

An aerial photograph of Manchester, UK, taken during sunset. The sky is filled with soft, golden light and scattered clouds. In the foreground, a residential area with terraced houses and a canal is visible. The middle ground shows a mix of residential and commercial buildings. In the far distance, the Manchester city skyline with several skyscrapers is visible against the horizon.

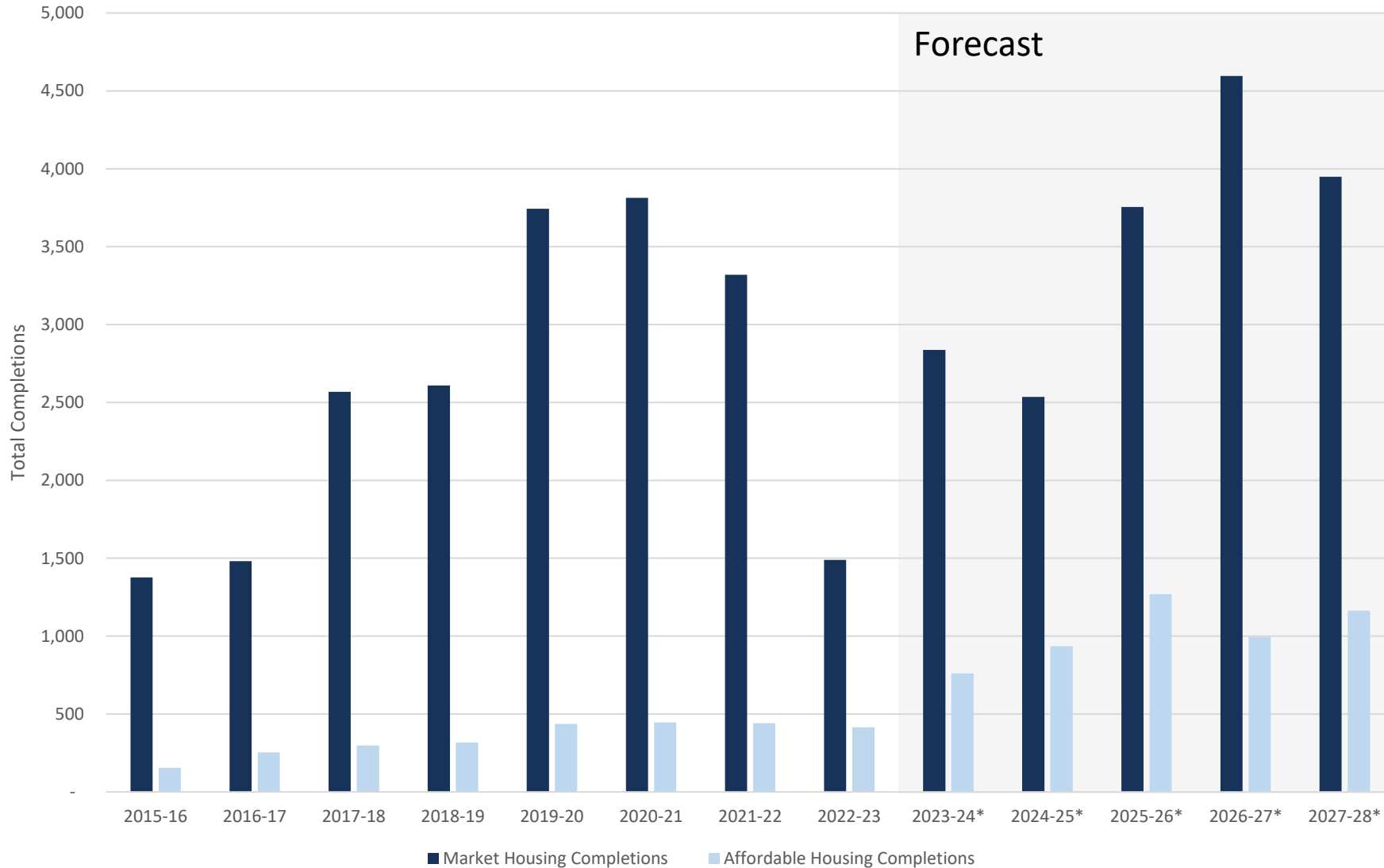
# **Manchester Housing Strategy (2022-2032)**

## **Annual Monitoring Report 2022-23**

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

# Over 1,900 homes built in 2022-23 across the city (5.3% of the 36,000 home target)

*Drop in yearly completions a result of drop off in starts during Covid & construction delays due to rising costs*



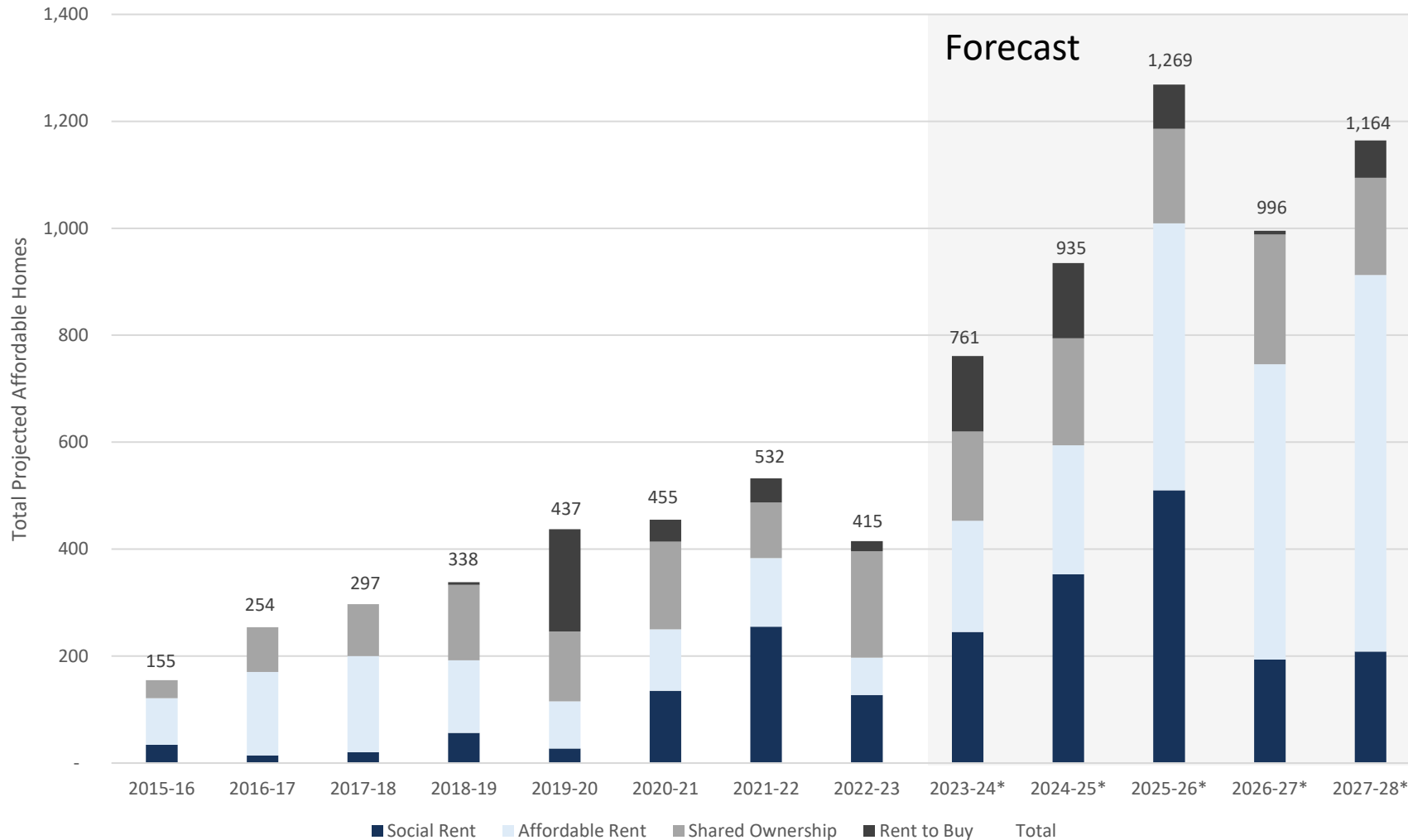
	Annual Total	Strategy Total	Progress To Target
New Homes Built (Manchester excl. City Centre)	938	938	-
New Homes Built (City Centre)	969	969	-
<b>Total New Homes Built</b>	<b>1,907</b>	<b>1,907</b>	<b>5.3%</b>

- Over 11,000 units under construction & a further 11,700 units with planning permission
- Majority of these c.23,000 homes expected to complete in the next 5 years (over 52% of Housing Strategy target)

