

Item 4

DECISIONS AGREED AT THE MEETING OF THE PLANNING AND HOUSING COMMISSION HELD ON 13 SEPTEMBER 2018

COMMISSION MEMBERS

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|-----------------------------|-----------------------------|
| Mayor Paul Dennett | GM Portfolio Holder - Chair |
| Councillor Nick Peel | Bolton Council |
| Councillor Suzanne Richards | Manchester CC |
| Councillor Hannah Roberts | Oldham Council |
| Councillor Linda Robinson | Rochdale Council |
| Councillor Derek Antrobus | Salford CC |
| Councillor James Wright | Trafford Council |
| Councillor Carl Sweeney | Wigan Council |
| Jane Healey Brown | Arup |

INVITED MEMBERS

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| Councillor Martin Donaghy | Strategic Housing and Planning Member – Bolton Council |
| Councillor Catherine Preston | Chair Planning Control Committee – Bury Council |
| Councillor Kevin Procter | Executive Member for Communities and Housing - Trafford Council |

SUPPORT OFFICERS

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| Lindsay Dunn | GMCA |
| Chris Findley | GM Planning Lead |
| Steve Fyfe | GMCA Planning & Housing Team |
| Steve Rumbelow | GM Housing, Homelessness and Infrastructure Lead Chief Executive |
| Steve Sheen | Manchester CC |
| Helen Telfer | Environment Agency |
| Charlie Winstanley | Salford City Council |

09/18 ELECTION OF CHAIR

RESOLVED/-

That Mayor Paul Dennett, GM Portfolio Holder for Planning, Housing, Homelessness and Infrastructure be appointed as Chair for the municipal year of 2018-19 as detailed in the Planning & Housing Commission Terms of Reference.

10/18 ELECTION OF VICE CHAIR

It was proposed that the appointment of vice Chair for the Planning and Housing Commission be a representative from the GM registered housing provider sector. As there were no members present, it was suggested that the appointment of a vice Chair be deferred to a future meeting.

RESOLVED/-

That the appointment of a vice Chair of the Commission for the municipal year of 2018-19 be deferred to a future meeting.

11/18 MEMBERSHIP 2018-19

Members were informed of the elected members of the committee for 2018-19 as agreed at the AGMA Executive Board Annual General Meeting held on Friday 29 June 2018.

RESOLVED/-

To note the membership of the committee for 2018-19 and that any portfolio holders for planning and/or housing not included in the membership of the Commission be invited to take part in all Commission meetings.

12/18 TERMS OF REFERENCE

The Chair presented members with the current terms of reference for the committee.

RESOLVED/-

To note the terms of reference for the Planning and Housing Commission 2018-19.

13/18 APOLOGIES

Apologies for absence were received on behalf of Eamonn Boylan, Simon Nokes and Councillor Eamonn O'Brien (Bury Council).

14/18 CHAIRS ANNOUNCEMENT AND URGENT BUSINESS

There were no announcements or matters of urgent business reported.

15/18 DECLARATIONS OF INTEREST

There were no declarations of interest made in relation to any item on the agenda.

16/18 MINUTES OF THE MEETING HELD 16 MARCH 2018

The minutes of the meeting held 16 March 2018 were presented for consideration.

RESOLVED/-

To approve the minutes of the meeting held 16 March 2018.

17/18 SOCIAL HOUSING GREEN PAPER AND RIGHT TO BUY

(a) RIGHT TO BUY BREIFING

The Chair reminded the Commission that the Government's Right to Buy (RTB) Policy had been circulated in advance to provide an update ahead of the meeting.

Steve Fyfe, Head of Housing Strategy, GMCA provided the Commission with an overview of the policy and impact on Greater Manchester in terms of level of social housing stock and financial implications based on the evidence available.

It was reported however that it was difficult to provide a complete and long term view of the policy in GM due to the lack of published financial data along with changes to collection and reporting of housing data over time.

When first introduced in 1980, the scheme was intended to stimulate home ownership and generate receipts for reinvestment in new homes. In 2012 the reinvigorated Right to Buy policy aimed to increase the uptake of RTB. It was advised, due to introduction of higher discounts and requirements around the use of the remaining receipts introduced since then, that usable receipts were lower and not generating replacement homes for those lost through RTB. Since then, in GM, 5,700 homes have been lost to RTB with no replacement homes funded through RTB receipts.

A letter addressed to the Secretary of State for Housing, Communities and Local Government from the Portfolio Lead with regard to impact of the policy in GM was appended to the report.

