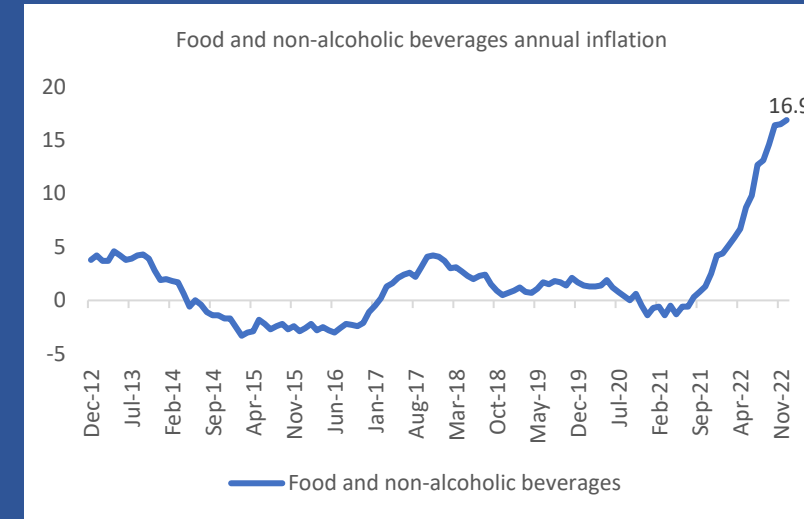
Inflation



Source: ONS, CPI & CPIH
Data released: 18/01/2023 Next Updated: 15/02/2022

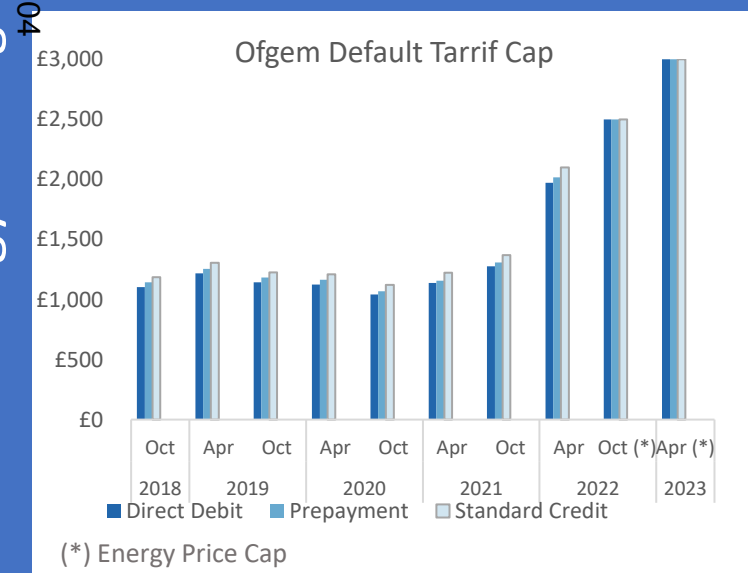


Source: ONS, Contributions to the CPIH 12-month inflation rate
Data released: 18/01/2023 Next Updated: 15/02/2022

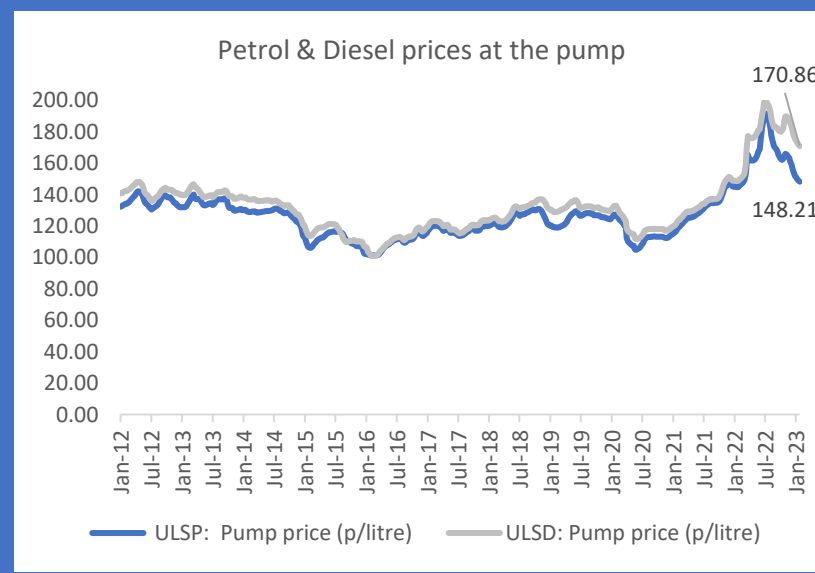


Source: ONS, Inflation and price indices.
Data released: 18/01/2023 Next Updated: 15/02/2022

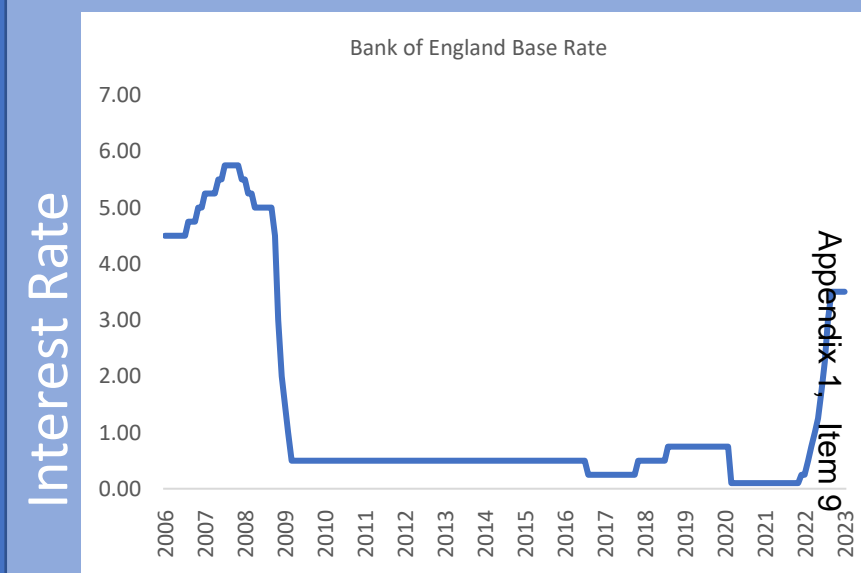
Fuel & Energy Pricing



Source: Ofgem
Data released: 24/11/2022 Next Updated: TBC



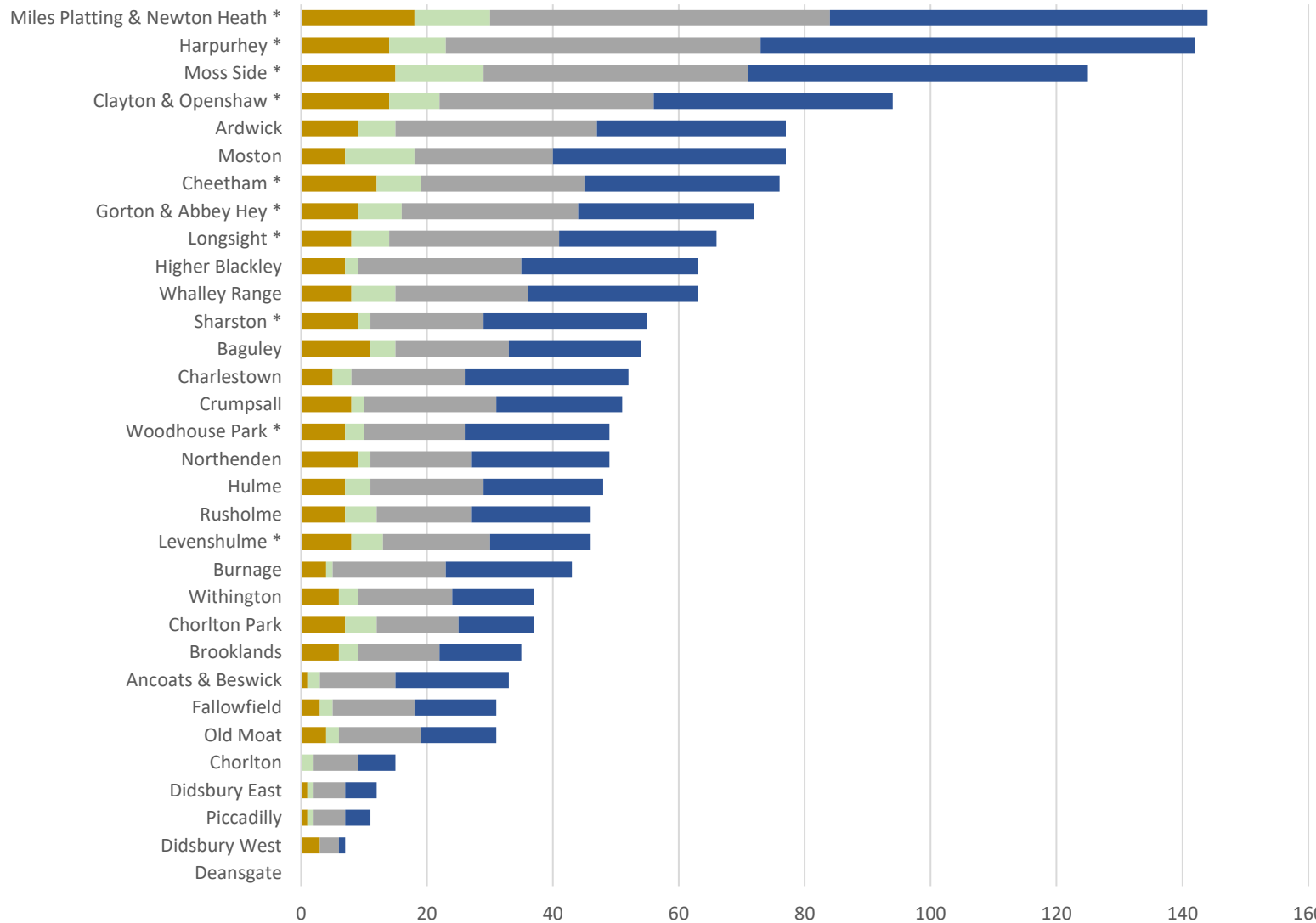
Source: Dep. for Business, Energy & Industrial Strategy
Data released: 24/01/2023 Next Updated: 31/01/2023



Source: Bank of England
Data released: 15/12/2022 Next Updated: 02/02/2023

Manchester City Council have been running a cost-of-living advice line for residents since October 3rd 2022. Whilst individual circumstances vary there a number of key support types that are offered. The chart below shows the distribution of support and advice broken down by ward of residence. Not all callers provide enough detail to allocate them to a ward so the chart does not show the full extent of support offered.

Manchester City Council cost-of-living advice line, support offered to residents by support type and ward



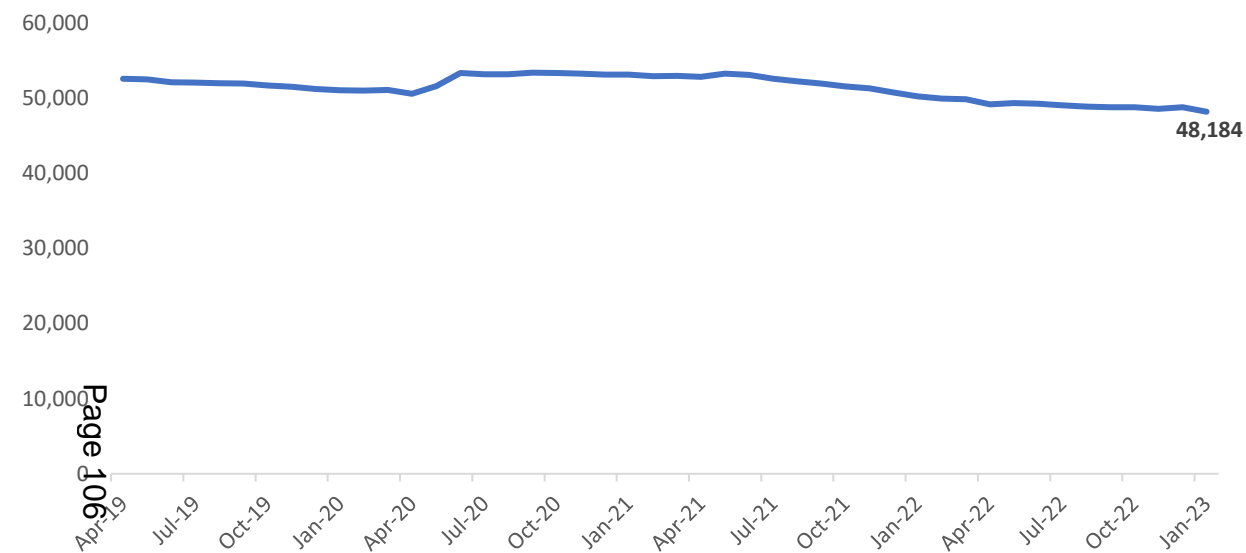
Ward names followed by an * symbol are the priority wards identified in the September 2022 'The impact of the cost of living crisis in Manchester and our response' executive strategy group paper.