**Deliver 36,000 new homes by 2032 including 10,000 affordable homes**

# Affordable homes - 415 completions in 2022-23 (4.2% of Housing Strategy target)

*A slight drop on 2021-22 but still represents a strong pipeline compared to 2015-2019 figures & strengthening future pipeline*



	Annual Total	Strategy Total	Progress to target
Social Rent	127	127	-
Affordable Rent	70	70	-
Shared Ownership	199	199	-
Rent to Buy	19	19	-
<b>Total</b>	<b>415</b>	<b>415</b>	<b>4.2%</b>

- Completions include 45 homes on Edge Lane Business Centre (Your Housing Group) & 43 homes at the Former Belle Vue Stadium site (Great Places)
- Over 1,280 affordable homes under construction & a further c.1,760 with planning permission
- 105 new affordable homes were built on MCC owned land in 2022-23 - representing 25.3% of total delivery

**Deliver 36,000 new homes by 2032 including 10,000 affordable homes**

## Right to Buy responsible for loss of 236 MCC owned affordable homes in 2022-23 (net growth of 179 affordable homes)

*Delivery merely sustaining (rather than adding to) the availability of affordable housing in Manchester*

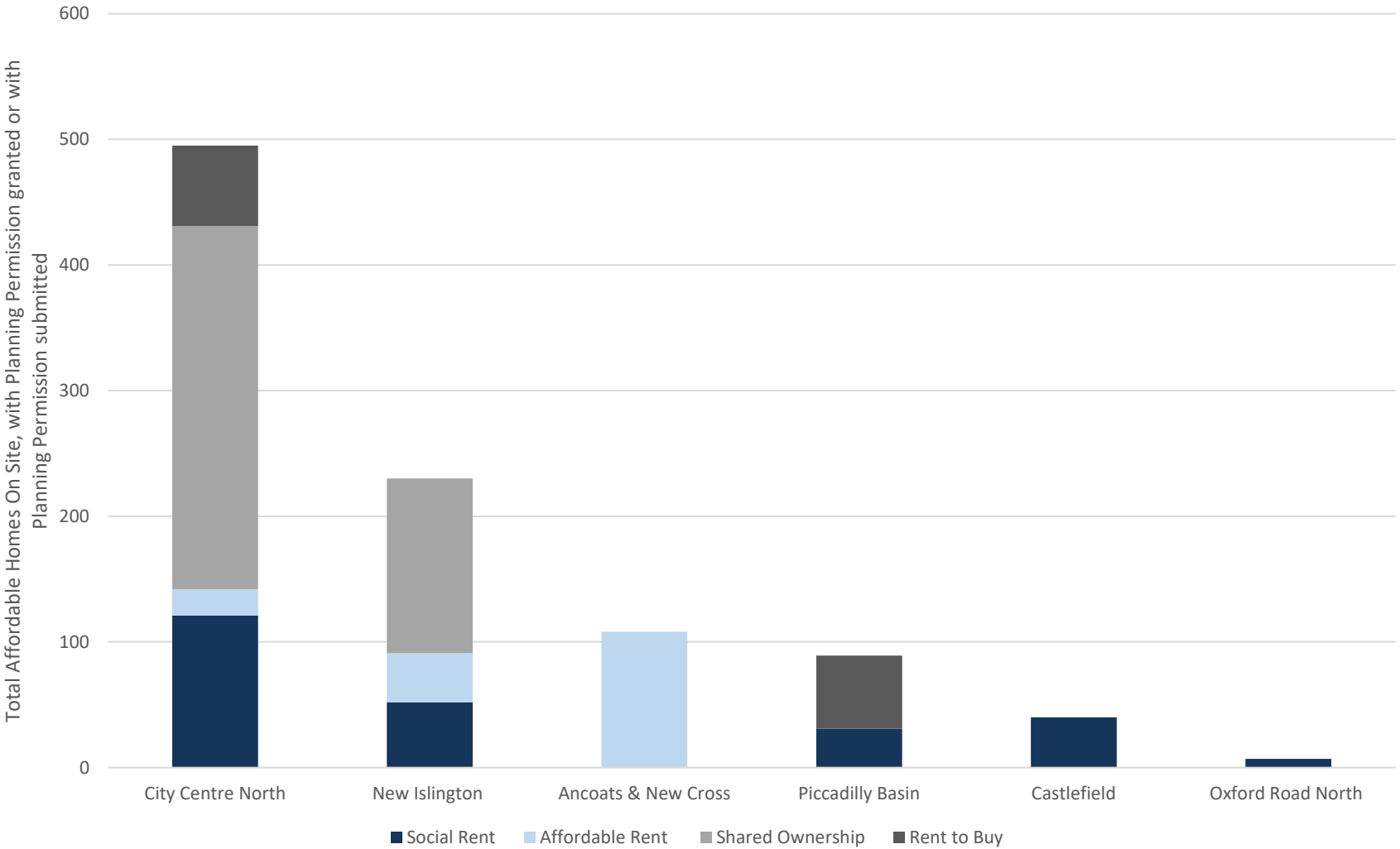
Year	New Affordable Homes					Affordable Homes Lost			Net Affordable Homes
	Social Rent	Affordable Rent	Shared Ownership	Rent to Buy	Total New Affordable Homes	Right to Buy	Right to Acquire	Total Homes Lost	
2015-16	34	87	34	0	155	107	23	130	25
2016-17	14	156	84	0	254	167	36	203	51
2017-18	20	180	97	0	297	222	7	229	68
2018-19	56	136	141	5	338	181	92	273	65
2019-20	27	88	131	191	437	191	69	260	177
2020-21	136	115	164	41	456	76	44	120	336
2021-22	263	159	70	40	532	174	60	234	298
2022-23*	127	70	199	19	415	236	0	236	179
<b>Total</b>	<b>677</b>	<b>991</b>	<b>920</b>	<b>296</b>	<b>2,884</b>	<b>1,354</b>	<b>331</b>	<b>1,685</b>	<b>1,199</b>

\* Right to Acquire data not currently available for 2022-23

**Deliver 36,000 new homes by 2032 including 10,000 affordable homes**

# Notable upscaling of affordable development activity in the city centre

Whilst only 2 homes have been delivered (Rough Sleeping Accommodation Programme), there are currently 462 affordable homes on site in the city centre, planning permission granted for a further 501 affordable homes (32% of Housing Strategy) & 6 homes with planning permission pending

