

Recommendations for the new Mayor of Greater Manchester

The people of Greater Manchester will vote for a new Mayor on the 6 May. The affordability of housing and the type of homes that will be built over the next twenty years is very likely to be a key issue for the people of Greater Manchester. What the new mayor does in the next three years will be critical to shaping the future of housing delivery in the city-region.

Post-election, we look forward to working with the Mayor and the Combined Authority to help deliver all types of homes. However, it is clear that there are major challenges on the horizon. To ensure that the region builds the housing it needs and supports constituents, the Home Builders Federation recommends the following:

- Local plans for eight of the ten local authorities are extremely out-of-date and this is a major brake on housing delivery. To assist housing delivery the new Mayor should commit to progressing rapidly the 'Places for Everyone' joint spatial strategy for nine of the local authorities within the Greater Manchester combined authority area. An up-to-date spatial plan for the city-region will allocate land for housing and coordinate this with transport and environmental investment projects. The Places for Everyone joint plan will provide welcome strategic coordination and help attract additional government investment.
- HBF acknowledges the potential difficulty associated with accommodating the 35% housing uplift in the City of Manchester. It will need to provide 914 more homes a year than the current proposed target of 2,951 homes a year. The Mayor and the Combined Authority should continue to encourage other local authorities in the combined authority family to work together to accommodate an element of this increase.
- Encourage the construction of more family-type homes with gardens. The emerging Places for Everyone plan expects that 58% of new homes to be constructed over the next 17 years will be apartments even though many people would prefer houses with gardens. A survey commissioned by Housing the Powerhouse in 2017 illustrated that 84% wanted a home with a private garden and just 8% aspired to live in an apartment in the City-Centre. The public's experience of the pandemic is reinforcing this view.
- As owner-occupation remains the tenure of preference for most households, the Mayor should work with housebuilders to explore ways to support those who hope to become first-time buyers in Greater Manchester.
- Adopt a Mayoral Community Infrastructure Levy to secure contributions from developments to fund transport and nature-based projects.
- Acknowledge the economic and social value of new housing development. New housing generates significant financial and tax benefits for the national and local economy and is a significant employer. According to research by HBF in 2018¹, housebuilding contributed £38bn in economic output to UK economy in 2017/18 including £19.2bn GVA. The home building industry makes a considerable contribution to employment, supporting around 772,000 jobs in 2018/19 (based on 225,000 net housing additions) – direct, indirect, and induced employment.
- Establish an advisory panel involving house builders and training providers to discuss the construction skills requirements of the city-region.

¹ *The Economic Footprint of House Building in England and Wales: Home Builders Federation; July 2018*

About the HBF

The Home Builders Federation (HBF) is the principal representative body of the house building industry in England and Wales. Our members account for over 80% of all new housing built in England and Wales in any one year. Recent research by the Government has estimated that housebuilders have made a significant contribution to the nation's infrastructure, providing some £21 billion towards infrastructure of all types including affordable housing since 2005. Housebuilders were responsible for delivering 52% of all the affordable homes provided in England in 2019-20.

Contact: James Stevens, Director for Cities james.stevens@hbf.co.uk