

EXECUTIVE CABINET

Day: Wednesday
Date: 29 September 2021
Time: 1.00 pm or at the rise of the Strategic Commissioning Board, whichever is the later
Place: George Hatton Hall, Dukinfield Town Hall, Dukinfield. SK16 4LA

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE To receive any apologies for the meeting from Members of the Executive Cabinet.	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest from Members of Executive Cabinet.	
3.	MINUTES	
a)	EXECUTIVE CABINET To consider the Minutes of the meeting of the Executive Cabinet held on 25 August 2021.	1 - 6
b)	STRATEGIC COMMISSIONING BOARD To receive the Minutes of the meeting of the Strategic Commissioning Board held on 25 August 2021.	7 - 14
c)	EXECUTIVE BOARD To receive the Minutes of the meetings of Executive Board held on 11 August 2021.	15 - 28
d)	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL To receive the Minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 6 September 2021 and approve the following recommendations arising from the meeting as follows: 2021/22 CAPITAL MONITORING REPORT RESOLVED That EXECUTIVE CABINET be RECOMMENDED to: (i) Note the forecast outturn position for 2021/22 as set out in Appendix 1 to the report; (ii) Approve the re-profiling of budgets into 2022/23 as set out on	29 - 36

 From: Democratic Services Unit – any further information may be obtained from the reporting officer or from Carolyn Eaton, Principal Democratic Services Officer, 0161 342 3050 or carolyn.eaton@tameside.gov.uk, to whom any apologies for absence should be notified.

- (iii) page 4 of Appendix 1 to the report; Note the funding position of the approved Capital Programme as set on page 9 of Appendix 1 to the report;
- (iv) Note the changes to the Capital Programme as set out on page 10 in Appendix 1 to the report; and
- (v) Note the updated Prudential Indicator position set out on pages 11-12 of Appendix 1 to the report, which was approved by Council in February 2021.

ADULTS CAPITAL PLAN

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note the progress updates, and to approve the re-profiling of £98k of Housing Assistance works into FY22/23 owing to limited capacity within the Adaptations team as discussed in section 5 of the report.

CAPITAL PROGRAMME - OPERATIONS AND NEIGHBOURHOODS (JULY 2021)

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note:

- (i) The progress with regards to Flooding: Flood Prevention and Consequential repairs;
- (ii) The progress with regard to the Slope Stability Programme and potential additional works required;
- (iii) The progress with regards to the replacement of Cremators and Mercury Abatement, Filtration Plant and Heat Recovery Facilities;
- (iv) The progress of the Walking and Cycling infrastructure schemes set out in section 3 of the report;
- (v) The progress of Capital schemes in section 2.13-2.20 of the report, and external grant schemes in section 3 and 4; and
- (vi) Following the GMCA approval on 25 June 2021, to note that £2.415m Highways grant funding was added to the Council's 2021-22 capital programme and £1.500m Pothole and Challenge funding of the same grant was added to the 2021-22 Operations and Neighbourhood's directorate Highways revenue budget.

That EXECUTIVE CABINET be RECOMMENDED to APPROVE:

- (vii) To add £0.022m to the Capital Programme for Pedestrian Crossings at side roads (section 3.18 of the report). This scheme will be wholly financed via TfGM Mayors Challenge grant funding.

CHILDREN'S SOCIAL CARE CAPITAL SCHEMES UPDATE REPORT

That EXECUTIVE CABINET be RECOMMENDED to note the content of the report.

EDUCATION CAPITAL PROGRAMME UPDATE

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to approve:

- (i) The proposed changes of (£728,800) to and re-profiling of (£11,500,000) the Basic Need Funding as detailed in Appendix 1 to the report;
- (ii) The proposed changes of (£8,160) to and re-profiling of (£150,000) the School Condition Funding as detailed in Appendix 2 to the report;
- (iii) The proposed changes of £316,000 to the Special Provision Funding as detailed in Appendix 3 to the report;
- (iv) The proposed changes of £264,800 to the High Needs Provision Funding as detailed in Appendix 5 to the report;
- (v) The additional £72,757 Devolved Formula Capital is added to the Capital Programme as discussed in paragraph 2.11 of the report; and
- (vi) A revised approach to presenting the information to assist the Panel in monitoring the Education Capital Programme to understand progress and variations as set out in draft format at Appendix 6 to the report, which will replace all other appendices going forward.

GROWTH CAPITAL PROGRAMME

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note the report and:
That £0.126m of Corporate Landlord - Capital Expenditure be approved from the earmarked budget, for works detailed in Appendix 3 to the report.

e)	ENVIRONMENT AND CLIMATE EMERGENCY WORKING GROUP	37 - 40
	To receive the Minutes of the meeting of the Environment and Climate Emergency Working Group held on 15 September 2021.	
4.	2021/22 INTEGRATED FINANCE REPORT MONTH 4	41 - 56
	To consider the attached report of the Executive Member, Finance and Economic Growth / Clinical Lead / Director of Finance.	
5.	TENDER FOR THE PROVISION OF A CHLAMYDIA AND GONORRHOEA SCREENING SERVICE	57 - 74
	To consider the attached report of the Executive Member, Adult Social Care and Health / Clinical Lead / Director of Population Health.	
6.	SAVINGS DELIVERY 2021/22	75 - 136
	To consider the attached report of th Executive Member, Finance and Economic Growth / Director of Finance.	
7.	CAPITAL PROGRAMME & FINANCING UPDATE	137 - 142
	To consider the attached report of the Executive Member, Finance and Economic Growth / Director of Finance.	

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8.	PROPOSAL TO DECLARE ASSETS SURPLUS TO REQUIREMENTS (BATCH 2) To consider the attached report of the Executive Member, Finance and Economic Growth / Director of Growth.	143 - 180
9.	TAMESIDE HOUSING STRATEGY 2021-2025 To consider the attached report of the Executive Member, Housing, Planning and Employment / Director of Growth.	181 - 398
10.	TAMESIDE REGISTERED PROVIDER COLLABORATIVE PARTNERSHIP To consider the attached report of the Executive Member, Housing, Planning and Employment / Director of Growth.	399 - 436
11.	THE A57 LINK ROADS INITIATIVE UPDATE To consider the attached report of the Executive Member, Transport and Connectivity / Director of Growth.	437 - 442
12.	ST. PETERSFIELD LEGACY To consider the attached report of the Executive Member, Finance and Economic Growth / Director of Growth.	443 - 464
13.	STALYBRIDGE INTERCHANGE OPTIONS DEVELOPMENT To consider the attached report of the Executive Member, Transport and Connectivity / Director of Growth.	465 - 470
14.	STREETS FOR ALL To consider the attached Executive Member, Transport and Connectivity / Director of Growth.	471 - 516
15.	GREATER MANCHESTER COMBINED AUTHORITY EVERGREEN SURPLUS FUNDING ROUND III – HYDE AND GODLEY GREEN To consider the attached report of the Executive Member, Finance and Economic Growth / Director of Growth.	517 - 554
16.	HIGHWAY ASSETS – MAINTENANCE AND FUNDING REQUIREMENT To consider the attached report of the Executive Member, Neighbourhoods, Community Safety and Environment / Director of Operations and Neighbourhoods.	555 - 568
17.	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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EXECUTIVE CABINET 25 August 2021

Commenced: 2.05pm

Terminated: 2.30pm

Present: Councillors Warrington (Chair), Bray, Cooney, Fairfoull, Kitchen and Wills

In Attendance:	Steven Pleasant	Chief Executive & Accountable Officer
	Sandra Stewart	Director of Governance & Pensions
	Kathy Roe	Director of Finance
	Richard Hancock	Director of Children's Services
	Ian Saxon	Director of Operations and Neighbourhoods
	Jeanelle De Gruchy	Director of Population Health
	Jayne Traverse	Director of Growth
	Debbie Watson	Assistant Director of Population Health
	Caroline Barlow	Assistant Director of Finance
	Jordanna Rawlinson	Head of Communications

Apologies for absence: Councillors Feeley and Gwynne
Councillor Ryan – who participated in the meeting virtually

43. DECLARATIONS OF INTEREST

There were no declarations of interest submitted by Members.

44. MINUTES OF EXECUTIVE CABINET

RESOLVED

That the Minutes of the meeting of the Executive Cabinet meeting held on 28 July 2021 be approved as a correct record.

45. MINUTES OF STRATEGIC COMMISSIONING BOARD

RESOLVED

That the Minutes of the meeting of the Strategic Commissioning Board held on 28 July 2021 be noted.

46. MINUTES OF EXECUTIVE BOARD

RESOLVED

That the Minutes of the meetings of Executive Board held on: 14 July 2021 and 4 August 2021, be noted.

47. CONSOLIDATED 2021/22 REVENUE MONITORING STATEMENT AT 30 JUNE 2021

Consideration was given to a report of the Executive Member for Finance and Economic Growth / Lead Clinical GP / Director of Finance. The report was the second financial monitoring report for the 2021/22 financial year, reflecting actual expenditure to the 30 June 2021 and current forecasts to the 31 March 2022.

Members were advised that at period 3, Council Budgets were facing significant pressures which

were not directly related to the Covid pandemic, with significant forecast overspends in Adults and Children's Social Care being the main contributors to a net forecast overspend of £6.850m. This position was, after taking account of forecast underspends in some areas, and additional Covid related income, in excess of forecast Covid costs. There was an underlying forecast 'Non-COVID' deficit of £8.238m.

It was reported that Children's Social Care and Adults were the greatest areas of concern with forecast overspends of £5.678m (Children's) and £2.234m (Adults). Furthermore, the CCG was reporting an overspend of £519k, which related to reimbursable Covid expenses for which a future allocated increase should be received.

Details were also provided of irrecoverable debts for the period 1 April 2021 to 30 June 2021 in an appendix to the report and an additional recommendation was sought for approval to write-off the irrecoverable debts as detailed.

RESOLVED

- (i) That the forecast outturn position and associated risks for 2021/22 as set out in Appendix 1 and detail for Council budgets as set out in Appendix 2 of the report be noted;**
- (ii) That the reserve transfers as set out on pages 27-28 of Appendix 2, be approved; and**
- (iii) That the write off of irrecoverable debts for the period 1 April to 30 June 2021 as set out in Appendix 3 to the report, be approved.**

48. DOMESTIC ABUSE ACT FUNDING PROPOSAL

The Executive Member, Adult Social Care and Health / Director of Population Health / Assistant Director of Operations and Neighbourhoods submitted a report setting out the commissioning intentions around domestic abuse services in Tameside in light of new funding available this year.

It was explained that TMBC had been awarded a further £547,627 in grant funding to meet new duties under the Domestic Abuse Act 2021. This funding must be spent during 2021/22 on 'support within safe accommodation' for victims of domestic abuse and their children and expenditure related with complying with the new duties.

There was no advance notification of the amount the council was due to receive before this financial year and the funding was released under the stipulation that the money would be spent following the statutory domestic abuse needs assessment. Therefore, the funding was not included in the 21/22 budget. The funding was recurrent and the grant determination for future years would follow the annual Spending Review.

As a result, TMBC had £1,274,445 available to spend on domestic abuse in this financial year (2021/22). Of this, £656,818 was already committed to providing the core commissioned offer, support in safe accommodation and outreach services.

It was proposed that the remaining £617,627 was spent meeting gaps highlighted in the statutory needs assessment. Primarily:

- Better availability of support within Safe Accommodation
- Workforce development, training and practice improvement
- Developing a local perpetrator response
- Piloting innovative approaches with Children and Young People that use violence
- Outreach services in the community and health settings for victim-survivors of Domestic Abuse
- System wide data improvement project to ensure we can discharge our duties under the Domestic Abuse Act 2021

There would be a further spending proposal once the grant amount for 2022/23 was determined

pending the Spending Review in Autumn 2021.

RESOLVED

That domestic abuse spending in 2021/22 be approved as follows:

Jointly commissioned Bridges contract	£	506,818
Domestic Abuse Act grant funding (safe accommodation only)	£	547,627
GMCA funding for Domestic Abuse roles	£	70,000
Covid-19 funds	£	30,000
Population Health and Children's Services CHIDVA funds	£	120,000
Total 2021/22 funding for Domestic Abuse	£	1,274,445
<i>Funding committed 2021/22 to date</i>		
Bridges contract - outreach	£	335,090
Bridges contract - safe accommodation duty	£	291,728
Covid-19 additional IDVA	£	30,000
Total 2021/22 committed for Domestic Abuse	£	656,818
Total 2021/22 funds still available	£	617,627
<i>Proposed further spend 2021/22</i>		
Support in safe accommodation	£	255,899
Domestic Abuse transformation activity	£	291,728
GMCA funded IDVA posts	£	70,000
Total 2021/22 proposed further spend for Domestic Abuse	£	617,627
Total spend on Domestic Abuse 2021/22	£	1,274,445

49. CIVIC EVENTS 2021

Consideration was given to a report of the Executive Member for Lifelong Learning, Equalities, Culture and Heritage / Assistant Director of Operations and Neighbourhoods, which set out a vision for key events and activities in 2021.

The civic events programme spanned a full 12 months of a calendar year and featured the key events: Whit Friday Brass Band Contest, Armed Forces Day, Remembrance Services and Parades and the corporate lantern parade and town Christmas switch on events.

It was stated that with an increased focus on the Council's finances and the desire to continue to deliver events which were vibrant, safe and affordable the Events Panel had been created to oversee key civic events from Whit Friday Brass Band Contest, Armed Forces Day and Remembrance Services to the Borough's flagship Christmas celebration and its Town Switch On events. The Panel proposed that the civic event dates put forward in the report be noted and adopted.

Further, the Panel wished for the proposed plans to deliver Remembrance Services and Parades in line with 2019 to be adopted whilst it was noted that should the pandemic cause last minute alterations these could need to be considered. The report also included the proposed plans for the corporate 2021 Christmas celebrations. Whilst this had traditionally taken place in Ashton, the Panel proposed that the event continued to tour in 2021 and take place in Hyde to honour the commitment made to Hyde in 2020 due to the ongoing landscaping of Ashton Market Square.

RESOLVED

- (i) That the proposals relating to Town Christmas events 2021, as detailed in the report, be agreed;

- (ii) That the proposal relating to Tameside's Christmas Celebration event 2021, as detailed in the report, be agreed;
- (iii) That the plans for Summer Theatre, as detailed in the report, be noted; and
- (iv) That the considerations for Remembrance Sunday and the associated Services and Parades, as detailed in the report, be noted.

50. THE COUNCIL'S SPORT AND LEISURE FACILITIES – FINANCIAL SUSTAINABILITY PROPOSALS

The Executive Member, Neighbourhoods, Community Safety and Environment / Assistant Director of Population Health submitted a report which updated Members on progress of the first phase of a review of the Council's Sport and Leisure assets and the financial sustainability of the provider Active Tameside.

It was explained that the COVID-19 pandemic had a significant detrimental impact on Active Tameside. Throughout 2020/21 enforced closure due to the pandemic meant that centres were open for business for only 40 out of a possible 52 weeks of the year. This led to operational losses of £1million per month.

Prior to COVID-19, several centres operated at a loss that was subsidised by profit making sites. This was a means of tackling health inequalities amongst the most disadvantaged and under-represented communities. Offering equitable access across the borough ensured that local, affordable provision was in place, irrespective of commerciality of the site, or the means of local people to participate.

In a report presented to Executive Cabinet on 10 Feb 2021, approval was given to implement a public consultation from 12 Feb 2021 to 26 March 2021, to seek views on the initial proposals outlined in the report, in particular regarding the future use of Active Oxford Park, Adventure Longendale and Active Etherow, to inform the Council's future commissioning approach. Supporting information and demographic and facility information regarding the sites which accompanied the consultation was appended to the report at Appendix 1. Executive Cabinet also recommended that a further review was carried out of all Sport and Leisure facilities in Tameside, including conditions surveys, aligned to the review of the Operational Estate and Portfolio of Council land and property holdings.

The report shared the findings and analysis of the consultation, recommendations for operation of the buildings for the remaining financial year, and an update on the progress of the Sport and Leisure Asset Review included in the Councils Operational Estate and Portfolio review of Council land and property holdings, which is due to report to Executive Cabinet in Autumn 2021.

The results of the public consultation and engagement supported community activity being delivered from the facilities in a sustainable way, with some suggestions on how that may be achieved, targeting those that needed the service most, whilst ensuring access for all.

It was further explained that a review of the operational estate commenced in late 2020 and would conclude with the "Worksmart" transformation strategy, which was anticipated in autumn 2021 with implementation soon after. This project incorporated three key principles of people, place and technology to create organisational transformation and inform a rationalisation of the property portfolio. The asset review, conditions surveys and results of the consultation would be considered as part of the process.

Currently, the commissioning and administration of the management agreement with Active Tameside and the delivery of the leisure assets investment programme rested with the Director of Population Health. Work to establish proposals for the future management and operation of the Council's leisure assets, to come in to effect from April 2024, had begun and would be managed from this point forward by the Director of Growth. This shift in responsibility was required to

ensure that all property decisions were aligned to corporate priorities and would ensure the cost effective delivery of services by the Council and its partners.

The longer term future of the sites would be included in the review of the operational estate which commenced in late 2020 and would conclude with the “Work smart” transformation strategy, which was anticipated in autumn 2021 with implementation soon after. The Population Health Directorate would work with Growth directorate to ensure that delivery from these sites continued to support the health needs of local people.

RESOLVED

- (i) That the results and recommendations of the public consultation from 12 Feb 2021 to 26 March 2021, be considered;**
- (ii) That the proposal outlined in section 6 of the report describing sustainable utilisation of facilities at Active Oxford Park, Adventure Longdendale and Active Etherow for the current financial year, be agreed; and**
- (iii) That the progress made against the Sport and Leisure asset review be noted and it be agreed to receive further recommendations following the Council’s review of the operational estate commenced in late 2020 and will conclude with the “Worksmart” transformation strategy, which is anticipated in autumn 2021.**

51. GM MINIMUM LICENSING STANDARDS – STAGE 1 (DRIVERS, OPERATORS AND LOCAL AUTHORITY)

Consideration was given to a report of the Executive Member, Neighbourhoods, Community Safety and Environment / Director of Operations and Neighbourhoods giving information in respect of the proposed Greater Manchester Minimum Licensing Standards (MLS) which would help deliver improved safety, customer focus, higher environmental standards and accessibility.

Members were advised that, in 2018, Greater Manchester’s ten local authorities agreed to collectively develop, approve and implement a common set of minimum licensing standards (MLS) for taxi and private hire services. At that time, the primary driver for this work was to ensure public safety and protection, but vehicle age and emission standards in the context of the Clean Air and the decarbonisation agendas were now also major considerations. In addition, by establishing standards around common livery and colour, MLS was an important mechanism that permitted the systematic improvements to taxi and private hire service across Greater Manchester and their visibility.

Ultimately, the collaborative approach that the MLS represented would help achieve the vision of a strong, professional and healthy taxi and private hire sector providing safe and high quality services to residents and visitors across the whole of Greater Manchester. This vision saw Taxis and Private Hire as a crucial part of the overall transport offer that could consistently deliver safe and high-quality services for the public. The proposed MLS, together with funding from the GM Clean Air Plan, would help deliver improved safety, customer focus, higher environmental standards and accessibility. The collaborative approach sought to establish a basic and common minimum in key areas, whilst allowing Districts to exceed these minimums where they considered this to be appropriate. As licensing was a local authority regulatory function, the Standards had been devised by the GM Licensing Managers Network who worked in partnership across Greater Manchester to drive innovation, partnership and change agendas.

The MLS were divided into four distinct sections as follows:

- Licensed Drivers; including criminal records checks, medical examinations, local knowledge test, English language requirements, driver training including driving proficiency and common licence conditions.
- Licensed vehicles; including vehicle emissions, vehicle ages, common vehicle colour and livery, vehicle testing, CCTV, Executive Hire and vehicle design common licence conditions

- Licensed private hire operators; including common licence conditions, DBS checks for operators and staff every year, fit and proper criteria for operator applications and common licence conditions.
- Local Authority Standards: including application deadlines and targets, GM Enforcement Policy, Licensing Fee Framework, annual councillor training requirements and Officer delegations.

Due to the breadth of proposals to be considered by Members, and the complexity of the vehicle standards (and their link to the Clean Air Plan), the report provided Members with detailed consultation feedback and officer recommendations on the Drivers, Operator and Local Authority Standard elements at Stage 1. A Stage 2 report outlining the proposed Vehicle Standard recommendations would be provided in the autumn.

It was noted that, as this and similar reports were going through District governance contemporaneously, the recommendations were also being outlined to Combined Authority for endorsement at their September meeting. It was proposed that all the standards that were recommended to be implemented, were done so by 30 November 2021 for a go live date of 1 December 2021.

RESOLVED

That the Greater Manchester MLS consultation feedback, as detailed in the report, be noted and it be RECOMMENDED to Council to approve the implementation of the Minimum Licensing Standards as outlined in paragraph 4 of the report, and in the appendices.

52. URGENT ITEMS

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

CHAIR

STRATEGIC COMMISSIONING BOARD

25 August 2021

Comm: 1.00pm

Term: 2.05pm

Present: Dr Ashwin Ramachandra – NHS Tameside & Glossop CCG (Chair)
Councillor Brenda Warrington – Tameside MBC
Councillor Gerald P Cooney – Tameside MBC
Councillor Bill Fairfoull – Tameside MBC
Councillor Ryan – Tameside MBC
Councillor Eleanor Wills – Tameside MBC
Steven Pleasant – Tameside MBC Chief Executive & Accountable Officer
Dr Vinny Khunger – NHS Tameside & Glossop CCG
Carol Prowse – NHS Tameside & Glossop CCG

In Attendance:

Sandra Stewart	Director of Governance & Pensions
Kathy Roe	Director of Finance
Richard Hancock	Director of Children’s Services
Ian Saxon	Director of Operations and Neighbourhoods
Jeanelle De Gruchy	Director of Population Health
Jayne Traverse	Director of Growth
Caroline Barlow	Assistant Director of Finance
Debbie Watson	Assistant Director of Population Health
Jordanna Rawlinson	Head of Communications
Elaine Richardson	Strategic Lead – Ageing Well and Assurance
Samantha Jury-Dada	Strategic Domestic Abuse Manager
Anne Whittington	Acting Consultant in Public Health

Apologies for absence: Councillors Feeley and Gwynne – Tameside MBC
Dr Christine Ahmed – NHS Tameside & Glossop CCG
Dr Kate Hebden – NHS Tameside & Glossop CCG

Further to the decision of Tameside Metropolitan Borough Council (Meeting of 25 May 2021), to enable the Clinical Commissioning General Practitioners to take part in decisions of the Strategic Commissioning Board, whilst they continue to support the NHS in dealing with the pandemic that all future meetings of the SCB remain virtual until further notice with any formal decisions arising from the published agenda being delegated to the chair of the SCB taking into the account the prevailing view of the virtual meeting and these minutes reflect those decisions.

23. CHAIR’S INTRODUCTORY REMARKS

The Chair welcomed everyone to the meeting and explained that to enable the Clinical Commissioning General Practitioner to take part in decisions of the Strategic Commissioning Board, whilst they continued to support the NHS in dealing with the pandemic, the meeting would be a hybrid of remote and physical presence.

As a physical presence was required to formally take decisions, any formal decisions arising from the published agenda have been delegated to the Chair, taking into the account the prevailing view of the virtual meeting.

The only people in the room were the Executive Members, the Chief Executive and Accountable Officer, Monitoring Officer, Democratic Services Officer and the Chair.

24. DECLARATIONS OF INTEREST

There were no declarations of interest submitted by Board members.

25. MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting of the Strategic Commissioning Board held on 28 July 2021 be approved as a correct record.

26. MINUTES OF THE EXECUTIVE BOARD

RESOLVED

That the Minutes of the meetings of the Executive Board held on: 14 July 2021 and 4 August 2021, be noted.

27. CONSOLIDATED 2021/22 REVENUE MONITORING STATEMENT AT 30 JUNE 2021

Consideration was given to a report of the Executive Member for Finance and Economic Growth / Lead Clinical GP / Director of Finance. The report was the second financial monitoring report for the 2021/22 financial year, reflecting actual expenditure to the 30 June 2021 and current forecasts to the 31 March 2022.

Members were advised that at period 3, Council Budgets were facing significant pressures which were not directly related to the Covid pandemic, with significant forecast overspends in Adults and Children's Social Care being the main contributors to a net forecast overspend of £6.850m. This position was, after taking account of forecast underspends in some areas, and additional Covid related income, in excess of forecast Covid costs. There was an underlying forecast 'Non-COVID' deficit of £8.238m.

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Details were also provided of irrecoverable debts for the period 1 April 2021 to 30 June 2021, in an appendix to the report and an additional recommendation was sought for approval to write-off the irrecoverable debts as detailed.

RESOLVED

- (i) That the forecast outturn position and associated risks for 2021/22 as set out in Appendix 1 and detail for Council budgets as set out in Appendix 2 of the report be noted;**
- (ii) That the reserve transfers as set out on pages 27-28 of Appendix 2, be approved; and**
- (iii) That the write off of irrecoverable debts for the period 1 April to 30 June 2021 as set out in Appendix 3 to the report, be approved.**

28. DOMESTIC ABUSE ACT FUNDING PROPOSAL

The Executive Member, Adult Social Care and Health / Director of Population Health / Assistant Director of Operations and Neighbourhoods submitted a report setting out the commissioning intentions around domestic abuse services in Tameside in light of new funding available this year.

It was explained that TMBC had been awarded a further £547,627 in grant funding to meet new duties under the Domestic Abuse Act 2021. This funding must be spent during 2021/22 on 'support within safe accommodation' for victims of domestic abuse and their children and expenditure related with complying with the new duties.

There was no advance notification of the amount the council was due to receive before this financial year and the funding was released under the stipulation that the money would be spent following the statutory domestic abuse needs assessment. Therefore, the funding was not included in the 21/22 budget. The funding was recurrent and the grant determination for future years would follow the annual Spending Review.

As a result, TMBC had £1,274,445 available to spend on domestic abuse in this financial year (2021/22). Of this, £656,818 was already committed to providing the core commissioned offer, support in safe accommodation and outreach services.

It was proposed that the remaining £617,627 was spent meeting gaps highlighted in the statutory needs assessment. Primarily:

- Better availability of support within Safe Accommodation
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- Piloting innovative approaches with Children and Young People that use violence
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- System wide data improvement project to ensure we can discharge our duties under the Domestic Abuse Act 2021

There would be a further spending proposal once the grant amount for 2022/23 was determined pending the Spending Review in Autumn 2021.

RESOLVED

That domestic abuse spending in 2021/22 be approved as follows:

Jointly commissioned Bridges contract	£	506,818
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Support in safe accommodation	£	255,899
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Total 2021/22 proposed further spend for Domestic Abuse	£	617,627
Total spend on Domestic Abuse 2021/22	£	1,274,445

29. NHS SYSTEM OVERSIGHT FRAMEWORK

A report was submitted by the Executive Member, Adult Social Care and Health / CCG Co-Chair / Director of Commissioning setting out NHS England and NHS Improvement's approach to oversight for 2021/22.

It was explained that the approach to 2021/22 oversight was characterised by the following key principles:

- (a) working with and through ICSs, wherever possible, to tackle problems
- (b) a greater emphasis on system performance and quality of care outcomes, alongside the contributions of individual healthcare providers and commissioners to system goals
- (c) matching accountability for results with improvement support, as appropriate
- (d) greater autonomy for ICSs and NHS organisations with evidence of collective working and a track record of successful delivery of NHS priorities, including tackling inequality, health outcomes and access
- (e) compassionate leadership behaviours that underpin all oversight interactions.

The framework had five national themes that reflected the ambitions of the NHS Long Term Plan with a single set of 80 metrics plus a sixth theme based on local strategic priorities that complemented the national NHS priorities set out in the 2021/22 Operational Planning Guidance and aligned to the four fundamental purposes of an ICS. Oversight conversations would reflect a balanced approach across the six oversight themes, including leadership and culture at organisation and system level.

NHS England and NHS Improvement would monitor and gather insights about performance across each of the themes of the framework. Regional teams would work with ICSs to ensure that oversight arrangements at ICS, place (including PCNs) and organisation level and the level of involvement of the ICS depended on their relative level of development and governance arrangements. Given the maturity of GM it was hoped that the ICS would lead the oversight of place based systems and individual organisations and co-ordinate any support and intervention carried out by NHS England and NHS Improvement, other than in exceptional circumstances and there would be the least number of formal assurance meetings possible.

It was further explained that the CCG annual assessment would include a mid-year self-assessment with an end-of-year meeting between the CCG leaders and the NHS England and NHS Improvement regional team. It focused on the six key lines of enquiry, as detailed in the report, five of which were the themes in the oversight with the sixth a focus on engagement, performance against the oversight metrics and an assessment of how the CCG worked with others (including the local health and wellbeing board(s)) to improve quality and outcomes for patients.

The final narrative assessment would identify areas of good and/or outstanding performance, areas of improvement, as well as areas of particular challenge across: quality (including reducing health inequalities), leadership, and finance and use of resources.

The 81 metrics in the five oversight themes reflected the NHS Long Term Plan/People Plan and 2021/22 Planning guidance (as at Appendix 3 to the report). They were system wide with 63 being specifically associated with the CCG. They covered a range of areas including access, service delivery, safety, vaccination and workforce. The metrics against each theme and the area they covered were detailed in the report.

It was concluded that Tameside and Glossop Locality should see minimal difference in the methodology used in the Oversight Framework and were in a strong position for many themes. Whilst some of the metrics may continue to be a challenge, if progress continues there may be a move from the default of Segment 2 into Segment 1.

Discussion ensued with regard to the content of the report and Members commended everyone involved on the progress to date. Members further acknowledged Elaine Richardson, – Tameside

& Glossop CCG, who was retiring at the end of August. They thanked Elaine for her dedicated work and support over many years and wished her well for the future.

