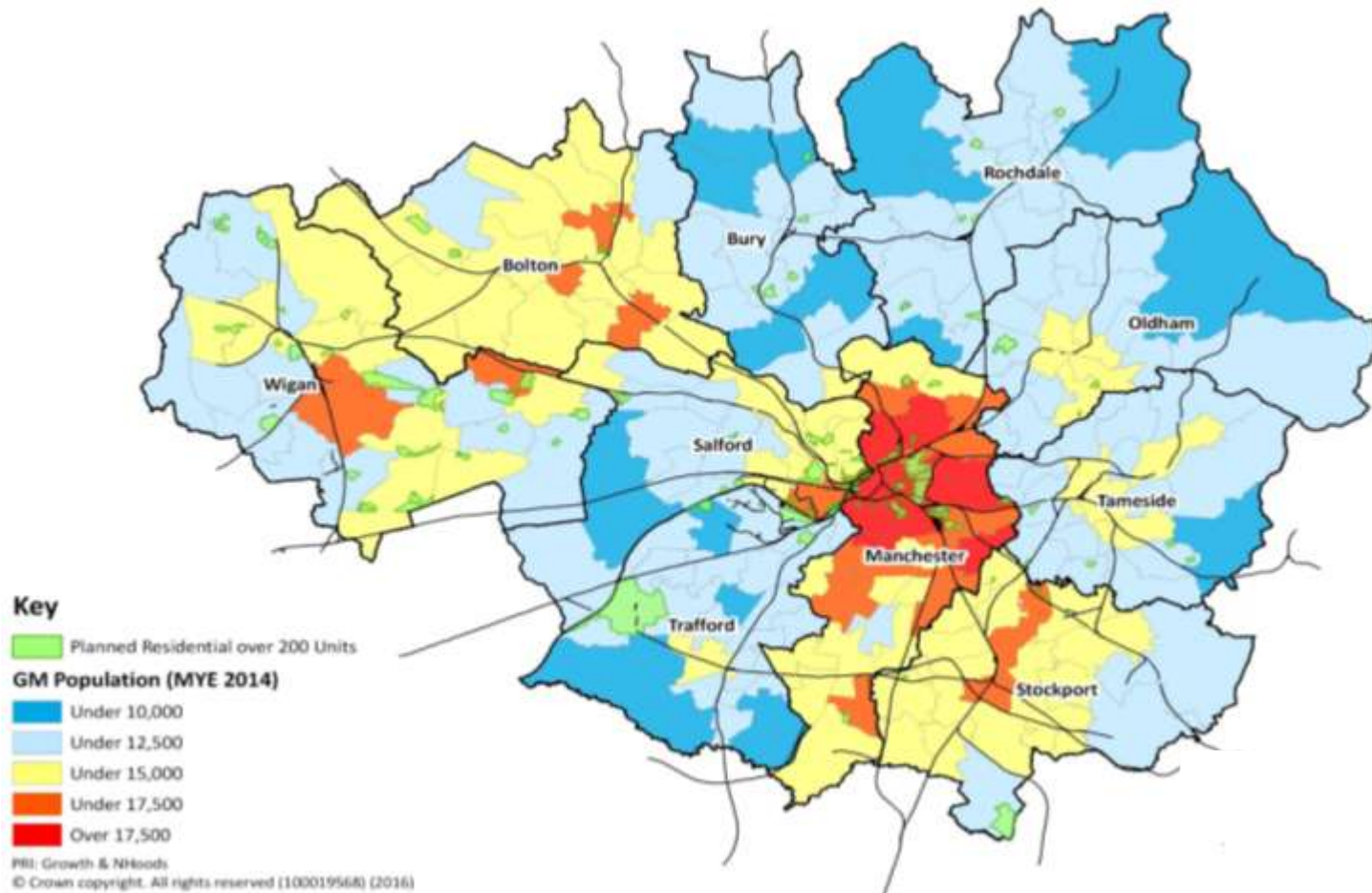


Housing Strategy and Affordability in Manchester