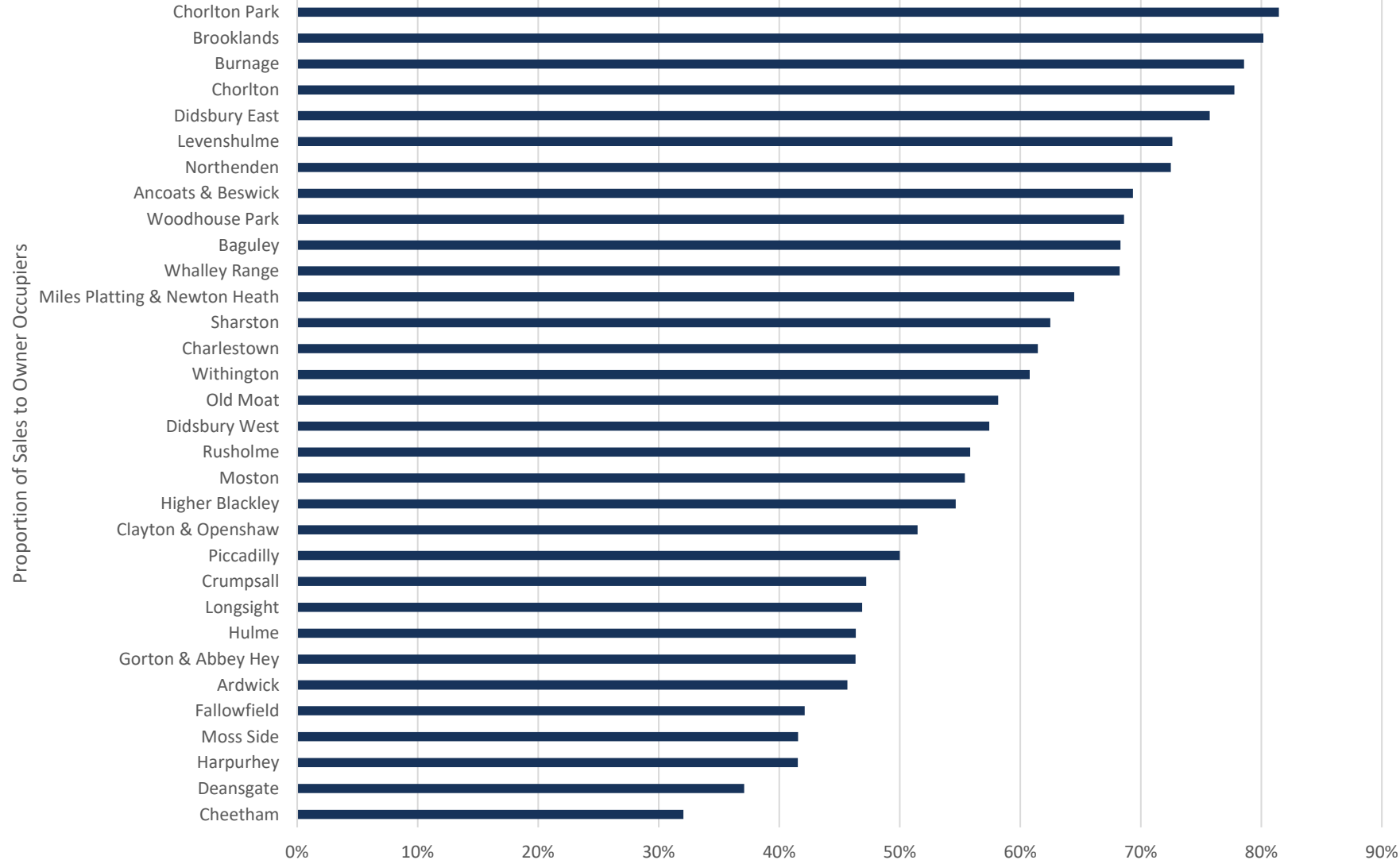


	Annual Total	Strategy Total	Progress to target
Social Rent	1	1	-
Affordable Rent	1	1	-
Shared Ownership	-	-	-
Rent to Buy	-	-	-
<b>Total</b>	<b>2</b>	<b>2</b>	<b>0.06%</b>

- Growth in the pipeline has been driven by Homes England Strategic Partners
  - Victoria Riverside, 128 Affordable Homes, L&Q – Under Construction
  - Laystall Street, 89 Affordable homes, Great Places – Under Construction
  - Downley Drive, 75 Affordable Homes, Great Places – Under Construction
  - Islington Wharf Phase 4, 54 Affordable Homes, Clarion – Under Construction

# Slight drop (0.4%) in owner occupiers across the city – c.350 less than 2021-22

*c.6% growth in proportion of sales to owner occupiers compared to Buy-to-Let investors from 2021-22*



Metric	Annual Total	Strategy Total	Progress To Target
Change in Number of Owner Occupiers	-346	-346	-2.4%

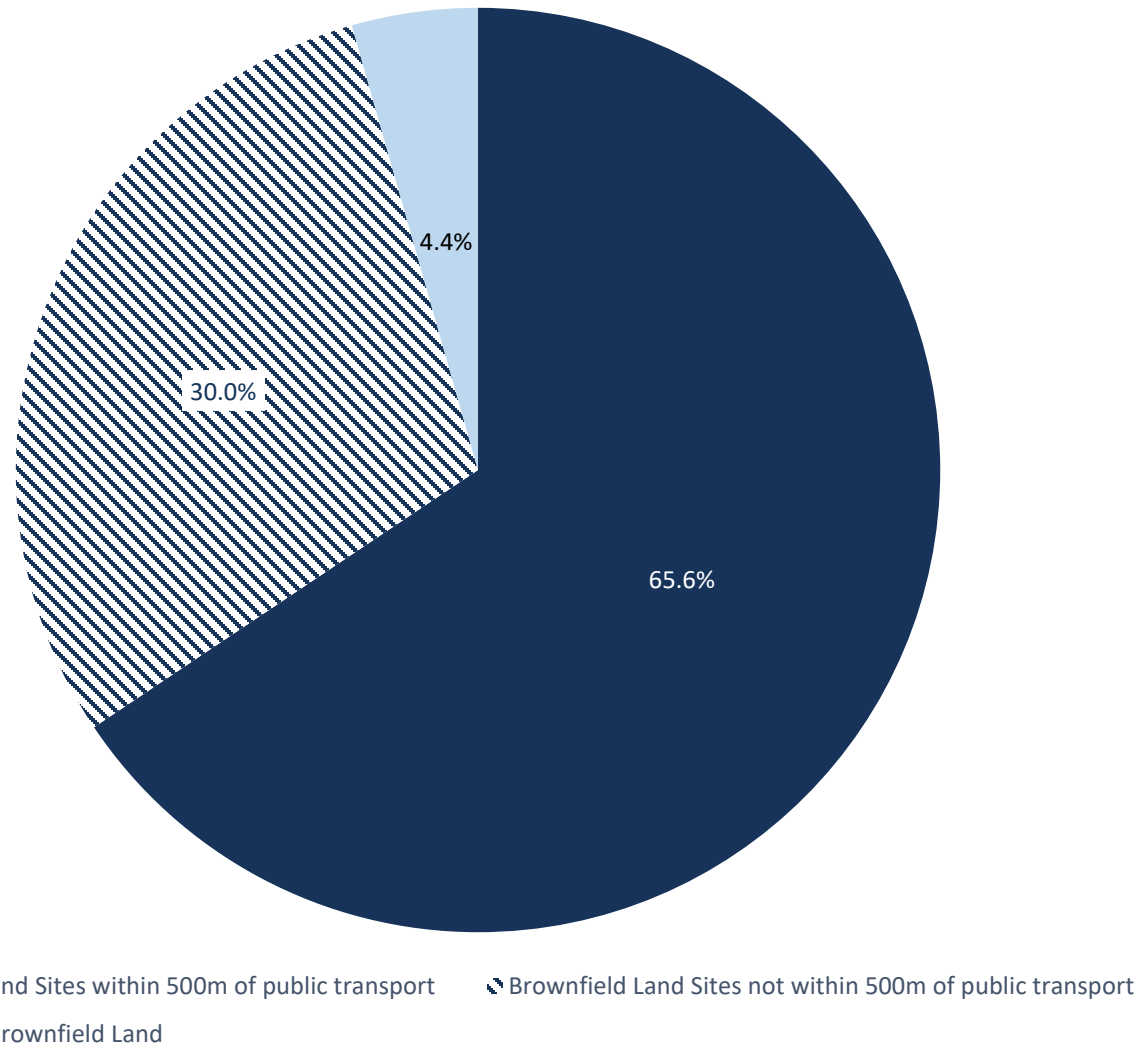
Metric	Previous Year Total	Current Year Total	Change
Proportion of Sales to Owner Occupiers (New Build & Existing Stock)	55.2%	58.4%	5.9%
New Shared Ownership / Rent to Buy Homes	135	218	61.5%

- Increasing role for affordable home ownership tenures in an environment of increasing interest rates and constraints on high street lending for first time buyers in particular

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

# Over 96% of properties delivered on brownfield sites (including c.69% within 500m of public transport) in 2022-23

Continuing to seek funding to unlock opportunities on brownfield land



Metric	Annual Total	Strategy Total	Difference from Target
Total New Houses Built	1,904	1,904	-
Proportion of homes built on brownfield sites	95.6%	95.6%	<b>15.6%</b>
Proportion of homes built on brownfield sites within 500m of Metrolink/Rail/Bus Station	68.6%	68.6%	<b>- 11.4%</b>

- GMCA Brownfield Housing Fund secured c.£20m for over 1,600 homes (c.40% affordable)
- OPE Brownfield Land Release Fund – MCC submitted 6 bids for c.£3 million pounds to unlock the development of 209 homes (incl. c.60% affordable housing)
- Trailblazer devolution deal provides greater certainty and flexibility around funding
- Work to review potential sites for next round of funding to commence in Summer '23

