

Manchester City Council Report for Information

Report to: Executive – 22 July 2022

Subject: Manchester Housing Strategy (2022-2032)

Report of: Interim Director of Housing and Residential Growth

Summary

The purpose of this report is to present new Manchester Housing Strategy (2022-2032) to the Executive. The new Strategy is the product of extensive consultation and stakeholder engagement and sets an ambitious target to increase housing supply and affordable housing growth in particular.

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

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

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

Recommendations

The Executive is recommended to consider and adopt the Manchester Housing Strategy (2022-2032)

Wards Affected: All

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

zero carbon housing pipeline in a way that enables us to decouple future housing growth from any associated increase in CO2 emissions.

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

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

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

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

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

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

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

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

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

Financial Consequences – Capital

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

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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 Housing Strategy (2022-2032) - Economy Scrutiny Committee, 23rd June 2022
- Manchester Housing Strategy 2021 - Economy Scrutiny Committee, 24th June 2021
- The Housing Strategy (2016-2021)
- The Residential Growth Strategy (2015-2025)
- Private Rented Sector Strategy (2020-2025)

1.0 Introduction

- 1.1 This report provides an update on the new Manchester Housing Strategy (2022 – 2032). A draft of the strategy is included in Appendix 1. Following feedback and support from the Economy Scrutiny Committee on the 23rd of June 2022, the Executive is asked to consider and adopt the Strategy.

2.0 Background

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

3.0 Main issues

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

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

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

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

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

3.5 Following support from the Economy Scrutiny Committee and considering the above, the Executive are asked to adopt the attached Housing Strategy (Appendix 1).

4.0 Consultation

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

- 7 Member panel meetings – including 2 focusing specifically on affordability

- Five mini round table events of mixed groups including MCC colleagues, RPs and key partners from the private sector (including property developers and lettings agents)
- Direct engagement with specific representative groups – including the Manchester Disability led People's Access Group (MDPAG) and the Manchester Climate Change Agency
- A range of one-to-one meetings with colleagues across the organisation (e.g., Planning, Work and Skills and Homelessness) and with key partners (e.g., representatives from both Universities)

4.2 Alongside this regular progress updates have been provided to:

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

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

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

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

5.0 Next Steps

- 5.1 Once the Housing Strategy has been finalised, a delivery plan will be developed. The actions detailed in the delivery plan will set out a clear blueprint for how we will realise this strategy's vision and fulfil the commitments that have been made. The delivery plan will be reviewed on an ongoing basis and refreshed as per the workstreams that sit under it.
- 5.2 We have also committed to publishing an annual monitoring report (on the housing strategy targets) so that we can be transparent in our reporting over time.

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

6.0 Recommendations

- 6.1 The Executive is asked to consider and adopt the Manchester Housing Strategy (2022-2032)

Appendix 1 – Manchester Housing Strategy (2022-2032)

Foreword

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

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

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

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

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

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

- Increasing housing supply to meet the needs of our growing population
- Meeting the increasing demand for social & affordable housing
- Addressing rising levels of homelessness across the city
- Diversifying the housing stock & increasing council tax revenues to fund services
- Investing in the Council's housing stock and ensuring it is well managed
- Securing the resources to Level Up & deliver a place-based approach to regeneration
- Protecting & harnessing the economic benefits of our growing construction sector
- Focusing high density development in accessible locations, close to public transport
- Understanding and addressing housing & health inequalities in our communities
- Bringing forward accommodation to enable independence for people in need of care & support
- Addressing fire safety in residential blocks
- Converting former student accommodation to affordable & supported housing
- Delivering low/zero carbon new build housing & retrofitting existing homes

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

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

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

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

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

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

Against this backdrop, [this strategy sets a target of delivering 10,000 affordable homes between 2022 and 2032](#) (an average of 1,000 homes p.a. over the lifetime of the strategy). This represents just under a third of the [36,000 new homes we are committed to building in the city over the next ten years](#). This target reflects the key issue facing the city - essentially the continuing need to increase the supply of homes to house our growing population across varying tenures in response to demand.