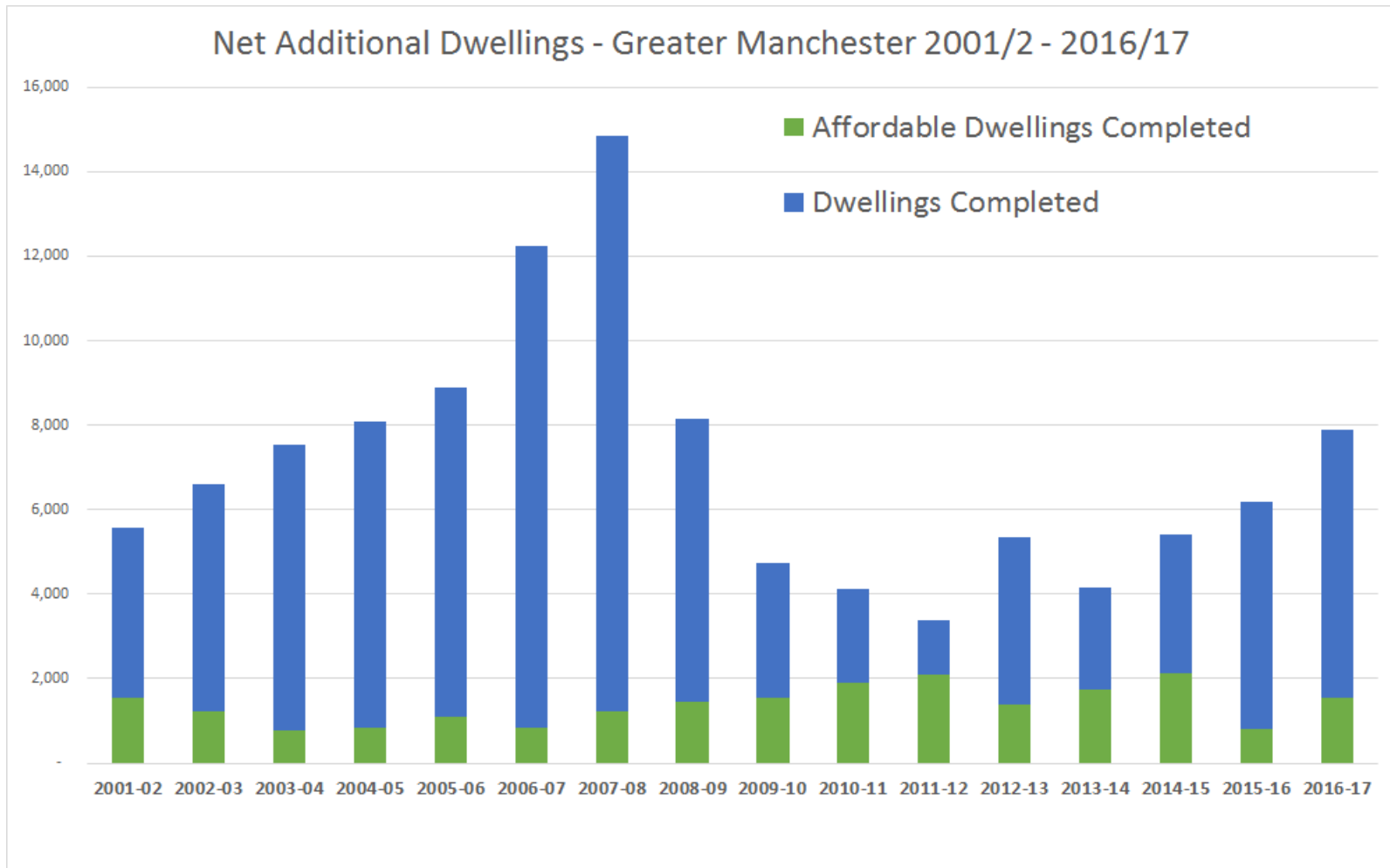
Steve Sheen

Housing Strategy