RESOLVED

That the NHS England and NHS Improvement's approach to oversight of the CCG for 2021/22, be noted.

30. POPULATION HEALTH EARLY YEARS – PEER SUPPORT PROGRAMMES COMMISSIONING

Consideration was given to a report of the Executive Member, Adult Social Care and Health / Starting Well Clinical Lead / Assistant Director of Population Health, which gave details of two Peer Support Programmes: The Family Peer Support Service and the Breastfeeding Peer Support Service and sought authorisation to:

- Retender the Breastfeeding Peer Support Service jointly with Oldham MBC with Tameside MBC as the lead commissioner; and
- Award a direct contract to HomeStart HOST for to the provision of the Family Peer Support Service.

In respect of the Breastfeeding Peer Support Service, it was explained that in 2017, Tameside Council (as lead commissioner) and Oldham Council jointly commissioned the Breastfeeding Support Service with the current contract due to end on the 31 March 2022. It was proposed to recommission this service for a further 5 years (3+2 contract) ensuring break clauses were built into the contract.

The current Breastfeeding Peer Support Service consistently met service targets and had received positive feedback from local parents. The service regularly provided case studies, an example of which was appended to the report.

The current performance of the provider against the current contract specification was in line with the commissioners' expectations. The full years 2018/19 to 202/21 performance data was detailed in the report.

Options for consideration were outlined with the preferred option being to end the contract and re-tender with current contract value: £203,392 per annum (£114,713 – Tameside Council, £88,679 – Oldham Council) with a 3+2 year contract (1 April 2022 – 31 March 2025, with option to extra to 31 March 2027). (Option E at 6.1 of the report).

With regard to the Family Peer Support Service, it was reported that since 2017, the Early Help Offer in Tameside had grown significantly, with the development of an Early Help Access Point, better Early Help Assessments tools, building 'Team Around' Approaches, Early Help Panels with joint decision-making and shared workforce development, such as Signs of Safety. Pivotal to the successes had been integral and collaborative working with partners, including but not exclusive to: Tameside and Glossop Integrated Care NHS Foundation Trust, Pennine Care NHS Foundation Trust, Action Together, Greater Manchester Police, Tameside Safeguarding Children Partnership and Tameside and Glossop Clinical Commissioning Group.

HomeStart Oldham, Stockport and Tameside (HOST) was a long-standing partner of the Council with a unique, tried and trusted peer support model, with a successful track record of grass-roots community volunteering, valued by volunteers and professionals alike. HomeStart had been a significant partner in the development of the Early Help Offer, regularly attending panel meetings and providing a crucial pathway and intervening early to prevent family breakdown. They had adapted their service delivery and aligned to new ways of working, including asset based and relational approaches using Signs of Safety methodology. HomeStart were champions and delivered interventions supporting early attachment, infant feeding, child development and school readiness, which all have strong evidence of effectiveness and return on investment.

Options for consideration were outlined with the preferred option being to end the grant and award a direct contract. The contract would start from the 1 April 2022 for 3 years (1 April 2022 – 31 March 2025) with a value of: £75,000 per annum (£225,000 in total). (Option E at 11.1 of the report).

RESOLVED

- (i) That approval be given to recommission and tender the Breastfeeding Peer Support Service with a 3+2 contract jointly with Oldham Council (Option E at section 6.1 of the report), and**
- (ii) That approval be given to award HomeStart HOST with direct contract award for the Family Peer Support Programme (Option E at 11.1 of the report).**

31. COMMISSIONING INTENTIONS – HEALTH IMPROVEMENT SERVICE

A report was submitted by the Executive Member, Adult Social Care and Health / Clinical Lead Long Term Conditions / Director of Population Health summarising the outcome of a recent public consultation and outlined commissioning intentions for the Health Improvement Service from April 2022.

Members were advised that Tameside experienced wide health inequalities, with life expectancy lower than the national average. Higher rates of cardiovascular disease (including stroke), cancer and respiratory disease all contribute to this and place additional burden on local health and social care services. Lifestyle and behaviours all contributed to these health outcomes and the importance of public health interventions for smoking, weight management and wellbeing had been highlighted in the recent Marmot cite region report. The Health Improvement service commissioned by public health provided support to the community on these and other lifestyle choices and behaviours.

In November 2020, the council's spending review identified Health Improvement Services for a 20% saving against the budget allocated for Smoking Cessation and Healthy Weight support. The budget reduction required changes to the service plans to be made. In order to carry out a full re-design of the service and a comprehensive public consultation exercise on the revised plans, an extension to the contract was agreed until 31 March 2022.

Details were given of the public consultation, which ran for a period of 12 weeks from 18 February, 2021 to 13 May 2021. There were 131 respondents to the online survey component of the consultation. Feedback was also gathered from a series of 6 focus groups/workshops held with 4 different community organisations and also collected through a group session with staff from the Be Well service themselves. Concerted effort was made to gather feedback from under-represented and protected characteristic groups. The use of a mixed approach aimed to maximise opportunity for the public to take part in the consultation process.

A summary of the responses to the consultation was provided in an appendix to the report. The results of the public consultation supported the previously proposed changes to the service, the main features of which were:

- A mixed digital/telephone and face-to-face model.
- Group sessions alongside one-to-one support where required.
- Maintaining an integrated, broader wellness offer as well as smoking cessation and weight management services.
- Continuing to work with communities and other organisations to provide support and prevention of ill health.
- Targeting those that need the service most whilst ensuring access for all

An expression of interest (EOI) exercise was conducted with the support of STAR procurement as a form of soft market testing. The previous tender exercise for this service was unsuccessful, so the aim was to understand the optimum way of packaging the services to encourage providers, including charities, social enterprises and Small and Medium Enterprises (SMEs) and new entrants to the market, to bid.

It was explained that with the results of the consultation and the EOI exercise, the opportunity had been taken to review the options for service delivery. In addition to this, the ongoing and likely future impact of the COVID-19 pandemic had been taken into account and all original assumptions revisited. As a result, it was concluded that an element of flexibility would be required going forwards, in order to adapt and respond to the needs of the population and the Council's financial position. Maintaining a holistic service and keeping the smoking cessation and community wellness elements of the service together were also highlighted as important and more cost effective, and this had been taken into account when considering the options, which were outlined as follows:

1. Re-tender the service for a contract period of up to 5 years commencing 1 April 2022 with an annual contract price of £885,910; or
2. Terminate the contract and transfer the service in-house with the Council retaining all income and expenditure and control over the service.

The advantages and disadvantages for both options were detailed and discussed.

In conclusion, it was felt that on balance, the option to transfer the service in-house (Option 2) was preferable. This was because it provided additional financial savings and allowed a greater flexibility around continued provision of the service to meet priorities and service demand. Whilst there were risks associated with both options, the risks associated with bringing the service in-house were considered more acceptable and manageable.

Information was also given in respect of the Oral Health Service and it was proposed that the core oral health offer would continue unchanged with the service within the Council to enable closer integration and alignment with public health and children's services/early years when the contract was terminated on 31 March 2022. This would support a sustainable population approach to oral health, as capacity to deliver could be incorporated and increased within these services. Oral health would continue to be funded from the budget identified within the report with an annual budget of £80,000.

RESOLVED

- (i) **That the outcome and recommendations of the 12 week public consultation held from 18 February, 2021 to 13 May 2021, be noted;**
- (ii) **That the proposal to transfer the Oral Health Service into the Council's Population Health team when the contract terminates on 31 March 2022, be agreed; and**
- (iii) **That the options appraisal set out in section 5 of the report be considered, and Option 2 – to transfer the service in-house within the Council, be agreed.**

32. GRANT NO. 31/5110: LOCAL AUTHORITY EMERGENCY ASSISTANCE GRANT FOR FOOD AND ESSENTIAL SUPPLIES

Consideration was given to a report of the Director of Children's Services requesting a variation to the allocations agreed in September 2020 by the Strategic Commissioning Board of the '*Local Authority Emergency Assistance Grant for Food and Essential Supplies*' fund provided by Defra (Grant No. 31/5110).

Members were advised that the requested variation was for the £5,000 allocation to Caring & Sharing to be changed to Active Tameside. Despite support from the Council, Caring & Sharing had been unable to provide sufficient banking arrangements as per regulations for funding allocations. Active Tameside would use the £5,000 for the essential supplies as follows to provide food within term time where families were in COVID hardship – gas and electric; sportswear / uniforms to support emotional well-being through physical activity. Through casework within the Early Help offer baby safety equipment, baby essentials (nappies, toys, milk, clothing etc.) and school uniform and where approved, household equipment.

RESOLVED

That the change of provider from Caring & Sharing to Active Tameside to the value of £5,000,

be agreed.

33. URGENT ITEMS

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

CHAIR

BOARD

11 August 2021

Present:	Elected Members	Councillors Warrington (In the Chair), Bray, Fairfoull, Feeley, Gwynne, Ryan and Wills
	Chief Executive	Steven Pleasant
	Borough Solicitor	Sandra Stewart
	Assistant Director of Finance Deputy Section 151 Officer	Tracy Simpson
Also in Attendance:	Jeanelle de Gruchy, Richard Hancock, Catherine Moseley, Ian Saxon, Jayne Traverse, Sandra Whitehead, Anne Whittingham and Jessica Williams.	
Apologies for Absence:	Councillors Cooney and Kitchen	

82. DECLARATIONS OF INTEREST

There were no declarations of interest.

83. MINUTES OF PREVIOUS MEETING

The minutes of the Board meeting on the 4 August 2021 were approved as a correct record.

84. THE COUNCIL'S SPORT AND LEISURE FACILITIES – FINANCIAL SUSTAINABILITY PROPOSALS

Consideration was given to a report of the Executive Member (Neighbourhoods, Community Safety and Environment) / Assistant Director of Population Health which updated Members on progress of the first phase of a review of the Council's Sport and Leisure assets and the financial sustainability of the provider Active Tameside.

It was explained that the COVID-19 pandemic had a significant detrimental impact on Active Tameside. Throughout 2020/21 enforced closure due to the pandemic meant that centres were open for business for only 40 out of a possible 52 weeks of the year. This led to operational losses of £1million per month.

Prior to COVID-19, several centres operated at a loss that was subsidised by profit making sites. This was a means of tackling health inequalities amongst the most disadvantaged and under-represented communities. Offering equitable access across the borough ensured that local, affordable provision was in place, irrespective of commerciality of the site, or the means of local people to participate.

In a report presented to Executive Cabinet on 10 Feb 2021, approval was given to implement a public consultation from 12 Feb 2021 to 26 March 2021, to seek views on the initial proposals outlined in the report, in particular regarding the future use of Active Oxford Park, Adventure Longdendale and Active Etherow, to inform the Council's future commissioning approach. Supporting information and demographic and facility information regarding the sites which accompanied the consultation was appended to the report at **Appendix 1**. Executive Cabinet also recommended that a further review was carried out of all Sport and Leisure facilities in Tameside, including conditions surveys, aligned to the review of the Operational Estate and Portfolio of Council land and property holdings.

The report set out the findings and analysis of the consultation, recommendations for operation of the buildings for the remaining financial year, and an update on the progress of the Sport and Leisure Asset Review included in the Councils Operational Estate and Portfolio review of Council land and property holdings, which is due to report to Executive Cabinet in Autumn 2021.

The results of the public consultation and engagement supported community activity being delivered from the facilities in a sustainable way, with some suggestions on how that may be achieved, targeting those that needed the service most, whilst ensuring access for all.

It was further explained that a review of the operational estate commenced in late 2020 and would conclude with the "Worksmart" transformation strategy, which was anticipated in autumn 2021 with implementation soon after. This project incorporated three key principles of people, place and technology to create organisational transformation and inform a rationalisation of the property portfolio. The asset review, conditions surveys and results of the consultation would be considered as part of the process.

Currently, the commissioning and administration of the management agreement with Active Tameside and the delivery of the leisure assets investment programme rested with the Director of Population Health. Work to establish proposals for the future management and operation of the Council's leisure assets, to come in to effect from April 2024, had begun and would be managed from this point forward by the Director of Growth. This shift in responsibility was required to ensure that all property decisions were aligned to corporate priorities and would ensure the cost effective delivery of services by the Council and its partners.

The longer term future of the sites would be included in the review of the operational estate which commenced in late 2020 and would conclude with the "Work smart" transformation strategy, which was anticipated in autumn 2021 with implementation soon after. The Population Health Directorate would work with Growth Directorate to ensure that delivery from these sites continued to support the health needs of local people.

AGREED

That Executive Cabinet be recommended to:

- (i) That the results and recommendations of the public consultation from 12 Feb 2021 to 26 March 2021, be considered;**
- (ii) That the proposal outlined in section 6 of the report describing sustainable utilisation of facilities at Active Oxford Park, Adventure Longdendale and Active Etherow for the current financial year, be agreed; and**
- (iii) That the progress made against the Sport and Leisure asset review be noted and it be agreed to receive further recommendations following the Council's review of the operational estate commenced in late 2020 and will conclude with the "Worksmart" transformation strategy, which is anticipated in autumn 2021.**

85. GM MINIMUM LICENSING STANDARDS - STAGE 1 (DRIVERS, OPERATORS AND LOCAL AUTHORITY)

Consideration was given to a report of the Executive Member, Neighbourhoods, Community Safety and Environment / Director of Operations and Neighbourhoods giving information in respect of the proposed Greater Manchester Minimum Licensing Standards (MLS) which would help deliver improved safety, customer focus, higher environmental standards and accessibility.

Members were advised that, in 2018, Greater Manchester's ten local authorities agreed to collectively develop, approve and implement a common set of minimum licensing standards (MLS) for taxi and private hire services. At that time, the primary driver for this work was to ensure public safety and protection, but vehicle age and emission standards in the context of the Clean Air and the decarbonisation agendas were now also major considerations. In addition, by establishing standards around common livery and colour, MLS was an important mechanism that permitted the

systematic improvements to taxi and private hire service across Greater Manchester and their visibility.

Ultimately, the collaborative approach that the MLS represented would help achieve the vision of a strong, professional and healthy taxi and private hire sector providing safe and high quality services to residents and visitors across the whole of Greater Manchester. This vision saw Taxis and Private Hire as a crucial part of the overall transport offer that could consistently deliver safe and high-quality services for the public. The proposed MLS, together with funding from the GM Clean Air Plan, would help deliver improved safety, customer focus, higher environmental standards and accessibility. The collaborative approach sought to establish a basic and common minimum in key areas, whilst allowing Districts to exceed these minimums where they considered this to be appropriate. As licensing was a local authority regulatory function, the Standards had been devised by the GM Licensing Managers Network who worked in partnership across Greater Manchester to drive innovation, partnership and change agendas.

The MLS were divided into four distinct sections as follows:

- Licensed Drivers; including criminal records checks, medical examinations, local knowledge test, English language requirements, driver training including driving proficiency and common licence conditions.
- Licensed vehicles; including vehicle emissions, vehicle ages, common vehicle colour and livery, vehicle testing, CCTV, Executive Hire and vehicle design common licence conditions
- Licensed private hire operators; including common licence conditions, DBS checks for operators and staff every year, fit and proper criteria for operator applications and common licence conditions.
- Local Authority Standards: including application deadlines and targets, GM Enforcement Policy, Licensing Fee Framework, annual councillor training requirements and Officer delegations.

Due to the breadth of proposals to be considered by Members, and the complexity of the vehicle standards (and their link to the Clean Air Plan), the report provided Members with detailed consultation feedback and officer recommendations on the Drivers, Operator and Local Authority Standard elements at Stage 1. A Stage 2 report outlining the proposed Vehicle Standard recommendations would be provided in the autumn.

It was noted that, as this and similar reports were going through District governance contemporaneously, the recommendations were also being outlined to Combined Authority for endorsement at their September meeting. It was proposed that all the standards that were recommended to be implemented, were done so by 30 November 2021 for a go live date of 1 December 2021.

AGREED

That the Greater Manchester MLS consultation feedback, as detailed in the report, be noted and it be RECOMMENDED to Council to approve the implementation of the Minimum Licensing Standards as outlined in paragraph 4 of the report, and in the appendices.

86. NHS SYSTEM OVERSIGHT FRAMEWORK

Consideration was given to a report of the Executive Member, Adult Social Care and Health / CCG Co-Chair / Director of Commissioning setting out NHS England and NHS Improvement's approach to oversight for 2021/22.

It was explained that the approach to 2021/22 oversight was characterised by the following key principles:

- (a) working with and through ICSs, wherever possible, to tackle problems

- (b) a greater emphasis on system performance and quality of care outcomes, alongside the contributions of individual healthcare providers and commissioners to system goals
- (c) matching accountability for results with improvement support, as appropriate
- (d) greater autonomy for ICSs and NHS organisations with evidence of collective working and a track record of successful delivery of NHS priorities, including tackling inequality, health outcomes and access
- (e) compassionate leadership behaviours that underpin all oversight interactions.

The framework had five national themes that reflected the ambitions of the NHS Long Term Plan with a single set of 80 metrics plus a sixth theme based on local strategic priorities that complemented the national NHS priorities set out in the 2021/22 Operational Planning Guidance and aligned to the four fundamental purposes of an ICS. Oversight conversations would reflect a balanced approach across the six oversight themes, including leadership and culture at organisation and system level.

NHS England and NHS Improvement would monitor and gather insights about performance across each of the themes of the framework. Regional teams would work with ICSs to ensure that oversight arrangements at ICS, place (including PCNs) and organisation level and the level of involvement of the ICS depended on their relative level of development and governance arrangements. Given the maturity of GM it was hoped that the ICS would lead the oversight of place based systems and individual organisations and co-ordinate any support and intervention carried out by NHS England and NHS Improvement, other than in exceptional circumstances and there would be the least number of formal assurance meetings possible.

It was further explained that the CCG annual assessment would include a mid-year self-assessment with an end-of-year meeting between the CCG leaders and the NHS England and NHS Improvement regional team. It focused on the six key lines of enquiry, as detailed in the report, five of which were the themes in the oversight with the sixth a focus on engagement, performance against the oversight metrics and an assessment of how the CCG worked with others (including the local health and wellbeing board(s)) to improve quality and outcomes for patients.

The final narrative assessment would identify areas of good and/or outstanding performance, areas of improvement, as well as areas of particular challenge across: quality (including reducing health inequalities), leadership, and finance and use of resources.

The 81 metrics in the five oversight themes reflected the NHS Long Term Plan/People Plan and 2021/22 Planning guidance (as at **Appendix 3** to the report). They were system wide with 63 being specifically associated with the CCG. They covered a range of areas including access, service delivery, safety, vaccination and workforce. The metrics against each theme and the area they covered were detailed in the report.

It was concluded that Tameside and Glossop Locality should see minimal difference in the methodology used in the Oversight Framework and were in a strong position for many themes. Whilst some of the metrics may continue to be a challenge, if progress continues there may be a move from the default of Segment 2 into Segment 1.

Discussion ensued with regard to the content of the report and Members commended everyone involved on the progress to date. Members further acknowledged Elaine Richardson, – Tameside & Glossop CCG, who was retiring at the end of August. They thanked Elaine for her dedicated work and support over many years and wished her well for the future.

AGREED

That the NHS England and NHS Improvement's approach to oversight of the CCG for 2021/22, be noted.

87. COMMISSIONING INTENTIONS - HEALTH IMPROVEMENT SERVICE

Consideration was given to a report by the Executive Member, Adult Social Care and Health / Clinical Lead Long Term Conditions / Director of Population Health summarising the outcome of a recent public consultation and outlined commissioning intentions for the Health Improvement Service from April 2022.

Members were advised that Tameside experienced wide health inequalities, with life expectancy lower than the national average. Higher rates of cardiovascular disease (including stroke), cancer and respiratory disease all contribute to this and place additional burden on local health and social care services. Lifestyle and behaviours all contributed to these health outcomes and the importance of public health interventions for smoking, weight management and wellbeing had been highlighted in the recent Marmot cite region report. The Health Improvement service commissioned by public health provided support to the community on these and other lifestyle choices and behaviours.

In November 2020, the council's spending review identified Health Improvement Services for a 20% saving against the budget allocated for Smoking Cessation and Healthy Weight support. The budget reduction required changes to the service plans to be made. In order to carry out a full re-design of the service and a comprehensive public consultation exercise on the revised plans, an extension to the contract was agreed until 31 March 2022.

Details were given of the public consultation, which ran for a period of 12 weeks from 18 February, 2021 to 13 May 2021. There were 131 respondents to the online survey component of the consultation. Feedback was also gathered from a series of 6 focus groups/workshops held with 4 different community organisations and also collected through a group session with staff from the Be Well service themselves. Concerted effort was made to gather feedback from under-represented and protected characteristic groups. The use of a mixed approach aimed to maximise opportunity for the public to take part in the consultation process.

A summary of the responses to the consultation was provided in an appendix to the report. The results of the public consultation supported the previously proposed changes to the service, the main features of which were:

- A mixed digital/telephone and face-to-face model.
- Group sessions alongside one-to-one support where required.
- Maintaining an integrated, broader wellness offer as well as smoking cessation and weight management services.
- Continuing to work with communities and other organisations to provide support and prevention of ill health.
- Targeting those that need the service most whilst ensuring access for all

An expression of interest (EOI) exercise was conducted with the support of STAR procurement as a form of soft market testing. The previous tender exercise for this service was unsuccessful, so the aim was to understand the optimum way of packaging the services to encourage providers, including charities, social enterprises and Small and Medium Enterprises (SMEs) and new entrants to the market, to bid.

It was explained that with the results of the consultation and the EOI exercise, the opportunity had been taken to review the options for service delivery. In addition to this, the ongoing and likely future impact of the COVID-19 pandemic had been taken into account and all original assumptions revisited. As a result, it was concluded that an element of flexibility would be required going forwards, in order to adapt and respond to the needs of the population and the Council's financial position. Maintaining a holistic service and keeping the smoking cessation and community wellness elements of the service together were also highlighted as important and more cost effective, and this had been taken into account when considering the options, which were outlined as follows:

1. Re-tender the service for a contract period of up to 5 years commencing 1 April 2022 with an annual contract price of £885,910; or

2. Terminate the contract and transfer the service in-house with the Council retaining all income and expenditure and control over the service.

The advantages and disadvantages for both options were detailed and discussed.

In conclusion, it was felt that on balance, the option to transfer the service in-house (Option 2) was preferable. This was because it provided additional financial savings and allowed a greater flexibility around continued provision of the service to meet priorities and service demand. Whilst there were risks associated with both options, the risks associated with bringing the service in-house were considered more acceptable and manageable.

Information was also given in respect of the Oral Health Service and it was proposed that the core oral health offer would continue unchanged with the service within the Council to enable closer integration and alignment with public health and children's services/early years when the contract was terminated on 31 March 2022. This would support a sustainable population approach to oral health, as capacity to deliver could be incorporated and increased within these services. Oral health would continue to be funded from the budget identified within the report with an annual budget of £80,000.

AGREED:

That Strategic Commissioning Board be recommended to agree:

- (i) That the outcome and recommendations of the 12 week public consultation held from 18 February, 2021 to 13 May 2021, be noted;**
- (ii) That the proposal to transfer the Oral Health Service into the Council's Population Health team when the contract terminates on 31 March 2022, be agreed; and**
- (iii) That the options appraisal set out in section 5 of the report be considered, and Option 2 – to transfer the service in-house within the Council, be agreed.**

88.. POPULATION HEALTH EARLY YEARS - PEER SUPPORT PROGRAMMES COMMISSIONING

Consideration was given to a report of the Executive Member, Adult Social Care and Health / Starting Well Clinical Lead / Assistant Director of Population Health, which gave details of two Peer Support Programmes: The Family Peer Support Service and the Breastfeeding Peer Support Service and sought authorisation to:

- Retender the Breastfeeding Peer Support Service jointly with Oldham MBC with Tameside MBC as the lead commissioner; and
- Award a direct contract to HomeStart HOST for to the provision of the Family Peer Support Service.

In respect of the Breastfeeding Peer Support Service, it was explained that in 2017, Tameside Council (as lead commissioner) and Oldham Council jointly commissioned the Breastfeeding Support Service with the current contract due to end on the 31 March 2022. It was proposed to recommission this service for a further 5 years (3+2 contract) ensuring break clauses were built into the contract.

The current Breastfeeding Peer Support Service consistently met service targets and had received positive feedback from local parents. The service regularly provided case studies, an example of which was appended to the report.

The current performance of the provider against the current contract specification was in line with the commissioners' expectations. The full years 2018/19 to 2022/21 performance data was detailed in the report.

Options for consideration were outlined with the preferred option being to end the contract and re-tender with current contract value: £203,392 per annum (£114,713 – Tameside Council, £88,679 – Oldham Council) with a 3+2 year contract (1 April 2022 – 31 March 2025, with option to extra to 31 March 2027). (Option E at 6.1 of the report).

With regard to the Family Peer Support Service, it was reported that since 2017, the Early Help Offer in Tameside had grown significantly, with the development of an Early Help Access Point, better Early Help Assessments tools, building 'Team Around' Approaches, Early Help Panels with joint decision-making and shared workforce development, such as Signs of Safety. Pivotal to the successes had been integral and collaborative working with partners, including but not exclusive to: Tameside and Glossop Integrated Care NHS Foundation Trust, Pennine Care NHS Foundation Trust, Action Together, Greater Manchester Police, Tameside Safeguarding Children Partnership and Tameside and Glossop Clinical Commissioning Group.

HomeStart Oldham, Stockport and Tameside (HOST) was a long-standing partner of the Council with a unique, tried and trusted peer support model, with a successful track record of grass-roots community volunteering, valued by volunteers and professionals alike. HomeStart had been a significant partner in the development of the Early Help Offer, regularly attending panel meetings and providing a crucial pathway and intervening early to prevent family breakdown. They had adapted their service delivery and aligned to new ways of working, including asset based and relational approaches using Signs of Safety methodology. HomeStart were champions and delivered interventions supporting early attachment, infant feeding, child development and school readiness, which all have strong evidence of effectiveness and return on investment.

Options for consideration were outlined with the preferred option being to end the grant and award a direct contract. The contract would start from the 1 April 2022 for 3 years (1 April 2022 – 31 March 2025) with a value of: £75,000 per annum (£225,000 in total). (Option E at 11.1 of the report).

AGREED:

That Strategic Commissioning Board be recommended to agree that:

- (i) That approval be given to recommission and tender the Breastfeeding Peer Support Service with a 3+2 contract jointly with Oldham Council (Option E at section 6.1 of the report), and**
- (ii) That approval be given to award HomeStart HOST with direct contract award for the Family Peer Support Programme (Option E at 11.1 of the report).**

89. DOMESTIC ABUSE ACT FUNDING PROPOSAL

Consideration was given to a report of the Executive Member, Adult Social Care and Health / Director of Population Health / Assistant Director of Operations and Neighbourhoods which set out the commissioning intentions around domestic abuse services in Tameside in light of new funding available this year.

It was explained that TMBC had been awarded a further £547,627 in grant funding to meet new duties under the Domestic Abuse Act 2021. This funding must be spent during 2021/22 on 'support within safe accommodation' for victims of domestic abuse and their children and expenditure related with complying with the new duties.

There was no advance notification of the amount the council was due to receive before this financial year and the funding was released under the stipulation that the money would be spent following the statutory domestic abuse needs assessment. Therefore, the funding was not included in the 21/22 budget. The funding was recurrent and the grant determination for future years would follow the annual Spending Review.

As a result, TMBC had £1,274,445 available to spend on domestic abuse in this financial year (2021/22). Of this, £656,818 was already committed to providing the core commissioned offer,

support in safe accommodation and outreach services.

It was proposed that the remaining £617,627 was spent meeting gaps highlighted in the statutory needs assessment. Primarily:

- Better availability of support within Safe Accommodation
- Workforce development, training and practice improvement
- Developing a local perpetrator response
- Piloting innovative approaches with Children and Young People that use violence
- Outreach services in the community and health settings for victim-survivors of Domestic Abuse
- System wide data improvement project to ensure we can discharge our duties under the Domestic Abuse Act 2021

There would be a further spending proposal once the grant amount for 2022/23 was determined pending the Spending Review in Autumn 2021.

AGREED

That Strategic Commissioning Board be recommended to agree that domestic abuse spending in 2021/22 be approved as follows:

Jointly commissioned Bridges contract	£	506,818
Domestic Abuse Act grant funding (safe accommodation only)	£	547,627
GMCA funding for Domestic Abuse roles	£	70,000
Covid-19 funds	£	30,000
Population Health and Children's Services CHIDVA funds	£	120,000
Total 2021/22 funding for Domestic Abuse	£	1,274,445
<i>Funding committed 2021/22 to date</i>		
Bridges contract - outreach	£	335,090
Bridges contract - safe accommodation duty	£	291,728
Covid-19 additional IDVA	£	30,000
Total 2021/22 committed for Domestic Abuse	£	656,818
Total 2021/22 funds still available	£	617,627
<i>Proposed further spend 2021/22</i>		
Support in safe accommodation	£	255,899
Domestic Abuse transformation activity	£	291,728
GMCA funded IDVA posts	£	70,000
Total 2021/22 proposed further spend for Domestic Abuse	£	617,627
Total spend on Domestic Abuse 2021/22	£	1,274,445

90. GRANT NO. 31/5110: LOCAL AUTHORITY EMERGENCY ASSISTANCE GRANT FOR FOOD AND ESSENTIAL SUPPLIES

Consideration was given to a report of the Director of Children's Services requesting a variation to the allocations agreed in September 2020 by the Strategic Commissioning Board of the 'Local Authority Emergency Assistance Grant for Food and Essential Supplies' fund provided by Defra (Grant No. 31/5110).

Members were advised that the requested variation was for the £5,000 allocation to Caring & Sharing to be changed to Active Tameside. Despite support from the Council, Caring & Sharing had been unable to provide sufficient banking arrangements as per regulations for funding allocations. Active Tameside would use the £5,000 for the essential supplies as follows to provide food within term time

where families were in COVID hardship – gas and electric; sportswear / uniforms to support emotional well-being through physical activity. Through casework within the Early Help offer baby safety equipment, baby essentials (nappies, toys, milk, clothing etc.) and school uniform and where approved, household equipment.