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

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

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

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

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

Ambitions, actions and measures of success

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

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

Measure of Success – MCC Residential Development Tracker

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

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

Measure of Success – MCC Residential Development Tracker

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

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

Measure of Success – MCC Council Tax Records

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

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

Measure of Success – MCC Residential Development Tracker

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

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

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

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

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

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

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

Ambitions and measures of success

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

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

Measure of Success – Income Data / Housing Market Indicators

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

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

Measure of Success – Manchester Housing Register

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

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

Measure of Success – Homelessness Data

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

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

Measure of Success – MCC Residential Development Tracker

Address inequalities & create neighbourhoods where people want to live

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

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

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

Addressing inequalities and creating neighbourhoods is not just about buildings homes. It is about place-making and recognising community heritage is integral to this. For example, the redevelopment of the former Reno nightclub site in Moss Side will be guided by the needs of the current community whilst at the same time celebrating the history and culture of the many black communities who have made Moss Side their home. Similarly, our work with the LGBT Foundation to deliver the UK's first LGBT majority Extra Care scheme will help cement the city's reputation as an inclusive and welcoming city for all.

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

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

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

Ambitions and measures of success

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

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

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

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

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

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

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

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

Measure of Success – MCC Residential Development Tracker

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

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

Measure of Success – Manchester Move & MCC Council Tax Records

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

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

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

Given that in 2032 over 85% of the homes we will be living in have already been built, a large-scale retrofitting programme is essential. This will be no small undertaking with the cost of retrofitting estimated at c.£18-25k per property in GM². However, we are well placed to drive forward retrofit locally - both through acting on our own stock and by working closely with and influencing partners. To this end, £260m is required³ to retrofit 10,500 housing association properties over the next 4 years – the first 300 of which have been identified across 5 blocks in North Manchester. [We are committed to accelerating this process and completing the zero-carbon retrofit of at least 1/3rd of the 68,000 homes managed by MHPP partners by 2032, alongside reducing energy use across the estate so that all homes achieve an Energy Performance Certificate \(EPC\) rating of B or above.](#)

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

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

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

Further to this, a task group of private, public and third sector representatives⁴ have recommended that all new development should be net zero carbon from 2023 and have proposed the adoption of a “Manchester Standard” for consideration in planning policy in the future. This approach will be tested through the overarching Local Plan, consultation and engagement process. [Where regeneration opportunities arise to invest in existing estates, we will lead with zero carbon principles in so far as is possible.](#) The new homes replacing them will be low or zero carbon, at high density and located close to public transport and jobs.

If we act on the ambitions set out in this chapter, at pace, then we will be able to combat and avoid the worst effects of climate change. More than that however, we will also live in a city full of warm, healthy and cheap to run homes – responding to fuel poverty and the current economic

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

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

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

crisis. Zero carbon construction and retrofitting of homes will also grow Manchester's green economy and create job opportunities as well as decarbonising the city's housing stock.

Ambitions and measures of success

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

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

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

2. Develop a Retrofit Plan for Manchester across all tenures

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

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

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

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

Measure of Success – MCC Residential Development Tracker

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

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

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

Summary & Opportunities

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

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

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

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

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

Building upon these opportunities will be the starting point for the delivery plans which will follow this strategy. The delivery plan actions will set out a clear blueprint for how we will realise this strategy's vision and fulfil the commitments that have been set out. It will also recognise that success can only be achieved through working in partnership with registered providers, developers, contractors, the voluntary sector, community groups and other partners and colleagues throughout the city. Progress will be reported on a regular basis and the plan will be reviewed and updated to ensure that it remains relevant.