and Partnerships Manager

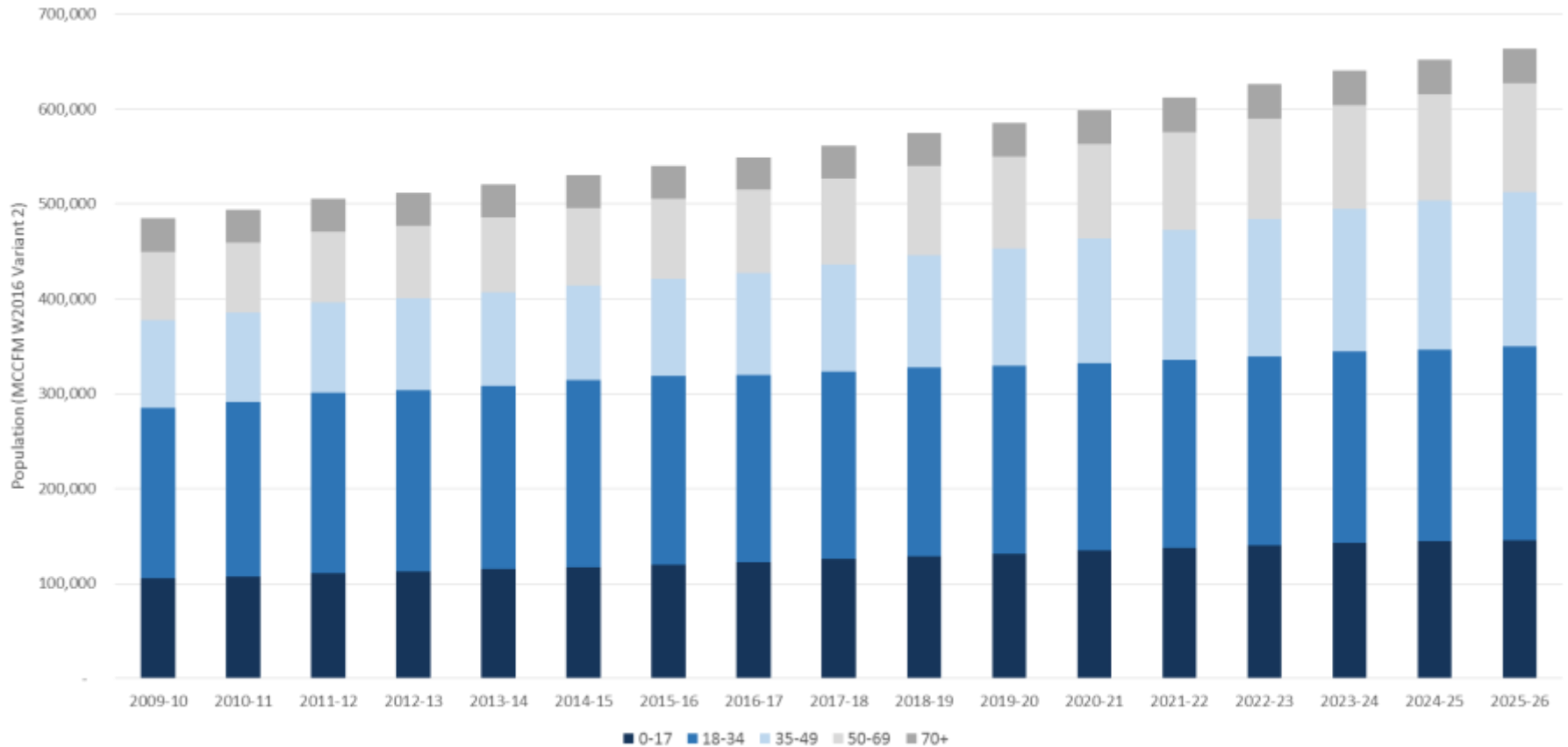
GM Population Growth



