



## **OUTLINE OF PROSPECTIVE HOUSING PACKAGE FOR GREATER MANCHESTER**

### **1. INTRODUCTION**

The Greater Manchester housing package supports the government's brownfield first policy as well as helping small and medium sized builders and tackling the large number of complex, small sites prevalent in the area. The package ensures that Greater Manchester will be able to capitalise on opportunities presented by large scale transport investment in the area, providing the types of high quality homes people want to live in.

### **2. GREATER MANCHESTER COMMITMENTS**

The Greater Manchester Combined Authority commits to:

- Deliver 227,200 homes between 2015/16 and 2034/35 and ensure the Greater Manchester Spatial Framework reflects this. This is above the level proposed under the Government's Local Housing Need assessment set out in the draft National Planning Policy Framework.
- Accelerate delivery rates to 12,375 homes per annum to 2026.
- Ensure the Greater Manchester Spatial Framework (GMSF) progresses as planned to reflect delivery of 227,200 homes between 2015/16 and 2034/35. The second draft of the framework should be published in June, with publication of the plan in early 2019, submission in summer 2019 and adoption in late 2020 subject to the examination process.
- Local plans for all constituent members to be updated and adopted as necessary by the end of 2019 to deliver and accommodate 227,200 homes between 2015/16 and 2034/35.

### **3. GOVERNMENT SUPPORT TO GREATER MANCHESTER**

The Government commits to:

- Take four Housing Infrastructure Fund Forward Funding bids through to co-development:
  - Manchester Salford Urban Growth Programme: Manchester's Northern and Eastern Gateways;
  - Manchester Salford Urban Growth Programme: City Centre Salford Housing Growth Programme;
  - Bolton and Wigan Key Route Network;
  - SEMMMS Bus Rapid Transit Scheme.
- Provide a Land Fund of up to £50m to provide support for the remediation of brownfield land for housing. The land fund should deliver at least 4200 homes and will be subject to value for money assurance.
- Provide up to £8m capacity funding to build the Greater Manchester Place Team to support the ambitious increase in housing delivery, building on the Manchester City Place team.
- Provide £10.25m to help regenerate the Collyhurst estate to deliver more affordable homes;
- Remove a condition attached to the existing £300m Greater Manchester Housing Investment Fund that will allow greater flexibility around the recycling of funds between years to deliver more homes through loans to developers;
- Continued joint working with Government and Homes England to deliver affordable housing and work together on the Land and Infrastructure Commission.

This package will need to demonstrate that it delivers value for money and will require business case approval from Government. The Greater Manchester Combined Authority will agree a delivery plan with Government and Homes England by the end of May 2018 which will include detailed business cases for funding to ensure value for money and clear delivery milestones. Funding will be contingent on key milestones being met including on local plan and Greater Manchester Spatial Framework



adoption. Alongside this, Greater Manchester should seek to maximise opportunities to bring in new private investment to boost housing growth.

This is in addition to Government's recent investment in housing and infrastructure, including:

- Transforming Cities Fund - £243m
- Mayoral Capacity Fund – £2m
- Marginal viability HIF - £64.3m
- Planning Delivery Fund - £950k

#### **4. DELIVERY AND KEY MILESTONES**

- Detailed business case and delivery plan to be submitted to Government by the end of May 2018
- June 2018 – second draft of the Greater Manchester Spatial Framework to be published setting out commitment to deliver 227,200 homes between 2015/16 and 2034/35
- December 2019 – Local plans for all constituent members to be updated and adopted as necessary to deliver and accommodate 227,200 homes between 2015/16 and 2034/35.