Appendix 1 - Delivering the Housing Strategy

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

Our Manchester Strategy – Forward to 2025

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

Local Plan

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

Neighbourhood Plans

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

Places for Everyone

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

Manchester Climate Change Framework

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

Powering Recovery: Manchester Economic Recovery & Investment Plan

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

Manchester Living Rent

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

Work & Skills Strategy

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

Family Poverty Strategy

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

Build Back Fairer in Greater Manchester

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

Homelessness Strategy

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

MCC Social Housing Offer

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

MCC Allocations Policy

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

Private Rented Sector Strategy

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

Enabling Independence Accommodation Strategy

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

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

Better Outcomes, Better Lives

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

Appendix 2 – Consultation Timetable

Forum	Date	Stage
Manchester Housing Providers' Partnership (MHPP) Strategy Evidence Base	20 th April '21	MCC Strategic Lead took MHPP through the evidence base for the new strategy
Economy Scrutiny	24 th June '21	MCC Strategic Lead took Economy Scrutiny through the evidence base for the new Housing Strategy and requested the committee to discuss and provide comments on the evidence base and the proposed approach to the new strategy
MHPP Forum	1 st July '21	MCC Strategic Lead outlines key objectives.
Policy Panel	12 th July '21	Member's consultation
MHPP Growth & Affordable Homes workstream	14 th July '21	Strategy consultation with MHPP
Policy Panel	16 th July '21	Member's consultation
July Strategic Housing Board (SHB)	20 th July '21	Objectives and key principles and proposals for consultation presented to senior internal & external partners.
MHPP Connecting People workstream	22 nd July '21	Strategy consultation with MHPP
MHPP Zero-carbon group	27 th July '21	Strategy consultation with zero carbon MHPP group
Housing Access Board	17 th August '21	Strategy proposals as key agenda item for consultation
Round Table 1	14 th September '21	Savills, Reside, Your Housing group and Great Places HA.
Round Table 2	20 th September '21	Euan Kellie, JLL, Lawrence Copeland, Rob Elsom.
MHPP Forum	22 nd September '21	MCC Strategic Lead provided an update for discussion and outline next steps/ any further consultation proposals.
Round Table 3	27 th September '21	MCC representatives from Commissioning, Homelessness, Adults and Children Services.
September SHB	28 th September '21	MCC Strategic Lead presented Strategy Update and Emerging Issues. Presentation circulated to membership.
MHPP Growth & Affordable Homes Workstream	29 th September '21	Present Strategy Update and Emerging Issues.
MHPP Zero Carbon Group	7 th October '21	Present changes made since last consultation.
Round Table 4	8 th October '21	MCC representatives from Homelessness Services.

Round Table 5	4 th November '21	Discussion about the new proposed definition of affordability with Registered Provider (RP) CEO's.
Policy Panel: Affordability session	15 th November '21	Presentation and discussion. Response provided to Exec Member for Housing and Employment.
Policy Panel: Affordability session	18 th November '21	Presentation and discussion. Response provided to Exec Member for Housing and Employment.
November SHB	23 rd November '21	MCC Strategic Lead provided updates and presentation on the new local definition of affordability.
Housing Board Consultation	31 st January '22	Housing Strategy Consultation Event for the Housing Board (half day)
March SHB	29 th March '22	Updated on strategy and political timetable.
Policy Panel: Final Draft	16 th May '22	Presentation and discussion with members on the final Housing Strategy draft
Policy Panel: Final Draft	23 rd May '22	Presentation and discussion with members on the final Housing Strategy draft
Briefing for the Leader	6 th June '22	Housing Strategy briefing and discussion with the Leader, Cllr White, Alan and Nick.
Policy Panel: Final Draft	13 th June '22	Presentation and discussion with members on the final Housing Strategy draft
Economy Scrutiny Committee	23 rd June '22	The Committee considered the draft Housing Strategy (2022-2032) and agreed that the final version be taken for consideration by the Executive in July 2022.

Consultation: Zero Carbon

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

Consultation: Affordability

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

Consultation: Disability

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

Round Table 1

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

Round Table 2

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

Round Table 3

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

Round Table 4

Kate Macdonald	Strategic Lead, City Centre Growth & Regeneration
Nicola Rea	Strategic Lead, Homelessness
Jane Davies	Service Manager, Homelessness
Anna Thorogood	Commissioning Manager, Homelessness
Gareth Clarke, Gaynor Howe, Kayte Smyth	Managers within the homelessness services.

Viv Feeney, David Davies, Suzanne Vyse, Laura Stevenson, Joan Todd	
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Round Table 5

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

Appendix 3 – Housing Strategy Equality Impact Assessment

Equality Impact Assessment Tool - Introduction

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

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

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

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

Equality Impact Assessment

1. Tell us about your service

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

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

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

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

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

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

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

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

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

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

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

3. Analysing the impact on equality

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

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

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

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

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

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

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

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

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

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

<u>1. What is the impact of your proposal on this group?</u>	<u>2. What evidence have you used to reach this assessment?</u>	<u>3. What actions could be taken to address the impacts?</u>