- Benefits / rent advice
- Digital support
- Financial / debt advice
- Referral to food support team

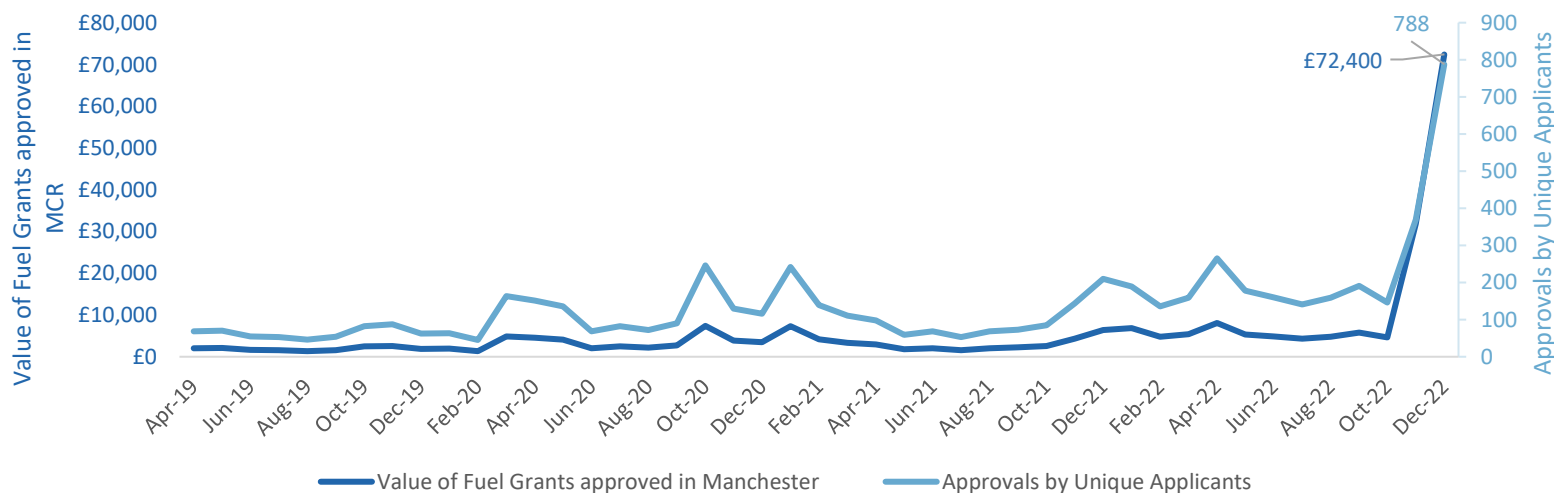
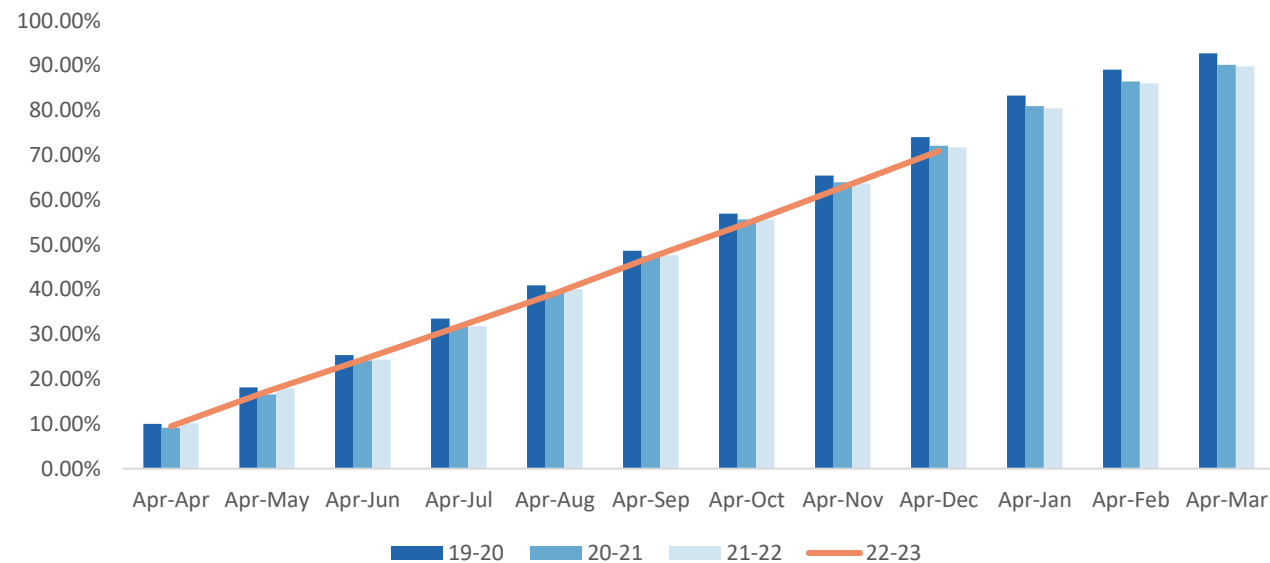
Source: NCC Cost-of-Living advice line
Data is updated daily during the working week and is available via the Cost-of-Living SharePoint resource

Figures for January 2023 show that Manchester has seen a decline of 1.3% in the number of Council Tax Support in payment when compared with December 2022. When compared with figures from January 2022, there has been a decline of 4.1%. Figures for April to December of the % of council tax collections shows that it is below where it was at the same point in the year 2021/ 2022 by 0.8%. However despite it being below collection rates of previous years, the actual amount of council tax collected is above previous years at the same stage.

Snapshot view of the number of people in receipt of Council Tax Support on that date

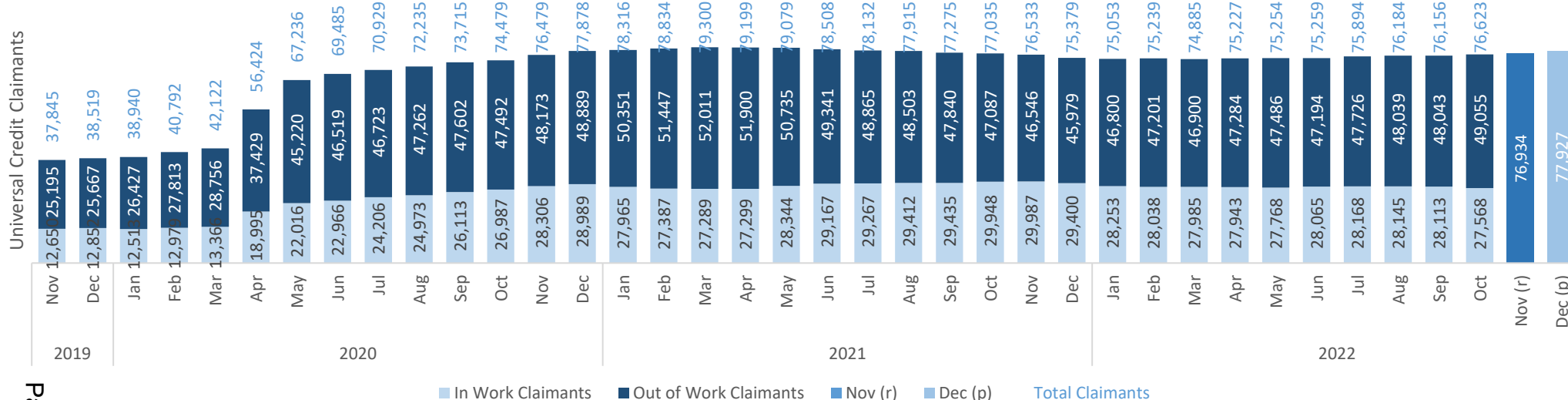


The % of council tax collections, April 2019-Present



From November 2022 the amount of money the fuel grant could offer increased from £30 to £100, however if an award had previously been made within the last 12 months the scheme could award £70. Additional funding had been made available from the Household Support Fund. However the fuel grant has now been reduced to its pre-November levels and will again be £30. This change should be reflected in the February 2023 data release.

Provisional figures for a 1.29% rise against the previous month. When comparing against December 2021, there has been a rise of 3.38%.



Total Universal Credit Claimants (December -provisional*):

77,927

Monthly Change (Nov – Dec (p)*)

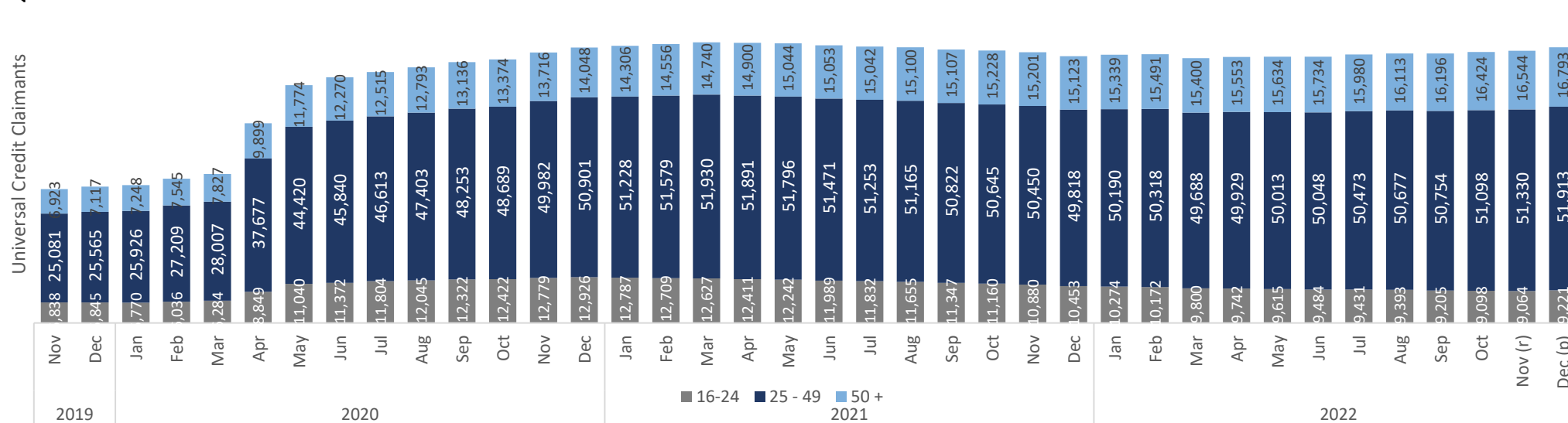
1.29%

Out of Work Claimants (Oct (r))

49,055 (64%)

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

All age bands have seen a rise, 16-24 had an increase of 1.73% from November to December 2022, which was the biggest monthly change in that period.



Largest Age Group (Dec (p))

25-49 year olds (51,913)

Monthly Change in 25-49 year old claimants

1.14%

Appendix 1, Item 9

Provisional figures show that the unemployment claimant count in Manchester rose by 2.22% from November 2022 to December 2022.
 Current figures show that in the last 12 months, December 2021 to December 2022 there has been a drop in unemployment claimant count of 13.15%.