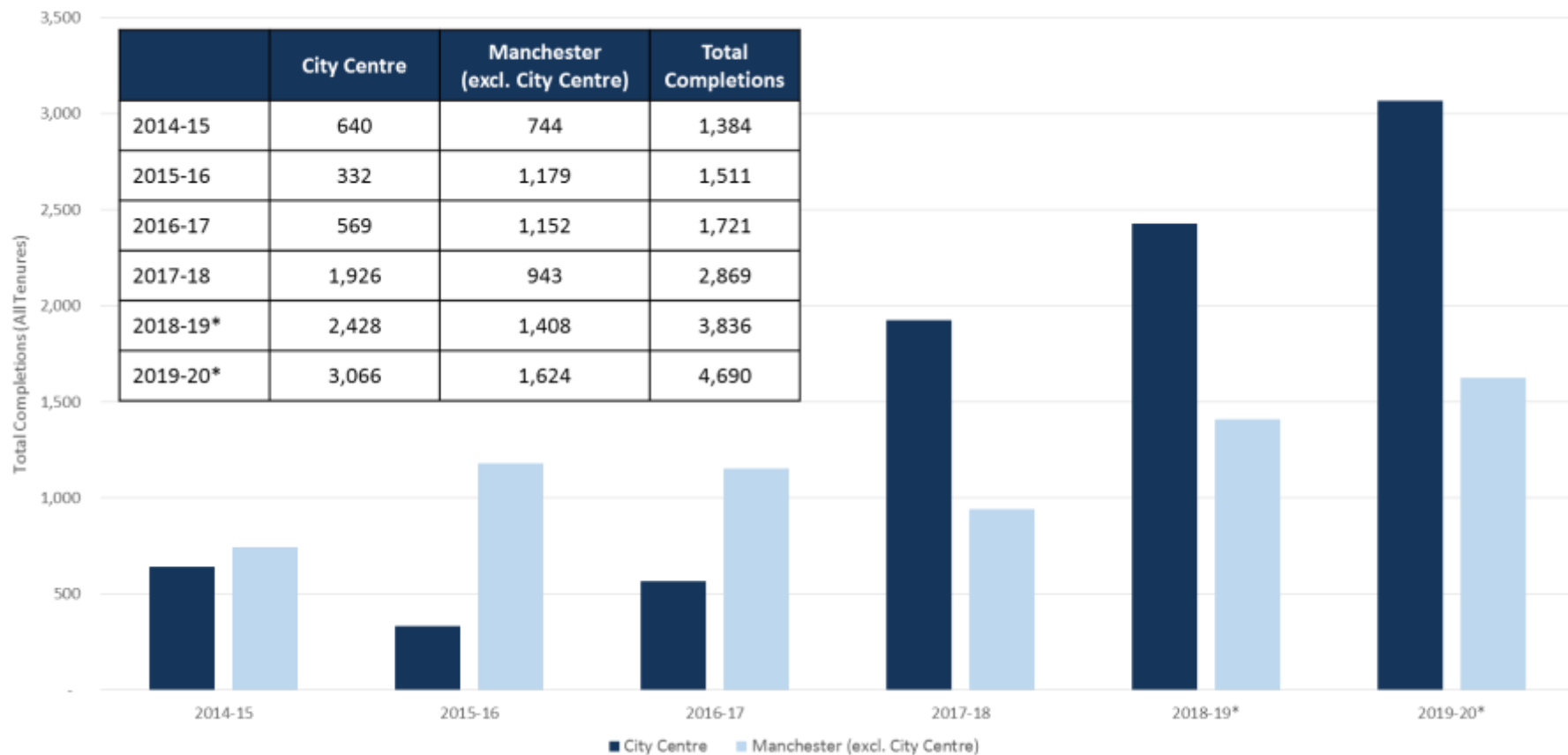
Is housebuilding keeping up?