<p><u>Age (older people)</u></p>	<p>The Housing Strategy (and its partner Enabling Independence Accommodation Strategy) aim to enable older people to live as independently as possible within their community via care and support at home services, supported, supported housing and appropriate move on accommodation.</p>	<p>Manchester has been working on a long-term of programme of change in Adult Social care focused on maximising independence – Better Outcomes, Better Lives.</p> <p>This has informed the Housing Strategy (and the associated Enabling Independence Accommodation Strategy) alongside information from commissioners and trusted partners.</p>	<p>A key action identified in the strategy will be ensuring that we continue to develop our extra care and specialist older peoples housing offer.</p> <p>More broadly than that the strategy commits us to diversifying the older people's housing offer – including in the city centre – so that there is the right home at the right time when people are ready to move.</p>
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<p><u>Age (children and young people)</u></p>	<p>There are increased risks to the physical and mental health of children which arise from poor housing conditions. This negatively impacts upon the development and educational achievement of our young people.</p> <p>The Housing Strategy seeks to address this issue where it arises in the city.</p>	<p>The negative impacts of poor housing on children and young people are very clearly highlighted and evidenced in a recent study by the Building Research Establishment – “The Cost of Poor Housing in England” (2021).</p> <p>We also know through work on the Family Poverty Strategy and the more recent Build Back Fairer Marmot Review, that poor quality and overcrowded housing is harmful to health and widens inequalities for residents.</p> <p>Larger families represent the biggest cohort in Priority Bands on the Housing Register with many spending significant periods of time waiting for a suitable property.</p> <p>Young people are more likely to rent from the private sector where housing conditions are more likely to be low quality</p> <p>Higher levels of children in care means we need more supported</p>	<p>The Private Rented Sector Strategy seeks to address poor quality management and housing condition in rented properties, predominately in the older terraced stock in the north, east and central areas of the city. It is these locations where the relationship between poor housing and health outcomes is most acute.</p> <p>Selective Licensing and HMO Licensing Schemes are assisting landlords to meet their individual responsibilities to tenants and improve housing conditions</p> <p>One of the key ambitions of the Housing Strategy is to increase the delivery of affordable family houses by over 3,000 by 2032 to meet demand from the housing register and address overcrowding in areas where average household sizes are the highest</p> <p>RP partners have developed both permanent and short term supported housing models for</p>
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		and move on housing for care leavers.	care leavers – however current commissioning strategies can make bringing forward such housing challenging. Something we will address over the lifetime of the strategy
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<p><u>Disability</u></p>	<p>Suitable homes for some of our most at risk residents, including those with disabilities, have been in very short supply.</p> <p>This strategy seeks to increase the supply of suitable accommodation to meet demand from disabled residents.</p>	<p>Manchester is working on a long-term of programme of change in Adult Social care focused on maximising independence – Better Outcomes, Better Lives. This has informed the Housing Strategy.</p> <p>We also know from growing numbers of inquiries from residents and Councillors that there are many disabled people living in the private rented sector in poor quality accommodation, unable to either get the adaptations they need to continue living in that property (because landlords refuse them) or move to an alternative suitable accommodation (because there isn't one available)</p>	<p>We will find more housing solutions for disabled households and families who are currently living in inappropriate homes.</p> <p>The Housing Strategy and EIAS commits us to strengthening the development of supported housing options for younger adults and wider move-on and independent living options for those who need our support.</p> <p>We are also committing to remodelling our homecare and adaptations services to overcome some of the barriers disabled people are facing when it comes to continuing to live in their existing homes. There will be a focus on doing things earlier and better.</p>
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<p><u>Race</u></p>	<p>Housing inequality in Manchester is directly related to the disadvantages suffered by some individuals or groups because of their characteristics (including race).</p> <p>This inequality remains a significant issue in the city and something the Housing Strategy seeks to address directly.</p>	<p>Marmot's Build Back Fairer Report for GM highlights how levels of social, environmental and economic inequalities in society are damaging health and wellbeing, how those disadvantages have been exposed and magnified by the COVID-19 pandemic and how closely they are connected to housing inequalities.</p> <p>Ethnic minority residents are more likely to rent from the private sector where housing conditions are more likely to be low quality</p> <p>Black and Asian residents on the Housing Register, generally require larger family housing, which remains severely undersupplied. This is leading to overcrowding and other housing issues for those residents.</p>	<p>Addressing overcrowding and bringing forward housing which better meets the needs of Manchester's diverse communities will be required to meet the identified challenges and address ingrained inequalities, poverty and polarisation in the city. This is one of the priorities of the new Housing Strategy.</p> <p>This includes the ambition to deliver 3,000 affordable family houses by 2032 to address overcrowding in areas where average household sizes are highest.</p> <p>Recognising community heritage and local identity in proposals to improve existing stock and build new homes will be integral to the place-based approach articulated in the forthcoming Housing Strategy. This will include proposals to bring forward a housing scheme celebrating the history and culture of the many communities who have made Moss Side their home on the site of the former</p>
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			<p>Reno nightclub, a place where Black people were welcomed at a time when many night clubs unofficially barred Black people</p> <p>Similarly, we also need to improve the safety, quality & management of private rented sector homes – a key ambition of both the Housing Strategy and the Private Rented Sector strategy.</p>
Sex			