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Unemployment Claimant Count
(December 2022)

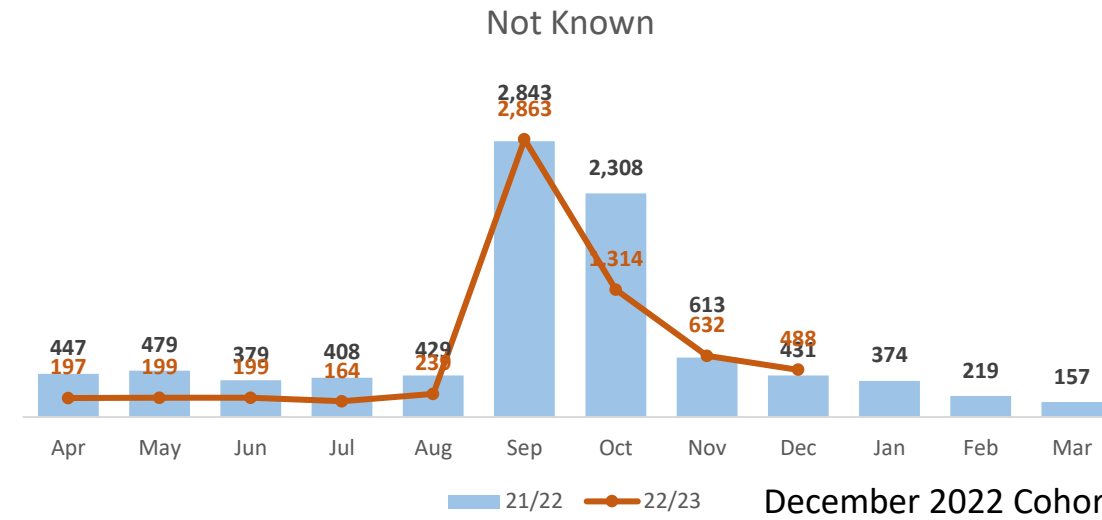
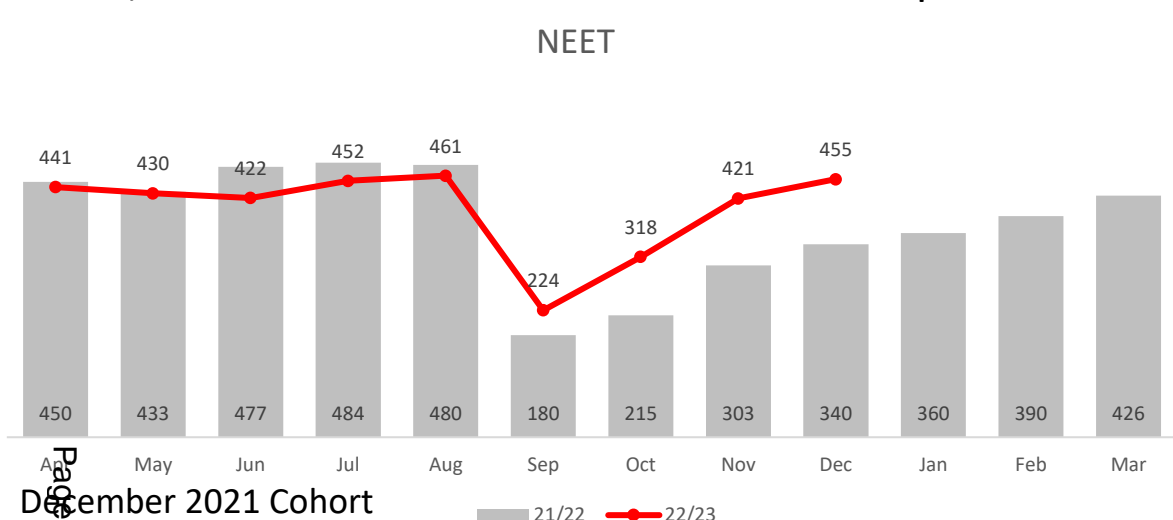
22,545

Unemployment Claimant Count Rate
(December 2022)

c. 5.8%

Appendix 1, Item 9

455 16-17 years olds were NEET in December compared to 340 in the same period in 2021, an increase of 8.1%. There were 488 whose status was unknown in December 2022, a 22.8% reduction from the previous year. The cohort size of those aged 16-17 saw an increase of 10% between December 2021 and December 2022. When taking into account the change in the cohort size, there has been a 26% increase in the NEET over the same period.



December 2021 Cohort size
12,563

NEET
340 (2.7%)

Not Known
431 (3.4%)

Combined
771 (6.1%)

Category	16 Yrs	17 Yrs	Total
Participation in education and training	93.7%	88.7%	91.3%
Meeting the Duty	94.0%	88.9%	91.5%
Participating in RPA compliant education and training	93.7%	88.7%	91.3%
Working towards meeting the duty	0.3%	0.2%	0.3%
Temporary break from Learning	0.2%	0.4%	0.3%
Not Known	215	273	488
Not Known %	3.0%	4.1%	3.5%
In Learning	6,749	5,910	12,659
In Learning %	93.7%	88.7%	91.3%
Actual NEET	158	297	455
Actual NEET %	2.2%	4.5%	3.3%
Combined NEET and Unknown	373	570	943
Combined NEET and Unknown %	5.2%	8.6%	6.8%

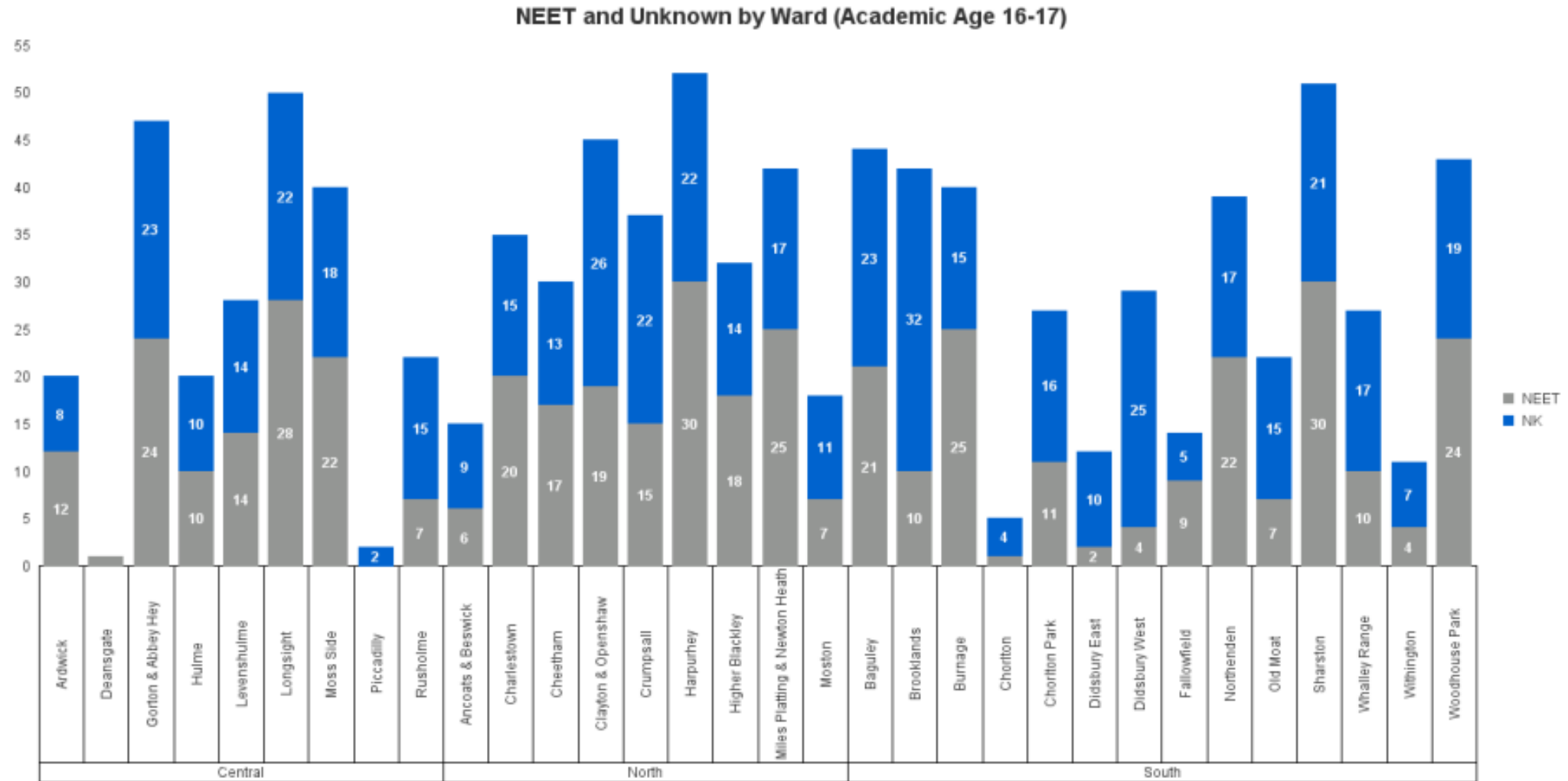
December 2022 Cohort size
13,870

NEET
455 (3.3%)

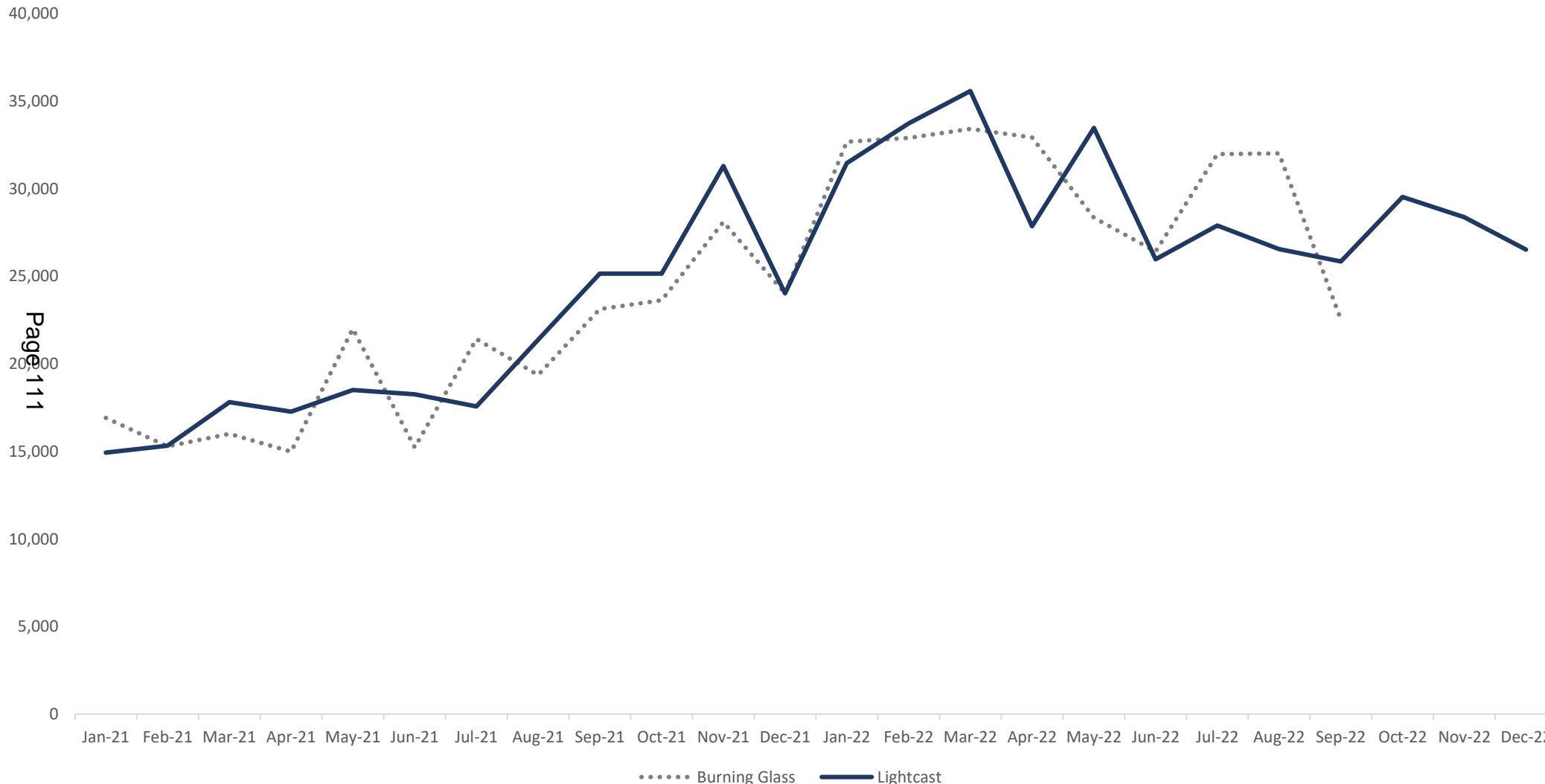
Not Known
488 (3.5%)

Combined
943 (6.8%)

Data for December 2022 shows that the wards with the largest number of NEETs are Harpurhey and Sharston. Brooklands has the highest number of Not Knowns. Highest proportion of NEET 16-17 year olds are in **Sharston** with 6.5%.