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

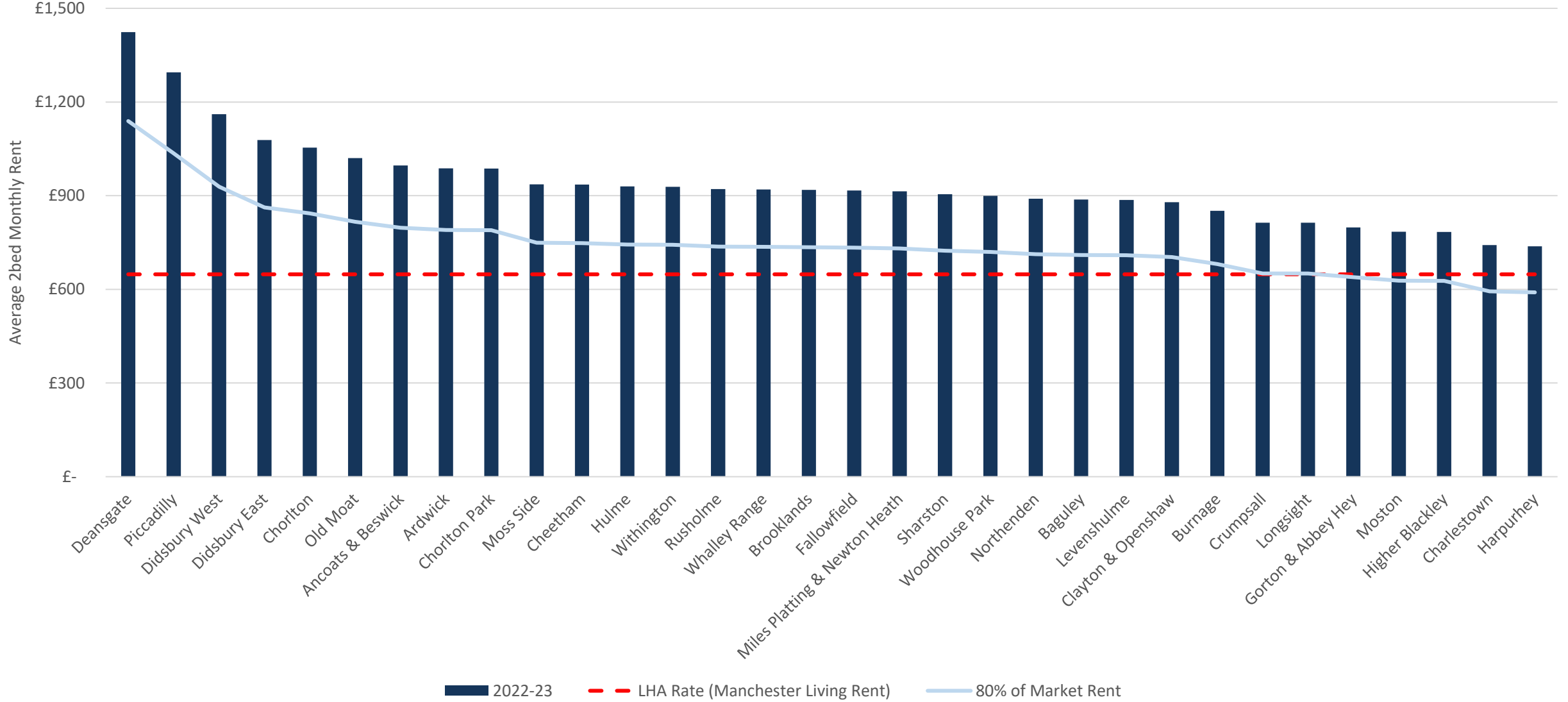


**Work to end homelessness and ensure housing is affordable  
& accessible to all**

# Manchester Living Rent launched in July 2022

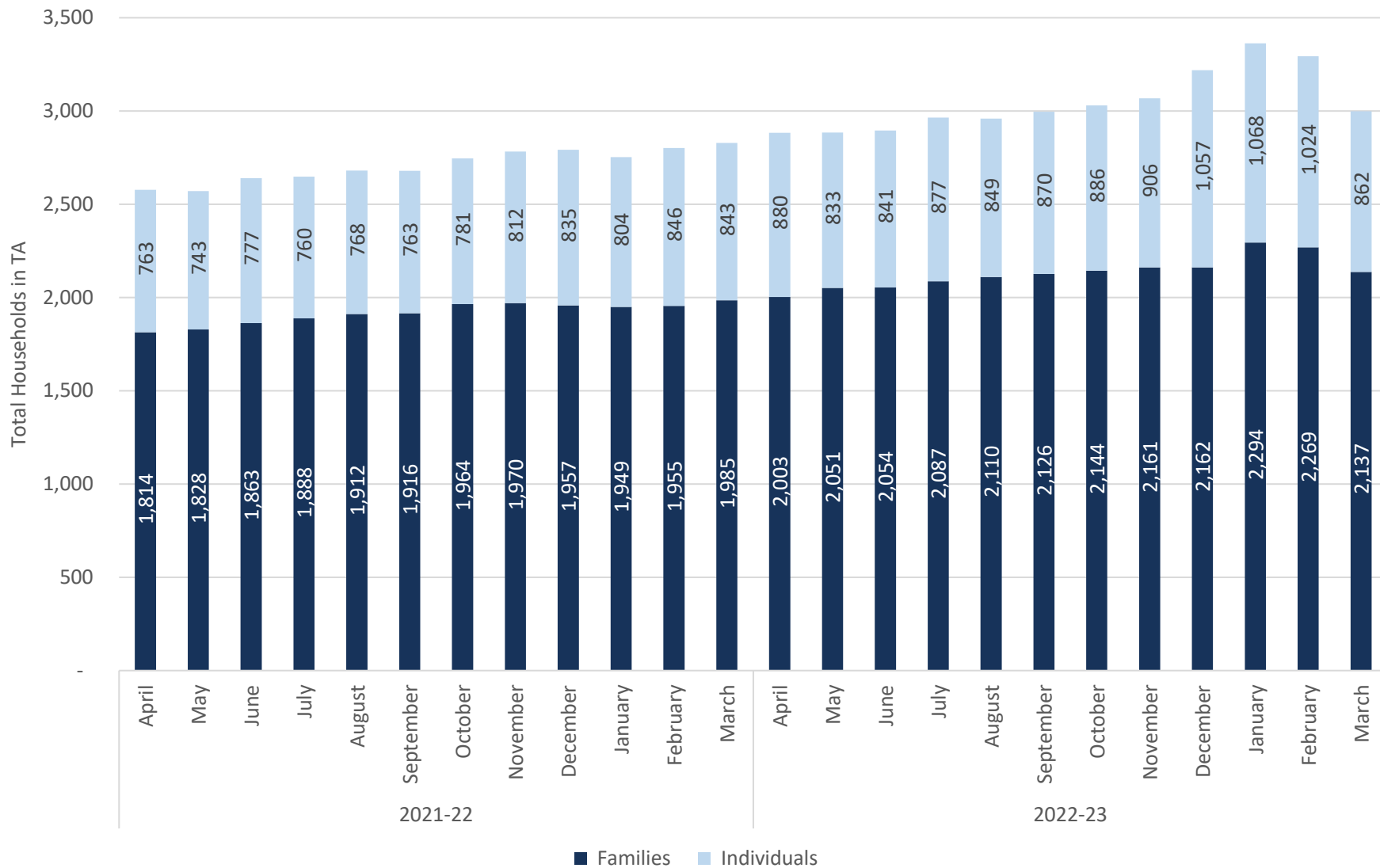
*This City Phase 1 includes 38 affordable homes available at Manchester Living Rent*

*MCC also working with RP partners to ensure all new Affordable Rent homes are capped at the LHA rate (Manchester Living Rent)*



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

**Demand for Temporary Accommodation peaked in Jan 2023, however 171 more households in TA than in March 2022 (6.0% growth)**  
*Albeit numbers beginning to drop following the implementation of the updated Allocation Policy in Feb 2023 (9.1% drop from Feb to March)*



Metric	Previous Year Total	Current Year Total	Change
Number of Households in TA	2,828	2,999	<b>6.0%</b>
Average Time Spent in TA (Weeks)	34	22	<b>-36.1%</b>
Annual Net Cost of TA	£13.5m	£23.9m	<b>77.0%</b>
Prevention Metric*	-	200	-

