

PLACE AND EXTERNAL RELATIONS SCRUTINY PANEL

Day: Tuesday
Date: 30 July 2019
Time: 6.00 pm
Place: Committee Room 1 - Tameside One

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE	
2.	MINUTES To approve as a correct record, the Minutes of the proceedings of the Place and External Relations Scrutiny Panel held on 11 June 2019.	1 - 4
3.	HOUSING STRATEGY - PRIVATE RENTED SECTOR The Panel to meet Nicola Turner, Interim Head of Development and Investment; and John Hughes, Housing Growth Lead, to receive an overview of Greater Manchester Housing Strategy and options to improve quality and standards within the private rented sector.	5 - 30
4.	RESPONSE TO CLEAN AIR CONVERSATION The Panel to receive the formal response submitted to the Greater Manchester Clean Air Conversation on 26 June 2019.	31 - 34
5.	CHAIR'S UPDATE The Chair to provide a verbal update on recent activity and future priorities for the Panel.	
6.	DATE OF NEXT MEETING To note that the next meeting of the Place and External Relations Scrutiny Panel will take place on Tuesday 10 September 2019.	
7.	URGENT ITEMS To consider any additional items the Chair is of the opinion shall be dealt with as a matter of urgency.	

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Place and External Relations Scrutiny Panel

11 June 2019

Commenced: 6.00pm

Terminated: 7.30pm

Present: Councillors Glover (Chair), Mills (Deputy Chair), Alam, Billington, Chadwick, J Fitzpatrick, P Fitzpatrick, Hollinshead, Lewis, Naylor, Sidebottom, Sweeton.

Apologies for absence: Councillors Bowden, Bowerman, Choksi, A Holland, J Lane, Pearce, Robinson, Sharif.

1. MINUTES

The minutes of the meeting of the Place and External Relations Scrutiny Panel held on 12 March 2019 were approved as a correct record.

2. STATUTORY GUIDANCE FOR OVERVIEW AND SCRUTINY

Paul Radcliffe, Policy and Strategy Lead, presented a summary of the statutory scrutiny guidance published on 7 May 2019.

A number of positive comparisons were made to the way scrutiny activity is currently planned and delivered in line with the national guidance. Panel members discussed the following points:

- Culture and standards – creating an environment conducive to effective scrutiny.
- Prioritisation – to ensure scrutiny activity concentrates on delivering work that is of genuine value and is relevant to wider priorities of the authority.
- Clear identification of roles and responsibilities.
- Engagement between the Executive and Scrutiny.
- Influence – early involvement in the decision making process.
- Planning and preparation – understanding benefits scrutiny can bring, what's needed, best outcomes, maintaining a flexible approach to research and reviews.

3. ANNUAL WORK PROGRAMME

The Chair presented a list of topics for consideration to inform a two year programme of work. It was agreed that topics will be subject to annual review to ensure that work remains relevant and able to react to changing priorities or any urgent matters that may arise.

The topics are a combination of service and performance updates, input to formal consultations and areas for in-depth review. This includes a responsibility for:

- Engagement and consultation – to provide responses to pre-decision activity.
- Research and insight to a particular issue.
- Review of decisions and recommendations.

Scrutiny activity will continue to be undertaken outside of the formal meetings, with all findings and recommendations presented to the full panel for comment and approval. This flexibility can allow for speedier and timelier work to be undertaken, creating an enhanced opportunity to both influence and inform the impact of decisions being made.

It was agreed that the Chair will now look to explore the suitability of topics and progress work in the following areas.

- Housing strategy to improve quality and standards in the private rented sector.
- Economic growth to include capital and asset programme.

In order for the Annual Work Programme to be presented at Overview (Audit) Panel on 29 July 2019 it was agreed that the final document will be shared outside of the meeting.

Resolved: That the Annual Work Programme be circulated by email to all panel members outside of the meeting.

4. GREATER MANCHESTER CLEAN AIR PROPOSALS

The Panel welcomed Gary Mongan, Regulatory Services Manager, to receive an update on the Greater Manchester Clean Air Proposals.

It was reported that the proposals include a GM-wide Clean Air Zone (CAZ), to be introduced in two phases from 2021. Initial attention will be placed on non-compliant buses, coaches, taxis, private hire vehicles and HGVs from 2021. This will then extend to a second phase for non-compliant vehicles such as vans and minibuses from 2023. The Panel heard that standard vehicles to include cars and motorbikes will be exempt from charges and penalties imposed by the CAZ.