Data from Lightcast shows that between November 2022 and December 2022 there was a decline in the number of unique job postings. When comparing December 2022 against 2021 there has been an increase of 10.4%. Data for job postings is now provided by Lightcast, it was previously provided by Burning Glass.



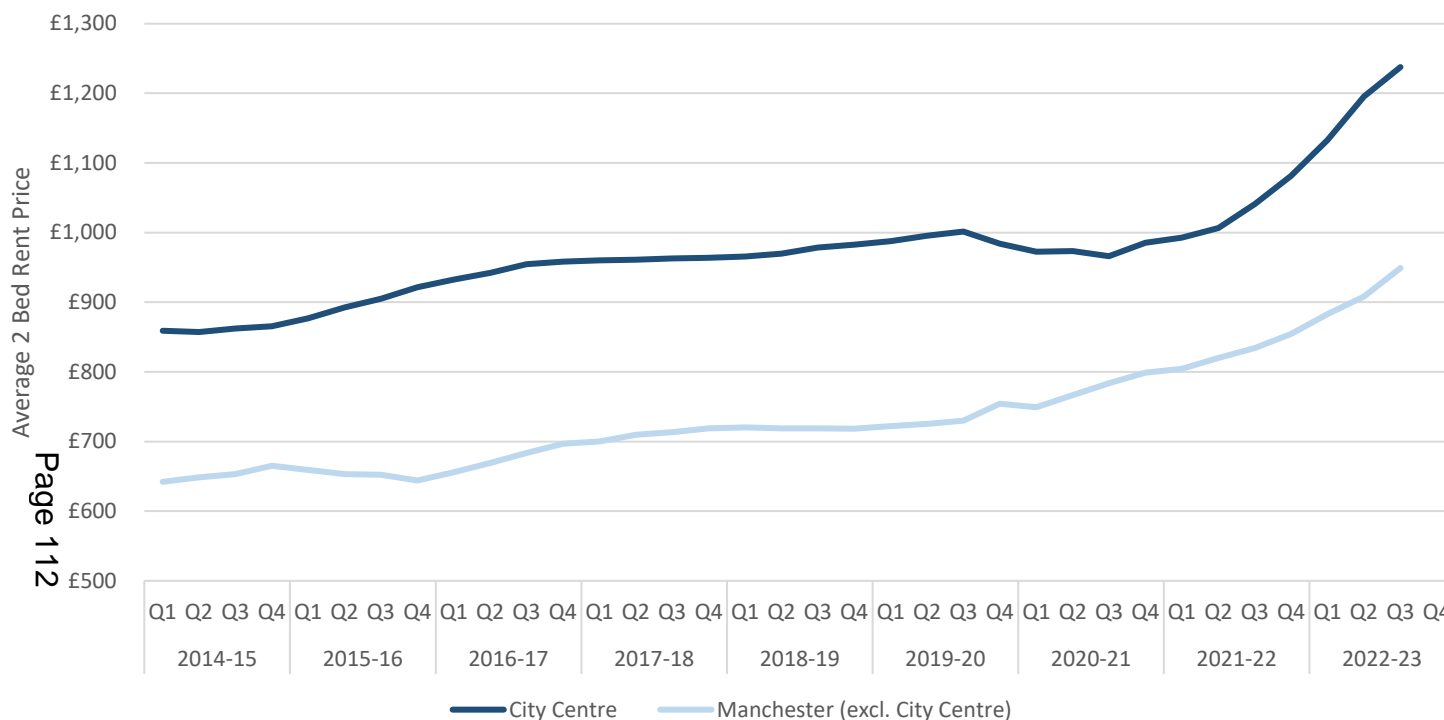
Unique job postings in December 2022:

26,531

% change in monthly job posting vs previous month (November 2022):

-6.5%

Sustained demand continuing to increase rents albeit rental inflation uneven across the city centre



City Centre
2Bed Rent Quarterly Change

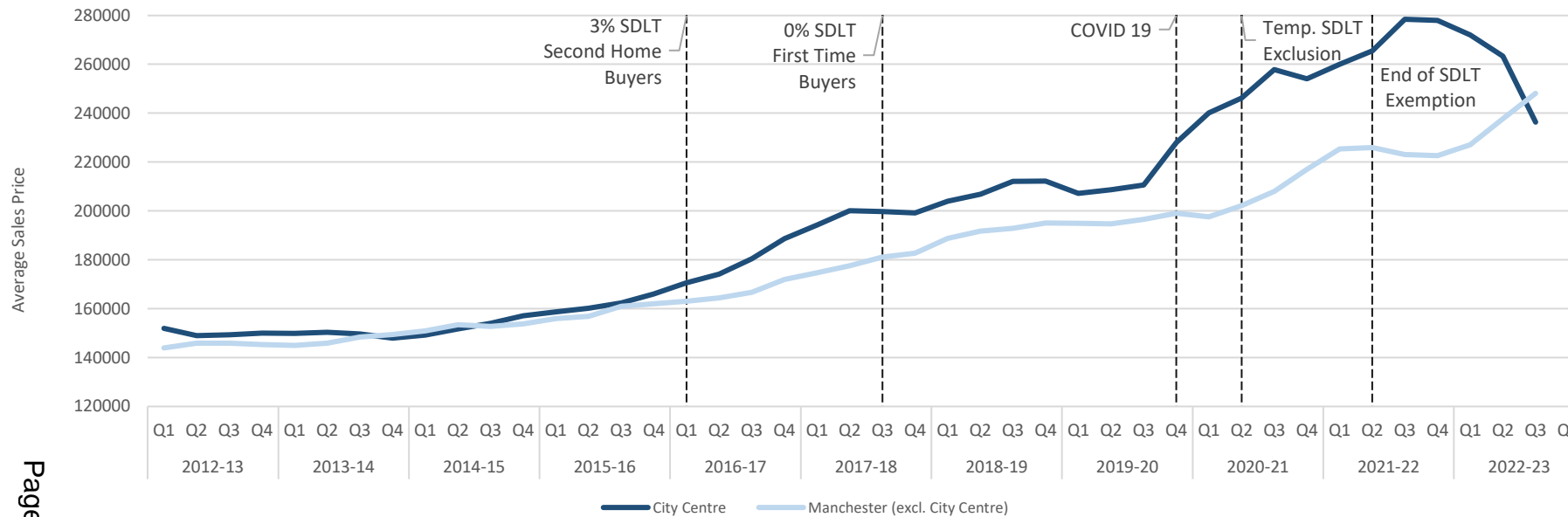
£1,238 **3.6%**

Rest of City
2Bed Rent Quarterly Change

£949 **4.5%**

City Centre Neighbourhood 2Bed Rents	Q3 2021-22	Q4 2021-22	Q1 2022-23	Q2 2022-23	Q3 2022-23	Quarter Change	Annual Change
Owen Street & First Street	£1,183	£1,237	£1,325	£1,441	£1,509	8.8%	21.9%
Deansgate & Spinningfields	£1,244	£1,272	£1,312	£1,376	£1,394	4.8%	10.6%
Ancoats & New Cross	£1,085	£1,138	£1,190	£1,254	£1,328	5.4%	15.6%
Piccadilly Basin	£1,063	£1,123	£1,179	£1,263	£1,289	7.2%	18.9%
Castlefield	£1,032	£1,069	£1,151	£1,234	£1,231	7.2%	19.6%
Oxford Road North	£1,086	£1,077	£1,119	£1,170	£1,201	4.5%	7.7%
Northern Quarter	£1,028	£1,067	£1,125	£1,171	£1,193	4.1%	13.8%
Greengate & Chapel Street	£1,002	£1,023	£1,067	£1,119	£1,184	4.8%	11.7%
Salford Quays & Pomona Island	£1,050	£1,074	£1,092	£1,141	£1,170	4.5%	8.6%
Chapel Street West	£1,023	£1,050	£1,078	£1,117	£1,170	3.7%	9.2%
City Centre North	£971	£1,006	£1,071	£1,126	£1,169	5.2%	16.0%
New Islington	£1,011	£1,037	£1,063	£1,106	£1,161	4.0%	9.4%
Ordsall Lane & Middlewood	£987	£1,023	£1,060	£1,118	£1,157	5.4%	13.7%
Castlefield West	£1,003	£1,032	£1,073	£1,111	£1,147	3.6%	10.8%
Oxford Road South	£905	£923	£920	£961	£1,065	4.5%	6.2%
Hulme Park & Birley Fields	£800	£852	£892	£926	£971	3.8%	15.6%
City Centre	£1,041	£1,081	£1,133	£1,195	£1,238	3.6%	18.9%
Manchester (excl. City Centre)	£834	£854	£883	£908	£949	4.5%	13.8%

Average sales prices in the city centre correcting after Covid-19 boost – prices outside the city centre continuing to increase



City Centre Average Sales Price

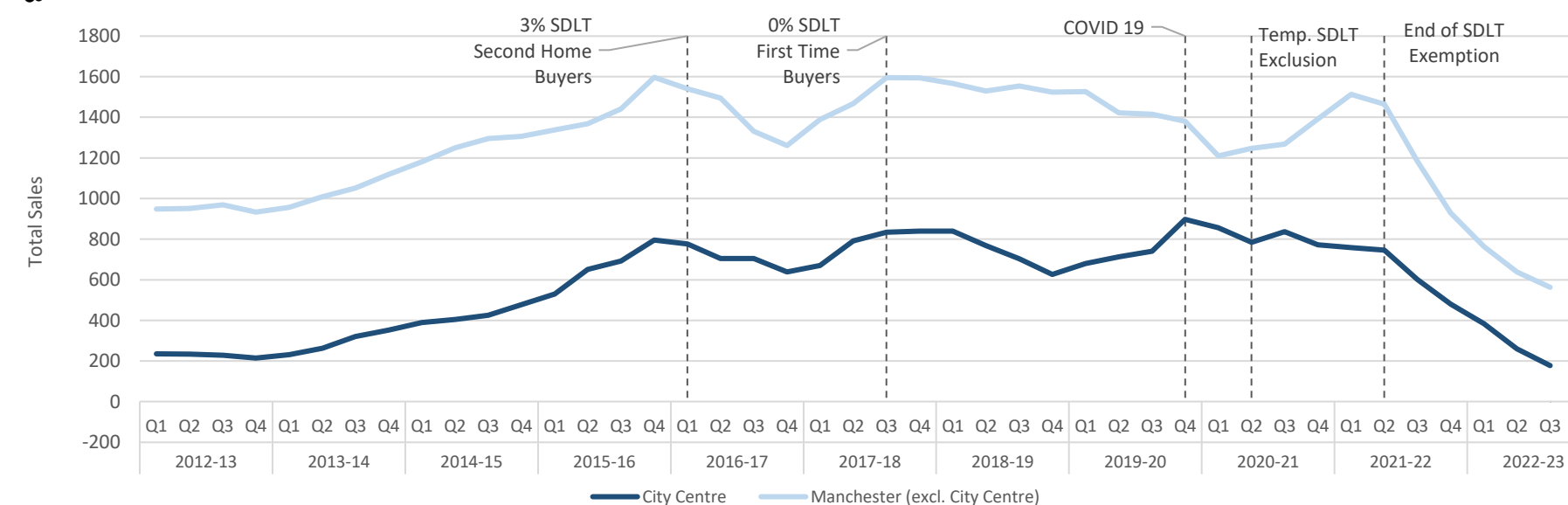
£236,371

Manchester (excl. City Centre) Average Sales Price

£248,099

Page 1 of 8

Sales market activity at it's lowest point at any time in the last decade both in the city centre & across the city