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

	<p>appropriate & accessible housing is available to cement the city's reputation as an inclusive and welcoming city for all including members of the LGBTQ+ community</p>	<p>the LGBTQ+ community were facing prejudices in existing Extra Care schemes across Manchester</p>	<p>partners to develop a Pride in Ageing standard within older people's housing schemes and the building of UK's first an LGBT Majority Extra Care scheme with Anchor Hanover Group, to create safe celebratory spaces for LGBT residents to live.</p> <p>We are in the process of developing a strategic statement of intent in partnership with the LGBT Foundation and MHPP regarding LGBT housing.</p>
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<u>Faith / religion / belief</u>			
<u>Additional / Optional Characteristics</u>			

<p><u>Families living in Poverty</u></p>	<p>The Housing Strategy sets out our priorities aimed at improving the housing options for lower income families and families in Temporary Accommodation</p>	<p>There are too many people living in Temporary Accommodation often for far too long (c.2,800 households incl. 1,900 families).</p> <p>The city is becoming increasingly reliant on private sector dispersed accommodation (which currently houses over 90% of all households in TA) and we are having to accommodate people outside of the city away from family networks due to demand and lack of supply.</p> <p>Similarly, c.40% of households in Priority Need on the Housing Register require 3 or more bedrooms</p> <p>We know through work on the Family Poverty Strategy and the more recent Build Back Fairer Marmot Review, that poor quality and overcrowded housing is harmful to health and widens inequalities for residents.</p>	<p>MCC will work with partners in the Manchester Housing Provider Partnership to ensure that new homes built in the city are designed to meet the needs of families in poverty to reduce the numbers in overcrowded properties, on the Housing Register and in TA</p> <p>This strategy is supported by the recent review of the city's Allocations Scheme - where access for those in greatest need, including people who are living in temporary accommodation, has been improved. Whilst this will not solve the Temporary Accommodation crisis fully, it will enable some people to access accommodation more quickly and offer a greater opportunity and flow through the allocation system.</p>
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<u>Carers</u>			
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<p><u>Homelessness</u></p>	<p>The level of homelessness in the city is unacceptably high.</p> <p>Accordingly, one of the main vision principles of the Housing Strategy is to ‘Work to end Homelessness...’</p>	<p>The number of people presenting as homeless is continuing to increase (over 9,500 presentations in 2020-21 – 60% more than in 2017-18).</p> <p>This is costing the Council c.£15m annually.</p> <p>Evidence from the Manchester Homelessness Partnership highlights the difficulty of finding suitable homes in the private sector – especially larger family properties where competition for limited stock is high.</p>	<p>The strategy commits us to increase the supply of appropriate housing for homeless households to reduce the time spent in Temporary Accommodation</p> <p>MCC will work with partners in the Manchester Housing Provider Partnership to ensure that new homes built in the city are designed to meet the needs of households experiencing the various forms of homelessness</p> <p>This strategy is supported by the recent review of the city's Allocations Scheme - where access for those in greatest need, including people who are living in temporary accommodation, has been improved. Whilst this will not solve the Temporary Accommodation crisis fully, it will enable some people to access accommodation more quickly and offer a greater opportunity and flow through the allocation system.</p>
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			<p>Innovative solutions led by the city's Housing and Homelessness Services will also be reflected in the forthcoming Homelessness Strategy.</p> <p>The key priorities are likely to focus around increasing prevention, ending rough sleeping and reducing the use of B&B & temporary accommodation through more affordable and appropriate housing solutions linked to Better Outcomes, Better Lives</p>
Ex-Armed Forces	<p>The Armed Forces community should not face disadvantage compared to other citizens in the provision of public and commercial services.</p> <p>Special consideration is appropriate in some cases, especially for those who have given most such as the injured and the bereaved.</p>	<p>MCC is signed up to the Armed Forces Covenant.</p> <p>The purpose of this Covenant is to encourage support for the Armed Forces Community working and residing in Manchester and to recognise and remember the sacrifices made by members of this Armed Forces Community, particularly those who have given the most.</p> <p>This includes in-Service and ex-Service personnel their families and widow(er)s in Manchester</p>	<p>MCC's commitments, as a member of the Covenant, will be upheld as part of the delivery of the Housing Strategy and associated policies.</p>

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4. Quality Assurance - Equality, Diversity and Inclusion Team

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

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

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

Name:		Date:	
Job title:		Signature:	

Annex 1 – Actions Log

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

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