Research and modelling has shown that a GM-wide CAZ would achieve the required reduction in nitrogen dioxide levels in the shortest possible time, in the most cost effective way and reduce wider impacts to the economy. It is estimated that once the CAZ is in place legal limits for air pollution will be reached by 2024. If no action was taken the estimated date for legal compliance is 2027.

A multi-million pound funding package is required in supporting local businesses to upgrade to cleaner vehicles. It is also expected that the number of electric vehicle public charging points across Greater Manchester needs to increase dramatically. A number of government actions are required to support regional measures, they include:

- Arrangements and funding in place for vehicle upgrades and scrappage.
- Replacement / retrofit of non-complaint buses.
- Instruction to Highways England with regards to the contributing factors and air pollution linked with the strategic highway network across Greater Manchester.

It was reported that the Clean Air Conversation is now open and seeks the views of residents and businesses to inform the development of proposals. Comments are sought in the following areas:

- The proposed boundary.
- The proposed daily penalties and penalty charge notice.
- The proposed timescales for introducing the CAZ.
- The vehicles that should be exempt from paying the daily penalty.

The Chair advised members that the Clean Air Conversation closes on 30 June 2019. All discussion points and concerns raised during the meeting have been noted, with a formal response of the Panel to be drafted for submission. The response letter will aim to provide a summary of individual views under a collective of the main panel.

Resolved:

- (1) That Mr Mongan be thanked for attending the meeting.
- (2) That the response letter be circulated by email for members prior to submission.

5. DATE OF NEXT MEETING

To note that the next meeting of the Place and External Relations Scrutiny Panel will take place on 30 July 2019.

6. URGENT ITEMS

The Chair reported that there were no urgent items for consideration at this meeting.

CHAIR

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Place and External Relations Scrutiny Panel

Overview of the Private Rented Sector in Tameside

Page 5

Nicola Turner - Head of Investment & Development

John Hughes - Housing Growth Lead

Agenda Item 3

Introduction and Context

- Council's Strategic Housing Role
- An overview of PRS in Tameside
- Houses in multiple occupation
- Greater Manchester Position

Typical PRS In Tameside



Page 7

New PRS: Summers Quay - Stalybridge

Page 8



Precarious PRS – Oakglade House



Page 9

Precarious PRS: Stamford Street – Methodist Hall



Page 10

Housing Associations Managing in the PRS



Page 11

Housing Associations Managing in the PRS



Page 12

Strategic Housing Role

- Assess and plan for housing needs
- Make best use of existing stock
- Plan for and facilitate new housing supply
- Plan and commission housing support
- Other issues – regeneration, sustainable communities, employment & skills etc.

Tameside PRS in Numbers

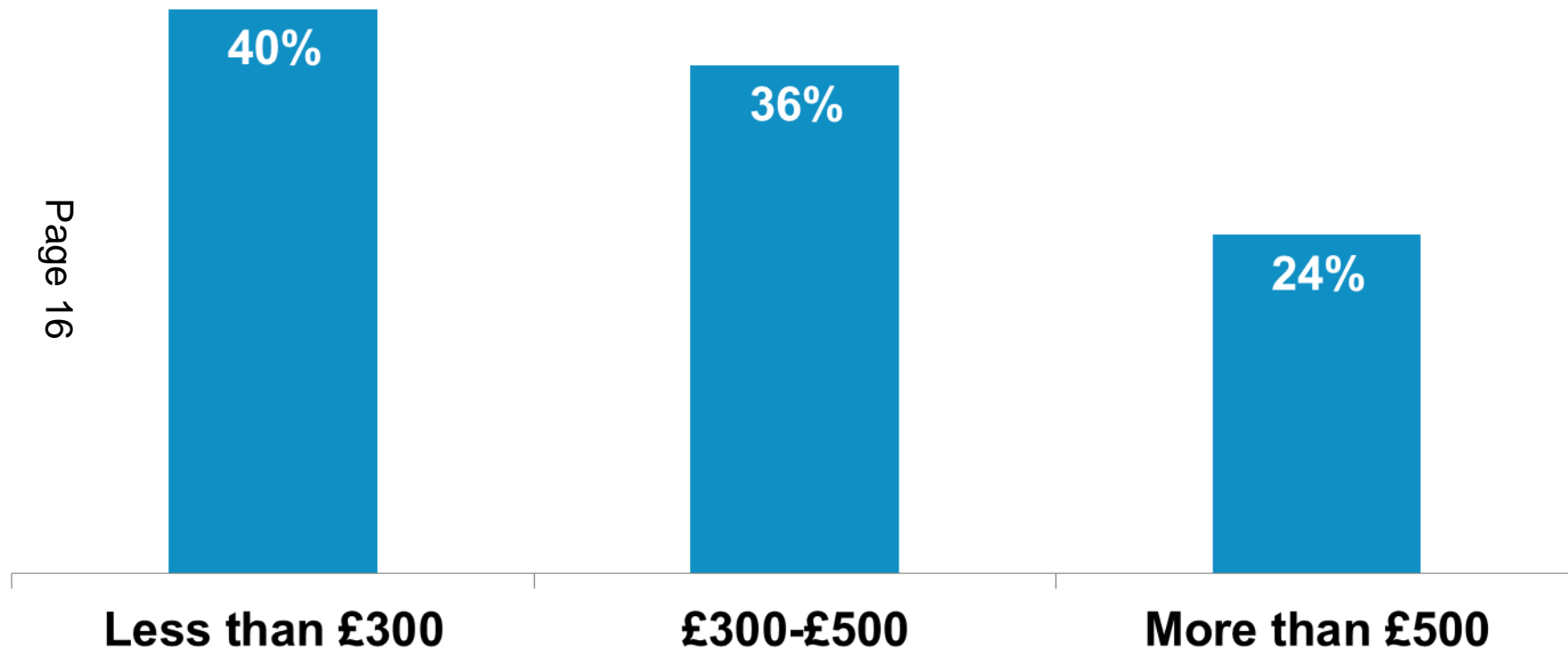
- In 2017, 14.2% of all properties were in the private rented sector.
- 39,778 people across 14,916 households
- One-third (11,885) of those are children
- One in three properties in the PRS is a pre-1919 terraced house.
- 11.3% all PRS is in St. Peters Ward
- During 2018/19: 283 Households were made homeless as a result of loss of accommodation in the PRS