AGREED:

That Strategic Commissioning Board be recommend to agree the change of provider from Caring & Sharing to Active Tameside to the value of £5,000, be agreed.

91. CAPITAL PROGRAMME – OPERATIONS AND NEIGHBOURHOODS

Consideration was given to a report of the Executive Member for Neighbourhoods, Community Safety and Environment / Assistant Director of Operations and Neighbourhoods providing information with regard to the 2020/21 and 2021/22 Operations and Neighbourhoods Capital Programme.

The Assistant Director of Operations and Neighbourhood updated members in respect of approved schemes as follows:

Highways: Transport Asset Management Plan (TAMP) and 2021/22 - Highway Maintenance Programme - Confirmation of the 2021/22 Highway Capital Allocation from the Greater Manchester Combined Authority (GMCA) was received at the end of June. A total of £3.915m had been allocated to Highway works and officers were currently working on drawing up a detailed programme of works which would be reported in a subsequent update.

Flooding: Flood Prevention and Consequential Repairs - Works to improve critical infrastructure on the following inlet structures were anticipated to start on site in August/ September 2021:

- Stalybridge Country Park,
- Mottram Old Road, Stalybridge,
- Broadacre, Stalybridge,
- Ney Street, Ashton-under-Lyne,
- Store Street, Ashton-under-Lyne.

All works should be completed before March 2022, and it was envisaged the costs would be within budget.

Slope Stability Works and Potential Additional Works Required - The engineering works at Fairlea, Denton were complete. The works were completed within the budget of £0.350m.

The Greenside Lane, Droylsden, retaining wall works were anticipated to be completed in December 2020. However, post-construction monitoring highlighted an ongoing issue with the wall structure, which required additional works to be carried out. The Council's consultants and contractor had been working through various options to find the optimum solution. The design of this solution was close to completion and it was expected the works to carry out remedial measures would commence on site in August 2021. A revised program for completion would soon be available including information on any additional costs.

Repair and Restoration of Cemetery Boundary Walls - The remainder of the original budget (£0.260m) to be spent this financial year was £0.060m. Further works were now planned for Hyde cemetery with minor additional works on medium risk walls at other cemeteries. All works were envisaged to be completed this financial year and would be within budget.

Replacement of Cremators and Mercury Abatement, Filtration Plant and Heat Recovery Facilities - £2.500m was earmarked in the capital programme to fund this project. The scheme was marked as business critical and was approved by Executive Cabinet on the 24 October 2018. Work on the scheme was progressing.

Children's Playgrounds - Children's playgrounds across Tameside were being improved to help youngsters stay active and healthy. The Capital investment of £0.600m would improve play areas across the borough and ensure they were good quality and safe facilities for children to enjoy. Wetpour surfacing improvements had been completed on several sites. Work to improve the appearance of the play area at Haughton Green was due to start in August. Phase 2 of the wetpour project will commence in September 21. A package of infrastructure works to improve things like gates and benches will commence in October 21 and further improvements such as the installation of new play equipment will take place across the rest of this financial year.

Ashton Town Centre Public Realm Project - As a result of the pandemic the Ashton Town Centre Public Realm project had been temporarily paused in line with Government guidance. Procurement documentation for the paving materials was currently being finalised with STAR and it was anticipated to go out to tender shortly. Uncertainty remained nationally regarding availability and delivery of construction materials. A detailed review of the project was still required, once the procurement exercise was complete. Tenderers would be required to provide delivery timescales as part of their submissions.

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Walking and Cycling Infrastructure Schemes - Mayor's Challenge Fund - On 29 March 2018, the Greater Manchester Combined Authority allocated £160 million of Greater Manchester's £243 million Transforming Cities Fund to develop a Mayor's Cycling and Walking Challenge Fund. Previous reports highlighted that the Council had successfully secured Programme Entry Status for schemes at Tranches 1, 4, 5 and 6 of the programme. Previously, it was reported that the Hill Street and Chadwick Dam schemes were due to be completed by summer 2021, however due to Covid related issues outside of the Council's control this programme was being re-evaluated. It was anticipated that this would result in a two month delay to the original programme. TfGM, the project sponsors, had been informed.

Dukinfield Active Neighbourhood Pilot - On the 3 March 2021 the Council approved, via Executive Decision, the selection of an area in Dukinfield for Tameside's Active Neighbourhood pilot scheme. Work has since started on this resident-led initiative.

Active Travel Fund (ATF) – Tranche 2 - The previous Capital update report provided confirmation that the Council had been awarded £0.985m, from TfGM on the 29 January 2021, to create an environment that was safe for both walking and cycling in order to replace journeys previously made by car or by public transport. A requirement of the grant funding was the Council's ability to demonstrate progress and commitment to implementing the schemes in Tranche 2 by March 2022. In addition, there was a requirement to undertake consultation on all schemes and obtain design approval from TfGM prior to implementation and to implement appropriate monitoring and evaluation.

Following a procurement exercise, Mott MacDonald's – Highway Designers, had been commissioned to work on the feasibility and design of each of the ATF schemes had started. Once outline designs had been approved by TfGM then consultation with relevant residents and stakeholders will commence. A summary of the schemes approved alongside the available budget was provided.

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Places to Ride – Tame Valley Loop (TVL) - The Council had now received the formal offer of

funding from British Cycling which was currently awaiting sign-off. Works were currently being programmed so that the formalised route could start to be promoted later in the year.

Pedestrian Crossing Facilities at Side Roads - TfGM were researching the use of road markings at side roads in urban areas, working with the Transport Research Laboratory (TRL). The aim was to provide direct and safe crossing points for pedestrians. The Council were supporting the research by implementing two trial sites at locations in Denton and Audenshaw. The on-road trials were now complete, with monitoring completed in early July 2021. This work was being funded by TfGM, under the Mayor's Challenge Fund, with design and delivery being carried out by the Council estimated at £0.022m. The costs were to be met by TfGM, including Council staff time. Costs were being compiled for submission to TfGM.

A further update was given in respect of grant funding schemes reported previously, as follows:

- Transport Infrastructure Investment Fund - Highways Maintenance Challenge Fund 2020/21;
- Department for Transport (DFT) – Safer Roads Fund; and
- Growth Deal 3 Funding – Bus Stop Passenger Access Enhancement.

AGREED:

That **EXECUTIVE CABINET** be **RECOMMENDED** to note:

- The progress with regards to Flooding: Flood Prevention and Consequential Repairs.**
- The progress with regard to the Slope Stability Programme and potential additional works required.**
- The progress with regards to the replacement of Cremators and Mercury Abatement, Filtration Plant and Heat Recovery Facilities.**
- The progress of the Walking and Cycling infrastructure schemes set out in section 3 of the report.**
- The progress of Capital schemes in section 2.13-2.20, and external grant schemes in section 3 and 4.**
- Following the GMCA approval on 25 June 2021, to note that £2.415m Highways grant funding was added to the Council's 2021-22 capital programme and £1.500m Pothole and Challenge funding of the same grant was added to the 2021-22 Operations and Neighbourhood's directorate Highways revenue budget.**

That **EXECUTIVE CABINET** be **RECOMMENDED** to **APPROVE**:

- To add £0.022m to the Capital Programme for Pedestrian Crossings at side roads (section 3.18 of the report). This scheme will be wholly financed via TfGM Mayors Challenge grant funding.**

92. GROWTH CAPITAL PROGRAMME UPDATE REPORT

Consideration was given to a report of the Executive Member of Finance and Economic Growth / Director of Growth, which provided an update on the 2021/22 Growth Capital Programme and set out details of the major approved capital schemes.

It was reported that the proposed Garden Village at Godley Green was the key strategic site for residential development in Tameside. The Council had secured an additional £0.030m capacity funding from Homes England to support the ongoing project management function which was yet to be received. A similar bid for capacity funding would be made in 2021/22.

In respect of Stalybridge Heritage Action Zone, Members were advised that Stalybridge town centre was selected as Tameside's focus for the GM Mayor's Town Centre Challenge in 2018. Initial work to plan and progress the delivery of Stalybridge's Town Centre Challenge was co-ordinated by the Stalybridge Town Centre Challenge (STCC) Board and a Stalybridge Town Centre Challenge Action Plan now set out the aspirations for the town centre.

A bid for external funding to deliver on the ambitions for Stalybridge secured £1.275m High Street

Heritage Action Zone (HSHAZ) funding through Historic England with £1.275m match funding by the Council. The Grant Funding Agreement was completed on 16 February 2021. The Project Officer had been appointed and, with Heritage England, a detailed capital programme plan was under review, which would outline the projects and spend of the funding up to 31 March 2024.

Part of the proposed HSHAZ funded scheme was a replacement roof on Stalybridge Civic / Market in 2021/22 for which a budget of £0.559m was allowed. However, as survey work to inform the contract had identified additional works that should be carried out, this included replacement of the extensive roof lights which were in too poor a condition to re-use and the replacement of an essential health and safety access system which was also unable to be reused. The estimate for the contract was £1.7m and the July meeting of Executive Cabinet approved an additional £1.139m of Capital funding.

Information was also provided relating to statutory compliance works. These costs were scheduled in Appendix 3 to the report.

A summary of the financial position as at 30 April 2021 with regard to receipts for Section 106 (s106) Agreements and Developer Contributions, was provided.

Progress updates were also provided in respect of land disposals and decarbonisation of the public estate.

AGREED:

That EXECUTIVE CABINET be RECOMMENDED to note the report and:

That £0.126m of Corporate Landlord - Capital Expenditure is approved from the earmarked budget, for works detailed in Appendix 3 to the report.

94. EDUCATION CAPITAL PROGRAMME UPDATE

Consideration was given to a report of the Executive Member for Lifelong Learning, Equalities, Culture and Heritage / Executive Member for Finance and Growth / Director of Education / Assistant Director of Strategic Property, providing an overview of the Council's Education Capital Programme.

The funding and financial position was explained and details of existing and proposed schemes for the Basic Needs funding were given. In order to utilise funding in the most effective way, it was proposed that the Special Provision and High Needs Provision grants be used to support the Special Provision projects for Hawthorns, Oakfield Primary and Greenside Primary, as detailed in Appendix 1 to the report.

In terms of School Condition Grant funding, it was explained that Schools Forum agreed a contribution protocol for schools condition works that was implemented from 1 October 2020. The protocol asked for a contribution towards all school condition schemes. The contributions were £10,000 for primary schools and £25,000 for secondary schools. This would ensure that the limited School Condition Funding received from central government could be maximised.

Schools would contribute towards all school condition schemes. Discussions would be held with schools to confirm their contributions and how they planned to finance it. This would then replace the school condition funding requested for those schools. This related to the following schools:

- Audenshaw Primary School
- Broadbent Fold
- Fairfield Primary School
- Gee Cross Holy Trinity
- Gorse Hall Primary School
- Hurst Knoll
- Stalyhill Infants School

In respect of Devolved Formula Capital funding, it was reported that the DFE had now provided the actual allocations. The funding for Tameside schools in 2021/22 was £337,001 and £174,553 for Voluntary Aided schools. The maintained allocation was £72,757 more than originally announced as there were five schools that currently had academy orders in place but had not yet converted.

Details of Special Provision Allocation funding were set out and, in order to utilise funding in the most effective way, it was proposed that the Special Provision grant be used to support the Special Provision projects for Hawthorns, Oakfield Primary and Greenside Primary, as set out in Appendix 3 to the report.

With regard to High Needs Provision Capital Allocation, Members were advised that in April 2021 the Government announced an allocation for Tameside of £1,223,336 for 2021/22. Work was underway to establish how the funding could be utilised and an update would be included in future reports. It was further proposed that the High Needs Provision grant be used to support the RIBA Stage 3 costs for the new Hawthorns scheme, as detailed in Appendix 5 to the report.

In respect of Section 106 monies, it was reported that there was currently £99,931 Section 106 monies remaining from the £491,007 that was approved by panel and subsequently endorsed by Executive Cabinet at the meetings in March 2020. There had been Section 106 monies received from a developer of £59,370 (planning application number 11/00669/OUT). Discussions were being held as to how this could be best used to support schools within the development area.

AGREED:

That EXECUTIVE CABINET be RECOMMENDED to approve:

- (i) The proposed changes of (£728,800) to and re-profiling of (£11,500,000) the Basic Need Funding as detailed in Appendix 1 to the report;**
- (ii) The proposed changes of (£8,160) to and re-profiling of (£150,000) the School Condition Funding as detailed in Appendix 2 to the report;**
- (iii) The proposed changes of £316,000 to the Special Provision Funding as detailed in Appendix 3 to the report;**
- (iv) The proposed changes of £264,800 to the High Needs Provision Funding as detailed in Appendix 5 to the report;**
- (v) The additional £72,757 Devolved Formula Capital is added to the Capital Programme as discussed in paragraph 2.11 of the report; and**
- (vi) A revised approach to presenting the information to assist the Panel in monitoring the Education Capital Programme to understand progress and variations as set out in draft format at Appendix 6 to the report, which will replace all other appendices going forward.**

95.. FRAMEWORK OF CONTRACTORS TO PROVIDE ADAPTATIONS FOR DISABLED PEOPLE

Consideration was given to a report of the Executive Member Adult Social Care and Health / Director of Growth / Director of Adult Services which explained that legislation in the form of the Housing Grants, Construction and Regeneration Act 1996 (plus subsequent amendments) placed a statutory duty on local housing authorities to deliver adaptations within its boundary. The authority had a duty to receive and approve eligible applications where the Council considers the adaption to be necessary and appropriate to meet the assessed needs of the disabled person, and reasonable and practicable in relation to the age and condition of the property to be adapted.

Funding for Disabled Facilities Grant (DFG) had been included within the Better Care Fund (BCF) since 2015-16. It operated under Section 75 of the National Health Service Act 2006 (pooled budget arrangements between Clinical Commissioning Groups and the local council). Capital funding was provided annually through Ministry of Housing Communities and Local Government (MHCLG) and Department of Health (DoH). However the provision of DFG for those who qualified for the service remains a statutory duty on the local housing authority.

The current rates for works within the contract required to be varied to take into effect changes in the cost of materials and equipment. These changes are due to a number of rises in the cost of materials in the construction industry due to the effects of the Covid-19 pandemic, global supply issues and Brexit, as well as the need for contractors to make a reasonable profit to be able to retain operatives.

AGREED:

That the Executive Member (Adult Social Care and Health) be recommended to agree that approval is given under Procurement Standing Orders 9.3.1 to agree a 10% increase on the rates contained within the framework contract.

96. FORWARD PLAN

The forward plan of items for Board was considered.

CHAIR

STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

6 September 2021

Commenced: 2.00pm

Terminated: 3.10pm

Present: Councillors Warrington (Chair), Cooney, Fairfoull, Feeley, McNally, Reid, Ryan and Dickinson

In Attendance:	Sandra Stewart	Director of Governance and Pensions
	Tim Bowman	Director of Education (Tameside and Stockport)
	Caroline Barlow	Assistant Director of Finance
	Emma Varnam	Assistant Director of Operations and Neighbourhoods
	Tracy Morris	Assistant Director, Children's Services
	Paul Smith	Assistant Director of Strategic Property
	Debbie Watson	Assistant Director of Population Health
	Trevor Tench	Head of Commissioning, Adult Social Care

12. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Newton who participated in the meeting virtually.

13. DECLARATIONS OF INTEREST

There were no declaration of interest.

14. MINUTES

The minutes of the Strategic Planning and Capital Monitoring Panel meeting held on the 5 July 2021 were approved as a correct record, with the addition of Councillors Newton and Reid to the list of persons present.

15. 2021/22 CAPITAL MONITORING REPORT

Consideration was given to a report of the Executive Member for Finance and Economic Growth / Director of Finance, summarising the forecast outturn at 31 March 2022 based on the financial activity to 30 June 2021.

Members were advised that the detail of this monitoring report was focused on the budget and forecast expenditure for fully approved projects in the 2021/22 financial year. The approved budget for 2021/22 was £68.234m (after re-profiling approved at Outturn) and current forecast for the financial year was £66.123m. There were additional schemes that had been identified as a priority for the Council, and where available, capital resource had been earmarked against these schemes, which would be added to the Capital Programme and future detailed monitoring reports once satisfactory business cases had been approved by Executive Cabinet.

The current forecast was for service areas to have spent £66.123m on capital investment in 2021/22, which was £2.111m less than the current capital budget for the year. This variation was spread across a number of areas, and was made up of a number of over/underspends on a number of specific schemes (£1.848m) less the re-profiling of expenditure in some other areas (£0.263m).

Updated information was provided in respect of approval by Executive Cabinet in July 2021 of additional budget of £1,138,721 allocated to the Stalybridge Civic Hall roof replacement project

(Stalybridge High Street Heritage Action Zone scheme) and added to the approved capital programme.

Members requested further details in respect of capital schemes for Godley Garden Village, Longlands Mill and Mottram Showground, as outlined in an appendix to the report. It was agreed that information be forwarded following the meeting.

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to:

- (i) **Note the forecast outturn position for 2021/22 as set out in Appendix 1 to the report;**
- (ii) **Approve the re-profiling of budgets into 2022/23 as set out on page 4 of Appendix 1 to the report;**
- (iii) **Note the funding position of the approved Capital Programme as set on page 9 of Appendix 1 to the report;**
- (iv) **Note the changes to the Capital Programme as set out on page 10 in Appendix 1 to the report; and**
- (v) **Note the updated Prudential Indicator position set out on pages 11-12 of Appendix 1 to the report, which was approved by Council in February 2021.**

16. ADULTS CAPITAL PLAN

Consideration was given to a report of the Executive Member, Health, Social Care and Population Health / Director of Adults Services providing an update of the developments in relation to the Adults Capital Programme for:

- schemes previously approved and still underway; and
- the usage of the wider disabled facilities grant (DFG).

Details were given of approved projects for 2021/22, as follows:

	Project	Total Funding Approved	21/22 Allocation	Projected Outturn	Re-profiling
1.	Moving with Dignity (Single Handed Care)	£375k DFG	£190k	£190k	£0
2.	Disability Assessment Centre	£250k DFG	£250k	£250k	£0
3.	Replacement of obsolete and ageing equipment	£46k + oncosts	£46k	£46k	£0

Details of the wider DFG and other related adaptation funding and discretionary non-adaptations funding were also contained within the report. Full details of the Adult Services capital programme was included in an appendix to the report.

In respect of Disabled Facilities Grant and other related adaptations funding, it was explained that as restrictions eased residents were allowing access and contractors would be able to resume near-normal working. There were no referrals on hold due to Covid-19. Contractors were however, experiencing difficulties in obtaining some materials/ items due to issues around Brexit, import tariffs, shipping, etc. In addition, material costs were rising above inflation

One aspect of the pandemic was an increase in referrals for more complex cases resulting in more requests to extend properties. The maximum grant for DFG was £30,000 and as all extension exceeded this amount, this was creating some issues with housing providers where contributions were required.

Expenditure on adaptations was currently lower than expected for the first two full months of the financial year. The change from charging individual fees would have an effect. There was also approx. £25-£30k of invoices not yet received from one supplier. It was difficult to be precise with

spend for adaptations due to the nature of the works (many small grants, variations, works completing quicker, or taking longer than anticipated, etc.). Works relating to Housing Assistance would be limited due to the need to focus on delivery of adaptations.

The report concluded that a number of projects were now completed or due for completion shortly including 4C Community Centre which was due to officially launch in July (in line with government guidelines), as well as Brain in Hand which was undergoing evaluation. Further updates for this would be brought to the Panel as appropriate.

Services continued their best to deliver projects and meet improved outcomes for people through challenging and changing times.

All costs and benefits were being monitored and reviewed regularly taking into account people's changing needs and ensuring the right support was in place; whether that be assessment staff or adaptations to enable people to remain as independent as possible in their own homes.

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note the progress updates, and to approve the re-profiling of £98k of Housing Assistance works into FY22/23 owing to limited capacity within the Adaptations team as discussed in section 5 of the report.

17. CAPITAL PROGRAMME - OPERATIONS AND NEIGHBOURHOODS (JULY 2021)

Consideration was given to a report of the Executive Member for Neighbourhoods, Community Safety and Environment / Assistant Director of Operations and Neighbourhoods providing information with regard to the 2020/21 and 2021/22 Operations and Neighbourhoods Capital Programme.

The Assistant Director of Operations and Neighbourhood updated members in respect of approved schemes as follows:

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commence on site in August 2021. A revised program for completion will soon be available including information on any additional costs.

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- Transport Infrastructure Investment Fund - Highways Maintenance Challenge Fund 2020/21;
- Department for Transport (DFT) – Safer Roads Fund; and
- Growth Deal 3 Funding – Bus Stop Passenger Access Enhancement.

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note:

- (i) The progress with regards to Flooding: Flood Prevention and Consequential repairs;**
- (ii) The progress with regard to the Slope Stability Programme and potential additional works required;**
- (iii) The progress with regards to the replacement of Cremators and Mercury Abatement, Filtration Plant and Heat Recovery Facilities;**
- (iv) The progress of the Walking and Cycling infrastructure schemes set out in section 3 of the report;**
- (v) The progress of Capital schemes in section 2.13-2.20 of the report, and external grant schemes in section 3 and 4; and**
- (vi) Following the GMCA approval on 25 June 2021, to note that £2.415m Highways grant funding was added to the Council's 2021-22 capital programme and £1.500m Pothole and Challenge funding of the same grant was added to the 2021-22 Operations and Neighbourhood's directorate Highways revenue budget.**

That EXECUTIVE CABINET be RECOMMENDED to APPROVE:

- (vii) To add £0.022m to the Capital Programme for Pedestrian Crossings at side roads (section 3.18 of the report). This scheme will be wholly financed via TfGM Mayors Challenge grant funding.**

18. CHILDREN'S SOCIAL CARE CAPITAL SCHEMES UPDATE REPORT

Consideration was given to a report of the Deputy Executive Leader / Assistant Director for Children's Social Care, which provided an update on the Children's Social Care Property Scheme and set out details of the major approved capital schemes in the Directorate.

The Director of Children's Services delivered a progress update on the capital projects and advised

Members that the purchase of a respite property had been delayed due to the fast movement of the housing market and had proved difficult as properties were being vended rapidly, either by investors or private purchases. Following conversation with Growth and housing partner's there appeared to be suitable properties within the Tameside housing portfolio to deliver a respite unit and this was currently being explored. At this stage the cost was still unknown therefore it was proposed the remaining budget was utilised to purchase a property for the respite unit.

In respect of St Lawrence Road (Assessment Unit), it was reported that works on the unit had now completed and the unit was in the process of being handed over to Children's Services and the Ofsted registration process was now underway. Furnishing of the building was also underway and expected to come in on budget.

Discussion ensued and Members raised concerns in respect of the ending of stamp duty relief on 30 September 2021 and the possibility that delays in purchasing a property could result in increased costs. Officers agreed to seek further clarity on this matter and forward information to Members of the Panel expediently, following the meeting.

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note the content of the report.

19. EDUCATION CAPITAL PROGRAMME UPDATE

Consideration was given to a report of the Executive Member for Lifelong Learning, Equalities, Culture and Heritage / Executive Member for Finance and Growth / Director of Education / Assistant Director of Strategic Property, providing an overview of the Council's Education Capital Programme.

The funding and financial position was explained and details of existing and proposed schemes for the Basic Needs funding were given. In order to utilise funding in the most effective way, it was proposed that the Special Provision and High Needs Provision grants be used to support the Special Provision projects for Hawthorns, Oakfield Primary and Greenside Primary, as detailed in Appendix 1 to the report.

In terms of School Condition Grant funding, it was explained that Schools Forum agreed a contribution protocol for schools condition works that was implemented from 1 October 2020. The protocol asked for a contribution towards all school condition schemes. The contributions were £10,000 for primary schools and £25,000 for secondary schools. This would ensure that the limited School Condition Funding received from central government could be maximised.

Schools would contribute towards all school condition schemes. Discussions would be held with schools to confirm their contributions and how they planned to finance it. This would then replace the school condition funding requested for those schools. This related to the following schools:

- Audenshaw Primary School
- Broadbent Fold
- Fairfield Primary School
- Gee Cross Holy Trinity
- Gorse Hall Primary School
- Hurst Knoll
- Stalyhill Infants School

In respect of Devolved Formula Capital funding, it was reported that the DFE had now provided the actual allocations. The funding for Tameside schools in 2021/22 was £337,001 and £174,553 for Voluntary Aided schools. The maintained allocation was £72,757 more than originally announced as there were five schools that currently had academy orders in place but had not yet converted.

Details of Special Provision Allocation funding were set out and, in order to utilise funding in the most effective way, it was proposed that the Special Provision grant be used to support the Special

Provision projects for Hawthorns, Oakfield Primary and Greenside Primary, as set out in Appendix 3 to the report.

With regard to High Needs Provision Capital Allocation, Members were advised that in April 2021 the Government announced an allocation for Tameside of £1,223,336 for 2021/22. Work was underway to establish how the funding could be utilised and an update would be included in future reports. It was further proposed that the High Needs Provision grant be used to support the RIBA Stage 3 costs for the new Hawthorns scheme, as detailed in Appendix 5 to the report.

In respect of Section 106 monies, it was reported that there was currently £99,931 Section 106 monies remaining from the £491,007 that was approved by panel and subsequently endorsed by Executive Cabinet at the meetings in March 2020. There had been Section 106 monies received from a developer of £59,370 (planning application number 11/00669/OUT). Discussions were being held as to how this could be best used to support schools within the development area.

The Assistant Director commented on a revised approach to presenting information to assist the Panel in monitoring the Education Capital Programme, going forward and made reference to a draft format at Appendix 6 to the report. It was proposed that this approach be agreed for future reports to Panel.

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to approve:

- (i) The proposed changes of (£728,800) to and re-profiling of (£11,500,000) the Basic Need Funding as detailed in Appendix 1 to the report;**
- (ii) The proposed changes of (£8,160) to and re-profiling of (£150,000) the School Condition Funding as detailed in Appendix 2 to the report;**
- (iii) The proposed changes of £316,000 to the Special Provision Funding as detailed in Appendix 3 to the report;**
- (iv) The proposed changes of £264,800 to the High Needs Provision Funding as detailed in Appendix 5 to the report;**
- (v) The additional £72,757 Devolved Formula Capital is added to the Capital Programme as discussed in paragraph 2.11 of the report; and**
- (vi) A revised approach to presenting the information to assist the Panel in monitoring the Education Capital Programme to understand progress and variations as set out in draft format at Appendix 6 to the report, which will replace all other appendices going forward.**

20. GROWTH CAPITAL PROGRAMME

Consideration was given to a report of the Executive Member of Finance and Economic Growth / Director for Growth, which provided an update on the 2021/22 Growth Capital Programme and set out details of the major approved capital schemes.

It was reported that the proposed Garden Village at Godley Green was the key strategic site for residential development in Tameside. The Council had secured an additional £0.030m capacity funding from Homes England to support the ongoing project management function which was yet to be received. A similar bid for capacity funding would be made in 2021/22.

In respect of Stalybridge Heritage Action Zone, Members were advised that Stalybridge town centre was selected as Tameside's focus for the GM Mayor's Town Centre Challenge in 2018. Initial work to plan and progress the delivery of Stalybridge's Town Centre Challenge was co-ordinated by the Stalybridge Town Centre Challenge (STCC) Board and a Stalybridge Town Centre Challenge Action Plan now set out the aspirations for the town centre.

A bid for external funding to deliver on the ambitions for Stalybridge secured £1.275m High Street Heritage Action Zone (HSHAZ) funding through Historic England with £1.275m match funding by the Council. The Grant Funding Agreement was completed on 16 February 2021. The Project Officer had been appointed and, with Heritage England, a detailed capital programme plan was under

review, which would outline the projects and spend of the funding up to 31 March 2024.

Part of the proposed HSHAZ funded scheme was a replacement roof on Stalybridge Civic / Market in 2021/22 for which a budget of £0.559m was allowed. However, as survey work to inform the contract had identified additional works that should be carried out, this included replacement of the extensive roof lights which were in too poor a condition to re-use and the replacement of an essential health and safety access system which was also unable to be reused. The estimate for the contract was £1.7m and the July meeting of Executive Cabinet approved an additional £1.139m of Capital funding.

Information was also provided relating to statutory compliance works. These costs were scheduled in Appendix 3 to the report.

A summary of the financial position as at 30 April 2021 with regard to receipts for Section 106 (s106) Agreements and Developer Contributions, was provided.

In terms of land disposals, it was explained that a second batch of surplus sites had been identified. Consultation had taken place with the Cabinet Member initially, with further consultation completed with Ward Councillors. The feedback responses were being captured for inclusion in a report that would be considered by Executive Cabinet in October 2021.

Progress updates were also provided in respect of decarbonisation of the public estate.

RESOLVED

That EXECUTIVE CABINET be RECOMMENDED to note the report and:

That £0.126m of Corporate Landlord - Capital Expenditure be approved from the earmarked budget, for works detailed in Appendix 3 to the report.

21. URGENT ITEMS

There were no urgent items.

CHAIR

ENVIRONMENT AND CLIMATE EMERGENCY WORKING GROUP

15 September 2021

Commenced: 4.30 pm

Terminated: 5.35 pm

Present: Councillors Boyle (Chair), Cooper, Jones, Mills, Patel, Patrick and Taylor

In Attendance:

Ian Saxon	Director of Operations and Neighbourhoods
Andrew Wood	Senior Development Manager
Garry Parker	Head of Waste Management and Fleet Services
Graham Hall	Climate and Energy Manager
Christina Morton	Environmental Development Officer
Kate Gilmartin	Senior Project Officer, Local Energy North West Hub

Apologies for Absence: Councillors Affleck and Pearce

9. DECLARATIONS OF INTEREST

There were no declarations of interest.