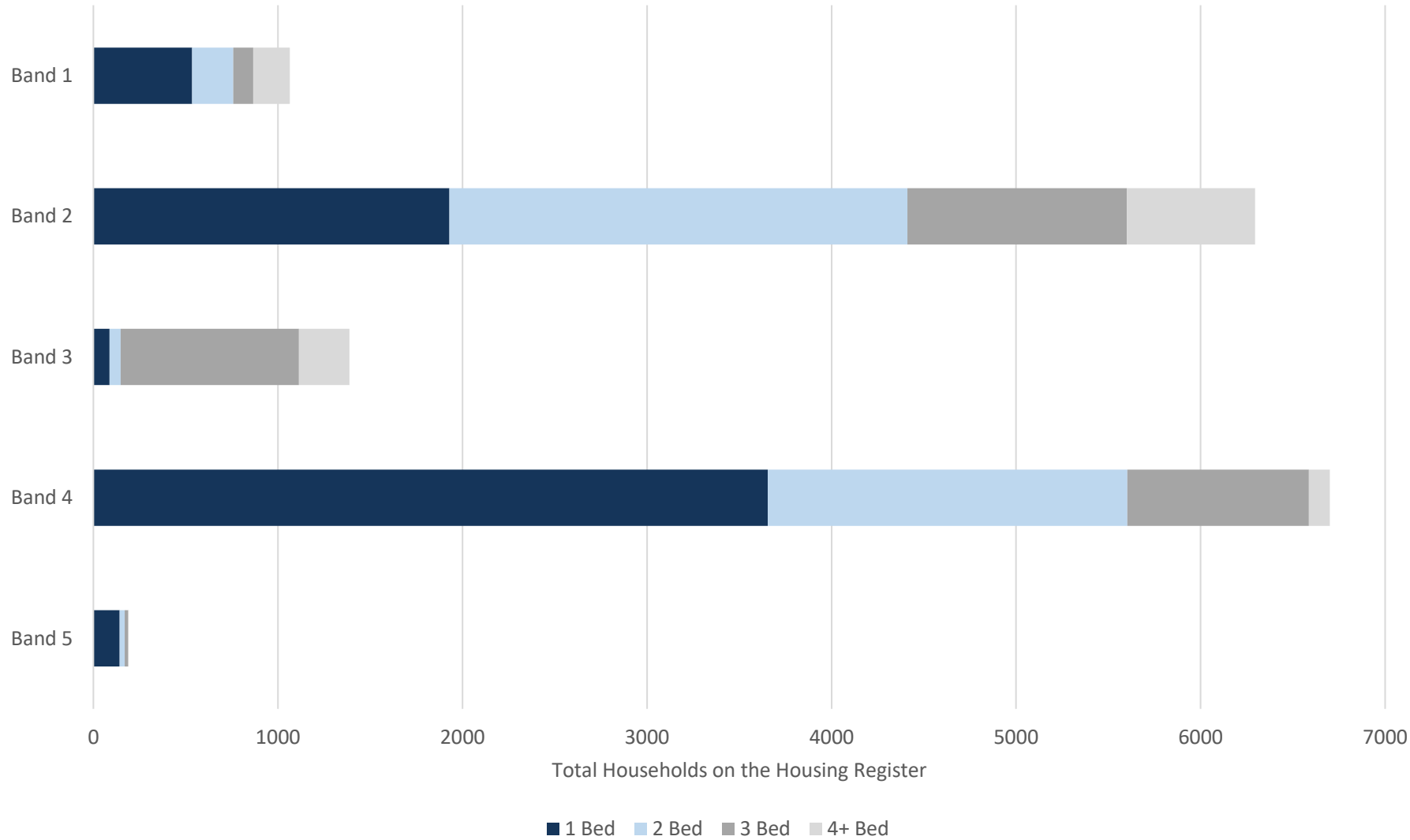
\*Number of People homeless at home – first measured in 2022-23

- Changes to the Allocations Policy ensured more residents affected by homelessness get Band 2 status
- Costs of TA forecast to fall to c.£17.6m in 2023-24 with potential to fall further as use of B&Bs reduce

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

# Total number of households in Priority Bands 1-3 increased by c.1,000 in 2022-23 – 12.8% higher than 2021-22

*Availability of homes let through Manchester move continues to reduce – homes let to priority bands 1-3 dropped by 11% over last 12 months*

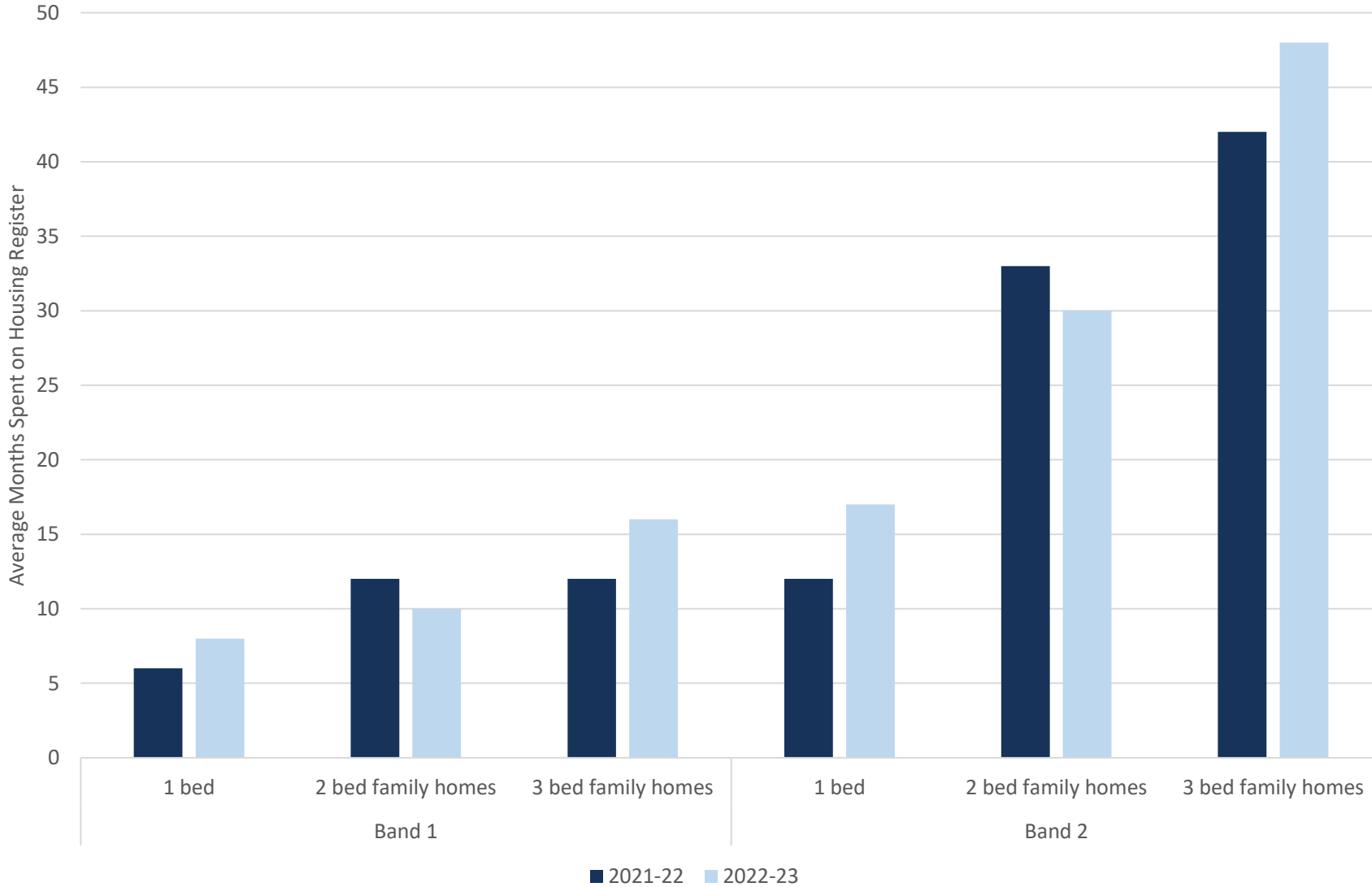


Metric	Previous Year Total	Current Year Total	Change
Number of Households in Priority Bands 1-3	7,756	8,746	<b>12.8%</b>
Number of Homes let to Priority Bands 1-3	2,315	2,057	<b>-11.1%</b>

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

# Average time spent in Bands 1-2 on the Housing Register up 10.3% from 2021-22 (1-3 bed properties) – a increase of 2 months on average

*Slight reduction in the waiting time for 2beds but families in need of a 3+bed property currently having to wait twice as long as households waiting for a smaller property*



Metric	Priority Band	Previous Year Total	Current Year Total	Change
1 bed	Band 1	6 months	8 months	<b>33.3%</b>
	Band 2	12 months	17 months	<b>41.7%</b>
2 bed family	Band 1	12 months	10 months	<b>-16.7%</b>
	Band 2	33 months	30 months	<b>-9.1%</b>
3 bed family	Band 1	12 months	10-21* months	<b>33.3%</b>
	Band 2	42 months	40-55* months	<b>14.3%</b>

\*Dependent on whether a home has 1 or 2 living rooms

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

## The Enabling Independence Accommodation Strategy (EIAS) was approved at Executive in November 2022

*Housing Needs Analysis has been commissioned from the Housing LIN to understand demand for the various sub-tenures of supported housing*



- The Extra Care Programme has seen 762 extra care apartments delivered across the city to date.
  - Pipeline schemes include Russell Road (Great Places) and Jurby Avenue (Irwell Valley)
- The Housing LIN HNA suggests that 1,200 new Extra Care apartments are needed over the next 20 years, involving a scaling up of delivery.
- Reports for Mental Health and Learning Disability and Autism expected to be returned soon.
- This will provide the evidence base for a Supported Housing Development Programme.