Private sector rental prices in Tameside 2010-2016

Year	Price per calendar month (£)			
	Lower quartile	Mean	Median	No. Rentals
2010	446	549	494	1,057
2011	446	531	494	1,716
2012	451	524	494	2,878
2013	451	523	494	2,992
2014	451	543	498	2,398
2015	451	538	524	2,690
2016	477	552	524	2,223

Household income in PRS

Page 16



Gross Weekly Income per Household in PRS (2017)

Houses in Multiple Occupation

- An HMO is a private let with 3 or more un-related people living in the property.
- 63 properties with mandatory HMO licenses in Tameside
- Estimated 130 licensable HMO
- The number of HMOs in Tameside has increased from **160** in 17/18 to **245** in 18/19

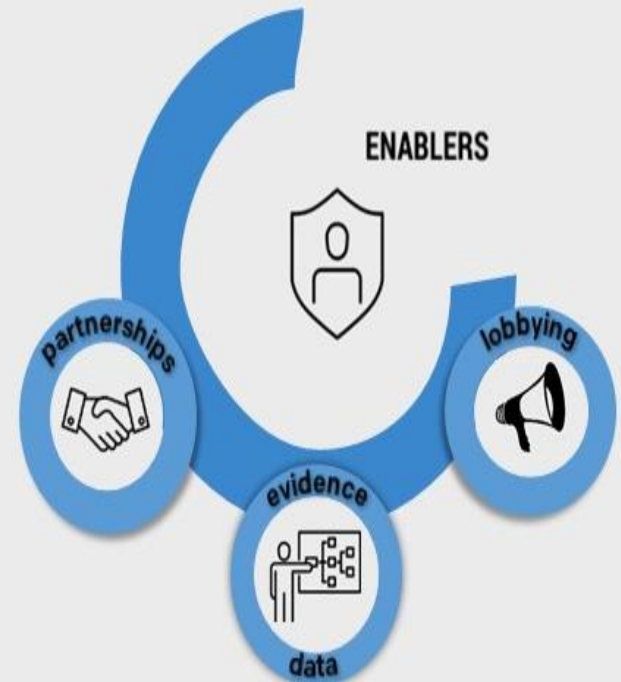
Enforcement Action in PRS 2012-2018

Financial Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Complaints received for Private Rented Housing	275	170	145	272	211	199
Inspections carried out	275	170	145	272	211	199
Hazard Awareness Notices Served	1	1	0	2	1	
Improvement Notices (Cat 1 and 2 Hazards)	1	2	0	0	3	
Prohibition Orders	0	0	0	1	2	
Emergency Remedial Action	0	0	0	0	0	
Prosecutions Commenced	0	0	0	0	0	0