City Centre Quarterly Change*

-31.7%

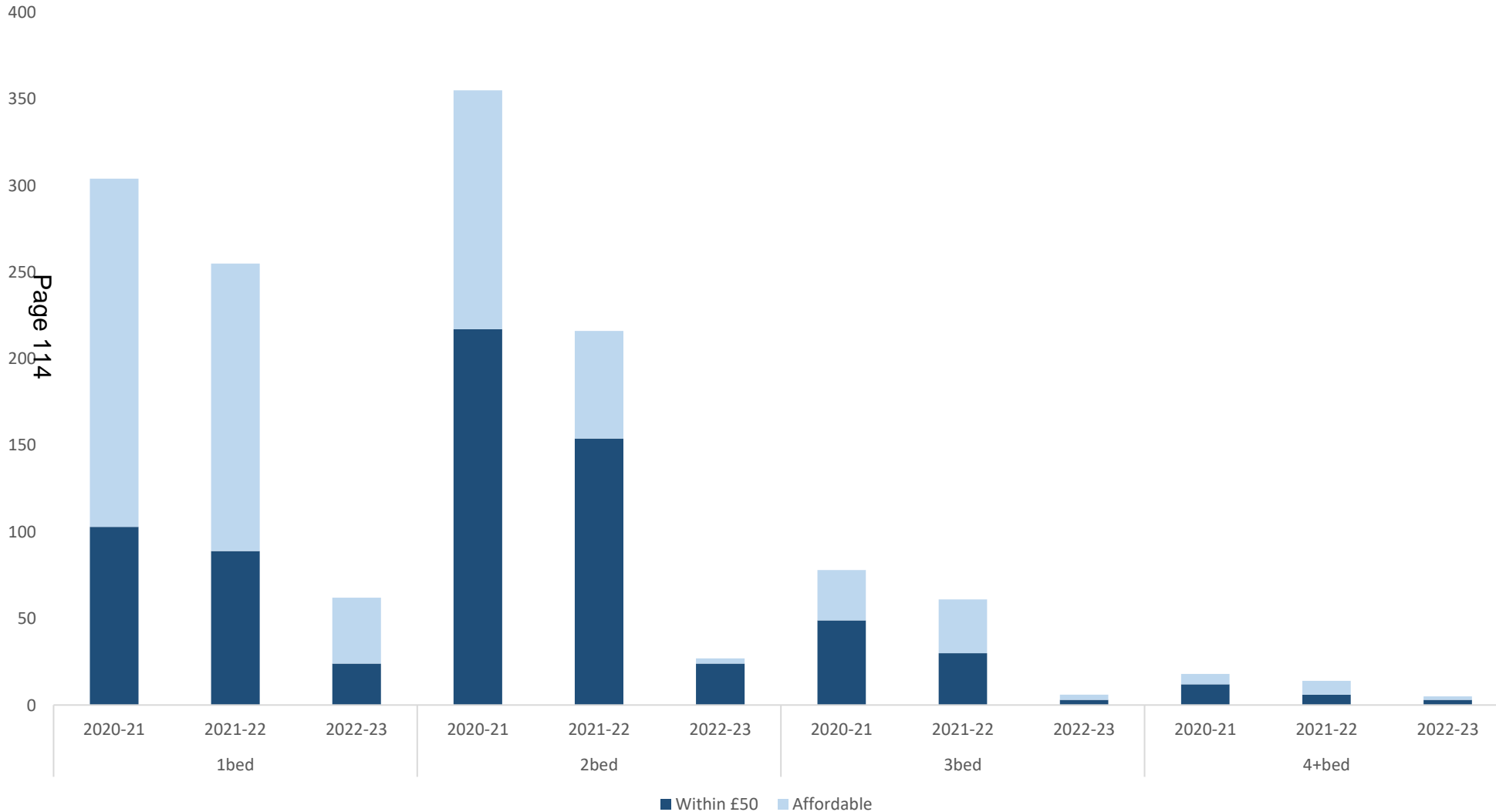
Manchester (excl. City Centre) Quarterly Change*

-11.8%

Appendix 1, Item 9

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

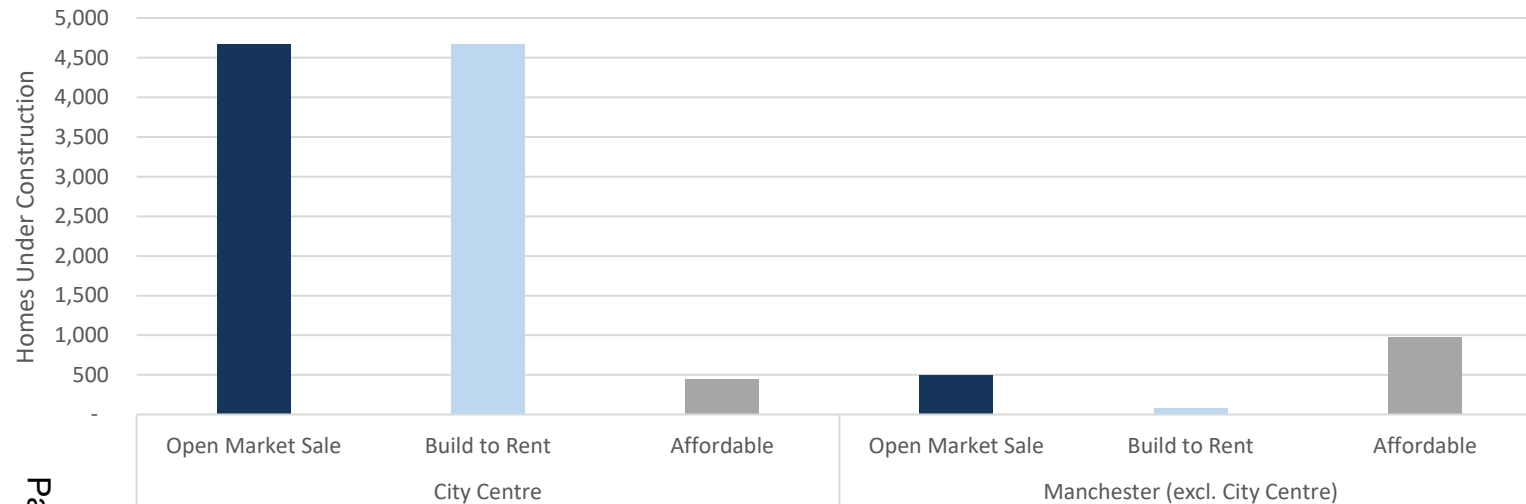
Rental inflation combined with the ongoing freeze on LHA has led to just 46 properties advertised within the LHA rate in 2022-23, compared to 374 in 2020-21.



Number of Bedrooms	Properties affordable on LHA (2022-23)
1 bed	38
2 bed	3
3 bed	3
4+ bed	2

Appendix 1, Item 9

Over 11,000 homes under construction across the city – including over 1,400 affordable homes (*)



City Centre Homes Under Construction Rest of City Homes Under Construction

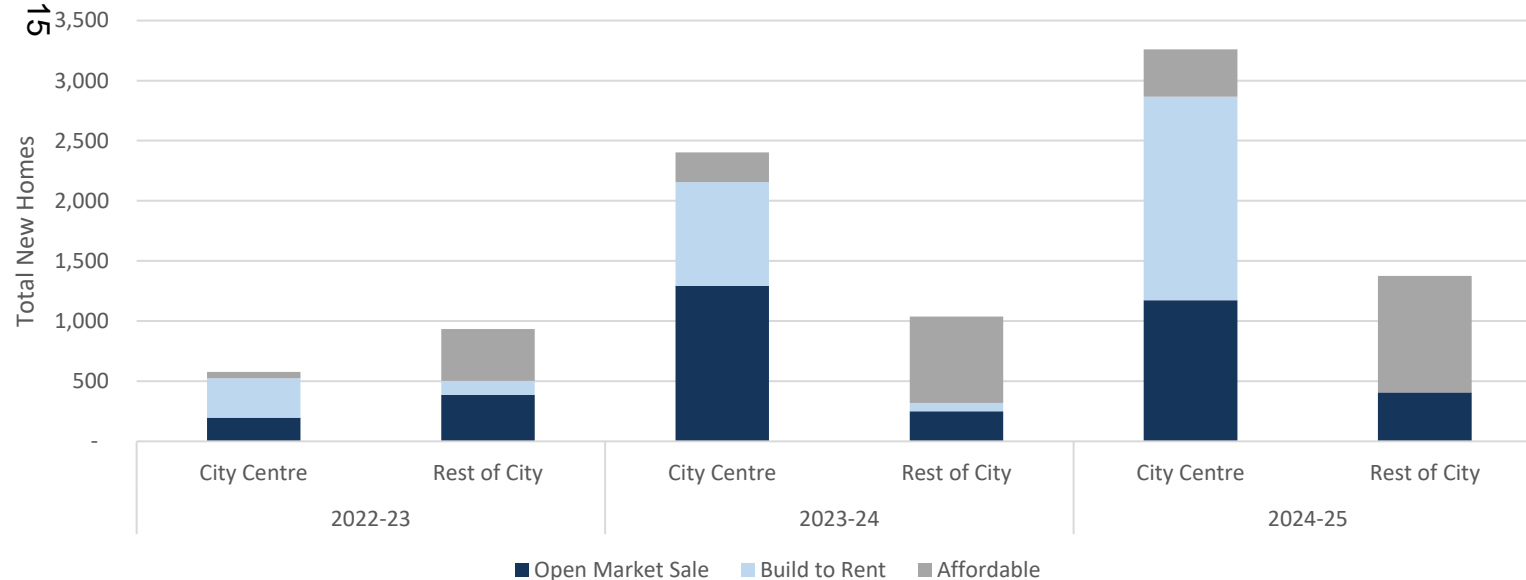
9,796

1,553

Affordable Homes Under Construction

1,429

c.1,500 new homes expected to complete this year before pipeline recovering from 2023-24 onwards



Expected Completions 2022-23 Expected Completions 2023-24

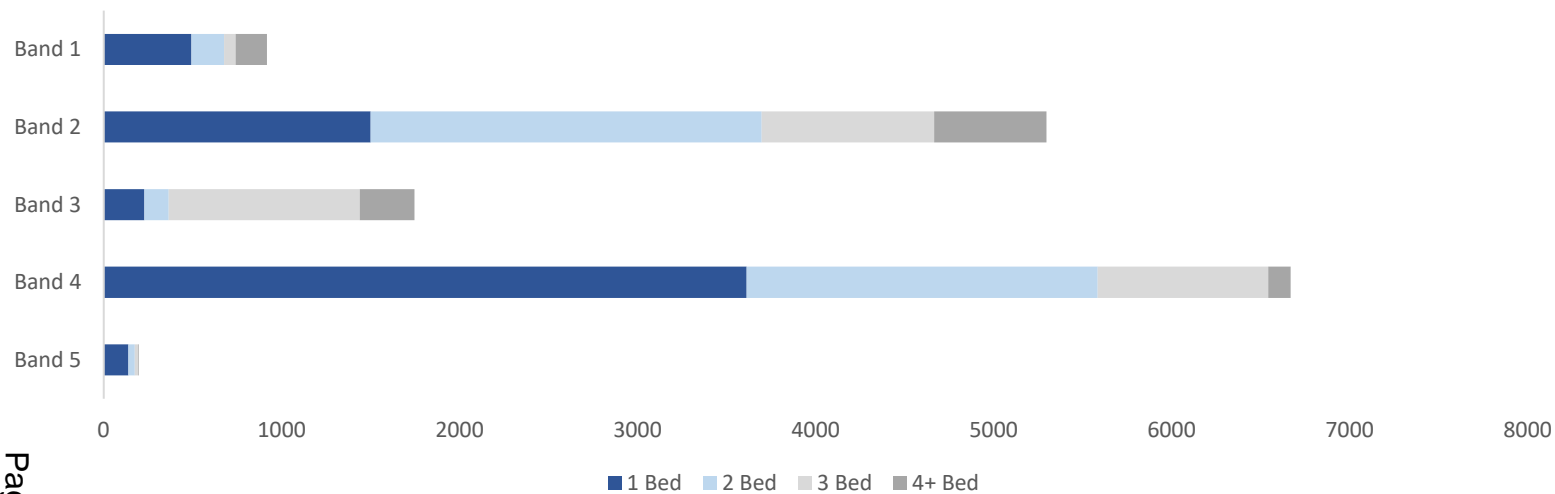
1,509

3,439

Expected Completions 2024-25

4,635

A snapshot of the figures show that the majority of households in Housing Need require 2 or more bedrooms. From the November 2022 snapshot to the January 2023 snapshot there was a 0.4% reduction in the number of live applications.