Discussion took place and the following points were raised;

-) Members were concerned by the impact of the RTB policy in GM on the acute shortage of social housing;
-) It would be important to distinguish the difference between social rented and the wider definitions of affordable housing;
-) A more robust piece of work would need to be undertaken to ensure that affordable housing related to income and not the housing market in isolation;
-) It was suggested that the requested opportunity to pilot a devolved approach should include an objective to achieve one-for-one replacement in GM;
-) It was anticipated that the response to the letter sent by the Portfolio Lead would link to the expected Social Housing Green Paper and the ambition for GM could be pursued once the response was received;
-) Members discussed the potential for the scheme to be abolished completely due to issues around the formulas used to measure property values and the fact that housing need is not reflected;
-) As the evidence nationally suggests that 40% of properties sold under RTB end up in the private rented sector, the Commission provided consideration to properties sold under RTB being linked to a lease management system with rent control to ensure they remain within the social housing sector. It was noted that Bolton at Home manage former RTB properties;
-) The rise in houses of multiple occupancy was discussed along with the over inflated rents for homeless households requiring temporary accommodation and the landlord accreditation scheme. The suitability of these properties resulting in families being placed outside of borough was highlighted;
-) Members considered how to protect investment in council house building and it was suggested that any argument to abolish RTB, should also provide an offer of how tenants can ultimately become homeowners;

- J The Commission agreed that there would need to be collaborative thinking on protecting the housing stock across GM and the incentives under RTB;
- J Members discussed the levels of receipts retained by Local Authorities and it was suggested that further more detailed financial analysis of housing revenue accounts would be required;
- J It was reported that Government is considering extending the reach of RTB. Salford City Council are exploring options outside of the Housing Revenue Account (HRA) which includes the consideration of the transfer of ownership to community land trusts to protect from RTB.

The Chair thanked the Planning and Housing team and districts for the detailed analysis undertaken on RTB. It was confirmed that the Commission would be informed and updated on any response received from the Secretary of State.

RESOLVED/-

1. To note the contents of the paper;
2. To discuss implications and potential messages for a response to the Social Housing Green Paper expected to be published shortly by Government;
3. To commission further work by districts to develop more detailed financial analysis;
4. To establish if Greater Manchester Housing Providers are planning to undertake any work on this, perhaps particularly in relation to Large Scale Voluntary Transfer organisations; and
5. To note the copy of the letter to the Secretary of the State from the Portfolio Lead for Housing, Homelessness and Infrastructure on the matter, appended to this report.
6. To note that the Commission will be updated on any response received from the Secretary of the State.

18/18 SOCIAL HOUSING GREEN PAPER AND RIGHT TO BUY

(b) SOCIAL HOUSING GREEN PAPER AND RIGHT TO BUY RECEIPTS

Steve Fyfe introduced a report which updated the Commission on the Government's Social Housing Green Paper. Members were requested to consider and agree an approach to responding to the Green Paper.

Discussion took place and the following points were raised;

- J A reduction in housing stock has resulted in the change in demographics with estates becoming marginalised where mixed communities no longer exist. It was suggested that this has resulted in the creation of a stigma by prioritising the supply of social housing to those most in need. It was proposed that this should be reflected in the response;
- J More co-ordinated infrastructure planning, integrating private and social housing in areas, would help to address the issues raised concerning stigma;
- J Members described the Green Paper as vague and not radical enough to show a willingness to address affordability issues;
- J The Commission discussed the requirement to create a positive vision for social housing which appears to have been undermined;

- J Members welcomed the review of Decent Home Standards which should include additional factors including retrofit to homes to address issues of climate change and sustainability;
- J It was highlighted that those homes subject to RTB which transfer to the private rented sector and require enforcement action are at a cost to the Local Authority and this should be reflected in the consultation;
- J It was noted that there was no acknowledgment of rent cuts to housing providers;
- J It was proposed that in order to provide a mixed housing market there would need to be an increase in social housing and a strategic approach was considered to be critical to avoid displacement;
- J A member suggested that the summary report produced by Alliance Manchester Business School, University of Manchester 'From Developer Regeneration to Civic Futures' is reviewed as it provides insight about how GM's housing has been remade by developer regeneration. It was agreed that this would be circulated to the Commission for further consideration;

In summary the Chair requested members consider the most appropriate way to develop the response to the consultations by the deadline of 6 November 2018. It was suggested that a draft would be prepared and circulated in mid-October in order for members to provide their input. If a further meeting was required then this would be arranged appropriately. Should districts provide their own response, they were requested to share this with Steve Fyfe.