What's happening in Manchester

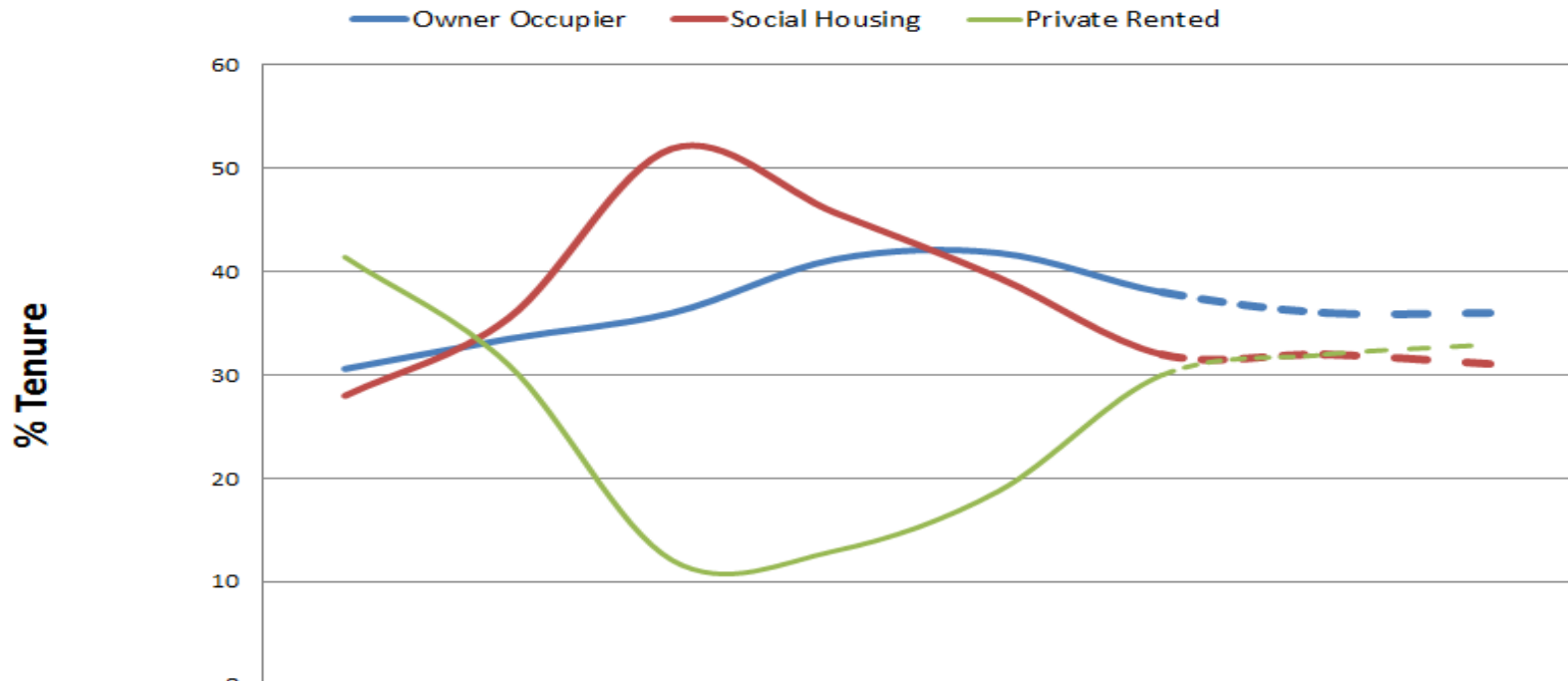


Increasing house building



Changing tenure

**Housing tenure - Long term Trend
(Manchester)**



| | 1961 | 1971 | 1981 | 1991 | 2001 | 2011 | 2016 (Estimate) | 2018 (Estimate) |
|----------------|------|------|------|------|-------|------|--------------------|--------------------|
| Owner Occupier | 30.6 | 33.5 | 36 | 41.2 | 41.81 | 38 | 36 | 36 |
| Social Housing | 28 | 35.5 | 51.9 | 45.7 | 39.43 | 32 | 32 | 31 |
| Private Rented | 41.4 | 31 | 12.1 | 13 | 18.77 | 30 | 32 | 33 |

Policy framework

- Suite of policy documents
- ‘Our Manchester’ – Manchester Strategy
- Residential Growth Strategy
- Manchester – A Housing Strategy
 - Growth
 - People
 - Place
- Housing Affordability

Residential Growth Strategy

- Adopted March 2016 with Action Plan
- Guide the delivery of 25,000 new homes over the next decade and attract investment
- Improve the quality of place and provide the necessary infrastructure – Emerging frameworks
- Public and Private partnerships
- Specialist, supported and affordable homes