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

7,962

Proportion of Applicants in
Housing Need Requiring 2+
Beds

67%

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Source: Manchester Move
Data released: 06/01/2023 Next Updated: March 2023

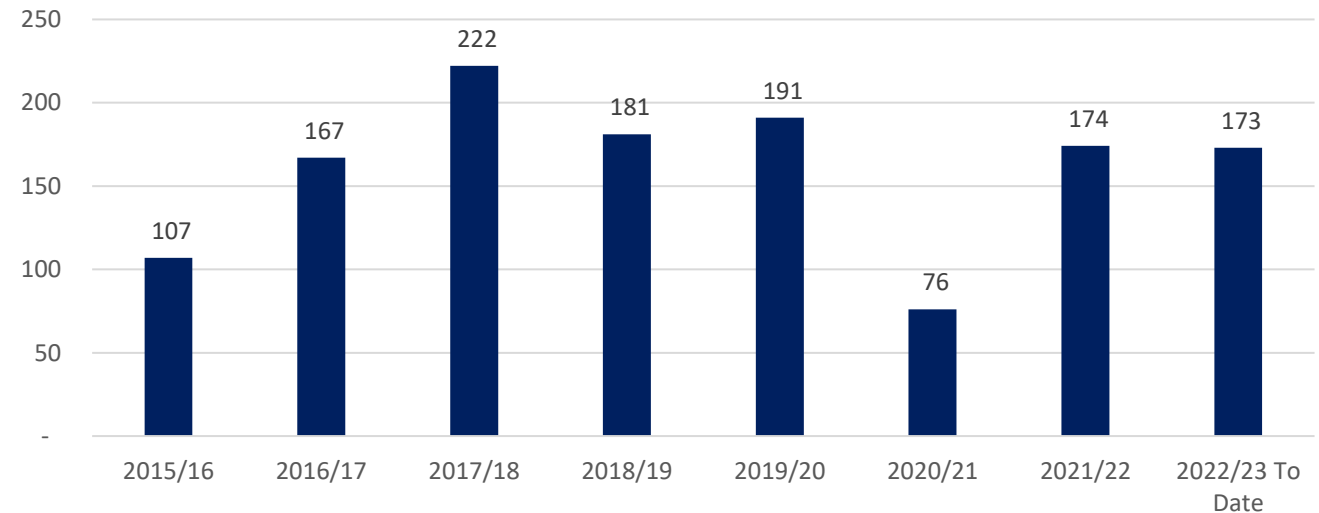
Total Right to Buys (2022-23 to Date)

173

Amount in the Housing
Affordability Fund

£9.31m

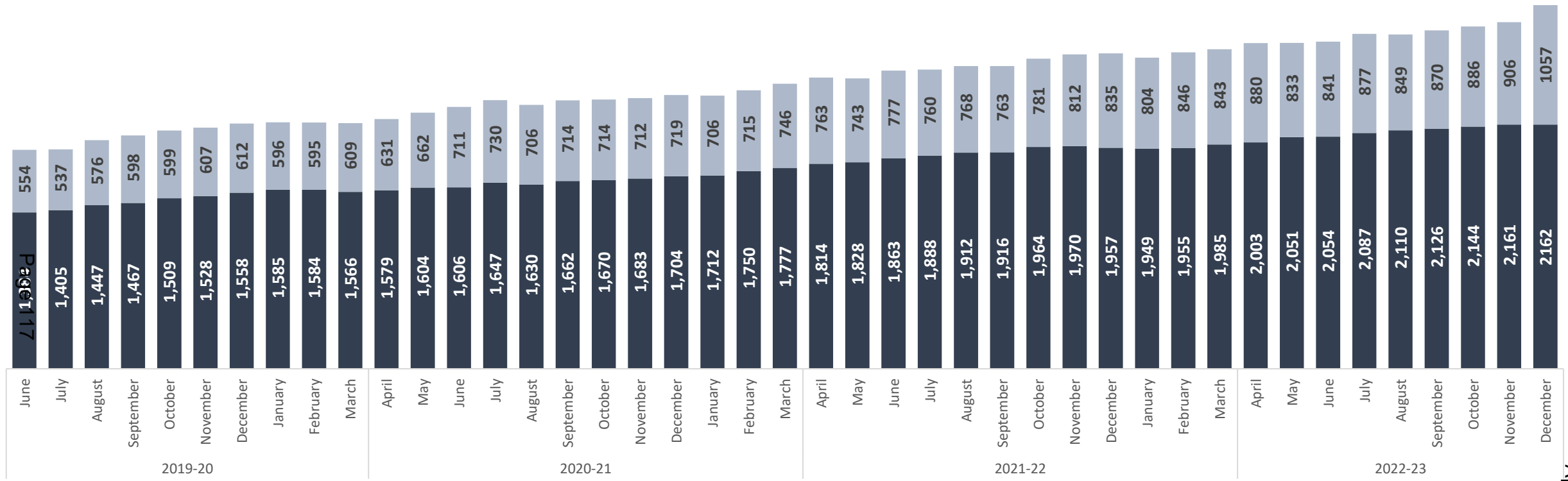
Right to Buys recovering to pre-Covid levels



Source: MCC Housing Operations
Data released: 24/01/2023 Next Updated: 24/04/2023

Appendix 1, Item 9

December 2022 saw the total number of persons in Temporary Accommodation increase by 4.96% when compared with November 2022. The number of families in Temporary accommodation increased by 0.05% over the same period, however the total number of singles increased by 16.67%.



Families in TA
(December 22)

2,162

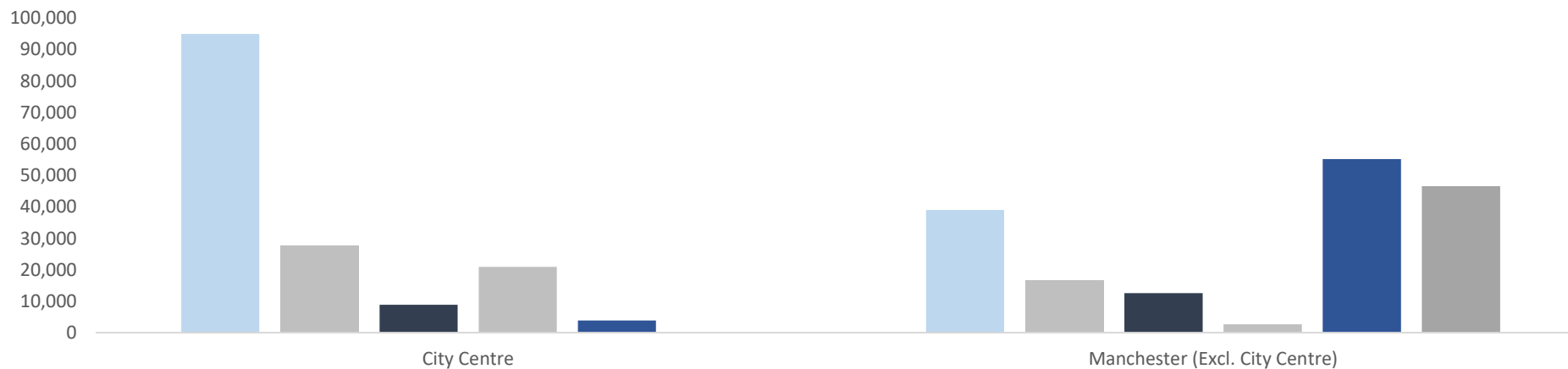
(10% annual growth)

Single Person Households in TA
(December 22)

1,057

(27% annual growth)

94,975m² of office space is currently on-site in the city centre. Outside of the City Centre there is 55, 258m² of on site classed as Leisure.



Total Office Space Under Construction

97,975m²

Expected City Centre Office Space Completions
2022-22 – 2024-25

494,129m²

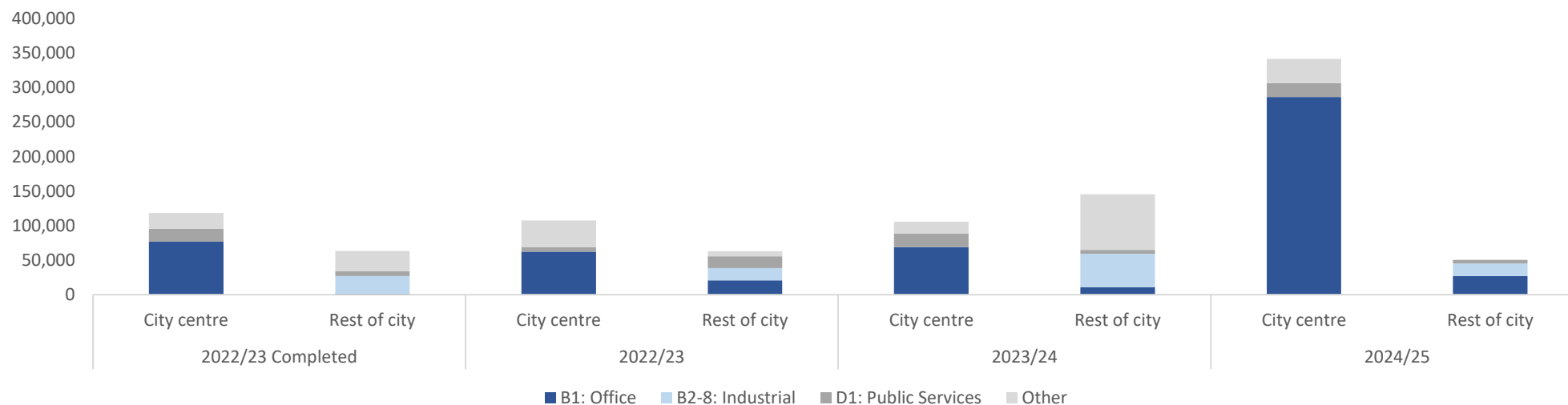
Expected Rest of City Office Completions
2022-23 – 2024-25

60,482m²

■ B1: Office ■ D1: Public Services ■ A: Retail ■ Sui Generis ■ D2: Leisure ■ B2-8: Industrial

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Commercial Developments – Completions & Expected Completions (2022-23 – 2024-25)



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

720,979m²

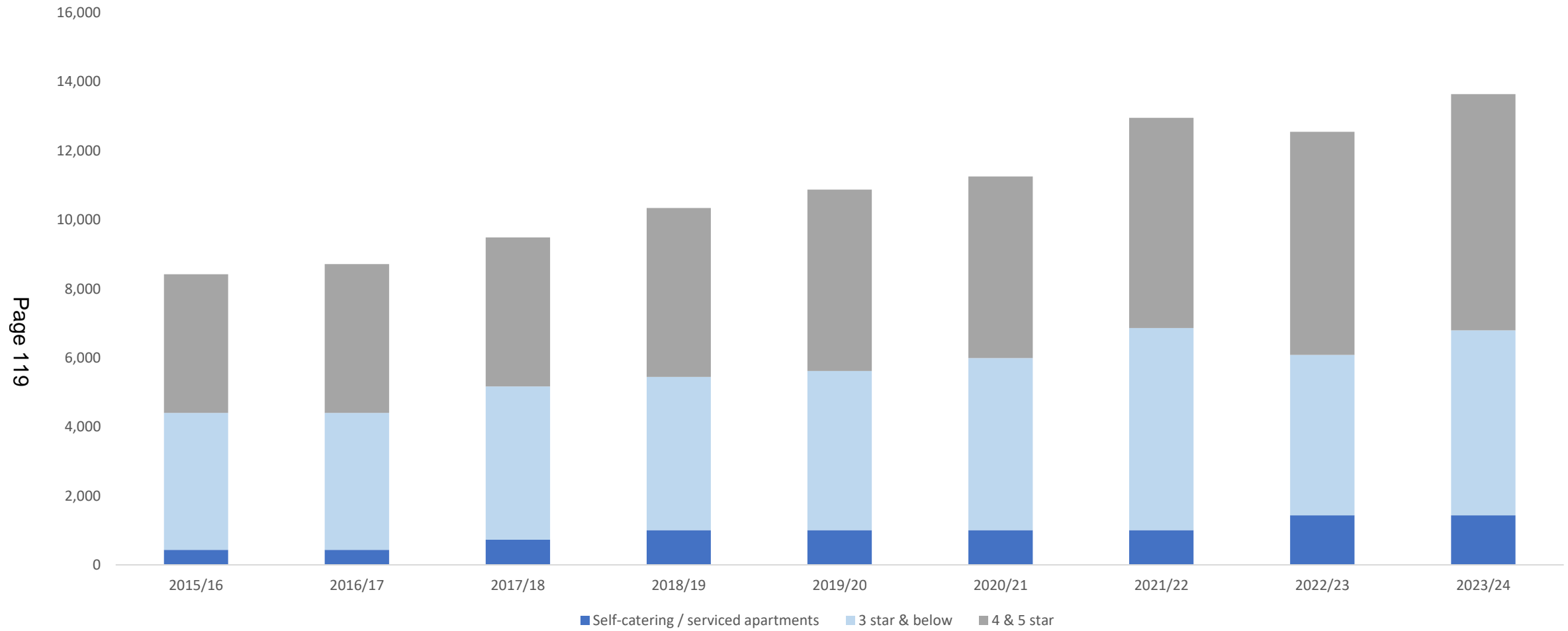
Expected Rest of City Completions
(2022-23 – 2023-24)