RESOLVED/-

1. To note the contents of the paper;
2. To agree the discussed approach to responding to the Social Housing Green Paper consultation; and
3. To circulate a copy of report produced by Alliance Manchester Business School, University of Manchester 'From Developer Regeneration to Civic Futures' to Commission members for further consideration;
4. To provide a copy of any direct responses by districts to Steve Fyfe, Head of Housing Strategy, GMCA.

19/18 GREATER MANCHESTER HOUSING ACCESS PROJECT

Steve Sheen, Housing Strategy and Partnership Manager, Manchester CC provided a presentation on the GM Manchester Housing Access Project. Members received the background and context along with the project outline, progress and next steps. It had been agreed that the Commission would have oversight and receive regular reports on the project.

A member commented that the reported figures for Bolton were not a realistic reflection, and that this highlighted the current inconsistencies. The Commission questioned whether digital inclusion in terms of people's ability to make use of online allocation systems had been considered. It was confirmed that this had not, but would be addressed during the phase on systems review.

The Chair raised caution with the data provided and suggested that a more detailed analysis would be required to achieve a consistent picture across GM. It was proposed that the first findings of the analysis would be available to share with the Commission in early 2019.

RESOLVED/-

1. To note the update provided;
2. To note the progress and next steps;
3. To provide further detailed data analysis and receive a report back to the Planning and Housing Commission in March 2019.

20/18 GM HOUSING STRATEGY AND DRAFT GM HOUSING VISION

The Chair introduced the GM Housing Strategy and draft GM Housing Vision and in doing so informed the Commission that the reports had been considered previously by GM Leaders who were keen that the housing vision is published alongside the GMSF to complement the long term planning view to develop safe, decent affordable housing.

Steve Fyfe provided an overview of the progress on the development of a Greater Manchester Housing Strategy and a Housing Vision for GM and requested member's views on emerging headline messages.

Discussion took place and the following points were raised;

-) Emerging housing markets are driven by investment in infrastructure and establishing the required investment to drive markets and capital was considered complex;
-) Members agreed it was essential to identify the right sites in localities that are attractive;
-) It was suggested that there should be more links to homelessness;
-) Concern was raised with regard to underdeveloped land owned by housing associations and it was agreed that this would be fed back to the GM Housing Provider network;
-) It was suggested that more information with regards to sustainability of zero carbon homes meeting the challenge of climate change should be articulated;
-) The ambitions and aspirations of inclusive communities as well as inclusive growth should be set out in a clear way;
-) The issue of land banking in Trafford was highlighted. It was suggested that a collective picture across GM would be useful and it was proposed that the issue could be considered by GM Planning Officers Group;
-) A clear vision with regards to the strategy was discussed and it was highlighted that standardisation was not always the best approach. However, the benefits of working collaboratively at a GM level need to be emphasised;
-) It was suggested that by demonstrating districts are working together across GM to develop a vision to deliver housing could enable more powers to be devolved from government.

The Commission agreed that the Housing Vision set out the collective ambitions for the future of housing in the city region. It was proposed that further engagement was required on the GM Housing Strategy. It was agreed that this would be discussed at the next meeting with GM Housing Lead Members and the strategy would be presented at the next meeting of the Planning and Housing Commission after further work was undertaken.

RESOLVED/-

1. To note the contents of this paper and the presentation to be provided at the Commission meeting;
2. To undertake further engagement on GM Housing Strategy and provide a further update to the Planning and Housing Commission at the next meeting.

21/18 NATIONAL PLANNING POLICY FRAMEWORK UPDATE

Chris Findley provided the Commission with a presentation on the National Planning Policy Framework. It was reported that the revised National Planning Policy Framework was published on 24 July 2018 and sets out the government's planning policies and how these are expected to be applied. The key proposals and implications for Greater Manchester were highlighted to Commission Members.

RESOLVED/-

To note the update provided.

22/18 GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF)

Chris Findley provided members with an update on the GMSF. The timetable, plan structure including the scale of growth and the alignment with a GM infrastructure strategy along with planned communications and consultation were outlined.

Discussion took place and the following points were raised;

-) Members expressed their concern with regards to access to future housing provision to meet the needs of the population;
-) The Commission agreed that a clear set of objectives would need to be communicated when the plan is published;
-) Challenges with regards to infrastructure delivery and provision were highlighted;
-) Members discussed the evidence that would be required to present the GMSF land allocations.

23/18 DATES OF FUTURE MEETINGS

Tuesday 4 December 2.00pm

Tuesday 5 March 2.00pm