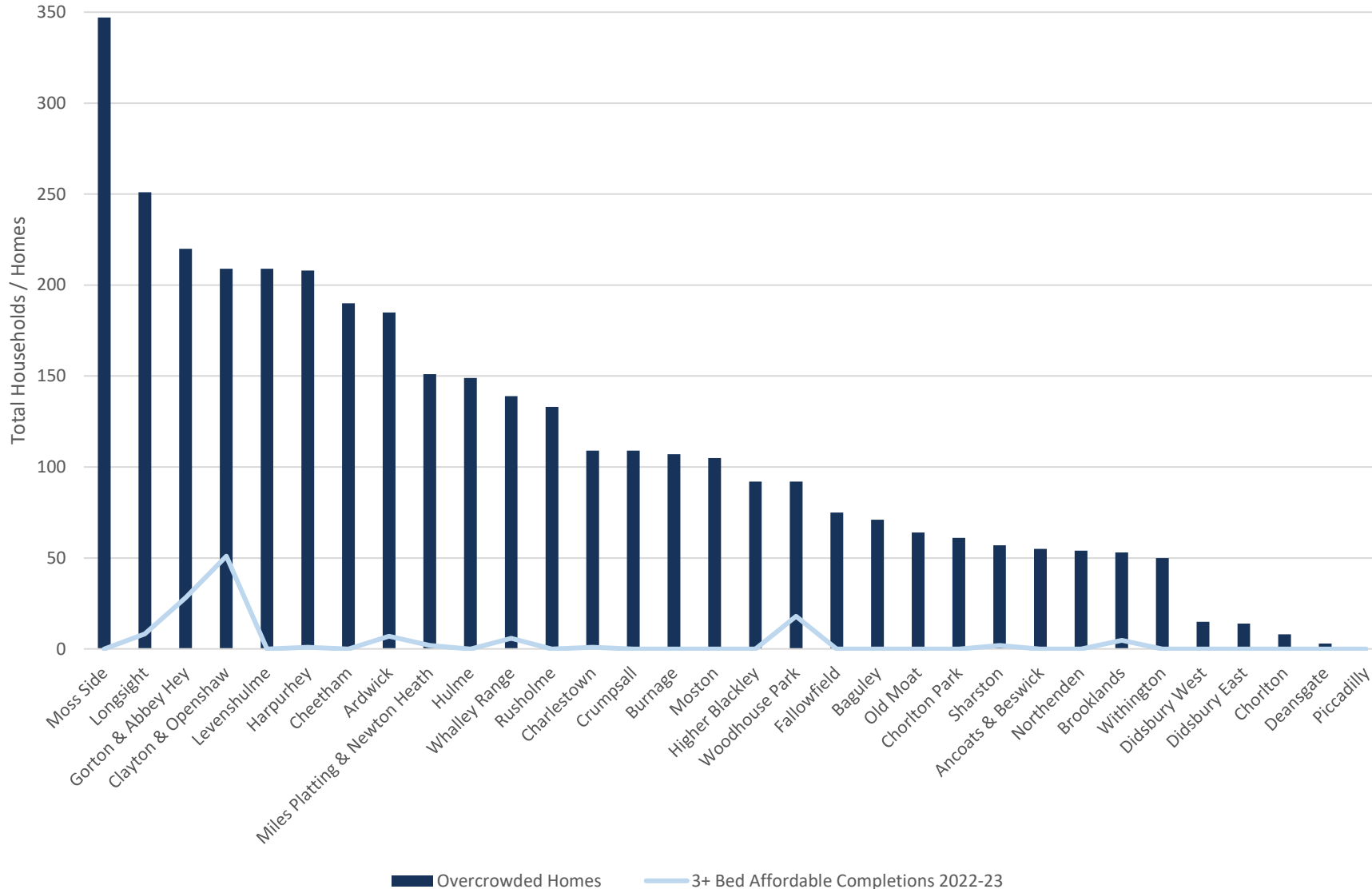
*Pictured: 40 older persons (55+) Shared Ownership homes completed at Bowes House, The Depot, Whalley Range (MSV)*

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

**Address inequalities & create neighbourhoods where people want to live**

# 129 3+ bed affordable completions in 2022-23 (but supply well out of sync with demand)

Number of schemes incl. Moss Side Sites (c.50 homes) & Edge Lane (101 homes) helping increase the delivery of larger family homes but more still needed



Metric	Annual Total	Strategy Total	Progress to Target
3+ Bed Affordable Homes Built	129	3,000	4.3%

Metric	Previous Year Total	Current Year Total	Change
Overcrowded Households on Housing Register	2,991	3,585	19.9%
Average Household Size (excl. City Centre)	2.54	2.55	1.0%

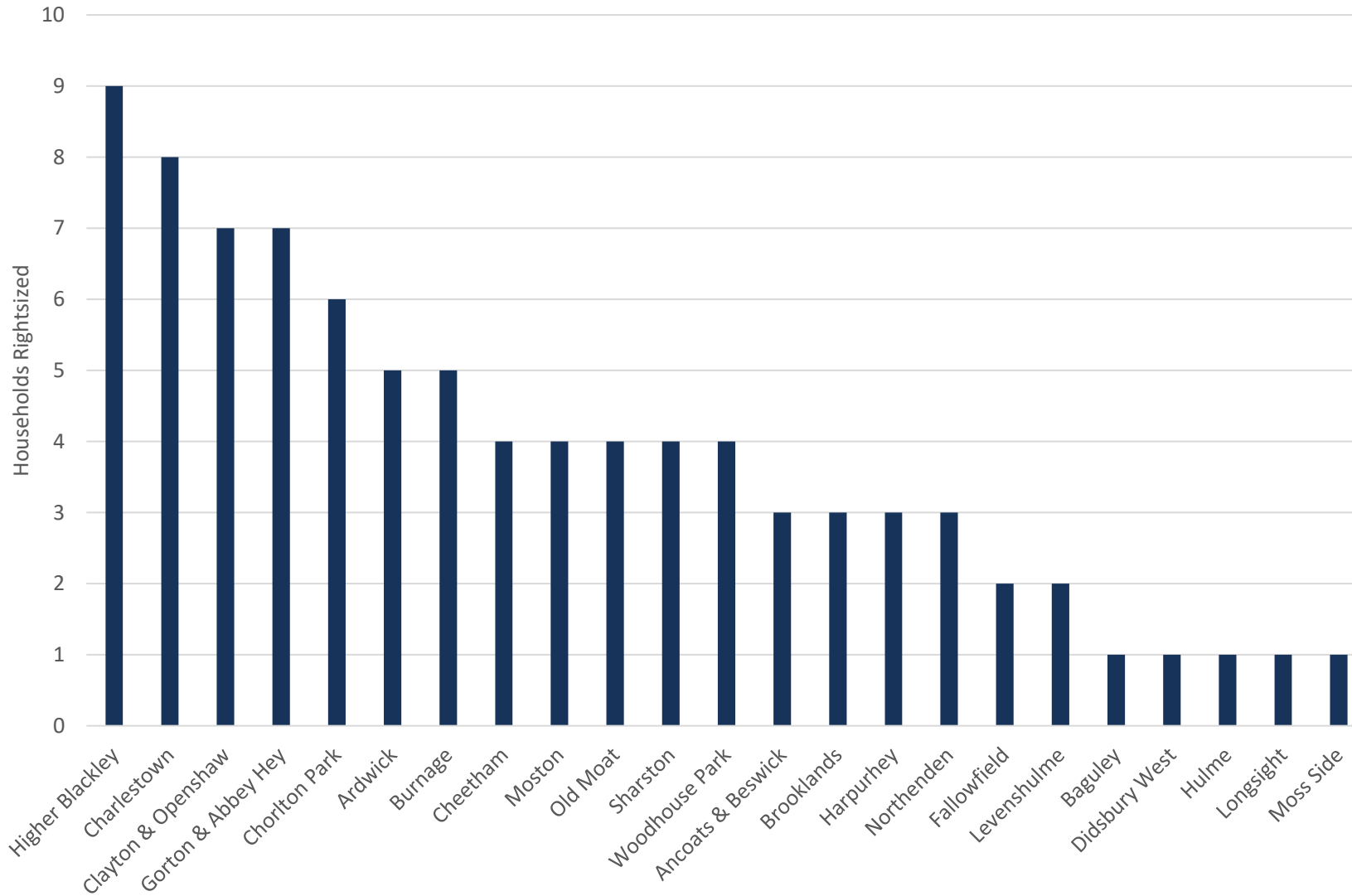
- 156 affordable 3+ bed family homes to be delivered through P500 Phase 1

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



# A total of 88 households rightsized in 2022-23 - the majority in the north & east of the city

*Both freeing up family housing & allowing residents to lower their bills to help counteract the impacts of the ongoing cost of living crisis*



Metric	Previous Year Total	Current Year Total	Change
Households Right-sized through Manchester Move	-	88	-

- Rightsizing has been promoted at Silk Street through the offer of a financial incentive and a free packing and removal service
- We will continue to identify and encourage rightsizing on schemes across the city including Chorlton Baths

# There is a rolling programme of Selective Licensing in Manchester encompassing c.2,090 PRS homes

*The latest phase of the rollout (P3), covering 5 new areas (c.690 PRS homes) were designated in May 2023*