10. MINUTES

The minutes of the meeting of the Environment and Climate Emergency Working Group held on 16 June 2021 were approved as a correct record.

11. CHAIR'S OPENING REMARKS

The Chair had recently attended a meeting of the Greater Manchester Green City Region Board. Members were informed that:

- The most recent meeting had reviewed the Board's appointments and terms of reference;
- The Board was on target to achieve most of its aims and plans were in place to address those that required additional input;
- A Green Summit would be held in October and a carbon neutral battle bus would be touring Greater Manchester to coincide with the 2021 United Nations Climate Change Conference in Glasgow in November; and
- A monthly newsletter continued to be distributed by the Board.

12. AMENDMENT TO ORDER OF BUSINESS

In accordance with the Council's constitution, the Chair advised Members of a change in the order of business to the published agenda.

13. COMMUNITY ENERGY

The Group received a presentation from the Senior Project Officer, Local Energy North West Hub informing Members of community level projects to achieve net zero carbon. At present, the planet was experiencing global warming of 1.2C and current estimates would take the rate to 2.9C, well above the 1.5C target that scientists agreed was the maximum to avoid uncharted climate tipping

points. It was highlighted that the next five years were the most important in the challenge of decarbonisation.

Members were advised that whilst top down policies went some way to delivering change, regional and local knowledge and networks helped to deliver place based solutions to achieve decarbonisation. Community energy was specifically defined as activity by a community of people, joining together to find and enable solutions for carbon reduction via energy efficiency or renewable energy installations.

Details of the Rural Community Energy Fund (RCEF) were provided to the Group. The Senior Project Officer explained that the fund provided grants enabling communities to take on the challenge of decarbonisation, leveraging investment and delivering key projects. In total, £1 million of funding had been provided to the North West, with feasibility grants of up to £40k and development grants of up to £100k available. All projects that received funding were then put forward to the Energy Hub Management Board for consideration and possible implementation.

Community energy had a number of benefits that were supported by an ethos of collaboration and cooperation. It was highlighted that there was no big solution to decarbonisation and community energy had an important role to play in multiple smaller solutions that would significantly reduce carbon emissions. The community energy sector was also supported by Community Energy England, enabling a national network of people to find and deliver solutions, encouraging best practice and knowledge sharing.

The Senior Project Officer advised Members that the initiative had funded 13 projects across the North West to date. The projects included:

- Solar Meadow, Accrington – 2MW ground mounted solar panels selling 60 per cent of electricity generated to a local factory;
- Low carbon heat project, Chipping – feasibility grant to look at low carbon community heat in a village off the gas grid; and
- Bretton Hall Farm, Cheshire – development grant for a 49-hectare area of 30MW ground mounted solar panels.

A discussion ensued regarding the benefits that the Fund and community energy could bring to Tameside. Currently, the average household in the borough spent £2k a year on energy and this represented money leaving the area to multi-national energy companies. Members were advised that if communities within Tameside invested in local energy solutions, this would allow money to remain within the local area. Community based solutions also represented the best value money as they were cheaper than solutions for individual homes.

Members queried which organisations could apply for funding and it was explained that cooperatives, parish councils and community interest groups could submit a request for funding. The Group believed that the borough's network of Community Champions would be best placed to liaise with residents and businesses to establish their ideas for community energy projects. The Council's Communication's team would also be contacted to boost the scheme's profile through social media channels.

RESOLVED

That the content of the presentation be noted.

14. DRAFT TERMS OF REFERENCE

The Group received a presentation from the Climate and Energy Manager providing Members with proposed draft terms of reference for the five Action Plan sub-groups.

Members were informed that the proposed terms of reference for the sub-groups would be part of a toolkit for steering each action plan from paper to reality, to support the Council's wider Climate Change and Environment Strategy.

RESOLVED

That the content of the presentation be noted.

15. UPDATE ON PROGRESS OF CLIMATE CHANGE & ENVIRONMENT STRATEGY

The Group received a presentation from the Climate and Energy Manager updating Members on the development of the Council's Climate Change and Environment Strategy.

Members were informed that the Strategy was currently progressing through the Council's governance process. Following any comments at the Senior Leadership Team meeting in late September, and the adoption of any recommendations, the Strategy would proceed to the Executive Cabinet meeting on 27 October 2021 for formal approval and adoption by the Council. The Climate and Energy Manager thanked Members for their participation in the formulation of the Strategy to date.

The Action Plans, that would support the implementation of the Strategy, would see the formation of five working groups comprising Members of the Environment and Climate Emergency Working Group and a minimum of one officer with technical specialism. It was explained that each Action Plan, and associated working group, would relate to five areas; travel and transport; homes, buildings and workplaces; greenspace; reducing waste and procuring sustainably; and influencing people. Members were invited to join one or more the five groups to monitor the implementation of the Strategy and report back to the Environment and Climate Emergency Working Group on progress in each area.

Influencing people was considered particularly important because without the buy in from local communities, Tameside would be unable to reach its target of carbon neutrality by 2038.

RESOLVED

That the content of the presentation be noted.

16. ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

The Group received a presentation from the Climate and Energy Manager providing an update on electric vehicle charging infrastructure within the borough. Transport for Greater Manchester (TfGM) aspired to increase the number of charging points across the region tenfold by 2025.

The Council's Climate Change and Environment Strategy comprised five key areas, including travel and transport. Members were informed that one of the actions identified within the Strategy was to support the transition away from vehicles with internal combustion engines. A key part of achieving this aim was supporting the adoption of electric vehicles.

Members were informed that the Greater Manchester Combined Authority (GMCA) had drafted the Greater Manchester Electric Vehicle Charging Infrastructure Strategy. Tameside, as part of the city region, would reflect the overarching principles of the GMCA electric vehicle charging strategy within its own strategy, but would also include local detail. The Climate and Energy Manager advised Members that the intention was to get the Strategy into the governance process within the next three months and it was anticipated that the draft Tameside specific strategy would be available to view at the next meeting of the Group.

Whilst the GM-wide and Tameside strategies would outline the ambitions for electric vehicle charging over the medium to longer term, it was explained that the Council had already been undertaking work over the last three months to improve the infrastructure within Tameside. Virtual

and onsite meetings with Transport for Greater Manchester (TfGM) had helped to determine favoured locations for charging points using GIS mapping and the local knowledge of Council officers.

The infrastructure offer for new charging points was divided into three distinct categories; registered vehicles (taxis), on-street residential charging and commercial charging hubs. It was explained that, subject to physical feasibility studies, a further six to twelve new charging locations would be delivered across the borough through two separate TfGM funded schemes. One would provide additional charging points for taxis and the other for residential areas with no off-street parking.

Members were advised that the new concept of dedicated, commercial charging hubs would be coordinated at a city region wide level by TfGM, with the opportunity for each individual borough to procure outside of the Greater Manchester wide framework if they desired. It was advised that the Council supported proposals for overarching branding and payment app technology for electric vehicle charging across Greater Manchester.

The Head of Waste Management and Fleet Services informed the Group that the Council had improved the electric vehicle charging infrastructure around its estate to support the Council's move towards an electric fleet.

RESOLVED

That the content of the presentation be noted.

17. GMCA RETROFIT ACCELERATOR

RESOLVED

That the item be deferred to the next meeting of the Group due to be held on 17 November 2021.

18. URGENT ITEMS

There were no urgent items.

CHAIR

Agenda Item 4

Report To:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member / Reporting Officer:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth) Dr Ash Ramachandra – Lead Clinical GP Kathy Roe – Director of Finance
Subject:	STRATEGIC COMMISSION AND NHS TAMESIDE AND GLOSSOP INTEGRATED CARE FOUNDATION TRUST FINANCE REPORT CONSOLIDATED 2021/22 REVENUE MONITORING STATEMENT AT 31 JULY 2021
Report Summary:	<p>This is the financial monitoring report for the 2021/22 financial year reflecting actual expenditure to 31 July 2021 (Month 4) and forecasts to 31 March 2022 for the Council and 30 September 2021 for the CCG.</p> <p>Overall the Strategic Commission is facing a total forecast overspend of £7.153m for the year ending 31 March 2022. A substantial proportion of this forecast relates to demand pressures in Children’s and Adults Social Care.</p> <p>Budgets continue to face significant pressures across many service areas. COVID pressures remain as a meaningful factor in this, with pressures arising from additional costs or demand (including the elective recovery programme), and shortfalls of council income. Targeted COVID funding continues into 2021/22 to address COVID related pressures.</p> <p>Council Budgets are facing significant pressures which are not directly related to the COVID-19 pandemic, with significant forecast overspends in Adults and Children’s Social Care being the main contributors to a net forecast overspend of (£6,214k). This is an improvement of £636k due to positive movements in Operations and Neighbourhoods and Children’s Services. A full 12 month forecast is in place for the council.</p> <p>The NHS financial regime has still not fully normalised following the command and control response to the pandemic last year and NHS funding has only been confirmed for April to September 2021; as such we are only able to report 6 months of CCG budgets.</p> <p>The CCG is reporting a forecast overspend of (£939k) but this is purely presentational to align to the way the CCG must report and reconcile with the formal monthly return submitted to NHS England. Fundamentally the position is breakeven. The variance relates to the Hospital Discharge Programme which is due to be reimbursed under the COVID protocols by October 2021.</p>
Recommendations:	That Strategic Commissioning Board and Executive Cabinet be recommended to note the forecast outturn position and associated risks for 2021/22 as set out in Appendix 1 .
Policy Implications:	Budget is allocated in accordance with Council/CCG Policy

Financial Implications:
(Authorised by the Section 151 Officer & Chief Finance Officer)

This report provides the 2021/22 consolidated financial position statement at 31 July 2021 for the Strategic Commission and ICFT partner organisations. The Council set a balanced budget for 2021/22 which included savings targets of £8.930m whilst also being reliant on a number of corporate financing initiatives to balance.

Despite this, a significant pressure is currently forecast, which will need to be addressed within this financial year. A new financial turnaround process is being implemented across all budget areas to address financial pressures on a recurrent basis.

With the outbreak of COVID-19 last year, emergency planning procedures were instigated by NHSE and a national 'command and control' financial framework was introduced. While some national controls have been relaxed over time, normal NHS financial operating procedures have still not yet been fully reintroduced.

A financial envelope for the first 6 months of the year has been agreed at a Greater Manchester level, from which the CCG has an allocation. Nationally calculated contract values remain in place, while the CCG are still able to claim top up payments for vaccination related costs and for the Hospital Discharge Programme. While an overspend is currently being reported, this relates to reimbursable COVID expenses for which we should receive a future allocation increase.

It should be noted that the Integrated Commissioning Fund (ICF) for the Strategic Commission is bound by the terms within the Section 75 and associated Financial Framework agreements.

Legal Implications:
(Authorised by the Borough Solicitor)

A sound budget is essential to ensure effective financial control in any organisation and the preparation of the annual budget is a key activity at every council.

Every council must have a balanced and robust budget for the forthcoming financial year and also a 'medium term financial strategy (MTFS). This projects forward likely income and expenditure over at least three years. The MTFS ought to be consistent with the council's work plans and strategies, particularly the corporate plan. Due to income constraints and the pressure on service expenditure through increased demand and inflation, many councils find that their MTFS estimates that projected expenditure will be higher than projected income. This is known as a budget gap.

Whilst such budget gaps are common in years two-three of the MTFS, the requirement to approve a balanced and robust budget for the immediate forthcoming year means that efforts need to be made to ensure that any such budget gap is closed. This is achieved by making attempts to reduce expenditure and/or increase income.

In challenging financial times it is tempting to use reserves to maintain day-to-day spending. However reserves by their very nature can only be spent once and so can never be the answer to long-term funding problems. Reserves can be used to buy the council time to consider how best to make efficiency savings and can also be used to 'smooth' any uneven pattern in the need to make savings.

Risk Management:

Associated details are specified within the presentation.

Failure to properly manage and monitor the Strategic Commission's budgets will lead to service failure and a loss of public confidence. Expenditure in excess of budgeted resources is likely to result in a call on Council reserves, which will reduce the resources available for future investment. The use and reliance on one off measures to balance the budget is not sustainable and makes it more difficult in future years to recover the budget position.

Background Papers:

Background papers relating to this report can be inspected by contacting :

Caroline Barlow, Assistant Director of Finance, Tameside Metropolitan Borough Council



Telephone:0161 342 5609



e-mail: caroline.barlow@tameside.gov.uk

Tracey Simpson, Deputy Chief Finance Officer, Tameside and Glossop Clinical Commissioning Group



Telephone:0161 342 5626



e-mail: tracey.simpson@nhs.net

1. BACKGROUND

- 1.1 Monthly integrated finance reports are usually prepared to provide an overview on the financial position of the Tameside and Glossop economy.
- 1.2 The report includes the details of the Integrated Commissioning Fund (ICF) for all Council services and the Clinical Commissioning Group. The gross revenue budget value of the ICF for 2021/22 is reported at £771 million. This includes a full 12 month of expenditure for the Council, but only 6 months for the CCG.
- 1.3 The value of the ICF will increase once more certainty is available on the NHS financial regime for the second half of the year and a full year allocation is in place. The full year indicative value of the ICF, assuming that expenditure in the second half of the year is the same as the first, would be £993 million
- 1.4 Please note that any reference throughout this report to the Tameside and Glossop economy refers to the three partner organisations namely:
 - Tameside and Glossop Integrated Care NHS Foundation Trust (ICFT)
 - NHS Tameside and Glossop CCG (CCG)
 - Tameside Metropolitan Borough Council (TMBC)

2. FINANCIAL SUMMARY (REVENUE BUDGETS)

- 2.1 Overall the Strategic Commission is facing a total forecast overspend of £7.153m for the year ending 31 March 2022. A substantial proportion of this forecast relates to demand pressures in Children's and Adults Social Care.
- 2.2 At Period 4, the Council is forecasting an overspend against budget of £6.2m. Children's Services are still the biggest area of financial concern, with expenditure forecast to exceed budget by £5.460m. The overspend is predominantly due to the number and cost of external placements.
- 2.3 There is also significant pressure in Adults services of £2.2m, and ongoing pressures in Operations and Neighbourhoods and Governance due to income shortfalls resulting from the impact of the Covid pandemic.
- 2.4 The CCG is reporting a forecast overspend of (£939k) but this is purely presentational to align to the way the CCG must report and reconcile with the formal monthly return submitted to NHS England. Fundamentally the position is breakeven. The variance relates to the Hospital Discharge Programme which is due to be reimbursed under the COVID protocols by October 2021.
- 2.5 Further detail on the financial position can be found in **Appendix 1**.

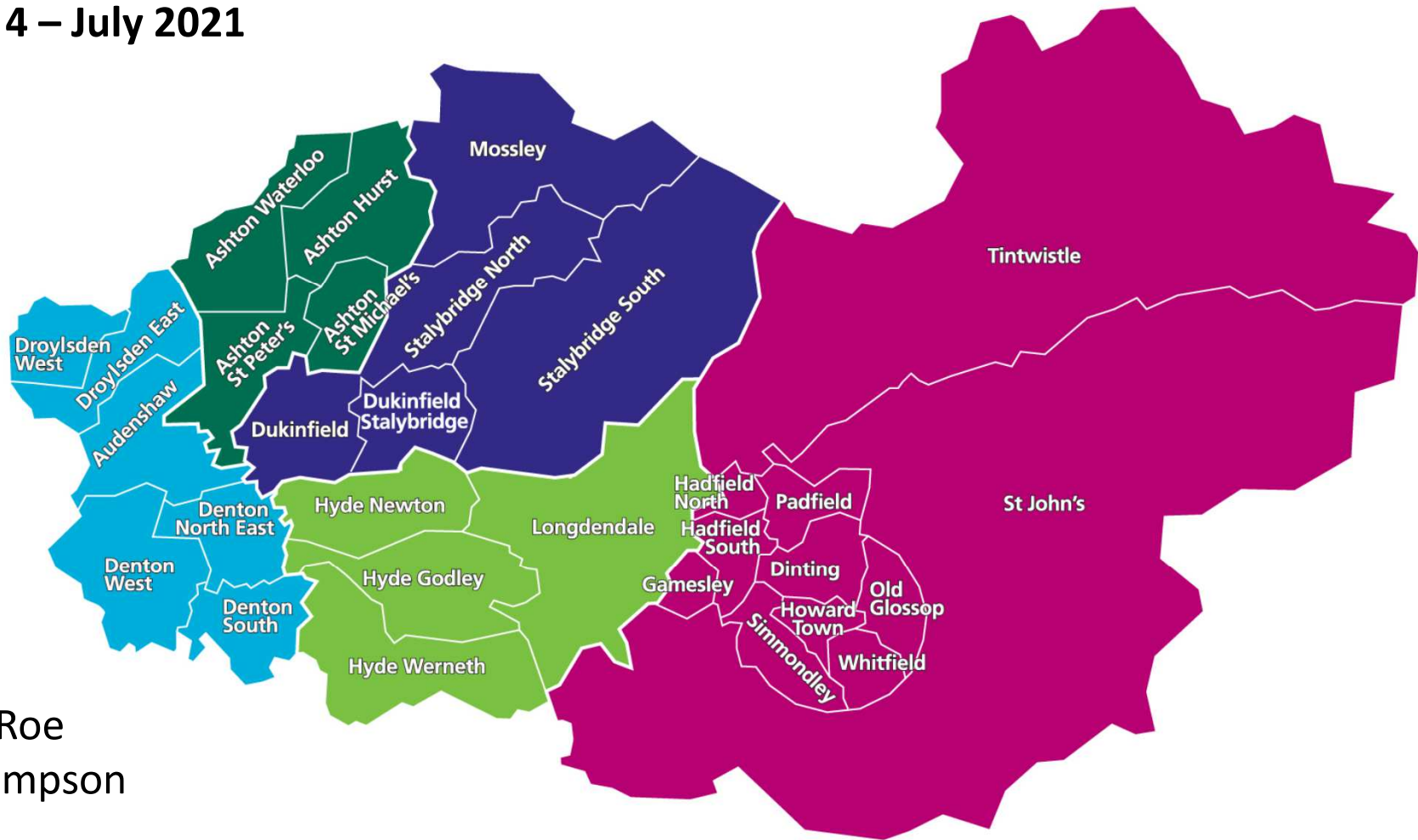
3. RECOMMENDATIONS

- 3.1 As stated on the front cover of the report.

Tameside and Glossop Strategic Commission

Finance Update Report
Financial Year 2021-22
Month 4 – July 2021

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Kathy Roe
Sam Simpson

Period 4 Finance Report

Executive Summary	3
Integrated Commissioning Fund Budgets	4
Integrated Commissioning Fund key messages	5 – 9
ICFT Position	10 – 11

This report covers the Tameside and Glossop Strategic Commission (Tameside & Glossop Clinical Commissioning Group (CCG) and Tameside Metropolitan Borough Council (TMBC)). It does not capture any Local Authority spend from Derbyshire County Council or High Peak Borough Council for the residents of Glossop.

Forecasts reflect a full 12 months for TMBC, but only 6 months for the CCG

Finance Update Report – Executive Summary

This is the financial monitoring report for the 2021/22 financial year reflecting actual expenditure to 31 July 2021 (Month 4) and forecasts to 31 March 2022 for the Council and 30th September 2021 for the CCG. Overall the Strategic Commission is facing a total forecast overspend of £7.153m for the year ending 31 March 2022. A substantial proportion of this forecast relates to demand pressures in Children’s and Adults Social Care.

Budgets continue to face significant pressures across many service areas. COVID pressures remain as a meaningful factor in this, with pressures arising from additional costs or demand (including the elective recovery programme), and shortfalls of council income. Targeted COVID funding continues into 2021/22 to address COVID related pressures.

Council Budgets are facing significant pressures which are not directly related to the COVID-19 pandemic, with significant forecast overspends in Adults and Children’s Social Care being the main contributors to a net forecast overspend of (£6,214k). This is an improvement of £636k due to positive movements in Operations and Neighbourhoods and Children’s Services. A full 12 month forecast is in place for the council.

The NHS financial regime has still not fully normalised following the command and control response to the pandemic last year and NHS funding has only been confirmed for April to September 2021; as such we are only able to report 6 months of CCG budgets.

Although the table below shows the CCG as reporting a forecast overspend of (£939k) this is purely presentational to align to the way the CCG must report and reconcile with the formal monthly return submitted to NHS England. Fundamentally the position is breakeven. The variance relates to the Hospital Discharge Programme which is due to be reimbursed under the COVID protocols by October 2021.

The ICFT has a financial plan for the first 6 months of 2021/22, although there is uncertainty in forecasting expenditure due to the operational challenges of restoring elective services, whilst facing the ongoing uncertainty of the impact of responding to the pandemic. Forecasts are inevitably subject to change over the course of the year as more information becomes available, and there is greater certainty around NHS funding from October and other assumptions.

We are expecting that details around the H2 financial regime (October 2021 to March 2022) and financial envelopes, will be published by NHSE/I before the next report is published.

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Forecast Position	Forecast Position					Net Variance		Net Variance	
	Expenditure Budget	Income Budget	Net Budget	Net Outturn	Net Variance	COVID Variance	Non-COVID Variance	Previous Month	Movement in Month
CCG Expenditure	222,480	0	222,480	223,419	(939)	(939)	0	(519)	(420)
TMBC Expenditure	548,135	(353,641)	194,494	200,708	(6,214)	328	(6,542)	(6,850)	636
Integrated Commissioning Fund	770,615	(353,641)	416,974	424,127	(7,153)	(611)	(6,542)	(7,369)	216

Note. Data presented for CCG covers April to September (H1) only, data for TMBC covers a full year

Integrated Commissioning Fund Budgets

Forecast Position £000's	YTD Position			Forecast Position			Variance	
	Budget	Actual	Variance	Budget	Forecast	Variance	COVID Variance	Non- COVID Variance
Acute	74,827	74,621	206	112,252	112,262	(9)	0	(9)
Mental Health	14,904	14,853	52	22,346	22,200	146	0	146
Primary Care	30,061	30,152	(92)	46,504	46,779	(276)	0	(276)
Continuing Care	5,215	5,084	131	7,867	7,777	90	0	90
Community	12,394	12,787	(393)	18,435	19,327	(892)	(939)	47
Other CCG	6,930	7,326	(396)	12,798	12,795	3	0	3
CCG TEP Shortfall (QIPP)	0	0	0	0	0	0	0	0
CCG Running Costs	1,443	1,386	56	2,278	2,278	0	0	0
Adults	13,405	16,164	(2,759)	40,214	42,448	(2,234)	402	(2,636)
Children's Services - Social Care	17,160	17,892	(731)	53,510	58,970	(5,460)	0	(5,460)
Education	2,457	7,999	(5,542)	7,239	7,078	161	(113)	274
Individual Schools Budgets	90	(8,581)	8,672	0	0	0	0	0
Population Health	5,132	4,447	685	15,397	14,782	615	472	143
Operations and Neighbourhoods	15,238	36,604	(21,367)	51,234	51,750	(516)	(350)	(166)
Growth	560	277	283	9,420	9,401	19	132	(113)
Governance	3,230	6,980	(3,751)	9,083	9,709	(626)	(2,063)	1,437
Finance & IT	2,833	3,618	(786)	8,326	8,409	(83)	0	(83)
Quality and Safeguarding	54	(58)	112	142	135	7	0	7
Capital and Financing	(332)	(600)	268	4,775	4,358	417	0	417
Contingency	1,309	(1,411)	2,721	3,959	4,365	(406)	0	(406)
Contingency - COVID Costs	0	6,707	(6,707)	0	16,741	(16,741)	(16,741)	0
Corporate Costs	1,678	1,992	(314)	5,051	5,006	45	0	45
LA COVID-19 Grant Funding	(4,619)	(21,783)	17,164	(13,856)	(31,955)	18,099	18,099	0
Other COVID contributions	0	(445)	445	0	(489)	489	489	0
Integrated Commissioning Fund	203,969	216,013	(12,044)	416,974	424,127	(7,153)	(611)	(6,542)

Integrated Commissioning Fund Key Messages

Children's Services (Social Care) (£5,460k)

The Directorate forecast position is an overspend of (£5,460k), an overall favourable reduction of £219k since month 3. The overspend is predominately due to the number and cost of external and internal placements. At the end of July the number of cared for children was 700, an increase of 3 from the previous month.

The reduction in the reported overspend since month 3, is predominantly due to a favourable reduction in the gross cost of external placements - £208K. A number of children have returned home and a few children have transitioned from Residential Homes to Semi-independent provision. The key variances are:

Cared for Children (External Placements): (£3,243k): At 1st August there were 50 young people aged 18 and over in external placements paid for by Children Services due in large to the lack of more appropriate alternatives. This is an increase of 2 from the previous month. This area is the initial focus of the Corporate Turnaround Team work, as it is anticipated that through the provision of a wider and more appropriate pool of accommodation options in the Borough this spend can be significantly reduced. Adoption interagency fees are forecast to underspend by £185k which is offsetting some of the forecast overspend on residential placements.

Cared for Children (Internal Placements): (£2,059k): Employee costs are forecast to overspend by (£435k) in respect of Children's Homes due to additional staffing costs and sickness. Internal placements are forecast to overspend by (£1,642k). The forecast overspend is in relation to the payments that are made using the Softbox Payments Software and include in-house fostering allowances, adoption allowances, SGO allowances, care arrangement orders, staying-put allowances and Supported Lodging allowances.

Child Protection & Children In Need: (£197k): The overspend is in relation to internal transport recharges for children. Work is required to review these payments including the reason for the journeys and any cost reductions.

Governance (£626k)

The current forecast for the Directorate is (£626k) over budget. There are pressures of (£1,003k) included within the forecasts that relate to the impact of COVID on Housing Benefit overpayments debt recovery and reduced income from court costs recovery. If the impact of COVID pressures is excluded from the position there is an underlying underspend of £377k.

Integrated Commissioning Fund Key Messages

Adults (£2,234k)

The forecast position is net of a number of significant under and overspends across the Directorate and is unchanged from month 3. The Directorate is continuing to review options to manage demands within its current level of resourcing. Key variances include:

- £1,678k additional income forecast in respect of client fees for Residential Care, Nursing Care and Homecare. This corresponds to a general increase in demand for these services, reflected in forecast overspends in other areas.
- (£1,857k) increase in the forecast cost of residential and nursing care as vacancies in care homes begin to be re-filled in the aftermath of the pandemic. Most of the increased cost arises from a general increase in volumes (offset by additional client fee income) with further increases related to several new high cost Mental Health placements.
- (£528k) Substantial increases in cost are required to meet pressures on staffing and accommodation costs in the 24 Hour Supported Accommodation service. Additional costs are included here to cover transitional staffing for the Resettlement programme, with a further increase for property costs at two new facilities.
- (£734k) Off-contract Supported Accommodation costs have increased significantly, with several planned moves into more appropriate in-house provision currently on hold without alternatives identified, and a number of new high-cost placements now required outside of the original budget. Housing Benefit income is also reduced, albeit partially offset by an increase in client fee income.
- (£175k) Demand for Support at Home provision remains very high and has not significantly declined since the peak of the COVID pandemic, currently with around 10,900 hours delivered weekly against a initial forecast of 10,200. This is partially offset by the end of three high-cost off-contract packages, and by the increase in client fees and NHS income.
- (£286k) Staffing budgets in the Mental Health function are forecast to be overspent, with high overtime requirements in the Community Response Service and Out of Hours Team.

Contingency (£406k)

The forecast overspend reflects savings not allocated to Directorates in respect of staffing costs. These savings continue to be monitored and are expected to be realised against service area budgets. A contingency buffer is being held to mitigate against any further emerging pressures, and this will be released in future period if not required.

Capital Financing £417k

The forecast underspend is primarily due to interest costs being less than budget on the assumption that no external borrowing is required before 31 March 2022.

Integrated Commissioning Fund Key Messages

Operations and Neighbourhoods (£516k)

The overall net forecast is an improved position to that reported in month 3, due to the identification of a number of mitigating savings which can be delivered to offset continuing pressures resulting from shortfalls on income and delays to the delivery of savings. The key pressures and mitigating savings include:

Car Parking Income (£701k) There has been an issue with the realisation of car parking income for a number of years that has deteriorated further during COVID. The reduction in forecast levels has been assumed to the end of the calendar year with an assumption that income levels start to recover from that point as a result of restrictions being lifted, public confidence returning for town centre shopping and successful implementation of the car parks review. There is an underlying pressure of £701k of which £350k of this pressure is attributed to the impact of COVID. Mitigating savings have been identified to address the remaining pressure.

Delays to savings delivery (£236k): Delays to the delivery of savings relating to 3 weekly wheeled bin collections and wheeled bin cost recovery due to time taken for consultation. There is a gross pressure of £236k, with the use of £70k from the levy smoothing reserves having been identified to partially mitigate the delays to savings delivery.

Mitigating savings or one-off income sources of **£419k** identified as follows:

- Street Cleansing £292k: Street cleansing waste is now disposed of through the Waste Levy at a cost saving of approximately £115 per tonne. This budget has been reduced by £200k already as part of the Directorate savings plan. Based on the actual monthly costs to date this financial year, and allowing for an increase in the monthly average for additional leaf fall throughout the autumn months it is envisaged that costs can reduce further than the current forecast.
- Levy Smoothing Reserve £70k: The Council receives rebates on the Waste Levy which are held corporately. Discussions have taken place between the Executive Director and the Chief Finance Officer with regards to utilising some of the rebate to mitigate the shortfall in the expected refuse collection savings initiatives in the current financial year.
- Transport Levy £124k: Due to a timing issue when setting the budgets for the Transport and Waste Levies, it has become apparent that there will be a net underspend between the two this financial year. This hasn't previously been reported as part of M3 forecasts.

Council COVID Costs and Income

The Council continues to face significant additional costs and income losses attributed to the impact of COVID. Additional COVID funding has been received in 2021/22 which when combined with grants carried forward from 2020/21 is expected to cover total forecast costs this year. Some pressures are expected to continue beyond this financial year, and in the absence of any further funding allocations, these pressures will increase the financial pressures facing budgets in future years.