Partnerships

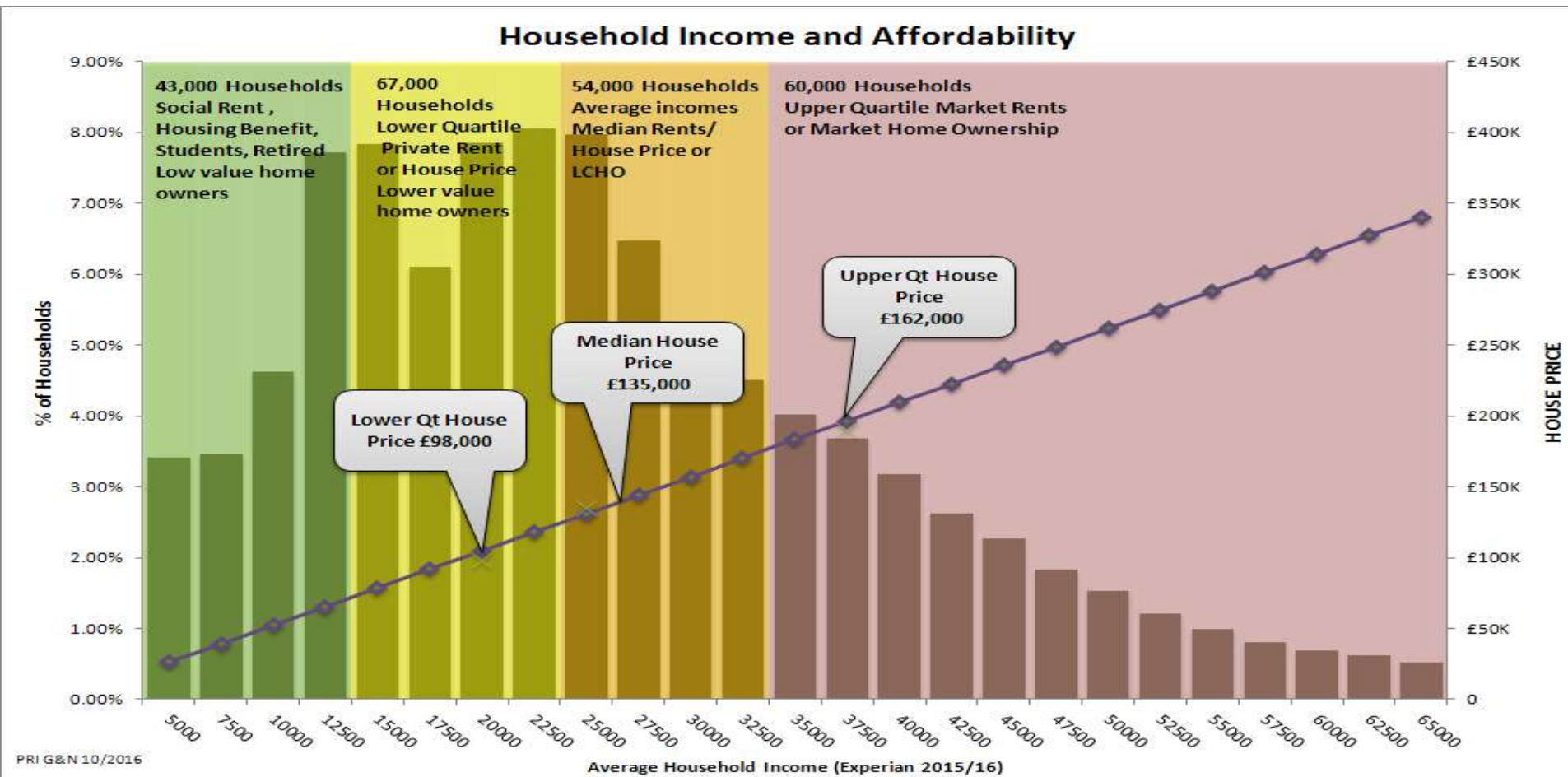


- **Manchester Life**
 - Delivering circa 1500 homes for rent and sale
 - Leading the way in PRS delivery and lifestyle
- **Matrix Homes**
 - Phase 1 complete – 240 homes
 - Phase 2 being procured – 340 new homes
- **Manchester Housing Providers Partnership**
 - Key Registered Provider partners
 - Development partners for the Manchester Affordable Homes Programme