- **Phase 1 – Complete**
  - Crumpsall, Moss Side, Moston and Old Moat
  - 1,886 homes
- **Phase 2 – Live**
  - Gorton & Abbey Hey (2 areas), Harpurhey and Clayton & Openshaw
  - 1,402 homes
- **Phase 3 – Formal 3 month designation period (May – August 2023)**
  - Moss Side & Whalley Range, Levenshulme, Longsight and Rusholme (2 areas)
  - 688 homes
- **Phase 4 – Pre-Consultation**
  - Areas TBC

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

## The Housing Affordability Fund is supporting the development of affordable homes in key locations

*Including the first phase of This City (Rodney Street – 38 Affordable Homes) to ensure we can deliver Manchester Living Rent homes to high sustainability standards*

The HAF prioritises the delivery of:

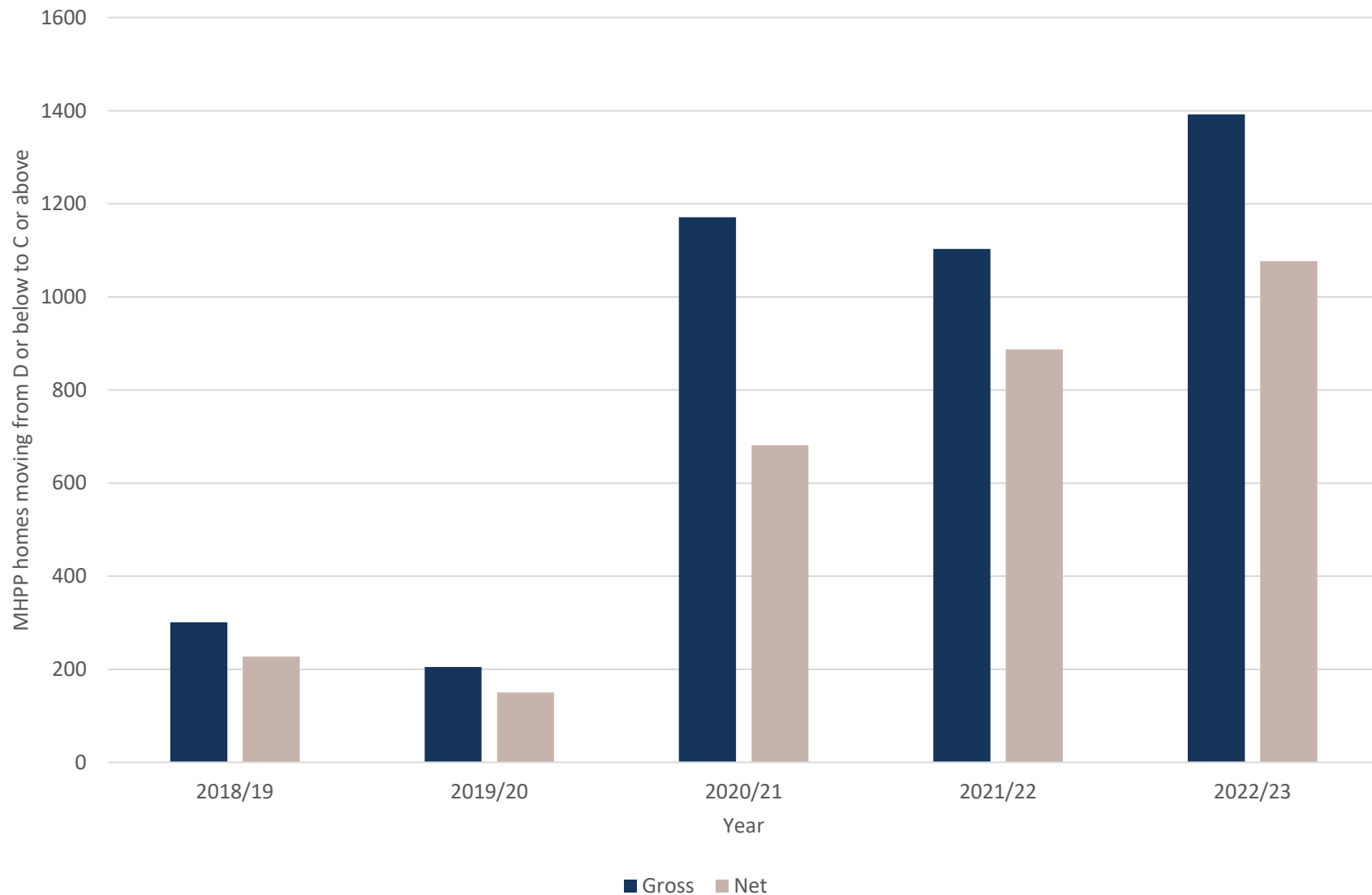
- Social Rent homes for larger families in areas with highest average household sizes
- Social Rent homes targeted at homeless residents (£99k used to help fund MSV's Dalton Avenue scheme)
- Manchester Living Rent homes in locations where the gap between market rent and LHA is highest
- Schemes where additional funding can unlock Social Rent rather than other affordable tenures
- Affordable homes with high low or zero carbon credentials
- 10 homes acquired using HAF through the Larger Properties Acquisition Programme



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

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

**Over 1,000 MHPP homes have moved from an EPC D (or below) to C (or above) during 2022-23 & Housing Services have undertaken 104 retrofit installs**  
*Housing Strategy targets not aligned to those used nationally or by GM or RP partners*



Source: [Energy Performance of Buildings Data England and Wales \(opendatacommunities.org\)](https://www.opendatacommunities.org/energy-performance-of-buildings-data-england-and-wales)

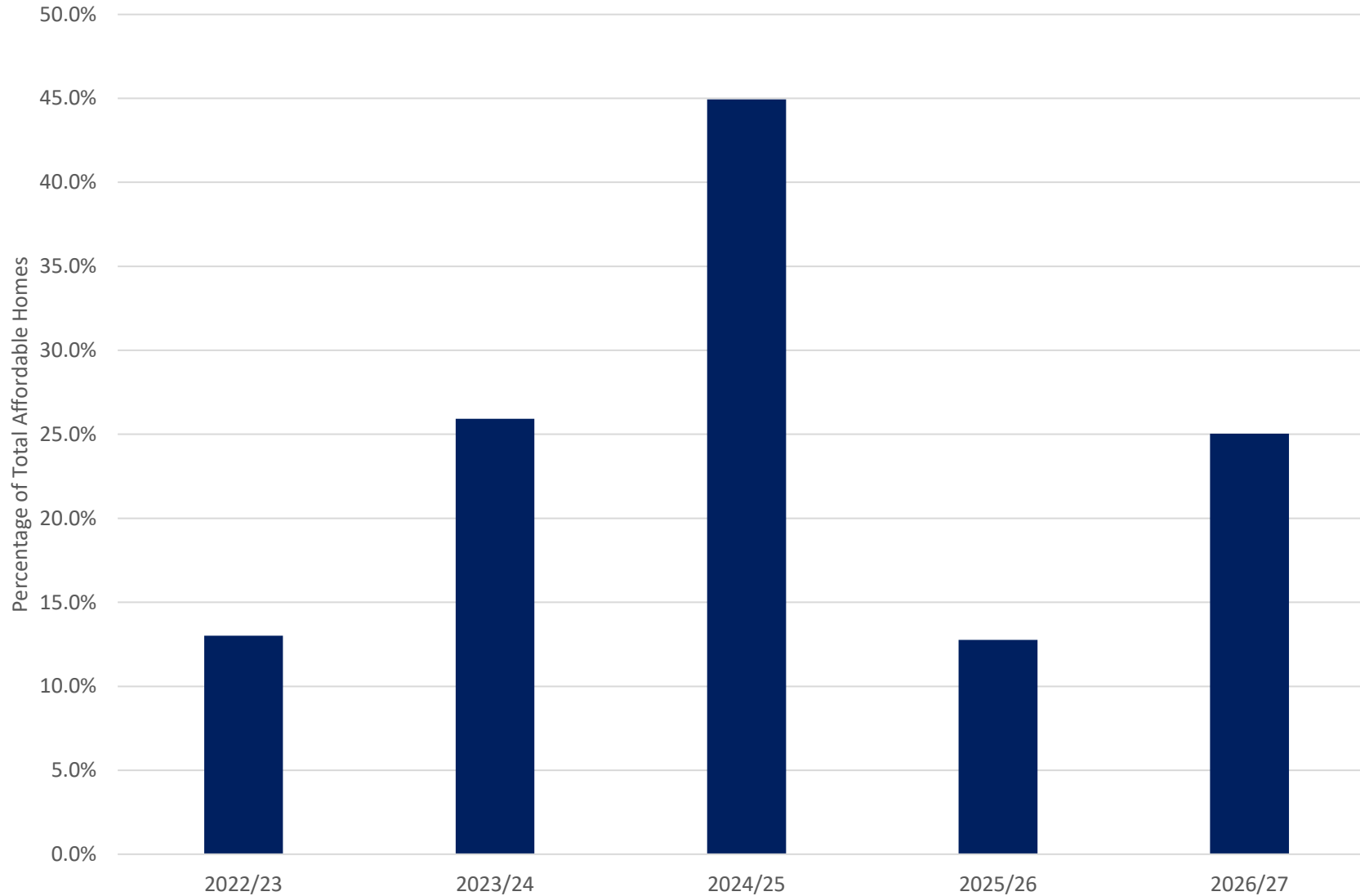
MCC Retrofit Installs in Housing Services Properties 2022-23	
Technology	Number Installed
Air Source Heat Pump	64
PV Panel & Battery	40
<b>Total Homes Retrofitted</b>	<b>104</b>

- To meet the Housing Strategy target the Council will be expected to lead the way in retrofitting its properties – c.60% of the MCC-owned stock to be retrofitted by 2032 to meet the Housing Strategy target
- Housing Services will continued to upscale the delivery of retrofitting schemes supported by external funding including the Council’s Social Housing Decarbonisation Fund programme which involves 6 schemes all of which will be delivered by September 2025.