Integrated Commissioning Fund Key Messages

CCG COVID Spend (within Community)

Hospital Discharge Programme

For HDP, the CCG are now claiming for pre-assessment placement costs of up to 4 weeks in Q2, as opposed to 6 weeks we were allowed in Q1.

The CCG have been reimbursed for Q1 costs of £320k for HDP. There are currently 26 open packages in Broadcare of HDP packages.

Due to revised recent guidance, the CCG are now claiming for further TMBC costs that relate to Staffing £125k, Block beds £95k and Reablement £408k associated with HDP. CCGs have also been advised to include an additional 28 days of anticipated spend in H1 £68k that relate to the costs after 30th Sept where it has not been determined if future funding is available past this date. Some other costs relating to Medication Optimisation in Care Homes £61k has also been added to this month's claim as these are also costs that aid the early discharge of patients from hospital. This has meant an increase in forecast from £519k to £939k for H1.

The CCG are continuing to fund 3 patients that are not reimbursable under the HDP scheme who have not yet had their assessment classed as 'Funding without Prejudice'.

COVID Vaccination

The CCG is still submitting monthly COVID Vaccination claims for reimbursement from NHSE/I. We have had reimbursement of £258k for April to June, with £71k for July outstanding. Following an email circulated from NHSE/I, we are anticipating that we can continue to submit these claims until the end of December 21 as it is inferred that this scheme will continue beyond September.

Acute

Acute commissioning is showing a forecast half year pressure of (£9k) but this is primarily driving by key over and underspends in the independent sector (IS). It is also important to acknowledge that some expenditure incurred at the five main IS providers (BMI Alexander, BMI Highfield, Spire, Oaklands and Spa Medica) will be reimbursed under the Elective Recovery Fund which is being managed by GM and is therefore not showing as a variance in this report.

However, there are overspends at the smaller independent providers outside the scope of Elective Recovery Fund totalling (£237k) and predominantly comprise services relating to fertility (IVF, termination of pregnancy and vasectomies), Ophthalmology and diagnostics. These overspends are off-set by underspends of £219k in Clinical Assessment and Treatment services where activity volumes continue to be slow to return to pre-pandemic levels. Other CCGs are being consulted to understand if these low activity levels are a local issue or are replicated across other GM CCGs.

The other areas of expenditure contributing to the £9k forecast overspend in Acute comprise underspends in high cost drugs (£6k) and NCA in Scotland and Wales (£5k) and an overspend in winter resilience (£5k).

Integrated Commissioning Fund Key Messages

Primary Care – Delegated (£267k)

Delegated Primary Care is reporting a (£267k) forecast overspend at month 4. This is predominantly due to the fact that NHS England has instructed us to change how we report the Additional Roles Reimbursement (ARRs) position.

The allocation received for the period April-September only includes 55.6% of the total ARR funding available, as allocated by NHS England, but T&G PCNs have been proactive in successfully recruiting ahead of schedule and we are therefore showing an overspend above the six month allocation. The residual allocation will be received based on our final outturn for 2021-22 and NHS England have requested all CCGs report their true performance against this Additional Roles Reimbursement allocation with effect from month 4.

However, it is important to acknowledge that the expansion of the Additional role specifications and the increase in volume creates some associated financial risks, for example the estates and GPIT implication of increased workforce.

The reported overspend on ARR is partially offset by underspends in other areas.

Prescribing

At month 4, there has only been two months of data received year to date and spend is 1.5% higher than last year. However, the number of items issued has reduced by 2%. This indicates the increased spend is being mainly driven by increased prices.

Spend YTD has been in line with plan and £40k TEP has been achieved. Category M prices have reduced from July so the expectation is that the full TEP target of £250k will be achieved in H1.

QIPP

At month 4 we are projecting that QIPP will be fully realised, with no residual risk reported.

In line with our H1 planning submission, the CCG needs to find savings of £1,768k in the first half of this year in order to remain within the financial envelope.

This represents an improvement of £132k since last month.

Finance Summary Position – T&G ICFT

	Month 4			YTD		
	Plan £000's	Actual £000's	Variance £000's	Plan £000's	Actual £000's	Variance £000's
Total Income	£23,777	£22,224	(£1,553)	£91,561	£90,894	(£667)
Employee Expenses	(£16,060)	(£15,370)	£690	(£61,362)	(£61,065)	£297
Non Pay Expenditure	(£6,966)	(£6,103)	£863	(£25,962)	(£25,911)	£51
Total Operating Expenditure (excl. COVID-19)	(£23,026)	(£21,473)	£1,554	(£87,324)	(£86,976)	£348
Employee Expenses - COVID-19	(£680)	(£765)	(£85)	(£2,721)	(£2,621)	£100
Non Pay Expenditure - COVID-19	(£231)	(£167)	£63	(£935)	(£689)	£246
Total Operating Expenditure - COVID-19	(£911)	(£932)	(£21)	(£3,656)	(£3,309)	£347
Total Operating Expenditure	(£23,938)	(£22,405)	£1,533	(£90,980)	(£90,285)	£695
Net Surplus/ (Deficit) before exceptional Items	(£161)	(£181)	(£20)	£581	£608	£27
Capital Expenditure	£437	£268	(£169)	£1,919	£1,208	(£711)
Cash and Equivalents		£24,871				

Finance Summary Position – T&G ICFT

Trust Financial Summary

The Trust reported a variance in month against plan of £20k adverse and YTD, £27k favourable. The month 4 in month position is a net deficit in month of c.£181k which represents an adverse movement from month 3 of c.£141k. The increase of spend from the previous month is predominantly due to increases of activity in line with restoration plans, additional pressures due to RSV within Paediatrics, continuing pressures within Urgent Care and increased occupancy within Critical Care.

Total COVID expenditure incurred in month equates to c.£932k against planned spend of c.£911k and a YTD position of c£3.309m against a plan of c.£3.656m which represents a YTD underspend of £347k.

The Trust has delivered non recurrent efficiencies year to date equating to c.£671k which are largely through income generation schemes and productivity improvements.

Activity and Performance:

Restoration plans are now deployed within the Trust and activity is projected to deliver as a minimum, against the nationally prescribed targets which for July was 95% of 2019/20 activity levels. The Trust continues to report good levels of performance against restoration targets. Although challenging given the pressure within Urgent Care and in-patient capacity, the Trust is still aspiring to deliver target levels of activity within the remainder of H1.

Efficiency target:

The Trusts has built into its H1 plan (months 1-6) an efficiency target of c£3m for the first half of the financial year 2021/22. Cost saving schemes are being developed but the Trust is expected to fully achieve this target for H1. The Trust has achieved c£671k of efficiency savings YTD via productivity improvements.

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Agenda Item 5

Report to: EXECUTIVE CABINET

Date: 29 September 2021

Executive Member: Councillor Eleanor Wills – Executive Member (Adult Social Care and Population Health)

Clinical Lead: Dr Jane Harvey – GP and Tameside Sexual Health Clinical Lead

Reporting Officer: Dr Jeanelle de Gruchy, Director of Population Health
James Mallion, Consultant in Public Health

Subject: **TENDER FOR THE PROVISION OF A CHLAMYDIA AND GONORRHOEA SCREENING SERVICE**

Report Summary: This report outlines the proposed approach to the re-commissioning of a Chlamydia and Gonorrhoea Screening Service with an annual budget of £34,539-£44,802. The paper seeks authorisation to tender the Service for a new contract to start on 1 April 2022 for a period of three years. The total contract value over the three year period is £103,617-£134,406.

The Council will co-commission this service with Trafford MBC and Stockport MBC. Other Greater Manchester Local Authorities may also join this tender process, with Trafford MBC acting as the lead commissioner via a legally binding Inter-authority Agreement we will put in place. We are working with STAR procurement to re-tender the Service.

Recommendations: That Strategic Commissioning Board be recommended to:

- (i) Give approval to tender the Chlamydia and Gonorrhoea Screening Service in Tameside to commence 1 April 2022 for a three year period, plus the option of a two year extension, dependent on a review of the Service during year 2 (2023/24) to ensure adequate performance and outcomes achieved. The contract term will include a termination period of six months.
- (ii) Give approval to award the contract following the completion of a compliant tender exercise, subject to compliance with the Council's Procurement Standing Orders
- (iii) Give approval to enter into an Inter-authority Agreement advised by STAR procurement, with Trafford MBC.

Financial Implications:
(Authorised by the statutory Section 151 Officer & Chief Finance Officer)

Budget Allocation (if Investment Decision)	Within Baseline Budgets
CCG or TMBC Budget Allocation	TMBC
Integrated Commissioning Fund Section – S75, Aligned, In-Collaboration	Section 75
Decision Body – SCB, Executive Cabinet, CCG Governing Body	SCB

Value For Money Implications – e.g. Savings Deliverable, Expenditure Avoidance, Benchmark Comparisons
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The financial implications outlined in this paper will be to continue to invest in the delivery of a chlamydia and gonorrhoea screening service with annual costs of £35k-£45k. The current provision in place was done last year via a short-term contract that was awarded directly under COVID regulations due to the pandemic circumstances. The tender process will allow TMBC to procure a new longer term contract with more favourable terms and conditions. Recurrent budgets are already in place for this service and the results from the tender may release future savings.
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Additional Comments

Recurrent financial savings have already been identified from the NCSP budget: £15,000 per year from 2020/21.

Tendering for this Service will ensure these savings are maintained as value for money will receive a high weighting within the tender process.

Legal Implications:

(Authorised by the Borough Solicitor)

The reasons for the procurement of service are set out in the main body of the report.

The project officers should ensure that advice is sought from STAR in relation to the expiry of the current contract and the procurement exercise to ensure that it is compliant with relevant legislation and internal procedures.

Advice should be sought from STAR to ensure that there are provisions within the contract terms to ensure continued delivery of good value for money for the whole of the contract term.

The contract will also require active contract management to ensure consistent service delivery and also continued value for money. Advice should be sought from STAR to ensure that there are clear and measurable KPIs in the contract to ensure this.

Whilst it is expected that there will be a collaborative working relationship with the other local authorities it is still advisable, as set out in the main body of the report, for there to be an inter authority agreement to ensure that all the authorities share any risk of liabilities equally should the need arise.

How do proposals align with Health & Wellbeing Strategy?

The proposals link with a several priorities in the Health and Wellbeing Strategy, in particular the Starting Well and Developing Well programmes.

How do proposals align with Locality Plan?

The proposals will support the locality plan objectives to:

- 1.1.1 Improve health and wellbeing for all residents
- 1.1.2 Address health inequalities
- 1.1.3 Protect the most vulnerable
- 1.1.4 Provide locality based services

How do proposals align with the Commissioning Strategy?	<p>This supports the 'Care Together Commissioning for Reform Strategy 2016-2020' commissioning priorities for improving population health particularly:</p> <p>1.1.5 Early intervention and prevention</p> <p>1.1.6 Encourage healthy lifestyles</p>
Recommendations / views of the Health and Care Advisory Group:	n/a
Public and Patient Implications:	<p>The recommendations will ensure continued access to a national programme for chlamydia screening which aims to improve health and wellbeing and reduce inequalities.</p>
Quality Implications:	<p>The Council is subject to the duty of Best Value under the Local Government Act 1999, which requires it to achieve continuous improvement in the delivery of its functions, having regard to a combination of economy, efficiency and effectiveness. Any procurement exercise will be awarded on the basis of the most economically advantageous tender that balances the cost and quality advantages of tender submissions.</p>
How do the proposals help to reduce health inequalities?	<p>The provision of a Chlamydia and Gonorrhoea Screening Service has a positive effect on health inequalities. The Service is delivered in part via groups and agencies that work with our more vulnerable young people, thereby helping to reduce health inequalities. Recently announced changes to the National Chlamydia Screening Programme will place a greater focus on testing for women as they are at greater risk of harm from infection.</p>
What are the Equality and Diversity implications?	<p>An Equality Impact Assessment has been undertaken. The Service will target sexually active young people aged under 25 years, with a primary focus on women. However, the Service is available regardless of sex, gender, race, disability, sexual orientation, religion or belief, pregnancy and maternity, and marriage and civil partnership. The Service in particular targets vulnerable young people to address health inequalities.</p>
What are the safeguarding implications?	<p>Any provision of sexual health related services have an important role in identification and response to abuse. The Service will be linked into the Child Sex Exploitation and Domestic Abuse services and will have pathways to safeguard children and vulnerable adults. Where safeguarding concerns arise the Safeguarding Policy will be followed.</p>
What are the Information Governance implications?	<p>As a large amount of personal identifiable data and special category data will be collected by the provider, a Data Protection Impact Assessment (DPIA) will be completed and appropriate data processing agreements/schedules will included in the contractual documents to ensure compliance with UK GDPR and the DPA 2018.</p>
Has a privacy impact assessment been conducted?	<p>A privacy impact assessment has not been carried out.</p>

Risk Management:

Risks will be identified and managed by the implementation team and through ongoing performance monitoring once the contract has been awarded.

Access to Information:

The background papers relating to this report can be inspected by contacting the report writer James Mallion, Consultant Public Health.



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1. INTRODUCTION

- 1.1 This report is seeking authorisation to tender the provision of a Chlamydia and Gonorrhoea Screening Service to start on 1 April 2022.

2. IMPACT OF CHLAMYDIA AND GONORRHOEA IN TAMESIDE

- 2.1 Chlamydia is the most commonly diagnosed sexually transmitted infection (STI) in England and prevalence is highest in young sexually active women (15 to 24 year olds). The chlamydia detection rate per 100,000 young people aged 15-24 years in Tameside was 1,878 in 2019, similar to the rate of 2,043 for England.
- 2.2 Chlamydia infection is often asymptomatic: around 70% to 80% of people with chlamydia will be unaware that they have the infection, but if left untreated, it can have serious health complications in women including pelvic inflammatory disease (PID), ectopic pregnancy and tubal factor infertility (TFI). Complications in men are much rarer and an infection will often resolve without treatment in those who are asymptomatic. Of those women with untreated chlamydia, 10 to 17% will develop PID and 35% of PID in women aged 16 to 24 is attributable to chlamydia.
- 2.3 Gonorrhoea is the second most common bacterial STI. The rate for gonorrhoea diagnoses in Tameside per 100,000 was 114, similar to the rate of 124 in England. However, the rate is increasing locally and nationally.
- 2.4 Gonorrhoea can also often be asymptomatic, with around 1 in 10 infected men and almost half of infected women not experiencing any symptoms. Gonorrhoea can lead to serious long-term health problems including pelvic inflammatory disease (PID) in women (infection of the womb) that may result in infertility and infection in the testicles in men. There are also newly emerging cases of drug resistant gonorrhoea, which makes gonorrhoea much harder to treat.
- 2.5 Chlamydia and gonorrhoea can be detected and treated easily and screening can reduce the risk of complications for an individual. Women who have a chlamydia screen have a 36% lower risk of developing pelvic inflammatory disease compared to those who have not.

3. NATIONAL CHLAMYDIA SCREENING PROGRAMME (NCSP)

- 3.1 The National Chlamydia Screening Programme (NCSP) was implemented on a phased roll-out basis in 2003, with national implementation by 2008. The aim was to prevent onward transmission and the harms of chlamydia through early detection and treatment.
- 3.2 Updated NCSP guidance was published in June 2021. The aim of the NCSP has changed from screening wider groups of younger people in order to reduce the prevalence of infection, to focus on reducing the harms from untreated chlamydia infection. The harmful effects of chlamydia occur predominantly in women so the opportunistic offer of asymptomatic chlamydia screening outside of sexual health services (i.e, the purpose of the NCSP) will focus on women, combined with reducing time to test results and treatment, strengthening partner notification and retesting. These changes will mean the programme will be better able to maximise the health benefits.
- 3.3 This change will bring the NCSP in line with the assessment by the English NCSP Evidence Review of the best available evidence.
- 3.4 The NCSP, which offers opportunistic screening for chlamydia, is one part of a wide range of sexual health interventions. Work on a new Sexual and Reproductive Health Strategy for England is underway, led by Department of Health and Social Care (DHSC).

4. COMMISSIONING OF CHLAMYDIA AND GONORRHOEA SCREENING IN TAMESIDE

- 4.1 Tameside MBC has a responsibility to commission open access sexual and reproductive health services, which is a mandated function (Health & Social Care Act 2012), as well as the NCSP, which has mandatory requirements.
- 4.2 The Chlamydia and Gonorrhoea (C&G) Screening Service helps Tameside deliver the NCSP.
- 4.3 Gonorrhoea is tested for in addition to chlamydia, due to the harms caused by untreated infection and the rising rates of gonorrhoea in Tameside.
- 4.4 The RUClear Programme from Manchester NHS Foundation Trust was previously commissioned across Greater Manchester (GM) to provide chlamydia and gonorrhoea (C&G) screening and meet the NCSP requirements. This contract was due to end in June 2020, however the Service ceased with immediate effect in March 2020 due to the impact of the Covid-19 pandemic on laboratory and staff capacity.
- 4.5 Permission was sought and given by the Strategic Commissioning Board (SCB) in January 2021 to directly award a Covid-19 Emergency Contract Award for C&G screening to Brook to commence immediately for a period of 11 months. This included a 20% recurrent saving (£15,000) for this Service going forward. This arrangement was entered into alongside Trafford and Stockport local authorities with Trafford acting as the lead commissioner.
- 4.6 In November 2020 the contract with Brook was further extended to end 31 March 2022. This was approved via STAR and Trafford Council's legal department only, as the value of the contract was below threshold for needing SCB approval.
- 4.7 The rationale for this extension was:
- Good performance of the Service provided by Brook
 - To await new national guidance on changes to the NCSP to be incorporated into the specification for the new Service. Initial information on these changes has only just been released during the summer of 2021.
 - To align the C&G Screening Service contract term to other GM local authorities to give the opportunity for collaborative commissioning, service delivery and monitoring, which would benefit all parties in terms of better of value for money and effective use of resources. There is interest from Oldham, Bury and Rochdale to enter into a joint arrangement.
 - To align with timescales for the main Integrated Sexual Health Service tender for Oldham, Rochdale, Bury, Stockport and Tameside, as providers bidding for that tender may be interested in incorporating C&G screening into their offer.
 - To ensure Service continuity while a robust tender process is worked through.
- 4.8 Within the January 2021 SCB paper was set out the longer-term intention to go out to tender for C&G screening once market conditions stabilised after the initial impact of COVID, allowing for a full tender exercise.

5. CURRENT CHLAMYDIA AND GONORRHOEA SCREENING SERVICE IN TAMESIDE

- 5.1 The Service contributes to the prevention and control of STIs among young people under the age of 25 by ensuring that asymptomatic young people can obtain an opportunistic screen for C&G.
- 5.2 The Service arranges for:
- distribution and return of test kits
 - laboratory processing of samples

- results notification
- treatment for patients diagnosed with an infection
- partner notification
- follow up with all patients diagnosed with an infection to confirm that the patient has received treatment.

5.3 Home self-sampling test kits are mainly available to order from the Brook website, but can also be accessed via key local young people agencies such as YOUthink, school nursing, CGL Branching out etc.

5.4 The Service also has responsibility to produce, publish and distribute promotional materials and patient information materials to advertise the Service and to encourage young people to obtain an opportunistic screen.

5.5 The Service is required to upload specified datasets to the HIV/STI portal in line with national reporting requirements.

5.6 The Service under the current providers has been running since January 2021. Between January and June 2021 (inclusive) Brook have issued 608 kits to Tameside residents, with a return rate of 26% and a positivity rate (of kits returned) of 12.6% for chlamydia and 2.5% of gonorrhoea. This compares to a national/regional positivity rate of 10%/11%, demonstrating that current provider is targeting the Service appropriately.

5.7 However, activity is low due to the previous provider abruptly ending the Service due to COVID resulting in a gap in Service delivery between March 2020 and December 2020, and low levels of publicity.

5.8 The current provider has delivered the Service with increased value for money compared to the previous Service, meaning that we were able to take £15k of recurrent savings from this budget line.

6. PROPOSED SERVICE MODEL

6.1 The new C&G Screening Service will continue to prevent and control the spread of sexually transmitted infections in young people by providing asymptomatic C&G screening for young people (under 25) mainly via an online ordering system and local agencies.

6.2 The Service specification for the new tender will remain largely unaltered, other than the focus of the NCSP delivery changing from all young people under the age of 25, to women under the age of 25 in order to prioritise harm reduction, as per the updated NCSP guidance outlined in section 3. Men will continue to be tested as part of contact tracing pathways, and when appropriate as budget allows. The current provider has male:female:unknown ratio (of returned kits) of 74%:23%:3%.

6.3 The Service will ensure that any residents diagnosed with infection will receive the appropriate treatment either via local pharmacies or the local specialist sexual health service.

6.4 The Service will take responsibility for the full diagnosis and management pathway including all laboratory services, results management, treatment, partner notification and data reporting.

6.5 The Service will have a website to access this screening, which the Service will be responsible for promoting.

7. PROCUREMENT PROPOSAL

- 7.1 This report provides a value for money option for the delivery of a C&G Screening Service that supports the NCSP and returns longer-term savings due to reduced health complications for young people, and young women in particular.
- 7.2 This paper seeks permission to retender the C&G Screening Service in Tameside, which encompasses the NCSP offer, in a joint contract with Stockport and Trafford MBCs as a minimum, with Trafford MBC being the lead commissioner.
- 7.3 It is proposed that this will be for a contract period of three years (1 April 2022-31 March 2025), with the option to extend for a further two years, dependent on a review of the performance and outcomes achieved by the Service in year 2 (2023/24). The contract term will include a termination period of six months. This term is based on advice from STAR procurement and the start date of this contract aligns with the commencement of the main Integrated Sexual and Reproductive Health Service which has already gone out to tender for services starting on 1 April 2022, with a contract length of 5 years, plus the option to extend for a further 5 years.
- 7.4 STAR procurement is providing support and advice during this tender process.
- 7.5 In terms of cost, this is a needs-led, tariff based service, with an annual value of £34,539-£44,802. This already reflects a recurrent 20% (£15,000) saving from the overall amount allocated for this Service in the Population Health budget going forward.
- 7.6 Funding for the C&G Screening Service will continue to form part of the Public Health Grant allocation.

8. VALUE FOR MONEY

- 8.1 Recurrent financial savings have already been identified from the NCSP budget: £15,000 per year from 2020/21.
- 8.2 Tendering for this Service will ensure these savings are maintained as value for money will receive a high weighting within the tender process.
- 8.3 Financial Benchmarking - In September 2020, Population Health worked with Grant Thornton to conduct a review of financial investment in sexual health services when benchmarked against other local authorities in GM and our nearest statistical neighbours. This work has highlighted that our current levels of investment are classed as 'Very Low' when compared to GM and statistical neighbours. In both groups, the lowest amount of spend per head of total population is £2.40. Tameside come just above that with spend of £2.42 per head. This is among the lowest investors with the highest in GM being £6.84 per head and the highest among our statistical neighbours being £4.87 per head.

9. ALTERNATIVES CONSIDERED AND DISCOUNTED

- 9.1 Various options for the procurement process have been considered and discussed and Commissioners have followed the advice given by STAR procurement. It is felt that the procurement proposal described above will give the best combination of flexibility, innovation, value for money and delivery, and therefore this is the recommended approach.
- 9.2 **Cease Delivery** - As the provision of the NCMP programme is a responsibility of Local Authorities, to cease the provision of this Service at the end of the current contract period would mean Tameside MBC would not be fulfilling our mandated responsibilities around

sexual & reproductive health. This approach would also be highly detrimental to health outcomes in our population in Tameside.

- 9.3 **Reduce Contract Value** - The option to reduce the financial investment in this Service has been considered. However, as there has already been a 20% saving identified from this budget in the current financial year, further reductions are likely to have a detrimental impact on the scope and quality of the Service able to be delivered. This needs to be considered in addition to the relatively low amount of spend per head on sexual health services in Tameside compared to other areas as described in section 8.

10. EQUALITIES

- 10.1 It is not anticipated that there are any negative impacts on equality and diversity as a result of this proposal. The changes to the NCSP guidance has already been considered by PHE and is reflected within the Tameside Equality Impact Assessment, which is in progress. This is a live document, which will continue to be updated on an ongoing basis. See **Appendix 1**.

11. CONCLUSION

- 11.1 The current contract for delivery of the NCSP in Tameside comes to an end on 31 March 2022. The above report outlines the proposals for the tender for a new Service commencing from 1 April 2022, supported by our aims to continue promoting good sexual health and reducing health inequalities amongst our young people.

12. RECOMMENDATIONS

- 12.1 As set out on the front sheet of the report.

APPENDIX 1

Subject / Title	Sexual & Reproductive Health Offer
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Team	Department	Directorate
Health Improvement	Population Health	Population Health

Start Date	Completion Date
August 2021	Ongoing

Project Lead Officer	James Mallion / Pamela Watt
Contract / Commissioning Manager	Linsey Bell
Assistant Director/ Director	Jeanelle de Gruchy

EIA Group (lead contact first)	Job title	Service
James Mallion	Public Health Consultant	Population Health
Pamela Watt	Public Health Manager	Population Health
Linsey Bell	Commissioning and Contracts Officer	Adults

PART 1 – INITIAL SCREENING

An Equality Impact Assessment (EIA) is required for all formal decisions that involve changes to service delivery and/or provision. Note: all other changes – whether a formal decision or not – require consideration for an EIA.

The Initial screening is a quick and easy process which aims to identify:

- those projects, proposals and service or contract changes which require a full EIA by looking at the potential impact on, or relevance to, any of the equality groups*
- prioritise if and when a full EIA should be completed*
- explain and record the reasons why it is deemed a full EIA is not required*

A full EIA should always be undertaken if the project, proposal and service / contract change is likely to have an impact upon, or relevance to, people with a protected characteristic. This should be undertaken irrespective of whether the impact or relevancy is major or minor, or on a large or small group of people. If the initial screening concludes a full EIA is not required, please fully explain the reasons for this at 1e and ensure this form is signed off by the relevant Contract / Commissioning Manager and the Assistant Director / Director.

1a.	<p>What is the project, proposal or service / contract change?</p>	<p>The current Chlamydia and Gonorrhoea (C&G) Screening Service offers C&G testing to asymptomatic young people under the age of 25 years.</p> <p>The service also delivers the National Chlamydia Screening Programme (NCSP) which screens the general population of young people young people (aged under 25 years) for chlamydia. The NCSP guidance was updated in June 2021 to target women only.</p> <p>The C&G Screening Service is being retendered. The service specification for the new tender will largely remain the same, other than being updated to reflect the new NCSP guidance.</p>
1b.	<p>What are the main aims of the project, proposal or service / contract change?</p>	<p>The C&G Screening Service contributes to the prevention and control of STIs among young people under the age of 25 by ensuring that sexually active asymptomatic young people can obtain an opportunistic screen for C&G.</p> <p>The aim of the updated NCSP is to reduce the harms from untreated chlamydia infection. The harmful effects of chlamydia occur predominantly in women so the opportunistic offer of asymptomatic chlamydia screening outside of sexual health services (i.e, the purpose of the NCSP) will focus on women, combined with reducing time to test results and treatment, strengthening partner notification and retesting. These changes will mean the programme will be better able to maximise the health benefits.</p>

<p>1c. Will the project, proposal or service / contract change have either a direct or indirect impact on, or relevance to, any groups of people with protected equality characteristics? Where there is a direct or indirect impact on, or relevance to, a group of people with protected equality characteristics as a result of the project, proposal or service / contract change please explain why and how that group of people will be affected.</p>				
Protected Characteristic	Direct Impact / Relevance	Indirect Impact / Relevance	Little / No Impact/ Relevance	Explanation
Age			✓	There is no change to the age group the service is targeting.
Disability			✓	There is no change to how people with a disability will access the service.
Ethnicity			✓	There is no change in how people from different ethnic groups access the service.
Sex	✓			<p>There is major changes to how people of different sex will can access the service.</p> <p>Men, including transgender women and non-binary people (assigned male at birth), will no longer be targeted via the NCSP.</p>

Religion or Belief			✓	There is no change in how people with different religions or beliefs access the service.
Sexual Orientation		✓		There is no direct change on how people access the service based on sexual orientation, but there will be indirect impact for men who have sex with men (MSM) due to their sex.
Gender Reassignment	✓			Transgender women will no longer be targeted via the NCSP.
Pregnancy & Maternity			✓	There is no change in service for this group of people.
Marriage & Civil Partnership			✓	There is no change in service for people with different marriage or civil partnership status change.

Other protected groups determined locally by Tameside and Glossop Strategic Commission?

Group (please state)	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Mental Health			✓	There is no change for people with mental health issues.
Carers			✓	There is no change for people based on their carer status.
Military Veterans			✓	There is no change in service for people based on their military service.
Breast Feeding			✓	There is no change for people that are breastfeeding.

Are there any other groups who you feel may be impacted by the project, proposal or service/contract change or which it may have relevance to? (e.g. vulnerable residents, isolated residents, low income households, those who are homeless)

Group (please state)	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Non-binary	✓			Non-binary people (assigned male at birth), will no longer be targeted via the NCSP.

Wherever a direct or indirect impact or relevance has been identified you should consider undertaking a full EIA or be able to adequately explain your reasoning for not doing so. Where little / no impact or relevance is anticipated, this can be explored in more detail when undertaking a full EIA.

1d.	Does the project, proposal or service / contract change require a full EIA?	Yes	No
		✓	
1e.	What are your reasons for the decision made at 1d?	<p>The focus of the NCSP aspect of the new C&G Screening Service is being changed from all young people, to just women.</p> <p>As this means there will be a direct impact/relevance to several groups with protected characteristics, a full EIA is required.</p>	

If a full EIA is required please progress to Part 2.