357,787m²

■ B1: Office ■ B2-8: Industrial ■ D1: Public Services ■ Other

Appendix 1, Item 9

There remain 6,466 hotel rooms in the City Centre that are 4 and 5 stars, with the majority being 4 stars. Manchester provides 46.5% of all of the visitor accommodation stock rooms within Greater Manchester.



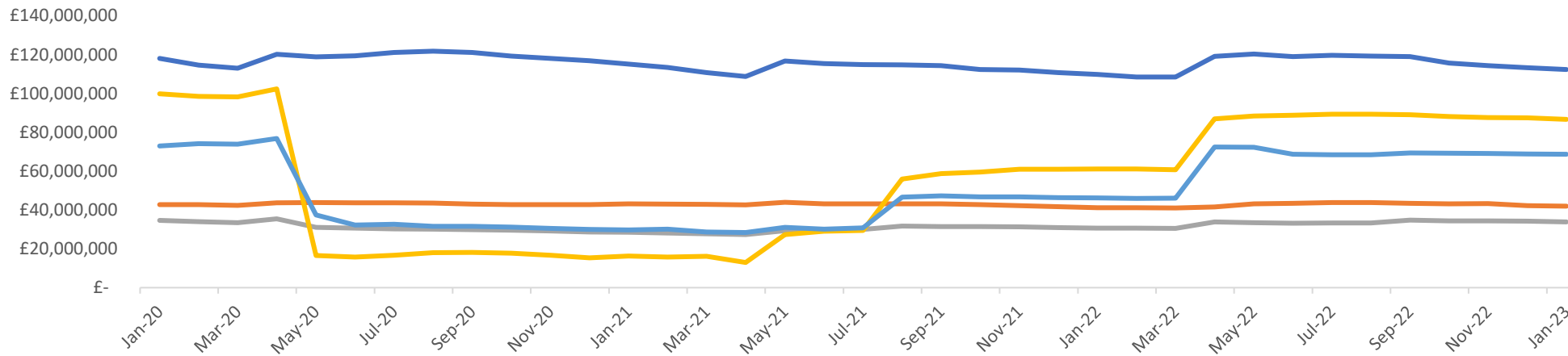
City Centre Hotel Rooms
Constructed 2022

1,728

City Centre Expected Completions
2022-23 to 2024-25

1,811

Total business rates charged decreased by £2.55m between December and January. In spite of this month on month decrease, January 2023 is £54.6m higher than January 2022*



Total Annual Business Rates Charged (January):

£343.5m

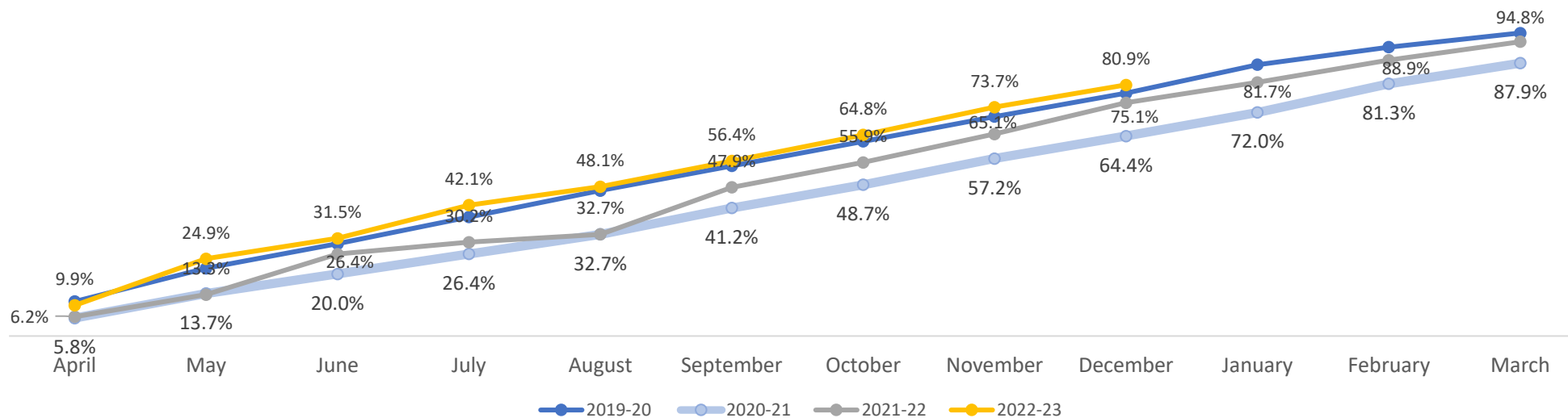
Source: Academy NDR live properties

Data released: 01/12/2022 Next Updated: 01/02/2023

Office Health & Public Services Industrial Retail, Services & Food Other

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

Business rates collection continues to increase. Total collection rate 2022-23 currently stands at 80.9%. Collection rates are above where they were at this stage for both 2020/21 and 2021/22.



Total Collection Rate 2022-23 (December):

80.9%

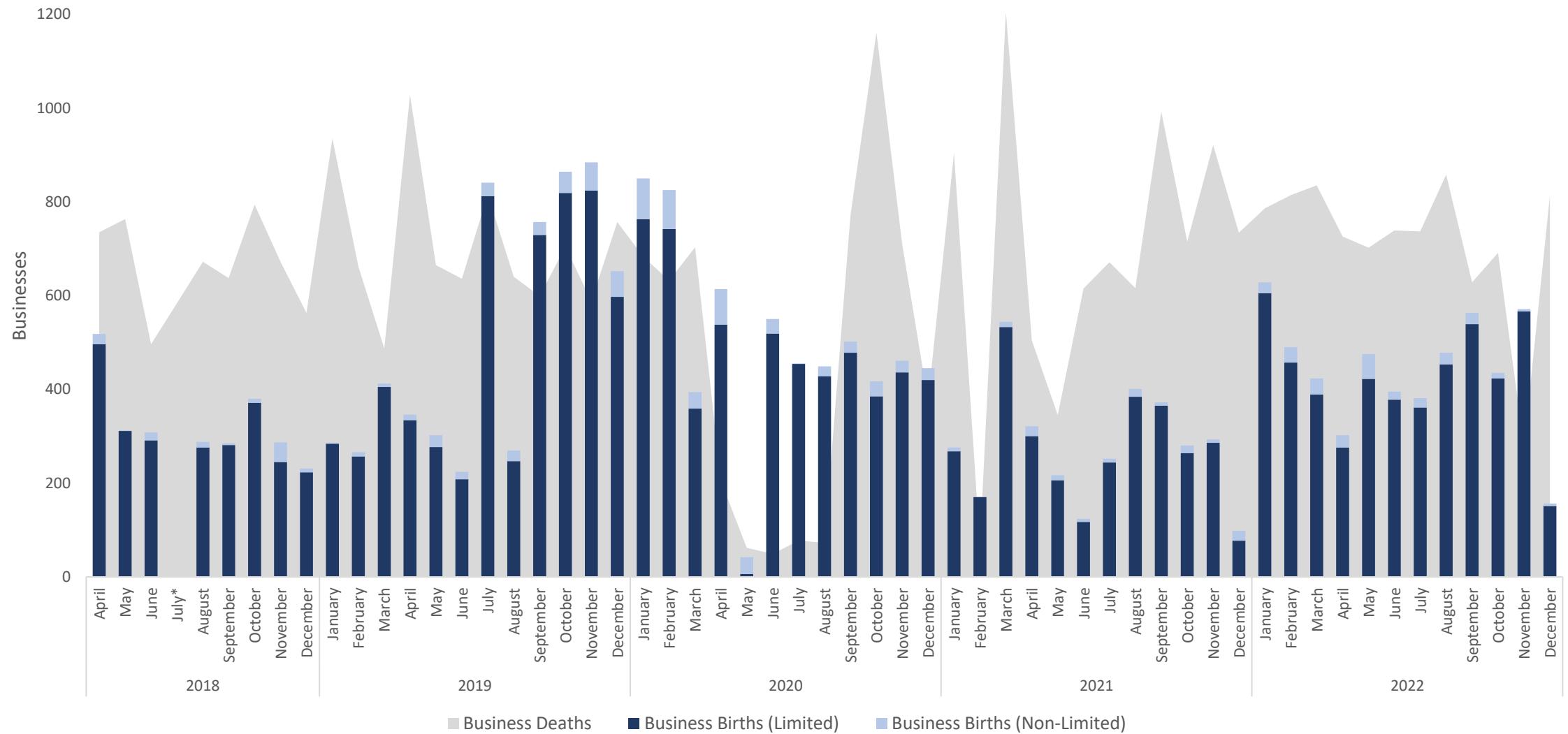
Source: Academy NDR live properties

Data released: 01/12/2022 Next Updated: 01/02/2023

2019-20 2020-21 2021-22 2022-23

Business deaths in December 2022 have again exceeded Business births in Manchester; 813 deaths vs 156 births in December.

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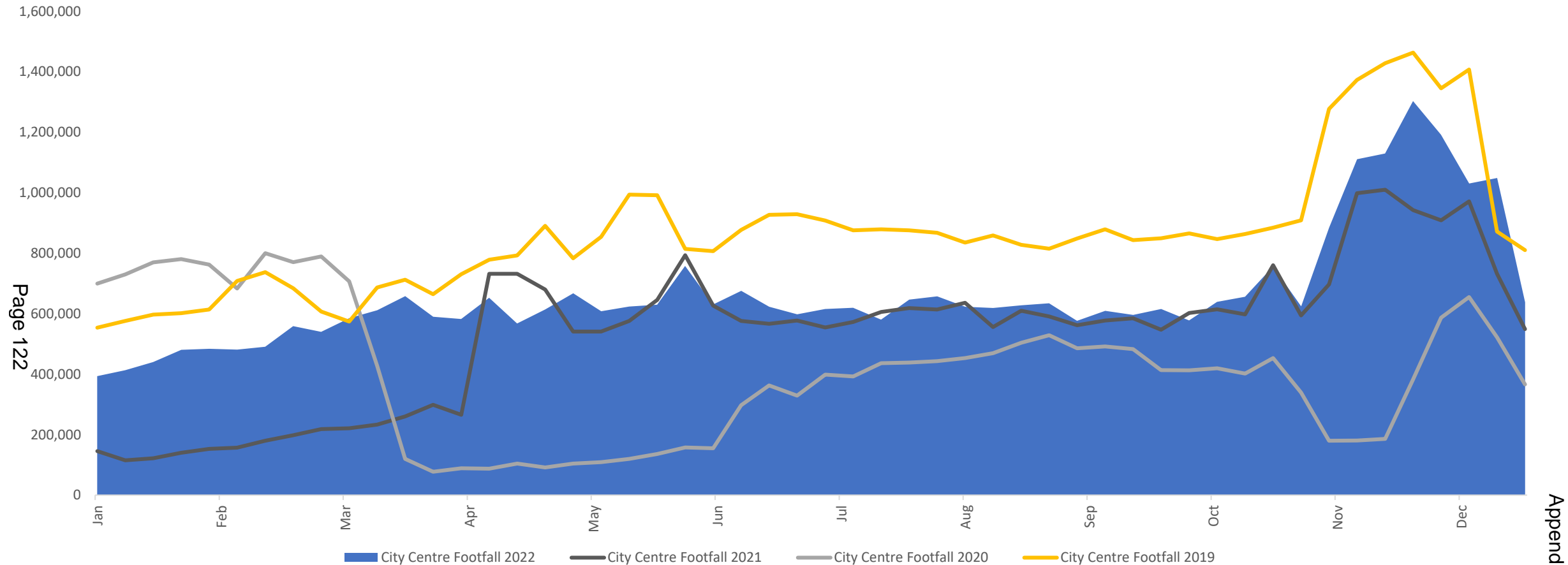


Appendix 1, Item 9

Source: Experian
Data released: 03/01/2023 Next Updated: 01/02/2023

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

Footfall in the City Centre up to the fourth week of December 2022 is way above where it had been compared to the same point in 2021. The fourth week of December 2022 saw the lowest recorded footfall in 8 weeks. Due to this decline footfall is significantly below where it was at the same point in 2019.