**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**

# 13.0% of new affordable homes delivered in 2022-23 (54 homes) were low or zero carbon

*c.25% of affordable delivery over the next 5 years expected to be low or zero carbon (beyond Part L Building Regulations)*



Metric	Annual Total	Strategy Total	Difference from Target
Percentage of low carbon new affordable homes completed	13.0%	13.0%	-37.0%

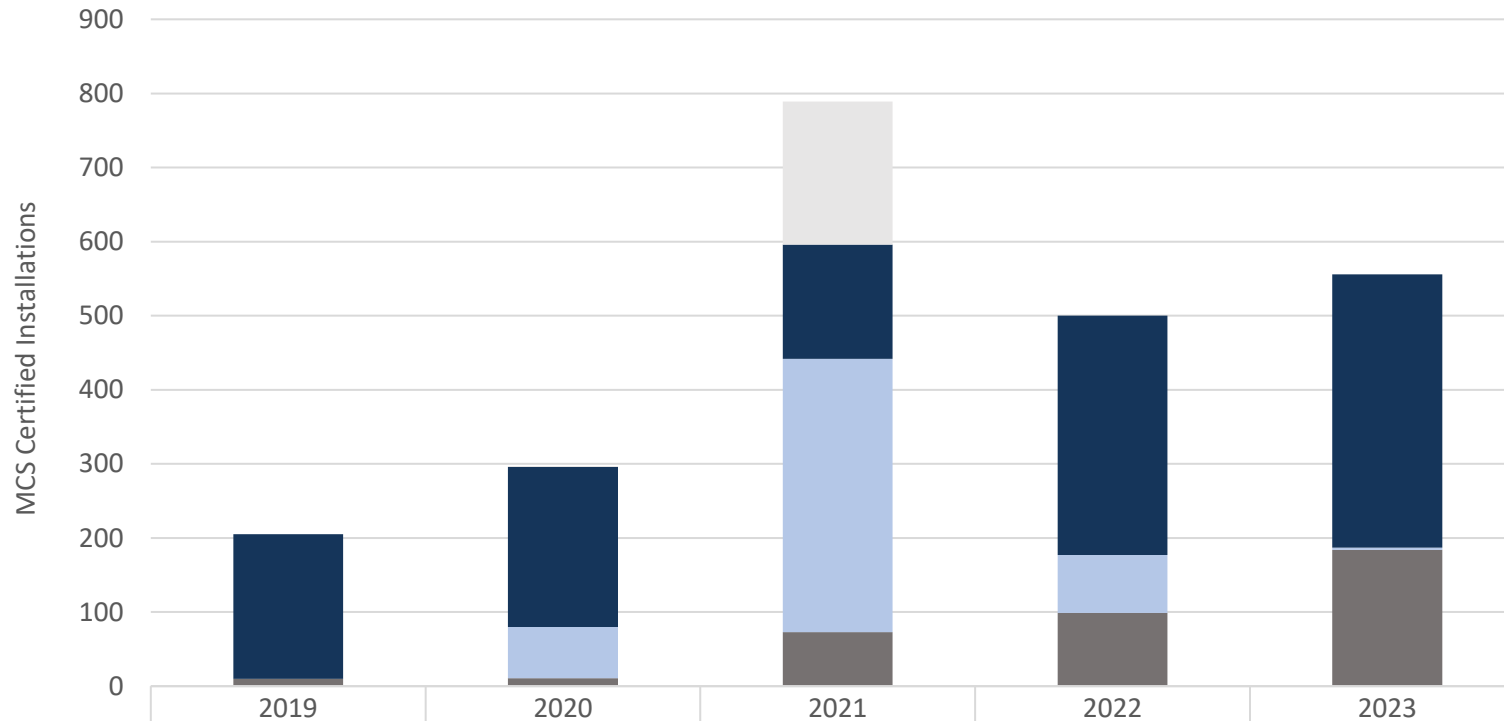
- Low carbon schemes completed in 2022-23 include:
  - Axis (Stockport Rd) – 33 homes
  - Mayton Street – 21 homes

**Increase proportion of low carbon homes in the affordable pipeline from 20% - 50% by 2025**

## Emerging thinking on our plans for zero carbon retrofitting were taken to Environment & Climate Change Scrutiny and progress is being reported to Environment OSC every 6 months

However, given the scale of the challenge and the need for immediate action we aren't waiting for a formal plan to be drafted and agreed before progressing retrofitting projects across the city

MCS Certified Installations in Manchester\*



	2019	2020	2021	2022	2023
■ Solar Thermal	0	1	193	0	0
■ Solar PV	195	216	154	323	369
■ Ground / Water Source Heat Pump	0	69	369	78	3
■ Air Source Heat Pump	10	11	73	99	184

■ Air Source Heat Pump   ■ Ground / Water Source Heat Pump   ■ Solar PV   ■ Solar Thermal

\*MCS installations only –N.B. this data does not cover the full scale of retrofit installations

- The emerging retrofit plan is founded on four key enablers:
  - Resident Engagement
  - Skills
  - Funding
  - Partnerships
- The Microgeneration Certification Scheme (MCS) is an organisation that creates and maintains standards relating to low carbon products, installers and installations. MCS accreditation is a sign of excellence in a renewable installer.

**Develop retrofit plan for Manchester across all tenures**

# Outline planning application for Red Bank (3,250 homes) aims to meet evolving and ambitious best practice to align with Net Zero aspirations

Recognising that regulations & targets will advance significantly over the course of the neighbourhood's 10-year delivery



<b>Energy</b>	RIBA 2030 Climate change - 2025 targets	RIBA 2030 Climate change - 2030 targets	LETI 2030 target
<b>Carbon</b>	RIBA 2030 Climate change - 2025 targets (A-C) whole embodied carbon	RIBA 2030 Climate change - 2030 targets (A-C) whole embodied carbon	LETI design target
<b>Renewables &amp; heat</b>	LETI heating demand target		
	LETI on-site renewable generation target		
<b>Buildings (fabric and spec.)</b>	Building regulation 2010 - Part L volume 1, 2021 edition - Table 1.1		
	Future Homes Standard (FHS) compliant		
<b>Water</b>	Part G 2010 - 110 L/person/day compliant	RIBA Climate Challenge - 2025 target: < 95 L/person/day	RIBA 2030 target: < 75 L/person/day
<b>Biodiversity</b>	Biodiversity Net Gain: Minimum of 10%		
	Urban Greening Factor: 0.3	Urban Greening Factor: 0.4	



## Aspirational Carbon KPIs for Red Bank

- Aspire to be Net Zero carbon in operation (including regulated and unregulated energy);
- Meet 'Phased' fabric, energy, embodied carbon, and water targets to deliver homes and buildings that are resource efficient;
- Deliver homes that can achieve applicable RIBA Climate Change targets and LETI EUI targets;
- Use RIBA version 2 target 2030 to achieve low embodied carbon for homes (A-C); and
- Minimise cut and fill and infrastructure carbon - set a baseline and then reduce.

Ensure estate regeneration & placemaking (including demolitions) are directed by zero carbon principles



An aerial photograph of Manchester, UK, taken during sunset. The sky is filled with dramatic, layered clouds in shades of orange, yellow, and grey. The sun is low on the horizon, casting a warm glow over the city. In the foreground and middle ground, a dense residential area is visible, featuring a mix of brick houses, terraced streets, and green spaces. A canal or river winds through the lower part of the image. In the far distance, the Manchester city skyline is visible, with several prominent skyscrapers. The overall atmosphere is serene and urban.

# **Manchester Housing Strategy (2022-2032)**

## **Annual Monitoring Report 2022-23**