PART 2 – FULL EQUALITY IMPACT ASSESSMENT

2a. Summary

The current Chlamydia and Gonorrhoea Screening Service, provided by Brook, contributes to the prevention and control of Sexually Transmitted Infections among young people under the age of 25 by ensuring that sexually active asymptomatic young people can obtain an opportunistic screen for C&G. The Service arranges for distribution and return of self-sampling test kits, laboratory processing of samples, results notification, treatment for patients diagnosed with an infection, partner notification, follow up with all patients diagnosed with an infection to confirm that the patient has received treatment.

The service also encompasses the delivery of the National Chlamydia Screening Programme (NCSP) which previously focussed on screening the general population of young people (aged under 25 years) for chlamydia in order to reduce the prevalence of infection.

Chlamydia infection is often asymptomatic: around 70% to 80% of people with chlamydia will be unaware that they have the infection, but if left untreated, it can have serious health complications in women including pelvic inflammatory disease (PID), ectopic pregnancy and tubal factor infertility (TFI). Complications in men are much rarer and an infection will often resolve without treatment in those who are asymptomatic. Of those women with untreated chlamydia, 10 to 17% will develop PID and 35% of PID in women aged 16 to 24 is attributable to chlamydia.

Chlamydia can be detected and treated easily and screening can reduce the risk of complications for an individual. Women who have a chlamydia screen have a 36% lower risk of developing pelvic inflammatory disease compared to those who have not.

An Expert Peer Review Group (EPRG) considered the evidence regarding chlamydia infection and control and recommended changes to the NCSP. The result is a change in focus from aiming to reduce the prevalence of chlamydia infection to preventing adverse consequences of untreated chlamydia infection and harm reduction.

Harmful effects of chlamydia occur predominately in women, so this means focusing on identifying and treating infections in young women as early as possible in order to maximise health gain and discontinuing the offer of opportunistic screening to young men outside sexual health services.

The updated NCSP guidance was published in June 2021.

The C&G Screening service is now being retendered with a contract start date of 1st April 2022. The contract length will be 3 years, with the option to extend for a further 2 years. The service specification for the new tender will largely remain the same, other than being updated to reflect the new NCSP guidance.

Services commissioned by Tameside Council need to be consistent with the law and our obligations under the public sector equality duty across all nine protected characteristic groups. The nine protected characteristic groups are – race / ethnicity, sex, disability, age, sexual orientation, religion & belief, sex reassignment, pregnancy & maternity, and marriage & civil partnership.

The tender process will set out this expectation and potential providers and compliance with the obligation under the equalities act is monitored throughout the duration of the contract.

A number of protected groups will be affected by the change in focus. The issues to be considered for each group of people are described in section 2b. Section 2c goes on to explain the impact, and section 2d how this can be mitigated.

The key method of mitigation is to ensure clear and consistent communication and marketing amongst this service, the wider sexual and reproductive health services and professionals to ensure men are clear where to access good quality sexual health services and understand their responsibilities in regard to sexual health, and to ensure the people from trans and non-binary communities still access quality sexual health services and do not feel excluded.

References to women in this EIA include cisgender women, transgender men and non-binary (assigned female at birth) people who have not had hysterectomy or bilateral oophorectomy.

2b. Issues to Consider

Sex

It is against the law for a service to discriminate against someone on the grounds of any 'protected characteristic' including sex. However, there are some exceptions under the Equality Act 2010. The Act states it is lawful to provide separate services for men and women if:

- a joint service for persons of both sexes would be less effective
- the extent to which the service is required by persons of each sex makes it not reasonably practicable to provide separate services

There is no consistent evidence that screening of both men and women at the levels that can be feasibly achieved has measurably reduced the prevalence of chlamydia infection in the population.

Chlamydia infections are concentrated in men with more partners, but infection will often resolve without treatment in those without symptoms, so men who have chlamydia are at much lower risk of harm. In comparison, infections are more evenly distributed across levels of risk amongst women and harmful effects of chlamydia occur predominately in women. Therefore the health benefit of offering opportunistic screening only to young women outside of specialist sexual health services is a lawful, evidence based and proportionate means to achieve the aim of reducing the harm from untreated chlamydia.

Young men who are partners of women testing positive for chlamydia through the screening programme will be tested and treated through the partner notification process.

Sexual orientation.

Excluding men from NCSP would disadvantage young MSM more than heterosexual young men as rates of STIs are higher amongst MSM than heterosexuals.

Gender reassignment

Data relating to gender identities is not well understood. The Equality Act 2010 provides a legal framework to protect the rights of individuals with 'protected characteristics' and advance equality of opportunity for all. To be protected, there is no need to have undergone treatment or surgery and the person can be at any stage in the transition process – proposing to, or undergoing a process to reassign your gender, or have completed it.

Transgender men and non-binary (assigned female at birth) people may be at the same risk of reproductive health harm as cisgender women however, professionals may misinterpret or misunderstand 'women only'.

The new NCSP programme does not include transgender women and non-binary people (assigned male at birth) as they do not experience the same level of harm from untreated chlamydia as cisgender women.

2c. Impact/Relevance

Sex

References to women includes cisgender women, transgender men and non-binary (assigned female at birth) people who have not had hysterectomy or bilateral oophorectomy.

An opportunistic offer of chlamydia screening outside sexual health services could be considered an unnecessary burden for young men when the majority of harm from untreated chlamydia exists in women. Removing this aspect from the programme could have a positive impact on young men, reducing their potential anxiety about chlamydia infection. In addition, high risk males will be

targeted through partner notification, which would find more infection than a non-selective population screening approach. This process should be improved as part of the proposed changes.

However, excluding men also reduces the reduced likelihood to be diagnosed with, and/ or treated for, chlamydia and will result in fewer opportunities to engage in their sexual health and provide them with information about wider range of services available, undermining young men's role and responsibility in achieving good sexual health. This may have negative impacts on their health seeking behaviour and lead to reduced access to specialist sexual health services.

The re-prioritisation of resources away from opportunistically screening young men to screening women, improving partner notification and re-testing of those found to be positive, is expected to reduce the rate of progression to reproductive health harms, thereby maximise the health gain from the programme for women.

The improved cost effectiveness of the programme will reduce likelihood of disinvestment in the programme which would adversely affect women.

On the other hand, the changes to the NCSP could place the burden of responsibility for young people's sexual health on young women and in turn increase stigma for young women.

Sexual orientation

MSM are less likely to be screened for chlamydia as a result of the changes. However, having a chlamydia only screen may miss other STI infections. Opportunities to engage with MSM may also be reduced, leading to less referrals to specialist sexual health services where a full STI screen can be offered

Conversely, removing the option of a chlamydia-only screen may encourage MSM to seek a full STI screen as recommended, thereby advancing their equality of opportunity.

Gender reassignment

Transgender men and non-binary (assigned female at birth) people might not be offered screening opportunistically or face barriers if they ask for a test. They may also feel that a service that they are eligible for is inappropriately worded as being for 'women'.

The proposed policy focuses on reproductive harms of untreated chlamydia and therefore does not include transgender women and non-binary people (assigned male at birth) as they do not experience the same level of harm from untreated chlamydia as cisgender women. However, it is noted that in practice they may be offered a chlamydia screen.

2d. Mitigations (Where you have identified an impact/relevance, what can be done to reduce or mitigate it?)

Sex	<p>The new provider, and the wider sexual health system that includes the specialist sexual and reproductive health provider, will continue to raise awareness that good sexual health is the responsibility of all young people, including by engaging with young men through a variety of different mechanisms such as Relationships and Sex Education and condom distribution schemes.</p> <p>Chlamydia testing will still be available to young men through sexual health services and specialist sexual health services, and this needs to be communicated clearly to all stakeholders, including users.</p> <p>Young men will continue to be contacted and tested through partner notification procedures.</p> <p>PHE will support work to raise awareness that good sexual health is the responsibility of all young people.</p> <p>Within the new C&G Screening Service specification, it is highlighted that men will continue to be tested within the C&G programme as part of contact tracing pathways, and when appropriate as budget allows.</p>
Sexual orientation	<p>MSM will be encouraged to seek a full STI screen through provision of guidance and promotional material and through other relevant interactions with MSM.</p> <p>Professionals will also be reminded to encourage young MSM to seek a full STI screen</p> <p>Communications should include MSM who don't identify as gay or bisexual.</p>

Gender reassignment	<p>It should be made clear in any guidance and public facing communications, as well as to professionals, that the programme's aim is to reduce reproductive health harm, communicating that transgender men and non-binary people (assigned female at birth) are eligible for this service.</p> <p>Anyone of any gender who is concerned they might be at risk of chlamydia or other STIs will be encouraged to contact their local sexual health service or GP for professional health advice about whether to get tested.</p> <p>Learning should be sought from experience in other areas of healthcare such as cervical screening.</p>
Ensuring equitable access to services	<p>The Equality Impact Assessment is an ongoing process that will be reviewed regularly at Contract Performance meetings.</p> <p>Services need to be designed with accessibility in mind, so that they are delivered in a way that is consistent with the law and our obligations under the public sector equality duty across all nine protected characteristic groups. The nine protected characteristic groups are – race / ethnicity, sex, disability, age, sexual orientation, religion & belief, sex reassignment, pregnancy & maternity, and marriage & civil partnership.</p> <p>There is an expectation that services commissioned by the council comply with its obligations under the equalities act. The terms and conditions issued to contracted services clearly outline this expectation. Compliance with the obligation under the equalities act is monitored throughout the duration of the contract.</p>
Ensuring positive outcomes are maintained	<p>Any positive impacts that are identified will be recorded, and monitored.</p>
Any negative equalities impacts are continuously identified throughout the procurement and contract period	<p>Any negative impacts that are identified will be recorded, and appropriate action is taken to address these</p>

<p>2e. Evidence Sources</p>
<p>PHE (2021) Summary profile of local authority sexual health (SPLASH), Tameside https://fingertips.phe.org.uk/profile/sexualhealth/data#page/13/qid/8000057/pat/6/par/E12000002/ati/202/are/E08000008/iid/90742/age/1/sex/4/cid/4/tbm/1</p> <p>Disability Discrimination (Amendment) Act 2005 https://www.legislation.gov.uk/ukpga/1995/50/contents</p> <p>Public Health England (2021). NCSP: programme overview. https://www.gov.uk/government/publications/ncsp-programme-overview/ncsp-programme-overview</p> <p>Public Health England (2021) Changes to the National Chlamydia Screening Programme: Information on the changes.</p>

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/992294/NCSP_Information_on_the_changes_June_2021.pdf

Public Health England (2021) Changes to the National Chlamydia Screening Programme. Public Sector Equality Duty Assessment.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/995179/NCSP_Public_Sector_Equality_Duty_Assessment_June_2021.pdf

2f. Monitoring progress		
Issue / Action	Lead officer	Timescale
Ensuring equitable access to services Ensuring positive outcomes are maintained	James Mallion, Pamela Watt, Linsey Bell	Quarterly
Any negative equalities impacts of the proposal are continuously identified throughout the procurement and contract period – any negative impacts are identified and appropriate action is taken to address these	James Mallion, Pamela Watt, Linsey Bell	Ongoing
Signature of Contract / Commissioning Manager		Date
Signature of Assistant Director / Director		Date

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Agenda Item 6

Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth)
Reporting Officer:	Kathy Roe – Director of Finance
Subject:	SAVINGS DELIVERY 2021/22
Report Summary:	The report provide Members with an update on the savings monitoring exercise for delivery of 2021/22 savings, and highlights any risks or delays to delivery.
Recommendations:	Members are asked to note the progress report and risk areas for delivery in 2021/22 and future years savings.
Corporate Plan:	The Corporate Plan helps determine the priorities for Council spending and informs the budget priorities and Medium Term Financial Planning.
Policy Implications:	Budget is allocated in accordance with Council Policy
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	On 23 February 2021 Full Council approved a budget that includes £8.930m of savings to be delivered during 2021/22. The Medium Term Financial Plan assumes that a further £4.921m of savings will be delivered in 2022/23. If the savings plans for 2021/22 and 2022/23 are delivered in full, the Council is still forecast to face a budget gap of over £14m in 2022/23. The monitoring and reporting of savings delivery is crucial to ensure that they are on track and to enable Officers to take action if there are indications that delivery is not as planned or behind schedule.
Legal Implications: (Authorised by the Borough Solicitor)	<p>Legislation is clear that every councillor is responsible for the financial control and decision making at their council. The Local Government Act 1972 (Sec 151) states that “<i>every local authority shall make arrangements for the proper administration of their financial affairs...</i>” and the Local Government Act 2000 requires Full Council to approve the council’s budget and council tax demand.</p> <p>Every council requires money to finance the resources it needs to provide local public services. Therefore, every councillor is required to take an interest in the way their council is funded and the financial decisions that the council takes.</p> <p>A sound budget is essential to ensure effective financial control in any organisation and the preparation of the annual budget is a key activity at every council. Budgets and financial plans will be considered more fully later in the workbook, but the central financial issue at most councils is that there are limits and constraints on most of the sources of funding open to local councils. This makes finance the key constraint on the council’s ability to provide more and better services.</p> <p>Every council must have a balanced and robust budget for the forthcoming financial year and also a ‘medium term financial strategy (MTFS)’ which is also known as a Medium Term Financial Plan (MTFP). This projects forward likely income and expenditure</p>

over at least three years. The MTFS ought to be consistent with the council's work plans and strategies, particularly the corporate plan. Due to income constraints and the pressure on service expenditure through increased demand and inflation, many councils find that their MTFS estimates that projected expenditure will be higher than projected income. This is known as a budget gap.

Whilst such budget gaps are common in years two-three of the MTFS, the requirement to approve a balanced and robust budget for the immediate forthcoming year means that efforts need to be made to ensure that any such budget gap is closed. This is achieved by making attempts to reduce expenditure and/or increase income. Clearly councillors will be concerned with any potential effect that these financial decisions have on service delivery.

Risk Management:

Associated details are specified within the presentation.

Failure to properly manage and monitor the Strategic Commission's budgets will lead to service failure and a loss of public confidence. Expenditure in excess of budgeted resources is likely to result in a call on Council reserves, which will reduce the resources available for future investment. The use and reliance on one off measures to balance the budget is not sustainable and makes it more difficult in future years to recover the budget position

Background Information:

The background papers relating to this report can be inspected by contacting Heather Green



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e-mail: heather.green@tameside.gov.uk

1. INTRODUCTION

- 1.1 Tameside Council has been through a prolonged period of austerity since 2010 in which it has seen real term funding cuts, whilst delivering budget reductions of £180m and workforce reductions of c.2,500 (40%). The COVID pandemic has further tested the resilience of the Council and it is facing new financial challenges including:
- An increase in the 2021/22 financial gap (prior to the budget) from £19m to over £30m;
 - After the 2021/22 budget proposals were approved, a gap of £14m for 2022/23;
 - Uncertain funding future including another one year financial settlement for 2021/22 and key reviews that will affect our funding through the fair funding review; business rates reform and Adult Social Care green paper; and
 - Another reorganisation of the NHS.
- 1.2 The one year settlement for 2021/22, whilst better than expected, was made up of predominately one off funding sources, with the exception of an option to increase Council Tax by up to 5%, lower than expected living wages increases and a public sector pay freeze. It has though bought some time and combined with £9m of proposed savings for 2021/22, enabled the Council to set a balanced budget for 2021/22.
- 1.3 If savings of £8.930m are delivered in 2021/22 and a further £4.921m of savings delivered in 2022/23, the Council still faces a forecast budget gap of more than £14m in 2022/23. It is therefore important that the Council embarks on early forward planning for 2022/23 and beyond. In order to meet the challenges of the 2022/23 financial year it is vital that all the proposed savings for 2021/22 are delivered. The monitoring and reporting of this is crucial to ensure that they are on track and to take action if there are indications that delivery is not as planned or behind schedule. Finance will build upon the current risk ratings that have been developed for current proposals and work with the services to understand progress, both challenging and supporting delivery

2. MONITORING OF SAVINGS DELIVERY

- 2.1 Progress on the delivery of proposed savings as part of the 2021/22 budget process is being monitored on a monthly basis, with a proportion of schemes reviewed in detail at different points during the year. All directorates completed an implementation template as part of their original proposals. The reporting schedule has been tailored to align with key implementation points of proposals that were assessed to be a red or amber risk to assure members that delivery is on track. As part of this reporting it is expected that Directorates complete the implementation section of the original savings templates and these detailed plans will be reviewed by the Senior Leadership Team.
- 2.2 **Appendix 1 and 2** provide further detail on the current status of savings to be delivered during 2021. **Appendix 3** provides a more detailed update on progress across the cross cutting themes. Key messages are as follows:
- Since the update to Board in July, one saving has moved to Red (AD1) where only part of the saving is now expected to be delivered.
 - The RAG rating for the Adults saving (AD1) relating to accommodation savings has been changed from amber to red as it now looks unlikely that the saving will be delivered in full. Savings of £360k against budget are now forecast against a target of £665k (previously this was forecast to deliver in full). Savings of £277k have been realised already and further planned moves are expected to add to this to bring the total to £360k. The shortfall in the planned saving is in part due to some planned moves not being possible due to changes of circumstances and an increase in the level of support required. In addition, the service is facing additional cost pressures due to lack of available housing and increased demand, including a number of high cost placements which were not known at budget setting. Work continues to try to

reduce placement costs and avoid out of borough placements, with an estimated £1.172m of cost avoidance attributed to close oversight of placements.

- Despite the increase in red rated schemes, the overall position is more positive as Directorates have identified more mitigating savings to offset any delays or non delivery of the original planned savings. Total forecast savings in 2021/22 are now £8,948k which is £18k more than the original savings plan.
- Of the original planned savings, £1,003k is not now expected to be delivered either because the original plan is unachievable or because savings will deliver a lesser amount than previously estimated.
- Green savings are now expected to deliver £382k more than originally planned and Directorates have identified a further £638k of mitigating savings to offset partial or non-delivery of red and amber savings.

3. RECOMMENDATIONS

- 3.1 As set out at the front of the report.

2021/22 Savings Proposals

Savings in the 2021/22 Budget and MTFP approved 23 February 2021





















Savings by Directorate	2021/22 £000s	2022/23 £000s	2023/24 £000s	2024/25 £000s	2025/26 £000s
Adults	665	665	665	665	665
Children's	705	686	686	686	686
Population Health	272	1,015	1,015	1,015	1,792
Growth	954	1,198	1,462	1,520	1,583
Operations & Neighbourhoods	1,823	2,621	2,481	2,481	2,415
Finance & IT	1,354	4,123	4,123	4,123	4,123
Governance	355	335	335	335	335
Corporate	2,803	3,208	3,208	3,208	3,208
Total	8,930	13,851	13,975	14,033	14,807






<u>Savings</u>	2021/22 £000s	2022/23 £000s	2023/24 £000s	2024/25 £000s	2025/26 £000s
RED	651	5,139	5,139	5,139	5,139
AMBER	3,367	4,900	4,990	5,015	5,822
GREEN	4,912	3,812	3,846	3,879	3,846
Total	8,930	13,851	13,975	14,033	14,807

2021/22 Savings Proposals

Changes to RAG ratings

Since the update to Board in July, one saving has moved to Red (AD1) where only part of the saving is now expected to be delivered.

2021/22 Savings	February 2021 Budget Report	March Board Update	May Board Update	July Board Update	Sept Board Update
RED	651	651 	1,208 	543 	1,208 
AMBER	3,367	3,786 	2,017 	2,682 	2,017 
GREEN	4,912	4,493 	5,706 	5,706 	5,706 
Mitigating savings	0	0 	242 	242 	638 
Forecast Delivery including Mitigations	8,930	8,930 	8,605 	8,605 	8,948 

 No Change	 Negative increase (ie. More red)	 Positive Increase (ie. More green)	 Negative decrease (ie. Amber moved to red)	 Positive decrease (ie. Amber moved to green)
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The RAG rating for the Adults saving (AD1) relating to accommodation savings has been changed from amber to red as it now looks unlikely that the saving will be delivered in full. Savings of £360k against budget are now forecast against a target of £665k (previously this was forecast to deliver in full). Savings of £277k have been realised already and further planned moves are expected to add to this to bring the total to £360k. The shortfall in the planned saving is in part due to some planned moves not being possible due to changes of circumstances and an increase in the level of support required. In addition, the service is facing additional cost pressures due to lack of available housing and increased demand, including a number of high cost placements which were not known at budget setting. Work continues to try to reduce placement costs and avoid out of borough placements, with an estimated £1.172m of cost avoidance attributed to close oversight of placements.

2021/22 Savings Proposals

Forecast Delivery

2021/22 Savings	Target	Delivered	Forecast to achieve (Total)	Not expected to be delivered	Savings above plan
RED	1,208	398	481	727	0
AMBER	2,017	51	1,741	276	0
GREEN	5,706	3,444	6,088	0	382
Mitigating savings	0	0	638	0	638
Total	8,930	3,893	8,948	1,003	1,020

Despite the increase in red rated schemes, the overall position is more positive as Directorates have identified more mitigating savings to offset any delays or non delivery of the original planned savings. Total forecast savings in 2021/22 are now £8,948k which is £18k more than the original savings plan.

Of the original planned savings, £1,003k is not now expected to be delivered either because the original plan is unachievable or because savings will deliver a lesser amount than previously estimated. Green savings are now expected to deliver £382k more than originally planned and Directorates have identified a further £638k of mitigating savings to offset partial or non-delivery of red and amber savings.

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Savings Tracker 2021 Savings Plan 2021-2026

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					£000s	£000s	£000s	£000s	£000s								
C 1	Children's	Access and SEND	Behaviour & Attendance Offer	Looking to replace core council funding with income from schools through de-delegation or trade	124	105	105	105	105	Partially	This service redesign activity is completed. However, it has not produced the level of savings that were anticipated. The purpose of the service redesign is to create a more efficient and effective model of service delivery and to increase the level of trading with schools. The level of traded income received remains a risk and will continue to be monitored. Mitigations to ensure the full level of savings can continue to be delivered have been identified and are explained in greater detail in the relevant sections.	RED	Yes	54	124	70	The service redesign has completed. A number of funding sources have been used to mitigate this saving in-year, a further review will be undertaken to look for permanent budgetary savings.
Fin 10	Finance & IT	Digital Tameside	Mobile working	Mobile working for social workers across Children's and Adults	0	738	738	738	738	Partially	Detailed update provided to Board 26 May 2021	RED	No	0			
Fin 11	Finance & IT	Digital Tameside	Electronic signatures	Corporate electronic signature solution to enable services including Legal and HR to move to digital working.	0	50	50	50	50	Partially	Detailed update provided to Board 26 May 2021	RED	No	0			
Fin 12	Finance & IT	Digital Tameside	Cashless Solutions	Corporate cashless solution enabling front line services to	0	250	250	250	250	Partially	Detailed update provided to Board 26 May 2021	RED	No	0			
Fin 7	Finance & IT	Digital Tameside	Customer Contact	Customer Contact	0	2,000	2,000	2,000	2,000	Partially	Detailed update provided to Board 26 May 2021	RED	No	0			
Fin 8	Finance & IT	Digital Tameside	Digital Mail	Digital Mail All incoming mail digitised and	0	250	250	250	250	Partially	Detailed update provided to Board 26 May 2021	RED	No	0			
Fin 9	Finance & IT	Digital Tameside	Digitisation of paper records	Digitisation of paper records including Children's Services	0	780	780	780	780	Partially	Detailed update provided to Board 26 May 2021	RED	No	0			
GR 10c	Growth	Corporate Landlord	Strat Prop 2	Description of proposal Asset Management Accommodation Strategy (operational)/ WorkSmart (Lease Out of Tameside One Office Floor)	300	300	300	300	300	NO	This was a one off approach by a local company who had this option or to leave the Borough - this proposal is no longer being progressed. The space could be marketed, or may be retained to allow savings elsewhere instead following completion of Operational Estate review.	RED	No	0	0	300	£90k Salary savings above vacancy factor as recruitment of Strategic Property Team vacancies in progress. £100k saving on Property Utility Costs based on reduced usage of buildings up until Jan'22 (Estimated - linked to WorkSmart Report in Oct '21 and review of Operational Estate Dec '21) Further review of additional in year savings on property utility costs and vacant posts across the Growth directorate for the remaining £110k - assurance to be reported at period 6

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					£000s	£000s	£000s	£000s	£000s								
GR 4	Growth	Development & Investment	Inv Dev 2	Future Income Generation – Contributions to post	52	52	52	52	52	NO	Legal advice is being sought regarding the potential policy changes needed to the councils S106 policy to enable a recharge and to ensure compliance with government legislation. The weekly progress tracker meetings between Growth and Legal will monitor progress and ensure the project continues to be prioritised. Indicative dates for a report and amended policy are; - SLT report Sept. 2021 -Board report October 2021 -Cabinet report October 2021 Implement the new policy from November / December 2021	RED	No	0	0	52	The project had a delay in being taken forward. Since the last update, meetings have taken place between departments and following these, a brief has been developed for in house Legal advice on the proposal and if required external advice could be sought and appropriate budget has been identified within the Growth directorate. As part of the proposal an opportunity has arisen in respect of the offer of a commuted sum by a developer as registered providers are unable to take up the on site accommodation. The scheme is at Dukinfield Golf Club site and will produce a commuted sum in the region of £149,000. This early gain could put the savings/ income generation project on plan with almost 3 years proposed income being generated from this one project. The income will contribute to existing employee costs for postholders that are monitoring S106 receipt funded schemes. The weekly progress tracker meetings between Growth and Legal will monitor progress with this advice and work plan dealing with issues as they arise. Potential dates for a decision; - SLT report August 2021 -Board report Sept. 2021 -Cabinet report September 2021 Implement the new policy from November 2021, to include a period of consultation
OpN 25	Operations & Ne	Public Protection & Car Parks	CCTV Connection to Dark Fibre		0	89	89	89	89	YES	Capital bid submitted that will enable the CCTV network to be equipped with digital cameras that have the capability to be connected to Tameside's dark fibre network. Connection to the dark fibre network will allow the CCTV service to dispense with the majority of the external contract costs that currently support the transmission of images from the cameras to the CCTV control room in Dukinfield Town Hall. Connection to the dark fibre network will also allow the council to consider routing other services, that are currently outsourced, through the CCTV control room, further reducing external contract costs	RED	No	0	0	0	Capital Bid has been submitted. Transfer to dark fibre connectivity will release some existing contract costs - evaluation of expected savings underway - to be reviewed pending decision on the outcome of the capital bid
OpN 6	Operations & Ne	Engineers	Highway maintenance efficiencies		67	67	67	67	67	YES	The proposed savings target will be taken from the highway risk management budget. Unfortunately, this will result in works being delayed or not undertaken and could potentially give rise to additional third party claims against the Council	RED	Yes	67	67	0	

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					£000s	£000s	£000s	£000s	£000s								
PH 7	Population Health	Commissioning	ICFT CONTRACT	ICFT CONTRACT	0	500	500	500	500	YES	Transformation group is in place but additional capacity needed to ensure delivery of planned actions. Additional service improvement capacity being scoped. Current approach being scoped to align to early Help review. Wider review of all starting well commissions within public health underway to identify services in scope for integration programme. Benchmarking (financial and performance) with other GM LAs initiated.	RED	No	0	0	0	Consider use of Public Health Covid grant one off reserve (£300K) 22/23 to allow time for transformation programme to be implemented, and ensure alignment with GM ICS model, and no uplift on contract
AD 1	Adults	Cross-Cutting	Out-of-Borough Savings including Mount Street and Hart Street	Relocation of Adults clients placed outside of Tameside into cheaper contracted or in-house provision	665	665	665	665	665	YES	Detailed update provided to Board 26 May 2021	RED	Yes	277	360	0	The savings realised are those that have already been delivered via a range of service user moves. Other moves are planned, therefore there is currently moderate confidence that the identified savings will be delivered through these other planned moves. Difficulties with any of these planned moves may be mitigated via other possible moves/change. There is some fluidity with this, but a dedicated resource has close oversight with Finance Team. Unfortunately some people who were planned to move have seen a change in their circumstances so not in their best interest to move. Others have moved, but a change in their presentation and have needed more intensive support than planned.
C 2	Children's	Early Help, Early Years & Neighbourhoods	Alignment of services to neighbourhoods model	Review of Portage Service,	10	10	10	10	10	NO	This has been delayed due to consultation period running into pre-election period – This will now start May 10th with a 6 week consultation and implementation with implementation 19th July	AMBER	No	0	10	0	Budget savings will be delivered from the Signs of Safety training budget for 2021/22.
Gov 15	Cross-Cutting	Cross-Cutting	Workforce Review	To reduce the size and cost of our directly employed and agency/interim workforce along with other associated workforce costs	1,000	1,500	1,500	1,500	1,500	YES	Detailed update provided to Board 26 May 2021	AMBER	No	0	1,000		Savings target is reflected across Directorates as additional vacancy factor. Historically, employee cost savings have exceeded vacancy factor by a significant amount.
Gov 2	Governance & Pensions	People & Workforce Development	Salary Sacrifice Schemes	Expansion of Bike to Work Scheme and introduce Car leasing Scheme	45	45	45	45	45	YES	Expanded Cycle scheme launched in March and new Car Scheme to launch in September. Too early to assess level of savings. However, need to be mindful that working from home may dampen demand for car leasing.	AMBER	No	0	45	32	Saving is part of Corporate budgets not Governance. If Savings do not materialise in full from Salary Sacrifice Schemes, it is expected that the savings on the pension advance payment will exceed target by approximately 32k based on current staffing levels.
Gov 4	Governance & Pensions	Policy and Comms		Review of staff structure	20	20	20	20	20	YES	To be completed later this year once future arrangements for CCGs clearer.	AMBER	No	0	20	0	Dependent on ICS outcome
Gov 6	Governance & Pensions	Policy and Comms		Discontinuation of Life in Tameside and Glossop	10	10	10	10	10	YES	There will need to be consultation and notice provided but so far no reason not to achieve	AMBER	No	0	10	10	Review of other licences to make equivalent savings.