Northern Gateway

- 15,000 new homes over next 15 – 20 years
- Far Eastern Consortium (FEC) Limited investment and delivery partner in JV
- Draft Strategic Regeneration Framework (SRF) to be consulted on
- Final plan to be signed off in Autumn 2018
- Material consideration in Planning and will guide the transformation of the neighbourhoods within it

Don't forget affordability

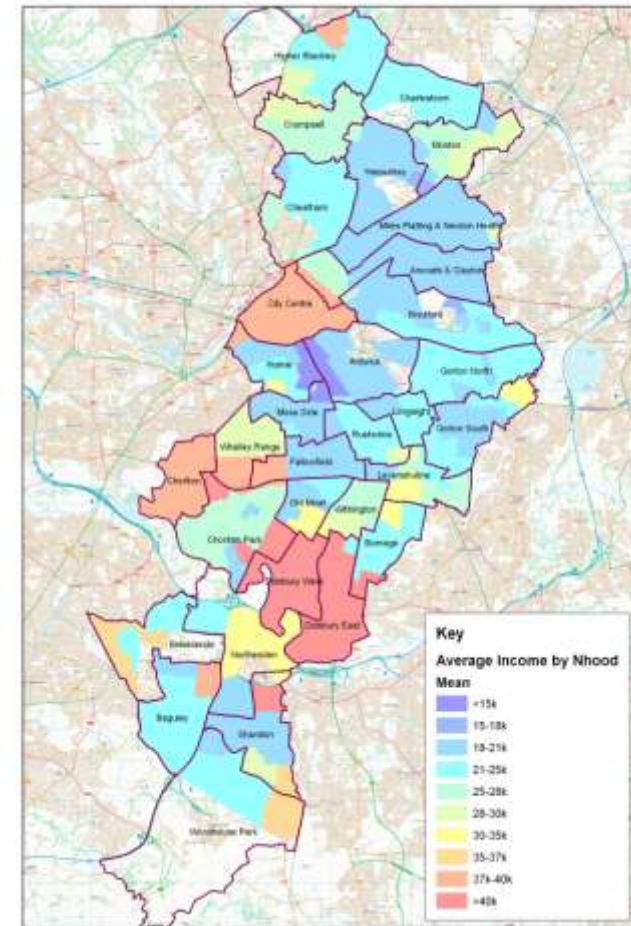


Manchester – a new approach

- Definition of affordable housing is often confusing and misinterpreted
- S106 has been very limited in delivery of affordable homes
- Opportunity to design our approach to support our economic ambitions
- Greater correlation between income and housing cost

Guiding Principles

- Average household income for Manchester = £27k
- Maximum of 30% of gross household income on housing costs
- Equates to a potential mortgage of £121.5k (exc. Deposit) and rents up to £675 per month
- Recognition household income varies across the city
- A broad range of housing options needed that are affordable



Affordability so far

- A £300 million Affordable Homes Programme that will deliver over 2400 homes over next 3 years
- Housing Affordability Fund set up to support delivery
- £2 Million to turn empty homes into First Time Buyer homes
- The first Rent to Purchase Scheme on site
- Housing Affordability Zones announced

Housing Affordability Zones

- 4 areas across the city
- Significant MCC Land interest
- Use of CPO powers for additional land supply
- Lead RP partners
- Up to 2000 new homes over the next 5 years
- New and Innovative products



What Next

- Strengthen existing partnerships and create new delivery structures
- Continue to develop innovative products for new and existing homes
- Maximise funding opportunities from Homes England and Central Government
- Promote and publicise



Have we learned anything?

- Housing growth is challenging but there are opportunities
- You may have to create new markets and neighbourhoods
- Use land and assets to support your ambitions
- The best ideas are often the simplest



Thanks for listening