A GREATER MANCHESTER VISION FOR HOUSING

JANUARY 2019





Doing Things Differently – A Greater Manchester Vision for Housing

- Approved by GMCA Leaders in January 2019
- vision for tackling the housing crisis, to give a strong public statement about our ambitions for change

Page 21

Complements and informs the Greater Manchester Spatial Framework and other plans and strategies

- Vision used to steer the GM Housing Strategy - with focus on:
 - Connections between housing, people and place
 - The homes we have now
 - The new homes we need

GM Housing Strategy approach

- Greater Manchester Strategy starting point - 'safe, decent affordable homes'
- Not a statutory document - doing by agreement, building on long track record of working together
- Focus on where a GM approach adds value
- Produced through consultation and discussion with partners and stakeholders across GM – 20 themed writing groups and 10 district listening events



GM Housing Strategy - Strategic priorities

A safe, healthy, accessible home for all

- Tackling homelessness and rough sleeping
- Making a positive difference to the lives of private tenants
- Developing healthy homes services to support vulnerable households
- Improving access to social housing for those who need it
- Identifying pathways to volume domestic retrofit and reducing fuel poverty





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SUSTAINABLE HOUSING
& URBAN STUDIES UNIT

Precarious lives: Exploring lived experiences of the private rented sector in Salford

Lisa Scullion, Andrea Gibbons and Philip Martin
Salford Anti-Poverty Taskforce

January 2018

Implementation Plan – practical example

Strategic Priority A: A safe, healthy, accessible home for all		
A2: Making a positive difference to the lives of private tenants		
What we'll do	Making the case to Government	Desired outcomes
<p> Page 25 <ul style="list-style-type: none"> Greater Manchester good landlord scheme to encourage and support landlords providing a safe, decent and secure home to their tenants, working with national and regional landlord and letting agencies networks. Better information and support to tenants in the PRS to help them understand their rights and obligations, and to empower them to take action to ensure landlords meet their obligations. Consistent, coordinated approach to enforcement of standards in the PRS across Greater Manchester by districts and key partner agencies, including targeted interventions against rogue landlords. Expand existing ethical lettings agency models to grow their scale and impact on the PRS market across Greater Manchester Develop place-based programmes of intervention and investment in the PRS at neighbourhood level, building on the learning from existing initiatives (e.g. One Manchester/Manchester City Council's work in Gorton) and linked to broader place-based strategies. </p>	<ul style="list-style-type: none"> <i>We will make the case for more ambitious controls in the private rented sector, moving away from piecemeal national changes to a more strategic approach which better protects tenants. We will seek devolved powers to designate areas for selective landlord licensing, arguing for Scottish models of security of tenure and lobbying for greater resources to enforce and raise standards in the private sector.</i> <i>We will argue for greater influence over the welfare system in Greater Manchester, including piloting the linking of payments of Housing Benefit/housing element of Universal Credit to the condition of properties. We would welcome the opportunity to pilot the <u>Rugg Review</u> proposal for 'property MOTs' for homes in the private rented sector, tied to a comprehensive register of PRS homes.</i> <i>Make the case for additional powers for local authorities to intervene, especially where the safety and security of our residents is at risk from the effects of poor housing or rogue landlords, or where we can see ways to remove barriers to delivering the new homes we need.</i> 	<p>Improving conditions and more secure tenancies in the private rented sector</p>

Implementation Plan – practical example

Making a positive difference to the lives of private tenants

- Good Landlord Scheme / Rental Pledge
- Better information and support to tenants
- Consistent, coordinated GM approach to enforcement of standards in the PRS
- Expand ethical lettings agency model
- Place-based programmes of intervention and investment in the sector

Page 26

Implementation Plan – practical example

Make a positive difference to the lives of private tenants

- Making the case to Government for:
- Devolved powers to designate selective licensing
- Better security of tenure
- Greater resources to enforce and raise standards
- Linking payments of HB/UC to the condition of properties
- Pilot 'property MOTs' for homes in PRS
- More powers for local authorities to intervene

**A2: Make
positive
difference to the
lives of private
tenants**

Evidence

- Housing stock condition report
- Commissioned PRS research

**Implementation
Plan**

- GM / LA approach
- GMHP place-based intervention

**Targeted
intervention**

- GMHP pilot(s)

**Accountability
and reporting**

- District structures
- Planning & Housing Commission

Page 28

QUESTIONS ?