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					£000s	£000s	£000s	£000s	£000s								
OpN 1	Operations & Ne	Community Safety & Homelessness	Bring Statutory Housing Service in house	To bring a number of jigsaw contracts totalling £608k per annum in house	50	100	100	100	100	YES	Report due at Executive Board / Cabinet in October with proposals - expected that part year 21/22 savings achievable - revised potential transfer 1/1/22	AMBER	No	0	50	0	
OpN 15	Operations & Ne	Management & Operations/Operations & Greenspace	Review of Security Provision	Consider bringing the use of external security for locking/unlocking cemeteries and parks in house. Current budget across both areas £44k and replace with £25k staff cost	10	20	20	20	20	YES	The contract will go out for tender in September and therefore the delivery date for this project could be delayed for a couple of months. The level of savings will not be determined until such time as the tenders are received. If a recovery plan for this project is required alternative savings will be met from: £5k - Operations & Greenspace & £5k - Management and Operations	AMBER	No	0	0	10	If a recovery plan for this project is required alternative savings will be met from: £5k - Operations & Greenspace & £5k - Management and Operations
OpN 23	Operations & Ne	Public Protection & Car Parks	Public Protection staffing review		110	225	225	225	225	YES		AMBER	No	0	110	0	ECG report drafted for approval (proposed ECG October 2021) and to then begin consultation. Some existing posts in the service are financed via Covid Outbreak Management Fund (COMF) Grant and have not been backfilled - awaiting confirmation that COMF grant available to support related employee costs in 21/22 to deliver the part year saving - redesign of the service (subject to approval) will realise annual savings from 22/23
OpN 24	Operations & Ne	Public Protection & Car Parks	CCTV Equipment		49	49	49	49	49	YES		AMBER	No	0	49	0	Capital bid submitted - savings on annual maintenance costs will be realised if the bid is successful
OpN 31	Operations & Ne	Waste & Fleet Management	Reduce collection frequency - 3 weekly Blue Bin collections		130	265	265	265	265	NO	Part year saving in 21/22 to be realised from 1 Dec 2021 due to delayed implementation. In addition original savings calculations were based on a total reduction of 4 crews for both blue and black bins - expected that only 3 crews can be reduced - this is illustrated as 1.5 crews per bin type	AMBER	No	0	62	68	68k via vacant posts that will be held vacant for extended period across the directorate - additional to the 5% vacancy factor

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					£000s	£000s	£000s	£000s	£000s			August 2021 Update	£000s	£000s			
OpN 32	Operations & Neighbourhoods	Waste & Fleet Management	Reduce collection frequency - Black bin collections to 3 weekly							NO	Part year saving in 21/22 to be realised from 1 Dec 2021 due to delayed implementation . In addition original savings calculations were based on a total reduction of 4 crews for both blue and black bins - expected that only 3 crews can be reduced - this is illustrated as 1.5 crews per bin type	AMBER	No	0	62	68	68k via vacant posts that will be held vacant for extended period across the directorate - additional to the 5% vacancy factor
OpN 33	Operations & Neighbourhoods	Waste & Fleet Management	Cost recovery of wheelie bins	Cost recovery of wheelie bins						NO	Part year saving in 21/22 to be realised from 1 Dec 2021 due to delayed implementation alongside 3 weekly collection proposal - part year estimated saving of £60k	AMBER	No	0	60	130	70k via Waste Levy rebate reserve - 60k via vacant posts that will be held vacant for extended period across the directorate - additional to the 5% vacancy factor.
OpN 34	Operations & Neighbourhoods	Operations & Neighbourhoods	STAR Procurement							YES		AMBER	No	0	50	0	Savings dependant on efficient progress of contract identification/migration and implementation with STAR. STAR have identified an dedicated officer to work solely on contract reviews within the directorate as a pilot to realise savings. Contracts have been identified for review - evaluation underway of expected savings that will be realised. Mitigation of non delivery will be via an equal contribution of the savings allocation via each Head Of Service revenue budget.
OpN 37	Operations & Neighbourhoods	Operations & Neighbourhoods	Review of customer services face to face offer							YES	Executive Board report on 2 June 2021 - subject to consultation	AMBER	Yes	51	51	0	Executive Cabinet report approved on 23 June 2021 to commence consultation that ends on 19 Sept - savings for 21/22 will be realised due to non recruitment to existing vacant posts
OpN 7	Operations & Neighbourhoods	Engineers	Work with STAR to ensure procurement in Stores is best value and on contract							YES		AMBER	No	0	69	0	Savings dependant on efficient progress of contract identification/migration and implementation with STAR. STAR have identified an dedicated officer to work solely on contract reviews within the directorate as a pilot to realise savings. Contracts have been identified for review - evaluation underway of expected savings that will be realised. Mitigation of non delivery will be via an equal contribution of the savings allocation via each Head Of Service revenue budget.

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					£000s	£000s	£000s	£000s	£000s								
PH 3	Population Health	Commissioning	Health Improvement	20% reduction of Health Improvement contract	93	186	186	186	186	YES	Public consultation has been completed and is currently being analysed. TUPE information received from the current provider. Soft market testing exercise undertaken and options appraisal being developed - report due at Executive Cabinet in August 2021 with options appraisal to either recommission or bring the service in-house for an additional saving of £117K.	AMBER	No	0	93	0	Saving in 21/22 to be funded via underspend as contract was extended due to covid pressures. New contract 22/23 will ensure full savings are realised from 22/23 onwards. Potential of 'in house' model/option may identify additional savings.
PH 5	Population Health	Commissioning	Sport and Leisure	Active Tameside	0	300	300	300	1,077	YES	Consultation being finalised, report due at Executive Cabinet in August. Financial monitoring continuing with Active Tameside on a weekly basis.	AMBER	No	0	0	0	Continue to monitor project weekly, 21/22 savings achieved. Active Tameside have plans in place for 22/23 savings. COVID still main threat to achievement of savings. Active pursuing wider insurance claim of £12million.
C 2	Children's	Early Help, Early Years & Neighbourhoods	Alignment of services to neighbourhoods model	Review of Contact Centre	70	70	70	70	70	YES	This has been completed and saving through vacant posts achieved	GREEN	Yes	70	70		
C 2	Children's	Early Help, Early Years & Neighbourhoods	Alignment of services to neighbourhoods model	Budget reductions across a number of budget lines reflecting historic underspends.	64	64	64	64	64	YES	This has been completed and savings through vacant posts achieved	GREEN	Yes	64	64		
C 2	Children's	Early Help, Early Years & Neighbourhoods	Alignment of services to neighbourhoods model	Review of Family Intervention Service	32	32	32	32	32	YES	This has been completed and savings through vacant posts achieved	GREEN	Yes	32	32		
C 3	Children's	Duty and Locality Teams	Duty and Locality Teams	Reduction in Team Managers as part of the duty and locality review	235	235	235	235	235	YES	This has been completed and savings through vacant posts achieved	GREEN	No	235	235		
C 4	Children's	Pensions Increase Act	Pensions Act Increase	Reduction in the top up required on legacy added years payments as the cohort reduces.	88	88	88	88	88	YES	Cohort has reduced during 2020/21 and trend is expected to continue through 2021/22 with a current estimated additional saving of £90k	GREEN	Yes	88	178		
C 5	Children's	Children's Social Care Safeguarding & Quality Assurance	Review of staffing	Reduction in Programme Manager and IRO post	81	81	81	81	81	YES	This has been completed and savings through vacant posts achieved	GREEN	No	81	81		
Fin 1	Finance & IT	Financial Management	Asset Valuation Services	Budget saving on procurement of asset valuation services - spend in 20/21 £75k, procurement exercise to	55	55	55	55	55	YES	Procurement complete and contract awarded.	GREEN	No	0	55		

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					£000s	£000s	£000s	£000s	£000s								
Fin 2	CDC	Central Services	Contingencies and Mayoral Support	Budget reductions across a number of budget lines reflecting historic underspends.	136	136	136	136	136	YES	Forecast outturn for 2020/21 indicates that savings will be achieved.	GREEN	No	0	136		
Fin 3	Capital & Financing	Capital & Financing	MRP overpayment	MRP over-provided for last five years - can take a payment	1,299	0	0	0	0	YES	Achieved	GREEN	Yes	1,299	1,299		
Fin 4	Capital & Financing	Capital & Financing	Manchester Airport Investments	£9.7m loan to MAG in July 2020 accrues interest @ 10% pa, interest payments currently	1,062	967	967	967	967	YES	Loan completed during 2020/21	GREEN	No	0	967		
Fin 5	Capital & Financing	Capital & Financing	Pension Advanced Payment	20/21 Budget for Pension Advance payment was 520k - actual forecast savings now just	460	460	460	460	460	YES	On track - saving expected to exceed target based on pension costs at P10.	GREEN	No	0	492		
Gov 1	Governance & Pensions	Exchequer	SPD Review	Single Person Discount review to commence January	100	100	100	100	100	Yes	Exercise complete - savings identified of £549,600 (gross additional Council Tax income), of which approximately 83% or 456k is due to Tameside.	GREEN	Yes	456	456		
Gov 7	Governance & Pensions	Policy and Comms		Review of external advertising	5	5	5	5	5	YES	This review is in process there is no impediment to achieving	GREEN	No	0	5		
Gov 8	Governance & Pensions	Policy and Comms		Generation of income through promotion of design electoral registration	10	10	10	10	10	YES	Some work has been delivered and recharged to 3rd parties in 2020/21 - we are on track to deliver in 2021/22	GREEN	No	0	10		
Gov 10	Governance & Pensions	Democratic Services		Review of staff structure - reducing staff hours	25	25	25	25	25	YES	Proposals are based on costs of undertaking the 2021 Annual Canvass which takes place during 1 September 2021 and 1 December 2021 and we believe deliverable following these costs this	GREEN	No	0	25		
Gov 11	Governance & Pensions	Democratic Services	Democratic Services	Review of staff structure - reducing staff hours	41	41	41	41	41	Yes	Saving achieved	GREEN	Yes	41	41		
Gov 13	Governance & Pensions	HR	HR	Review of staff structure	68	68	68	68	68	Yes	Vacant Posts removed - Saving Achieved	GREEN	Yes	68	68		
Gov 14	Governance & Pensions	HR	HR	Review of workforce development budget - for one year and further review thereafter	20	0	0	0	0	Yes	Budget removed for one year only	GREEN	Yes	20	20		
Gov 3	Governance & Pensions	Executive Support	Executive Support	Staff restructure	81	81	81	81	81	YES	Vacant Posts removed - Saving Achieved	GREEN	Yes	81	81		
Gov 5	Governance & Pensions	Policy and Comms		Budget reductions across a number of budget lines reflecting historic underspends.	5	5	5	5	5	YES	Budgets Removed	GREEN	Yes	5	5		
Gov 9	Governance & Pensions	Legal Services	Legal Services	Not replacing trainee solicitor post	70	70	70	70	70	YES	Vacant Posts removed - Saving Achieved	GREEN	Yes	70	70		
GR 1	Growth	Economy, Employment & Skills	Economy, Employment & Skills	Reduction in posts, income generation from management fees and	76	33	33	33	33	YES	Vacant post and hours removed	GREEN	Yes	33	76		

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					£000s	£000s	£000s	£000s	£000s							
GR 10a	Growth	Corporate Landlord	Strat Prop 2	Asset Management Accommodation Strategy (operational)/ WorkSmart	177	384	558	591	624	YES	Two Trees Site savings realised - The Community Asset Transfer policy was approved at Executive Cabinet on 23 June 2021 - estimated 6 month delay on Loxley House transfer. Mitigation is that Audenshaw Library has been leased which was scheduled for 22/23 – proceeds will contribute towards the slippage c 32k	GREEN	Yes	117	177	
GR 10b	Growth	Corporate Landlord	Strat Prop 2	Description of proposal Asset Management Accommodation Strategy (operational)/ WorkSmart (Relocation of Droylsden Library - Sept '21 and Coming out of Hattersley Hub Offices and Community 7 Rooms)	20	80	145	145	145	YES		GREEN	No	0	20	
GR 11	Growth	Corporate Landlord	Strat Prop 3	Description of proposal Cost Reduction of Utility (Gas and Electricity) by installation of energy saving measures in Council Buildings	0	20	45	70	100	YES		GREEN	No	0	0	
GR 2	Growth	Economy, Employment & Skills	EES2	Reduce Employment and Skills project budget by £10,000 (40%).	10	10	10	10	10	YES		GREEN	Yes	10	10	
GR 5	Growth	Planning	Planning 1	Budget reductions across a number of budget lines reflecting historic underspends.	7	7	7	7	7	YES		GREEN	Yes	7	7	
GR 6	Growth	Planning	Planning 2	Recurrent income Review Land Charges fees aligned to completion of Land Registry digitisation project to ensure that the remaining chargeable services are at an appropriate up to date level	57	57	57	57	57	YES	The land Registry have recently announced that they will be moving to commencing the new service in October 2021. Digitisation of the data is near completion and a report is being prepared for Executive Cabinet to increase the land charges fees for the Con 29 element of the searches which will remain with the Council in line with charges levied by other local authorities	GREEN	No	0	57	
GR 7	Growth	Planning	Planning 3	Planning and Transportation Restructure	55	55	55	55	55	YES		GREEN	No	0	55	

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					£000s	£000s	£000s	£000s	£000s							
GR 9	Growth	Corporate Landlord	Strat Prop 1	Reduction in costs associated with the Thameside Additional Services Contract (TAS)	200	200	200	200	200	YES		GREEN	No	0	200	
OpN 12	Operations & Ne	Management & Operations	Non filling of vacant post - Cemetery Operative		30	30	30	30	30	YES	Vacant post removed	GREEN	Yes	30	30	
OpN 14	Operations & Ne	Management & Operations	Review of dog wardens service	There has been a year on year reduction in demand	12	12	12	12	12	YES	On Track	GREEN	Yes	12	12	
OpN 16	Operations & Ne	Operations & Greenspace, Markets	Transfer processing of street sweepings into the waste levy		200	250	250	250	250	YES	On Track	GREEN	yes	80	200	
OpN 17	Operations & Ne	Operations & Greenspace, Markets	Review of vehicle costs		100	100	100	100	100	YES	On Track	GREEN	Yes	40	100	
OpN 18	Operations & Ne	Operations & Greenspace, Markets	Review of seasonal agency provision	Realignment of FTEs, duties and routes across grounds maintenance	53	107	107	107	107	YES	On Track	GREEN	Yes	53	53	
OpN 19	Operations & Ne	Operations & Greenspace, Markets	Non filling of street cleansing vacant posts	Remove an existing vacant post from structure	20	20	20	20	20	YES	Vacant post removed	GREEN	Yes	20	20	
OpN 20	Operations & Ne	Cultural & Customer Services	Cancellation of the Tour of Britain Series, Tour of Britain and associated cycling events	To include the Tour of Britain Series, Tour of Britain and associated cycling events. This budget had been previously funded as a pressure so figures reflect agreed pressure budget.	140	206	66	66	0	YES	Budget removed	GREEN	yes	140	140	

Savings Tracker 2021 Savings Plan 2021-2026

Ref	Directorate	Service Area	Saving Title	Brief Description	Saving					Progress Update August 2021 (Reporting to 02 Sept Board)		RAG	Have any savings been realised yet?	Value of savings realised to date £000s	Total Forecast of savings to be achieved 21/22 £000s	MITIGATIONS £000s Comments	
					21/22	22/23	23/24	24/25	25/26	On track	Comments	August 2021 Update					
					£000s	£000s	£000s	£000s	£000s								
OpN 20	Operations & Neighbourhoods	Operations & Greenspace, Markets	Markets Events		50	50	50	50	50	YES	On Track	GREEN	yes	50	50		
OpN 3	Operations & Neighbourhoods	Cultural & Customer Services	Non filling on vacant posts for Museum of Manchester Regiment (MMR)	MMR previously located in Ashton Town Hall. Until the refurbishment is completed, there is no need for the previously funded staffing budget.	70	50	50	50	50	YES	Vacant Posts removed - Saving Achieved	GREEN	Yes	70	70		
OpN 30	Operations & Neighbourhoods	Waste & Fleet Management	Review of service provision		9	9	9	9	9	YES	On Track	GREEN	Yes	9	9		
OpN 38	Operations & Neighbourhoods	Operations & Neighbourhoods	Review of book access points in Post Offices		6	6	6	6	6	YES	On Track	GREEN	yes	6	6		
OpN 4	Operations & Neighbourhoods	Cultural & Customer Services	Non filling of vacant posts	1x Apprentice Post (Call Centre) Reduction in Asst. Resources Librarian from 36 - 18 hrs Various posts currently vacant to be removed.	157	157	157	157	157	YES	Vacant Posts removed - Saving Achieved	GREEN	yes	157	157		
OpN 5	Operations & Neighbourhoods	Engineers	Design Charges	Recover more costs from the design office through charges	70	70	70	70	70	YES	On Track	GREEN	No	0	70		
PH 1	Population Health	Health Improvement	Schools Health & Wellbeing Reductions	15% reduction of funding for Health and Wellbeing programme	13	13	13	13	13	YES	On Track	GREEN	No	0	13		
PH 6	Population Health	Commissioning	Sport and Leisure	Active Tameside	150	0	0	0	0	YES	Active Tameside have been informed that the management fee in 21/22 will reduce by £150K and are developing delivery plans to ensure a balanced budget. The ongoing impact of COVID on the financial sustainability of the Trust continues to be monitored and reported into Members. Consultation completed with 1,470 responses currently being analysed, coded and themed. Conditions surveys completed for all buildings and report being finalised. EIA underway and discussions with partners to develop proposals put forward as part of the consultation process.	GREEN	No	0	150		
PH 4	Population Health	Commissioning	CYP Emotional Health and Wellbeing	Children's Mental Health	16	16	16	16	16	YES	On Track	GREEN	No	0	16		
TOTAL					8,930	13,851	13,975	14,033	14,807					3,893	8,380	740	

Cross Cutting Themes

**Digital
Workforce
Estates (Operational Property)
Housing/Accommodation
Fostering & Early Help
Active Tameside
Health Integration**

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Digital

Cross Cutting Digital Strategy Savings Projects

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Printing and Paperless

Priority - Reduce the creation, processing and storage of paper.

Action - Digitisation of paper records programme including children's ISCAN, fostering and conference & review records.

Outcome - Widespread adoption of existing technologies such as hybrid mail and MFD workflow/ automation.

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	Del Date	Description	Orig Est £	Forecast £	Status
Phase 1	21/22	Printing savings resulting from changes to working practices as a result of lockdown/working from home	£194k	£70k	Complete
Phase 2	22/23	Savings resulting from fewer printers linked to Estate Review.	TBC	TBC	Awaiting Estates Review
Phase 3	22/23	Savings resulting from new printing contract	TBC	TBC	Underway
			£194k		

- 62% reduction in printing in 20/21 compared to 19/20
- In 20/21 printing costs were £147k less than budget
- Current printing contract extended by 12 months (March 22) to allow review of Estate and WorkSmart programme to complete.
- Options for new 5 year contract being developed with assistance from Brother UK
- Minimum savings of £70k in 21/22 but savings figure expected to rise as the year goes on.



Telephone lines & systems

Priority - Using technology to make our communities safe.

Action - Using HD quality digital cameras and the borough wide fibre network provide a state-of-the-art and comprehensive CCTV service across Tameside.

Outcome - Decrease in crime and anti-social behaviour, and increase in residents feeling safe and secure in the borough.

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	Del Date	Description	Est £	Actual £	WIP £	Status
Phase 1	21/22	Move Ashton Town Centre CCTV camera's onto fibre network	£13k	£13k	£0	Complete
Phase 2	21/22	Move 16 sites that have corporate network links onto main telephone network.	£21k	£18.5	£3.6k	Underway
Phase 3	21/22	Cancel duplicate lines at 48 sites with corporate network links and which are already on the main telephone system	£16k	£15.2k	£.2k	Underway
Phase 4	21/22	Move 13 sites that are connected to the corporate network by BT rented line onto TMBC Fibre	£21k	£16.9	£10.4k	Underway
Phase 5	22/23	Move other CCTV camera's across Tameside on to fibre	TBC			Awaiting Capital Bid
			£71k	£63.6k	£14.2k	



Customer Contact

Priority - World class accessible, engaging and targeted digital communication channels.

Action - A new single Call Centre for all Council Services will be introduced with new features such as webchat.

Outcome - All customer contact to back office services delivered through the new corporate call centre service.

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	Del Date	Description	Est £	Actual £	Status
Phase 1	21/22	Savings resulting from the introduction professional corporate call centre dealing with all telephone and web chat traffic.	£2m	£0	On Hold
Phase 2	21/22	Savings resulting from closure of the on demand face to face customer services function and move to an appointment booking system.	£268k	£97k	Consultation Underway
			£2.268m	£97k	



Mobile Working Social Working

3 Priority - Using modern digital equipment, productivity solutions and connectivity to support agile and collaborative working.

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	Del Date	Description	Est £	Actual £	Status
Phase 1	22/23	Savings in Children's resulting from the introduction of technology to support mobile working practices delivering a 7% increase in Social Worker productivity.	£317k	£0	On Hold Trans. Team
Phase 2	22/23	Savings in Adults resulting from the introduction of technology to support mobile working practices delivering a 7% increase in Social Worker productivity	£237k	£0	On Hold Trans. Team
Phase 3	22/23	Savings in Agency worker costs resulting from the introduction of technology to support mobile working practices delivering a 7% increase productivity	£195k	£0	On Hold Trans. Team
			£749k	£0	

Remaining Digital Savings Projects

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Del Date	Description	Est £	Actual £	Status
22/23	Digital Mail All incoming mail digitised and delivered electronically to recipient and all outgoing mail remotely printed, enveloped and posted automatically	£200k	£0	Complete
22/23	Digitisation of paper records including Children's Services case files. (Costs and savings based on Oldham MBC case study)	£780k	£0	On Hold Work Smart
22/23	Corporate electronic signature solution to enable services including Legal and HR to move to digital working.	£40k	£0	Not yet started
22/23	Corporate cashless solution enabling front line services to collect cashless payment for services and back office to reconcile income.	£250k	£0	Underway
		£1.270m	£0	

- All incoming mail is now scanned by Distribution and outgoing mail goes via UK Mail and resultant efficiencies are wrapped up into other efficiency schemes within the service.

Workforce

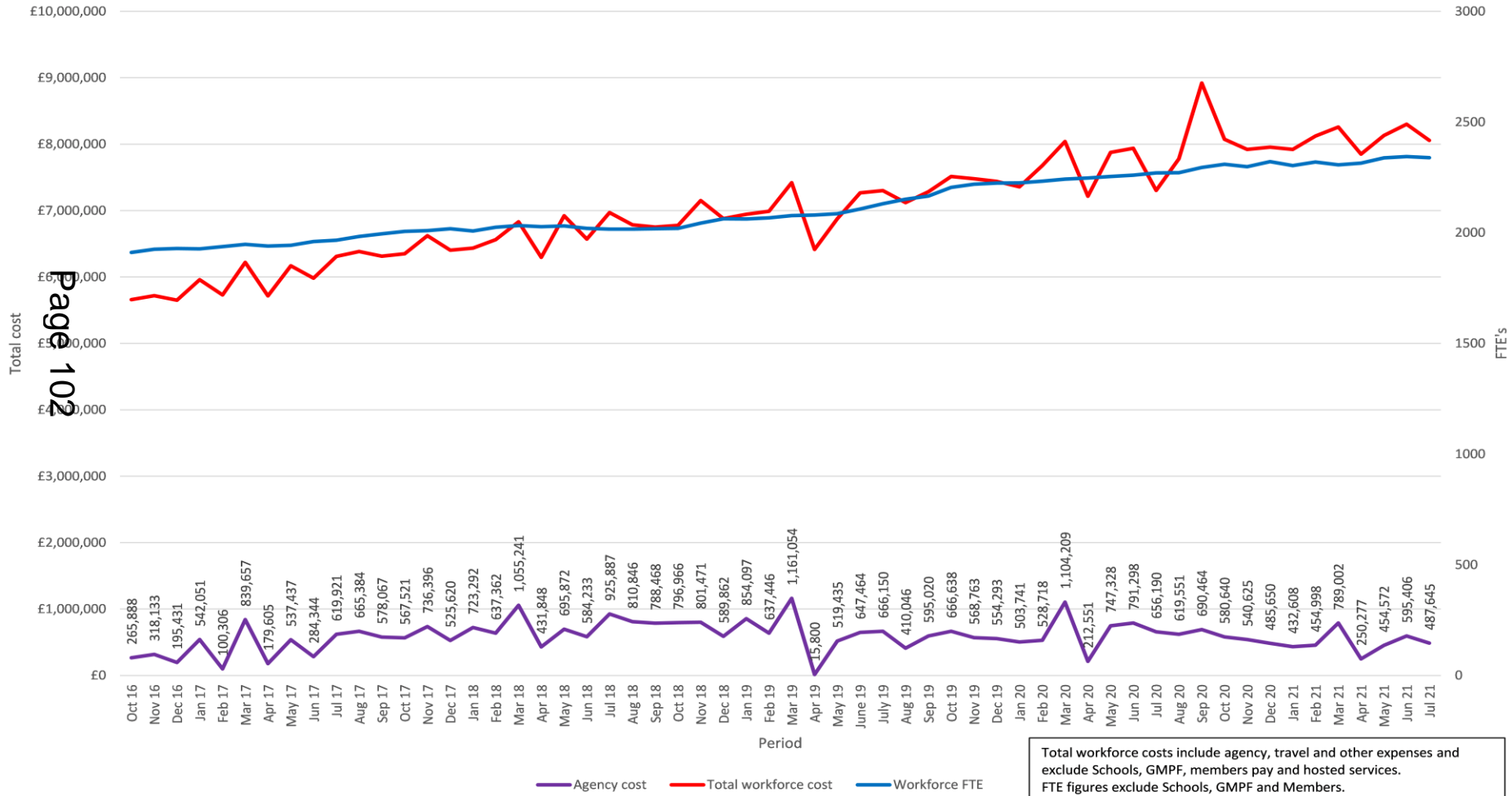
Outcomes to be Achieved

- Reduction in the number of agency workers engagements ↓
- Reduction in overall agency costs of **£750k in 2021/22 and £1 million in 2022/23** ↓
- Reduction in overtime/additional hours of **£250k in 2021/22 and £500 in 2022/23** – increase of £41k (21%) first four months of 21/22 ↑
- Maintain low levels and costs of staff travel and mileage ↓
- Maintain low levels of staff absence - 6.34 days lost 2019 to 4.87 days lost in 2020 ↓
- Total workforce numbers – increase of 25.4fte April to August 2022 ↑
- Improved stability of the workforce through reduced turnover of social workers ↑
- Programme of service reviews to support workforce/cost reductions ↔

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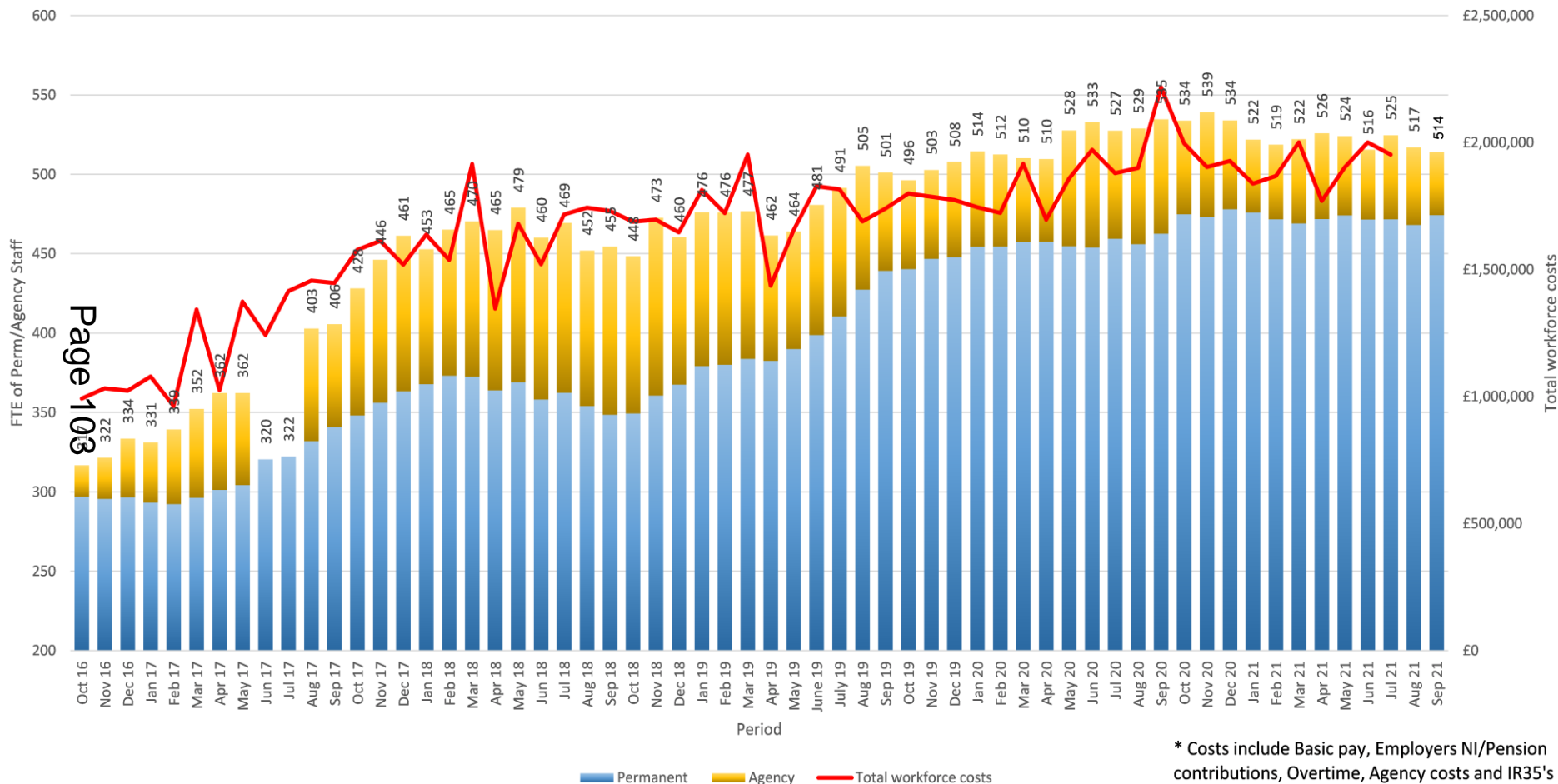
Whole Workforce costs

Workforce and Agency costs v FTE's October 2016 to July 2021



Children's Services

Total FTE of Permanent and Agency staff graphed against total workforce costs *



* Costs include Basic pay, Employers NI/Pension contributions, Overtime, Agency costs and IR35's

Challenges

- Increasing permanent staffing levels – 123 fte since Sept 2019 to Aug 2022
- Annual pay increases – current offer 1.75% has been offered and unions balloting currently
- Rising agency engagement costs – driven by the market
- Responding to concerns raised by Ofsted whilst reducing caseloads and continuing to address workforce stability

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Actions Being Taken

- Continue to challenge all recruitment activity through Statutory Officer meeting
- HR Business Partners continue to review workforce levels and raise issues with individual directorates
- Service redesign continually encouraged
- Use of Apprentices, Graduates and Trainees encouraged where possible – aimed to grow our own and reduce costs
- Work Smart programme – engagement programme in place aimed to design our future ways of working – keeping travel costs down, attendance high and increase retention
- Transformation team – focus on reducing costs, opportunities for collaboration

Budget Review

Operational Property (Inc Land and Property Review) Cross Cutting Theme

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Paul Smith
Assistant Director Strategic Property

Corporate Landlord Estate - Finances

Operational Property

- 20/21 Corporate Landlord Budget was £6.3m pa.
- 21/22 Budget setting included £1.268m savings (20%) over 5 years. (reported separately as part of Growth savings).
- Backlog Maintenance/Condition capital bid - £5m
- Decarbonisation of the operational estates capital bid - £5m
- WorkSmart/ property rationalisation costs capital bid - £2m

Review of Land and Property/ Capital Receipts

- First batch of surplus sites approved Sept 2020 with a second batch at member consultation stage for September 2021 Cabinet. (Projected total £17m to £22m potential receipts from surplus sites). A further 746 sites are being assessed to provide a potential pipeline of further surplus assets.