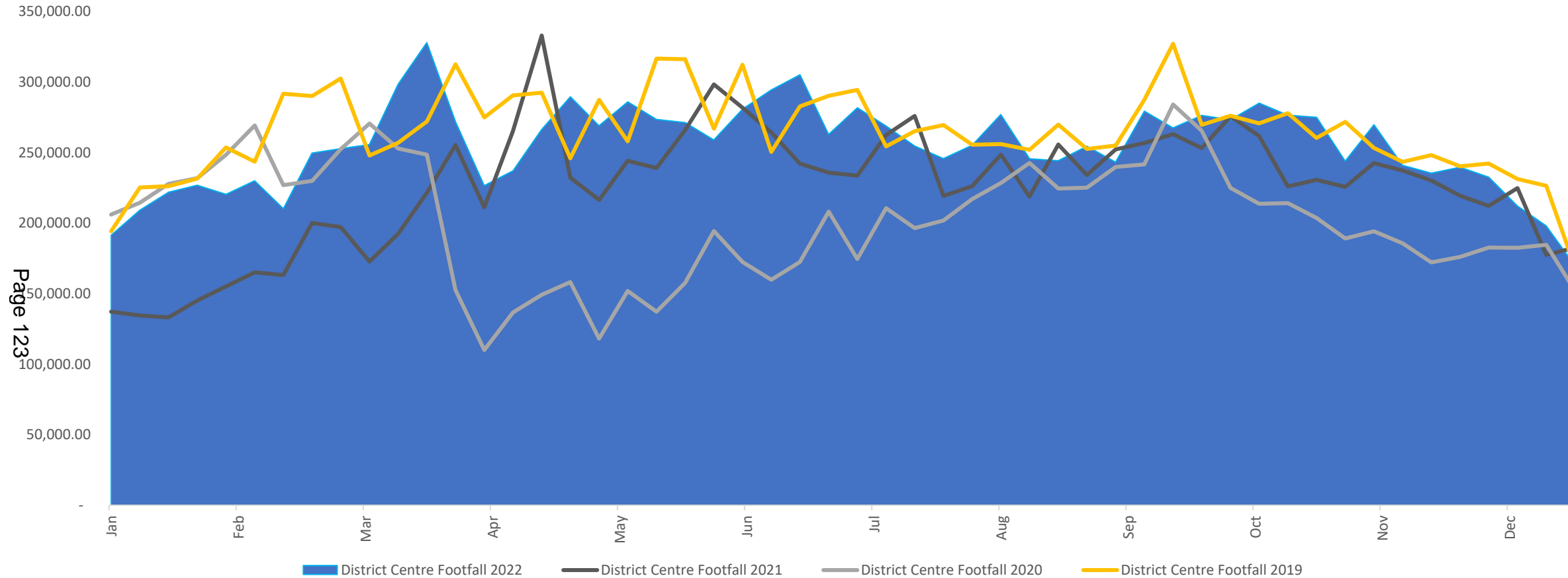
Source: Springboard /CityCo
 Data released: 01/01/2023 Next Updated: 30/01/2023

City Centre* Footfall
 (w/s 26th December):

Change v 2021	Change v 2019
16.17%	-21.27%

* City Centre data on Market St, Exchange Square, St Ann's Square & King St
 ** District Centres data on Blackley, Cheetham Hill, Chorlton, Fallowfield, Gorton, Harpurhey, Levenshulme, Northenden, Rusholme & Withington

District Centre footfall up to the last week of December 2022 is below where it was at the same point in 2021, but is slightly above where it was at the same point in 2019. The footfall figure for the last week of December was 169,781 which is the lowest footfall of 2022.



Source: Springboard /CityCo
Data released: 01/01/2023 Next Updated: 30/01/2023

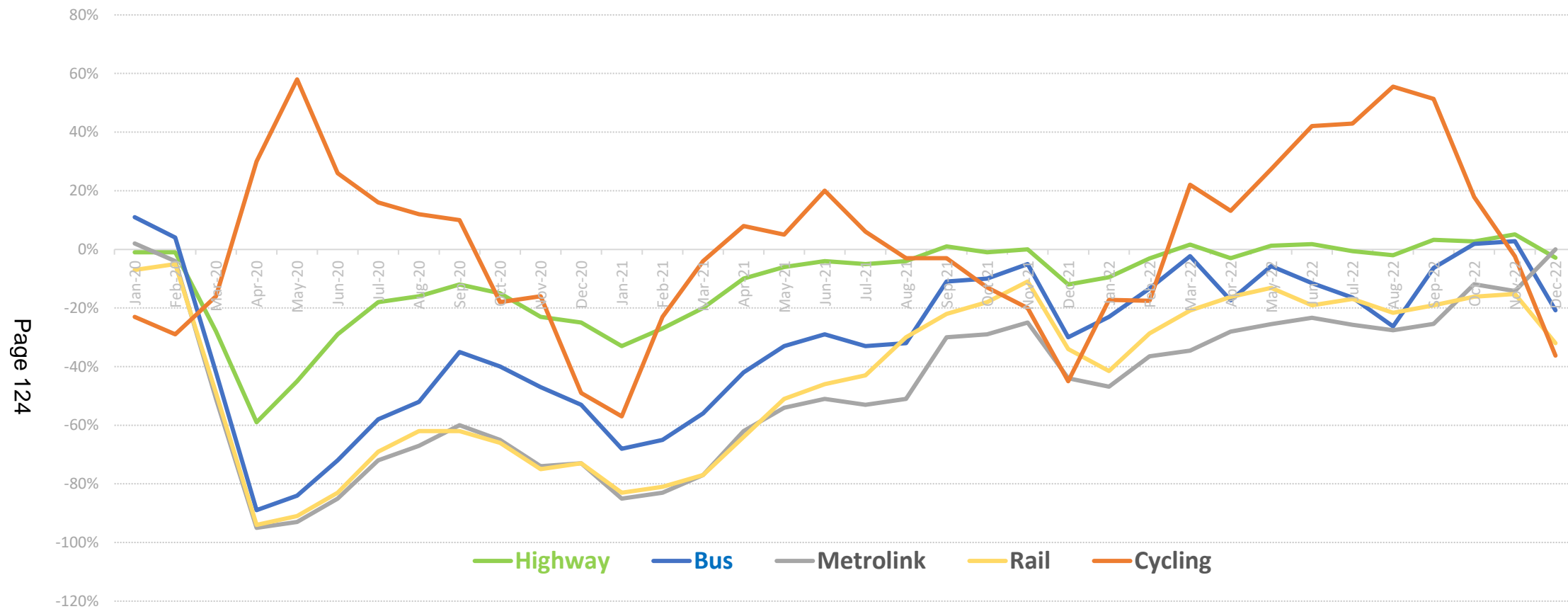
District Centres Footfall**
(w/s 26th December):

Change v 2021	Change v 2019
-7.07%	0.66%




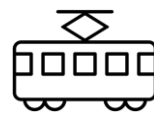

* City Centre data on Market St, Exchange Square, St Ann's Square & King St

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

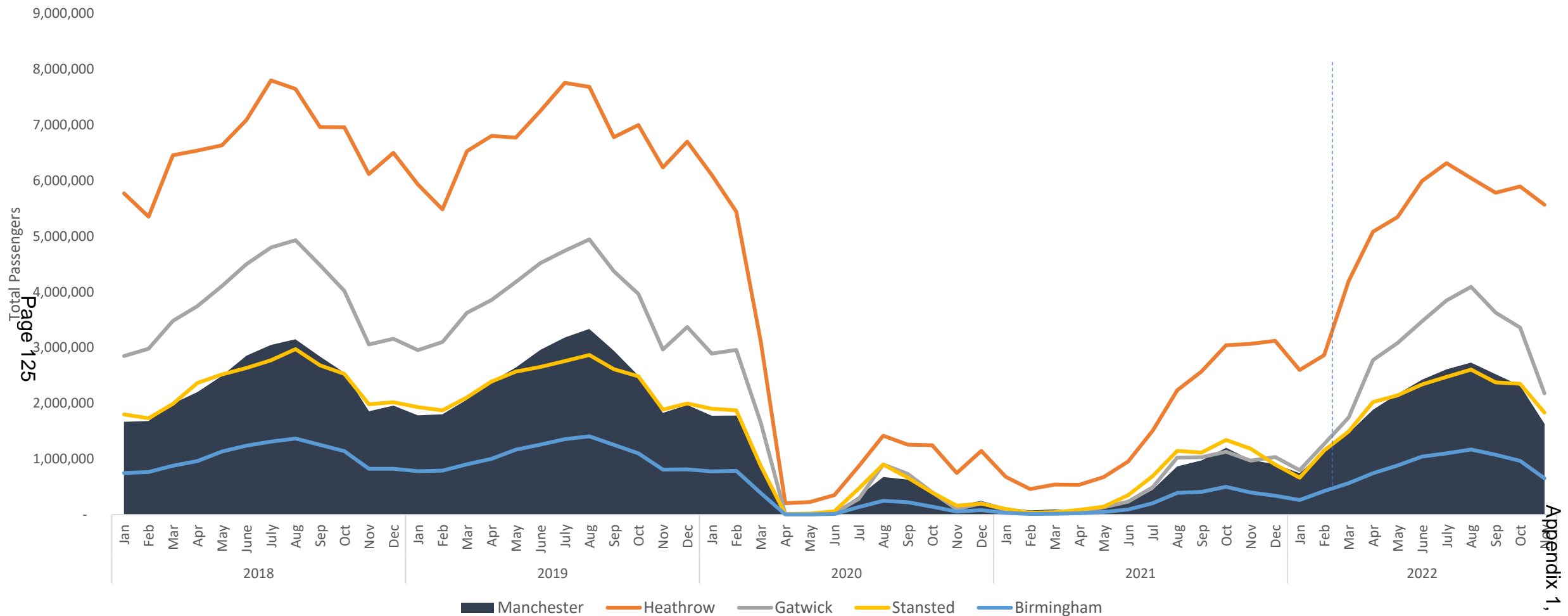
Transport usage decreased across all forms of transport, except for Metrolink. The cycling monthly average usage in December was 36% lower than the baseline (2019), highways usage was 3% lower than the baseline (2019), rail usage was 32% lower than the baseline and bus usage was 21% lower than the baseline and Metrolink was equal to the baseline (2019).



* Rail data from Manchester Piccadilly

				
Cycling	Highways	Bus	Metrolink	Rail
-36%	-3%	-21%	0%	-32%

Between October 2022 and November 2022 all of the major English airports saw a decline in the number of airport passengers, for Manchester airport this is the third successive month in a row where there has been a decline in airport passengers. This decline does reflect previous passenger trends which were seen pre pandemic.



Manchester Airport Passengers
(November)

1,629,427

Monthly Change
(October - November)

-29.7%

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