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Clean Air Greater Manchester

cleanairgm@aeom.com

Chair of the Place and External Relations Scrutiny Panel

Councillor Mike Glover

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Email: mike.glover@tameside.gov.uk
Phone: 0161 342 2199
Ask for Paul Radcliffe
Date: 26 June 2019

To whom it may concern,

Clean Air Conversation

I write on behalf of Tameside Council's Place and External Relations Scrutiny Panel. The Panel has remained suitably informed of the mandate to improve air quality across Greater Manchester, the development of an Outline Business Case and the Clean Air Conversation that is now taking place to inform proposals prior to public consultation.

The Scrutiny Panel seeks to submit a formal response to the Clean Air Conversation, which closes on 30 June 2019. This letter therefore aims to provide a summary of collective discussion points and to express any issues and concerns raised by panel members. I would be extremely grateful if on receiving this letter you are able to take the appropriate action to ensure the collective response is suitably recorded and submitted to the conversation.

Air quality exceedances identified across Greater Manchester's highway network have propelled the health related impacts of traffic pollution to the forefront of the local, regional and national agenda. Challenging decisions undoubtedly lie ahead with the introduction of a Clean Air Zone (CAZ). Panel members are fully supportive of the approach taken to tackle this head on as a region. We need to be bold and ambitious by reaching further than the mandate and for Greater Manchester to quickly reduce the number of deaths with poor air quality as a contributing factor.

Members are particularly aware of the relatively short timescales imposed when considering the need to raise general awareness and to support sustainable behaviour change. I have listed some of the main points below, which are to be viewed as individual responses from members, under the collective of Tameside's Place and External Relations Scrutiny Panel.

- The Panel is supportive of the proposed boundary of the CAZ and the need for this to become a concern for all boroughs, all businesses and all residents within Greater Manchester.
- The motorway network is a significant contributing factor to air quality exceedance in Tameside. With some of the poorest air quality identified in close proximity to motorway junctions. It appears difficult to evidence why the Government has made the decision not to mandate Highways England and the pressure this now places on local authorities to resolve issues outside of their direct influence or control.

- Consider the trunk roads and motorways that pass through Tameside, with current proposals to provide non-compliant vehicles with the leniency to drive through the borough, often as part of a longer journey, without being subject to a daily penalty.
- There are risks associated with the exemptions being granted to major trunk roads, with the potential for increased congestion and increased air quality exceedance.
- In order for Greater Manchester to support local business and deliver a truly effective CAZ, the Government must allocate the required funding levels and access to financial support.
- Identify the current level of non-compliant vehicles across the conurbation entering Phase 1 of the CAZ. Insight required to the purchase and lease methods of small and medium enterprise to prevent the CAZ imposing additional financial pressures resulting in businesses needing to relocate or downsize.
- Increase the level of direct engagement with businesses to ensure their views are effectively captured within the proposals and planned consultation. There is a significant need to increase responses from those impacted the most, as a percentage of total responses.
- Explore further options regarding the daily penalty charge for non-compliant vehicles entering the CAZ. A reduced daily penalty charge with phased increases. For example, daily penalty charges of £5 (Taxi / Private Hire) and £50 (Buses / HGV) to increase by 50% every 6 months up to Phase 2 and subject to review in 2023.
- As of June 2019 more than 80% of taxi and private hire vehicles in Tameside are non-compliant to meet the proposed CAZ emission standards. While technology and the demand for cleaner vehicles are growing, it is not expected to reach the majority of taxi and private hire vehicles by 2021. The consultation on Common Minimum Standard for Taxi and Private Hire Vehicles is welcomed, with a need to ensure consistent licensing measures are introduced across Greater Manchester.
- If national bus operators are able to access funding to upgrade or retrofit vehicles, there is a need to ensure all vehicles remain within the Greater Manchester network.
- Remain focused on improving the public transport network in Greater Manchester and impact of wider pollutants. To include accessibility; the need for 'one ticket' to incorporate travel across the bus, tram and train network; route planning and concessions. This is an essential part of allowing residents to make better transport choices in the long-term.
- That local authorities are further encouraged to work with key partners such as Hospital Trusts, Registered Social Landlords and Clinical Commissioning Groups to communicate the sectors commitment to improving air quality within organisational logistics and procurement. Options for more case studies of behaviour change within the wider media.
- Develop key messages to reassure the public that this not a money making exercise and that any additional funds (in excess of operating costs) will be re-invested in Greater Manchester.

If further clarity is needed on any of the above points, please do not hesitate to contact me.

Yours faithfully,

Councillor Mike Glover

Chair – Place and External Relations Scrutiny Panel

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