



# Greater Manchester All Party Parliamentary Group

**Chair** Lucy Powell MP  
**Vice-Chairs** Chris Green MP, Lord Goddard of Stockport, Baroness Morris of Bolton and Jim McMahon MP  
**Secretary** Jonathan Reynolds MP  
**Treasurer** Yasmin Qureshi MP

## KEYNOTE MINUTES

### GREATER MANCHESTER APPG RECOVERY SERIES

#### Building Back Better Homes and Places

#### Great Homes for Greater Manchester Report Launch

13:00 - 14:30 Thursday 3<sup>rd</sup> December 2020

You can watch the recording of this session here:

<https://www.youtube.com/watch?v=cLDw4gzxkUA&t=1s>

Find the report here - <https://gh4gm.org.uk/wp-content/uploads/2020/12/GH4GM-Report-Building-Back-Better-Homes-and-Places.pdf>

#### 13:00 Introductions, Welcome and Opening Remarks

Lucy Powell MP, Chair, Greater Manchester APPG

- This is the 6<sup>th</sup> meeting of the Covid-19: GM Recovery Series – and we are joined by members from Greater Homes for Greater Manchester (GH4GM) as they launch the ‘Building Back Better Homes and Places’ Report.
- COVID-19 crisis has demonstrated that there is great resilience and innovation in the housing sector across Greater Manchester, it has also brought shortfalls and other priorities sharply into focus.
- In the sixth and final session in the GM APPG ‘Recovery Series’, this joint GM APPG & GH4GM meeting will provide a timely opportunity to take forward, action and accelerate Greater Manchester's ambitions to build back better affordable, quality, health, accessible and low carbon homes and places.
- There is a huge challenge ahead but also a great opportunity for Greater Manchester to do housing differently.

#### 13:10 Panel Contributions from GH4GM

- **How can we deliver truly affordable housing in Greater Manchester?**

Matt Harrison, Chief Executive, Great Places, GMHP

- From a housing association point of view, there are opportunities for us and can operate despite what the market might throw at us
- Build about 2,000 new homes a year as a Housing Association, but we need to continue to work together to hit housing targets in GM “everyone on the pitch”
- Capital subsidy, have access to a £12 billion fund
- What we would like to see is front loaded funding, otherwise won't see an instant impact in a post-Covid world, which will help support the local economy

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- **What will great homes and places look like in Greater Manchester in the next decade?**  
James Stevens, Director for Cities, Home Builders Federation
  - Often a fractious relationship between house builders and local gov, which is why we got involved with GH4GM to support ambitions
  - A lot of the challenges and opportunities remain the same as before Covid, although now we have an economic challenge
  - The other benefit of progressing planning documents, means policies can be embedded for better designed and environmentally friendly homes
  - Although we do face these challenges, clear there should be no lessening performance for design and environmental homes
  - Viability gap – ability to deliver town centre regeneration without having the investment needed from central government – NIS has a lot to say about that
  - Post Covid - shift away from demand for flats – challenges around town centre regeneration more difficult
  - Need to work on reformed green investment rule
- **Can Greater Manchester better connect the delivery of healthy, accessible, quality and sustainable housing with improved health and social care outcomes?**  
Charlie Norman, Chief Executive, Mosscafe St Vincent's, GMHP
  - Healthy and sustainable homes – we need to accelerate all the work we are doing
  - Recognise the home is so important and is the key to providing better opportunities and life chances for the people of GM; everything should start with homes
  - Covid and austerity and the challenge around social houses have continued and got worse, big problems that need a collaborative response
  - Strategies need to be linked to skills agenda, creating good industry and work
  - Health begins and should begin at home; access to green space is huge and Covid showed that divide between households
  - Need to think about the effect on young people and the disproportionate impact Covid has had on them – and BAME
- **What will the future housing market look like and how can Greater Manchester 'do housing differently' through financial and infrastructure innovation?**  
Jonathan Cox, Partner, Anthony Collins
  - Very much looking ahead and what we can do for future generations
  - Everyone has the right to a safe, secure and affordable home which is sustainable and adaptable
  - Future housing market needs to better serve residents on low wages that don't qualify for social housing and can't get a mortgage
  - The market in GM is very unbalanced in terms of a desire to move around
  - Emissions from heating – moving forward energy needs to be smart and local

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- Willingness to forge new ideas and be innovative

(In chat: James Stevens - Ventilation is an important issue. This is why the Government is reviewing part F of its building regulations to ensure that alongside improved energy efficiency (part L), ventilation is improved)

### 13:30 Building Back Better Homes and Places in Greater Manchester

**Lucy introduced** Paul Dennett - Salford City Mayor and Housing, Homelessness and Infrastructure Portfolio Lead, GMCA – who gave a response to what was said and answered the big question: **What does GM need to do to build back better homes and places?**

- Plans are already out of date because of government changes – the future of British planning and review of local housing need
- Driving innovation, investment and powers – housing is linked to economic recovery
- Most politically sensitive issues gov are dealing with, despite ‘build, build, build’ comment, astonishingly Cabinet members seem reluctant
- Even the Home Secretary won’t build 225 homes in her constituency – all cabinet members are objecting to homes
- Rhetoric and reality around gov to deal with housing crisis and manifesto commitments is crazy – makes our job in city region even harder
- Gov has heard our call on brownfield funding which is tackling tricky viability issues and in terms of infrastructure welcome shovel ready money
- 20% deposit on mortgages – home ownership in challenging Covid market seems impossible with those figures
- Exceeded the target for Homes built in Greater Manchester last year
- Need more devolved powers and more discretion over right to buy, 40% homes under RTB find their way into private rented sector
- Developments around the green book are welcome and moving past cost/benefit ratios
- As soon as you feel you are moving forward, national strategy changes
- Will be watching Stockport Council later online when they discuss the GMSF – need to show we know what we are doing in GM

### 13:40 Discussion and Q&A

#### Tom Bloxham

- We have (Urban Splash) had huge success in Manchester as we are seeing high demand for our homes - they are good quality – which is what is important
- Success in New Islington in Manchester – one of the best places in GM working together and closely between public and private sector
- More needed that outright sales tenure, new affordable recent questions

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- Factory production of homes – increasing jobs in Manchester, producing houses in the north for the south could help levelling up agenda and GM could become a centre of excellence and lead the way here

### Lord Andrew Stunell

- Welcome the report and highlighted the importance to make sure momentum is sustained with it
- There's going to be a massive shift in employment in the next couple of months and need to make sure people can pick up new skills and contribute to green recovery – this report lays some foundations for that
- Regeneration and retrofitting are so important – cut more carbon by tackling existing homes. Cost of that – £104bn just for social homes across the UK – huge expensive proposition but that expense will find its way into people's wages – lower heating costs for families and businesses

### Wendy Cocks

- Stated her concern about the Green Deal and the decarbonisation of heating is that it will lead to increases in fuel poverty because electricity is more expensive than gas. Thoughts?

### Charlie Norman

- Agree with that Wendy, and I think we are in the very embryonic stages of this agenda - we need to work collectively on supply chain of the right technology and fabric first approaches, plus use of air source etc.
- At the end of the day, people are concerned about affordable warmth and I agree this has to be at the heart of what we do

### Lord Stunell

- if we succeed in decarbonisation it lowers energy costs for residents. electrical heating for poorly insulated homes would be a very poor choice.

### Andrew Gwynne MP

- Tonight, for Stockport council will be crucial
- If we are going to have the GMSF we need Stockport and all ten districts come together
- Alongside new build it can't be about urban regeneration we need a good range of accommodation to suit all communities – never able to convince people that these are homes for them, their children and families
- If we could get back to a discussion about housing type, we can win over some of those on the edges

### Mayor Paul Dennett

- Andrew Stunell was completely right – skills agenda is so important need to properly embrace the low carbon lifestyle and movement
- Working currently to trying to get Government into new spaces to deal with housing stock

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- Agree with all points made but let's not forget the opportunity to create more jobs for GM – working with Cllr Sean Fielding on this for GMCA

### Charlie Norman

- 2.8 million people will be unemployed next year, huge movements need to be made and building homes could be the way forward

### 14:20 Next Steps and Closing Remarks

#### Mayor Paul Dennett

- In GM we do things differently and we are all really proud of the city region
- All watching what happens in Stockport this evening
- Why shouldn't Greater Manchester lead the way with Green economic recovery of this country?
- Got to realise it together in what will be really challenging times

### 14:30 Session Ended

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