Determining Service Needs

The determination of the property required to run council services must be based on the services needs and not the other way around.

So to determine service needs there are multiple ongoing workstreams, many linked into other service's projects, including:-

- WorkSmart/ Hybrid Working/ SDAMPS/ Transformation
- Active Tameside review
- Social Care Day Centres/ Multi Service Hubs
- SEND Primary provision
- Children's Centres, Family Contact Centres.
- Early Help/ Youth Services, Youth Justice, Park buildings.
- Primary care PCN expanding back office needs.

Actions In Progress

To determine service needs there are multiple ongoing workstreams that are ongoing including:-

- Active Tameside review
 - The review has been completed and 3 buildings are reverting to Council control: Longdendale, Oxford Park and Etherow.
 - As part of the consultation/ review discussions are taking place with TMBC services + Hawthorns School+ Active Tameside which would allow for move of services into spaces that then free up /allow for disposal of multiple sites.
- Social Care Day Centres/ Hubs
 - Potential to relocate dementia day care service into vacant children's centre which would save on current operational costs and release large site for disposal/redevelopment.
 - LDS day care potential relocations. (Oxford Park?)

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Actions In Progress

- SEND Primary provision
Potential new site for an SEND primary school – Site and Longendale now being worked up to RIBA 3.
- Multi Service Hubs (WorkSmart)
 - Creation of locality based spaces to allow hybrid working arrangements for ‘office staff’, this will release property used for ‘office’ only.
- Children’s Centres,
Review has resulted in additional release of property. An existing part tenant of the building has agreed to full lease . Increased income and removed operational costs.

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Actions In Progress

- Youth Services & Youth Justice
 - Ongoing discussions with services as to how best deliver services to these cohorts, do have some very specific requirements, potential to create 'Young Person' hub?
- Park buildings
 - Number of buildings already reviewed and identified for potential disposal – work continuing to evaluate usage/cost.
- NHS /PCN
 - Opportunities to locate growing PCN teams into council property utilising 'difficult ' vacant buildings. Increase income generation.
 - NHS 'back office' services requesting shared usage of spaces with Council – new models of hybrid working enables greater flexibility of spaces and opportunities for increased income/additional savings.

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Next steps:

- Review and update of Service Directorate Asset Management Plans. + Worksmart consultant conclusions.
- Page 112 Condition Surveys and backlog maintenance plan for the operational estate
- Portfolio Review of Alternative uses for vacant and potentially surplus sites.
- Work up plans and costs for changes to the estate to enable new ways of working and rationalisation (requires funding)

Accommodation

Develop a supply of accommodation based on Demand Led Information

Key elements:

- Demand Information from Directorates
- Accommodation supplied to date
- ~~A~~ Accommodation planned and timings
- ~~G~~ Gaps in demand provision
- ~~A~~ Actions being / to be taken to meet demand

Housing Accommodation – Adults, Childrens & Homelessness

Develop a plan based on Demand Led Information Adult Services

Contribution to Adult Services Savings Allocation of £0.665M in 2021/22

Client Group	Accommodation Type	No.of Units	Financial Year	Accommodation Source	Comments
Learning Disabilities	Extra Care	23 + Staff accom	20/21	Mount Street	Completed
Learning Disabilities	2 bedroomed bungalow	1	20/21	Dean Street	Completed
Learning Disabilities	Extra Care	5 + Staff accom	21/22	Hart Street	Completed

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Additional demand to contribute to Identified savings target 2021/22 if required

Learning Disabilities/Mental Health (New Ask)	Extra Care	5 + staff accom	New Ask 21/22	TBA, potential new build	Site to be identified
Bespoke housing for LD	Shared house	4 bed large house (3 service users)	asap - 21/22	Clients currently accommodated in existing	Property to be identified.

Housing Accommodation – Adults, Childrens & Homelessness

Develop a plan based on Demand Led Information Adult Services

APPROVED THROUGH SCB/CABINET ADULTS SERVICES FUTURE DEMAND MANAGEMENT

Client Group	Accommodation Type	No. of units	Financial Year	Accommodation Source	Comments
Learning Disabilities/ Physical Disabilities	Extra care	24 self-contained apartments	Target delivery date 23/24	Developer/ RP led site in Stalybridge	Developer secured site for the project
Older People	Extra Care	91 extra care apartments	Target delivery date 23/24	RP led project in Hattersley	Due on site autumn '21
Older People	Extra Care	10 Bungalows	Target delivery date 23/24	RP led project in Hattersley	Due on site autumn '21
Older People	Extra Care	70	Target delivery date 24/25	Developer/RP, (JJ) at Egmont St, Mossley	BHF secured , developer secured site option
Older People	Extra Care	80	Target delivery date 24/25	Potential Hyde site	Evergreen Funding to develop scheme design due July 2021
Bespoke Housing for LD/PD	Shared House	1 x 4 bed Bungalow transition property	21/22	New provision preferred	Complex Physical health needs, full time wheelchair users, full hoisting for all transfers.
Older People	Extra Care	80	Potential delivery date 24/25	Potential Droylsden site	BHF secured to relocate Library, potential development site
Older People	Extra Care	80	Potential delivery date 24/25	Potential RP site in Denton and potential site in Ashton	Additional work to secure a potential site

Continued...

Housing Accommodation – Adults, Childrens & Homelessness

Develop a plan based on Demand Led Information Adult Services

Older People	Self-contained Bungalows	20 10 10	22/23 23/24 24/25	Sites to be identified through SAMP/ RP Partnership	
Replacements for current Adult Services Shared Houses)	Shared Houses	1 x LD/ PD replacement for existing clients at W property	21/22	TBA Options include SAMP/RP stock/acquired off the shelf/build	Would need to be fully adapted current property does not meet mobility needs.
Bespoke housing for LD Replacements for current Adult Services Shared Houses)	Shared house	3 bed bungalow (2 service users) replacement for existing clients at AR property	21/22	TBA Options include SAMP/RP stock/acquired off the shelf/build	3 bed minimum, if could be source, 4 bed would be preferred to add capacity and more cost effective
Bespoke housing for LD Replacements for current Adult Services Shared Houses)	Shared Houses	1 x 4 bed Bungalow replacement for CrR. 1 x 3 bed bungalow - CC replacement 1 x 3 bed bungalow - CC replacement	Subject to agreement with current or new provider	TBA Options include SAMP/RP stock/acquired off the shelf/build	Change in service user needs requiring alternative accom - releasing property to be repurposed
Bespoke Housing Solution for DHR Families complex cases	Self-contained houses to meet family's needs	3 Families on disabled housing register who require bespoke properties to continue their caring roles. All require 3/4 bedrooms		TBA Options include SAMP/RP stock/acquired off the shelf/build/ potential HOLD projects	Potential need to be bespoke build for individual families identified through the complex cases. Mix of RSL rented / Owner occupier families. Potential for BCF contributions.

Housing Accommodation – Adults, Childrens & Homelessness

Develop a plan based on Demand Led Information Adult Services

VENTURE FUND INVESTMENT - NEW ADULTS SAVINGS IDENTIFIED

Client Group	Accommodation Type	No. of units	Financial Year	Accommodation Source	Comments
Adult - Complex MH requiring Nursing intervention Page 118	Care home type property single story/ 2 story max	11		TBA Options include SAMP/RP stock/acquired off the shelf/build/potential HOLD projects	This is a bespoke scheme, would need to either acquire a project which is adapted to suit need (existing care home) sourced in the market. Most likely would need to be a new development.
Specialist Mental Health intervention - supported living	Extra Care	14 required (potential site for 21 units developer owned), also RP scheme for over 55s completing August 21 may be possible		Potential New 16 unit RP scheme being built completion Aug/Sept 2021 Other Options include SAMP/RP stock/acquired off the shelf/build	RP build for over 55s negotiations ongoing.
Supported Living for people with a Learning Disability and Physical Disability	Shared House	3 existing clients in out of borough placements. Fully adapted Bungalow required		Options include SAMP/RP stock/acquired off the shelf/build/potential HOLD projects	Could potentially buy off market and adapt

Housing Accommodation – Adults, Childrens & Homelessness

Develop a plan based on Demand Led Information Operations

Operations and Neighbourhoods

Currently working to re procure and commission the provision of accommodation for the Homelessness Service and in addition in partnership with Jigsaw looking to develop the RASP project, for which external funding is secured through Jigsaw bid.

Demand identified today from the from current allocations system managed by Tameside Housing Advice identifies the new affordable Housing ask each year.

General Needs and Homelessness Requirements							
Type	Tenure	Year 1	Year 2	Year 3	Year 4	Year 5	Total
1BF	AR	30	30	30	30	20	140
2BH	AR	30	30	30	30	30	150
3BH	AR	40	40	40	40	40	200
4BH	AR	18	18	18	18	18	90
5BH	AR	2	2	2	2	2	10
2BB	AR	10	10	10	10	10	50
		130	130	130	130	120	640

Develop a plan based on Demand Led Information Children's Service

Children's Service Residential Accommodation Identified Demand

		Young People Requirements							
Type	Tenure	Units completed	Year 1	Year 2	Year 3	Year 4	Year 5	Total	
DBF	AR	6	33					39	
DBF	AR	4	6					10	
		10	39					49	

As at 22.7.2021

10 units have been completed for transitional support

46 service users are identified for move on accommodation.

- 46 in total – 25 placed within in Tameside
- 39 require move on accommodation in Tameside having no local connection in the area of their current placement.
- Of the 39 requiring move on in Tameside 18 are considered tenancy ready
- Of the 39 requiring move on in Tameside 21 are considered not tenancy ready
- 2 are transferring to Adult Services, a further 2 have been recently referred
- 23 are identified as requiring a level of supported housing.
- 3 clients are able to source accommodation outside the borough

Develop a plan based on Demand Led Information Children's Service

A Broader exercise is being undertaken across all age groups and every case. This will assist with identification of future demand – note this information/ demand changes frequently.

The information to assist with future demand requirements as at 22.7.2021.

This data is to be further analysed to develop the later years demand and the accommodation types to meet the demand.

Develop a plan based on Demand Led Information

Challenges

- RP Allocations and Nominations – Limited returns and full refresh to be put in place to achieve potential supply- new accommodation and churn of existing stock
- Time Lag – target saving against construction timeline for reuse/ rehab units/new development
- Access to Funding – for Purchase property and Development of bespoke accommodation – eg extra care / fully adapted Bungalows
- Requirements of services person centred approach match right property / right place
- Legacy issues , existing stock and changing needs of client – stock not refreshed to meet needs
- Type of stock and volume required in the authority – requires

Develop a plan based on Demand Led Information

n to meet demand

and RP collaboration reports to SLT 24 August & Exec Cabinet 29 S

locations- Commence review of policy/procedures

August ,6 Tameside owning RPs, accommodation to meet Childrens

minations – new commitment and process – wider benefit for access

y build stock, existing programmes currently on site

k 21/26 Homes England programme ie Police Station, Stalybridge/ E

tner engagement – Development Led ie Grosvenor St, Stalybridge m

ding of programmes/ scheme types- Extra Care / Supported Accomr

tes with viewing/appraisal of accommodation offers

work to identify suitable land / property to meet demand – ie review o

harnwood Ave Denton

Fostering & Early Help

Fostering recruitment overview 20/21 & 21/22 progress



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Reasons for Foster Carer Exits:

- All 4 foster carer households chose to retire

Data reflects 01.04.21 – 31.07.21 figures for recruitment & retention of mainstream foster carers in Tameside Council fostering Service.



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Reasons for Foster Carer Exits:

- 9 Foster Carer households retired;
- 3 Foster Carer Households could no longer to commit to the role due to personal circumstances;
- 2 Foster Carer Household resigned due to separation;
- 2 Foster Carer Households were unable to reconcile relationship with the fostering service;
- 1 Foster Carer household offered their young person Staying Put and had no further spare bedroom;
- 1 Foster Carer Household moved away;

Please note, data reflects FY 2020/21 figures for recruitment and retention.



Purpose of the Foster Carer Offer

A review of the fostering service offer has been completed. The aim of the review was to build a better understanding of how Tameside local authority internal fostering services, can effectively improve its fostering offering and encourage, attract and retain increasing numbers of high quality foster carers, in order to keep pace with demand for placements.

The scope of the review is confined to investigating Tameside's current fostering offer and identifying the key actions that will add value to the design and shape of any future local offering. It aims to give a head start in achieving essential 'quick wins', to make sure fostering services in Tameside can compete, match or better the quality and availability of training, support and rewards already established elsewhere for carers, particularly across the Greater Manchester regional footprint.

The report makes a number of recommendations for next steps to be taken forward by the service. These recommendations have been reviewed and considered and have been taken through the governance process for approval.

Timeline of Foster Carer Offer - update

The Foster Carer Offer was agreed at Executive Board & Cabinet in July and the **period of consultation with Foster Carers and the general public is currently live**. This combines both an online survey to which foster carers and Tameside residents can contribute, alongside 3x digital consultation feedback sessions held with foster carers. Alongside this, an **Equality Impact Assessment is being produced** to accompany the consultations. **The Offer will then return to Exec Cabinet** with all updates resulting from the consultations and at this point the offer should be agreed. If the offer is agreed at this stage, the **implementation is anticipated to begin in Q3 of 2021**.



priority Identified in 2019/20 year end report	Rag rating	progress update
A review of offer to our current foster carers to be undertaken considering the fostering allowances and support.	Green	Review and proposal completed - Currently being progressed through governance process, although delayed from originally planned dates.
Complete the review of fostering allowances.	Green	Completed and Incorporated into the review of the fostering offer in priority 1 above.
Introduction of an out of hours on call service for foster carers to offer a better service to foster carers, helping with recruitment and retention.	Yellow	A recommendation is included in the review of the fostering review offer in priority 1 above
NB Whilst all three priorities above have been completed and are included in the draft revised offer to foster carers, there has been some subsequent and significant delay in final consideration of their implementation as a result of complexities arising as the offer has progressed through governance and more latterly the impact of the election.		
Permanent Recruitment to the post of marketing and recruitment officer.	Blue	Completed and Gabrielle Sulek started in post in September 2020.
Develop a robust recruitment campaign to increase the numbers of foster carers being approved.	Blue	Recruitment strategy launched January 2020.
Consider the support and training needs of foster carers that look after children with SEND.	Blue	Input from CWD team and health was included in the interim training programme in the two year plan from 2021/22 which has now been launched.
2 year foster carer training programme to be launched for the start of 2021/22	Blue	The 2-year programme has been completed and launched for all foster carers. Ongoing Surveys and live feedback will feed into ever-evolving programme of training.
Improved compliance and performance in respect to foster carer annual reviews.	Blue	90% of foster carer reviews were on time in FY 2021.
Foster carer annual review pathway to be added to LCS	Black	Ongoing piece of work.
Develop and roll out a performance and compliance framework within the fostering service.	Blue	Framework implemented and monthly performance meetings taking place focusing on KPI's and thematic themes.
Understand reasons why foster carers resign in Tameside.	Blue	Marketing and recruitment officer now undertakes exit interviews. Findings taken into the 2021/22 recruitment and retention strategy.
Implement a file Audit programme in line with QA framework.	Blue	Fostering Leadership Team now undertake monthly audits of fostering files. Moderation of the audits to be resolved with HOS.
Increase the compliance of social work and IRO reports for foster carer annual reviews.	Black	Work still ongoing between the fostering and IRO service to address.
Ensure all foster carers who take short term and emergency placements have an appropriate profile to share with children being placed.	Red	Ongoing work to be completed in 2021/22.
Develop and circulate an SGO information booklet to all carers.	Blue	The SGO information booklet has been completed and continues to be distributed.



Cross Cutting – Early Help update August 2021

Where are we now

- Children and Families Services Integration and Transformation Strategic Group established.
 - Committed Programme Resources to be established – include programme leadership, data and intelligence, engagement and administration support.
 - Tabled at SEG August 2021 – to give approval in principle to draft a Children, Young People and Families Plan for Tameside (as a system), ready to implement from April 2021.
- Membership of key senior roles agreed across
- Terms for Reference agree
 - Scope of the 0-19 Children and Families Services Review agreed

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Where are we now

- 0-19 Children and Families Services Review – Objectives
 - To integrate leadership and commissioning models
 - To integrate operational delivery to reduce duplication
 - To use transformational tools to build capacity
 - To collocate within neighbourhoods
 - To be evidence led, targeted and outcome focused
 - To co-produce and engage with children, young people and families
 - To release efficiencies by enabling the best use of total resources

The objectives of the review will require capacity to bring them to fruition. Therefore the review will be co-ordinated by a services transformation team, who will hold an agreed project plan containing a phased approach in the review and implementation of an integrated model from April 2022.

Current Activity

- Project team being established.
- Presentation at SEG for senior strategic leadership buy-in for the development of Children, Young People and Families Plan for Tameside.
- Work underway on the refreshed Joint Strategic Needs Assessment – Ready for September 2021
- Scope for engagement/co-production with families being developed – Launching September 2021

Timeline

Timescale of the Review

The review will commence from April 2021, with a view for a phased implementation from April 2022. The below GANTT chart highlights just so of the key milestones needed with the review phase.

Blue = original timeline Green = revised timeline - Delays due to covid-19 and capacity management. Launch and phased implementation remains unchanged

	04/21	05/21	06/21	07/21	08/21	09/21	10/21	11/21	12/21	01/22	02/22	03/22	04/22
Case for change presented, including an outline of a programme plan													
Needs Assessment													
Engagement and Co-production with Families													
Detailed programme plan including roadmap													
Launch and phased implementation													

Active Tameside

Active Tameside

- In line with the lockdown roadmap step 4, most facilities now re-open with risk assessments in place
- Trading has been strong - at Period 3 (June), trading revenue was £24K better than budget – memberships back to 85% of pre-pandemic levels
- Savings for 21/22 have been achieved (£150K)
- Active Tameside continue to support vulnerable adults and children, and have adapted ways of working to retain customer base and support residents in lockdown

Active Tameside

- Conditions surveys for all centres completed to inform any Future facility rationalisation proposals and to ensure assets remain fit for purpose
- Public consultation complete, update paper at Executive Cabinet 25th August
- Active Oxford Park and Active Longendale included in Council's review of operational estate and 'worksmart' transformation strategy. Active Etherow to focus on Active Ageing, and volunteer model
- COVID still main threat to achievement of 22/23 savings, with Active still pursuing wider insurance claim of £12M

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Health Integration

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Health Integration



Health integration is inherent & underpins all other savings programmes – it is not a stand-alone scheme

Health and Council colleagues working collaboratively at pushing boundaries with innovative solutions to create more efficiencies



The pooled budget between health and care creates opportunities to optimise funding flows

Non-recurrent health funding supports Council expenditure to reduce in-year costs (£13m since 20/21)



This in turn frees up Council resource to pump prime & transform services

Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth)
Reporting Officer:	Kathy Roe – Director of Finance
Subject:	CAPITAL PROGRAMME & FINANCING UPDATE
Report Summary:	<p>The Council has limited resources available to fund Capital Expenditure. This report proposes the allocation of this limited resource to immediate priorities. If these immediate priorities are approved, there will be no further capital projects approved in the short term unless the schemes are fully funded from external sources.</p> <p>The future Capital Programme will be dependent on the generation of additional capital receipts and prudential borrowing. Funding Capital Expenditure from borrowing has revenue implications and the Council cannot commit to further borrowing until the revenue budget position for 22/23 and beyond has been agreed. The revenue cost of borrowing must be affordable and financially sustainable within the Council's Medium Term Financial Plan.</p>
Recommendations:	<p>That Executive Cabinet be recommended to:</p> <ul style="list-style-type: none">(i) Approve the principles for Capital Investment decisions set out in paragraph 4.1(ii) Approve the allocation of the remaining limited Capital Resources to the schemes indicated in Table 2.(iii) Approve the proposed review of Capital Priorities and affordability of future borrowing to fund Capital Expenditure following conclusion of the 2022/23 Budget setting process.
Corporate Plan:	The allocation of resources to support Capital Expenditure should align to the priorities in Corporate Plan.
Policy Implications:	Capital Budget is allocated in accordance with Council Policy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	These are the subject of the report.
Legal Implications: (Authorised by the Borough Solicitor)	<p>It is a statutory requirement for the Council to set a balanced budget. It is vital that the capital expenditure position is regularly monitored so as to maintain a balanced budget and ensure that the priorities of the Council are being delivered.</p> <p>If there are insufficient capital receipts responsible councils should review its capital programme to ensure that expenditure does not exceed the available resources and decisions may have to be made in relation to the prioritisation of capital projects.</p>

Risk Management:

Associated details are specified within the report.

The Council cannot commit to Capital Expenditure without appropriate and affordable financing arrangements in place. The Council currently faces an extremely challenging revenue budget position, and future Capital Investment will need to be affordable within the constraints of the Medium Term Financial Plan.

Background Information:

The background papers relating to this report can be inspected by contacting Heather Green, Finance Business Partner:



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1. INTRODUCTION

- 1.1 A substantial Capital Programme was approved in October 2017. This was to be financed through the use of £69 million of reserves and forecast capital receipts. The programme approved at that time included a number of schemes which had previously been fully approved (the 'approved' programme) and a large number of schemes identified as a priority ('earmarked' schemes) which were to be subject to full business cases prior to commencement and inclusion on the fully approved programme.
- 1.2 Since 2017, a number of the earmarked schemes have been approved and progressed, additional priority schemes have emerged, and the costs associated with the approved programme have increased. At the same time, the forecast level of Capital Receipts has reduced, resulting in an ever widening gap between the 'earmarked' capital ambition, and the resources available to fund schemes.

2. CAPITAL FUNDING OPTIONS

- 2.1 The capital programme is funded by a combination of external and internal (or 'corporate') resources.
- 2.2 External funding usually takes the form of grants, with some funding also available through developer contributions and section 106 agreements. Grant funding includes annual recurrent allocations in areas such as Education (Basic Need and School Condition grants) and Highways (Highways Maintenance grant), plus one-off specific grants which often involve a bidding or application process (such as funding for the Stalybridge Heritage Action Zone, and previous grants for digital fibre infrastructure).
- 2.3 Internal or Corporate Funding mostly comes from reserves and borrowing. Reserves are finite, and can only be used once. The Council's reserves position has previously been very strong, which enable the allocation of significant reserves to Capital Investment. However, significant use of reserves to support the revenue budget over the last few years, means that reserve balances have been significantly depleted. Capital Investment can also be funded from borrowing, but there are revenue costs associated with this to fund interest and the repayment of borrowing. Every £10million of additional borrowing results in an average annual revenue cost of approximately £0.5million.

3. CURRENT CAPITAL RESOURCING POSITION

- 3.1 The existing approved Capital Programme requires £16,625k of Corporate Funding from capital receipts and reserves. There is a balance of £8,908k in Capital Reserves at 1 April 2021 and anticipate Capital Receipts of £15,410k from the surplus assets approved for disposal at Executive Cabinet in September 2020. This results in remaining forecast Corporate Funding of £7,693k as set out in table 1 below.

Table 1: Corporate Capital Funding Position at 1 August 2021

Available Corporate Funding:	£000s
Capital Reserves	£8,908
Anticipated Capital Receipts	£15,410
Total	£24,318
Corporate funding committed to approved schemes:	
2021/22 approved programme	£15,192
2022/23 approved programme	£294
Stalybridge Civic Hall Roof (Executive Cabinet 28.7.21)	£1,139
Total	£16,625

Balance of forecast funding available	£7,693
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3.2 The financial pressures facing the Capital Programme have been reported as part of the Capital Monitoring reports throughout 2019/20 and 2020/21. During 2020/21 Members agreed that the Capital Programme should be subject to detailed review and reprioritisation. All previously earmarked schemes have been removed from the programme and Officers submitted revised capital bids for priority Capital Investment over the period 2021 to 2026.

4. CAPITAL BIDS 2021

4.1 Directorate bids for Capital Investment over the period 2021 to 2026 were submitted in May 2021, with a combined value of £186 million. This far exceeded the previously earmarked schemes of approximately £40m, and is not affordable given the revenue pressures currently facing the Council. Discussions with Officers and Members in June 2021 therefore confirmed a number of principles for spending decisions in respect of the Capital Programme:

- Financing of Capital Projects needs to be part of a holistic view of the Council's financial position.
- The Council's needs a sustainable financial plan before any major commitments made on Capital Investment.
- The revenue budget challenge currently facing the Council means that there should not be any immediate commitment to further use of reserves (beyond that already identified for Capital) or additional borrowing.
- A significant number of potential schemes should not proceed without external funding.
- The limited resources currently available need to be prioritised and should focus on legal obligations, cost avoidance and invest to save.

4.2 In the context of the above principles, the proposed allocation of the remaining Capital resource is as follows:

Table 2: Proposed allocation of remaining Capital Resources

Balance of forecast funding available	£7,693
Highways Investment	£1,497
Worksmart	£500
Dukinfield Crematorium Roof (£600k from Cremators budget)*	£0
Planned Preventative Maintenance	£1,896
Statutory Compliance	£1,000
Contingency for urgent/unplanned schemes	£1,000
Provision for unanticipated cost pressures	£1,800
Remaining Balance	£0

* There is a forecast £681k of surplus budget on the replacement of cremators scheme which can be used to fund essential roof repair works at Dukinfield Crematorium.

4.3 The proposed allocation above seeks to allocate resources to immediate priorities where Capital Investment should avoid other consequential costs which will arise if no action is taken or (in the case of Worksmart) where investment is necessary to enable more efficient use of buildings and enable future revenue savings.

4.4 A contingency budget of £1million is to be retained for any urgent essential works not currently identified. Provision for unanticipated costs pressures of approximately 10% has also been included as market conditions suggest significant increases in the cost of building and construction works at the present time.

5. CONCLUSION AND NEXT STEPS

- 5.1 The Growth Directorate continue to review the Estate to identify further surplus assets which may be put forward for disposal to generate additional Capital Receipts. The forecast £15,410k of receipts from preciously agreed disposals is an estimate and additional receipts may be generated if sales exceed estimated values. Further Capital Receipts may become available to fund further investment in future.
- 5.2 A number of schemes identified as priority for future investment include revenue generation or invest to save elements, where borrowing may be appropriate to facilitate investment. Borrowing to fund Capital Investment has revenue consequences as budget is required to fund interest and repayment of loans, and therefore any such schemes will need to be subject to full business cases. The Council will need a sustainable financial plan for the revenue budget before borrowing commitments are agreed.
- 5.3 No further capital investment will be agreed until the revenue budget position for 2022/23 is clearer and the Council has a sustainable medium term financial plan. It is therefore proposed that a further review of Capital Priorities and the affordability of future borrowing to fund Capital Expenditure is undertaken following conclusion of the 2022/23 budget setting process.

6. RECOMMENDATIONS

- 6.1 As set out at the front of the report.

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Agenda Item 8

Report to:	EXECUTIVE CABINET
Date:	29 September 2021.
Executive Member:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth).
Reporting Officer:	Jayne Traverse, Director of Growth. Paul Smith, Assistant Director – Strategic Property
Subject:	PROPOSAL TO DECLARE ASSETS SURPLUS TO REQUIREMENTS. (BATCH 2).
Report Summary:	<p>On 30 September 2020, Executive Cabinet approved a policy relating to the disposal of Council owned land and property. The policy was produced to help ensure that:</p> <ul style="list-style-type: none">• sufficient consultation was carried out prior to a disposal being considered and;• any sale was completed in a transparent and fair manner which satisfied the Council's statutory obligations.
Recommendations:	In accordance with the agreed Council disposal policy and following consultation with Executive Member (Finance and Economic Growth) and Ward Councillors, it is recommended that the list of assets set out in Section 2 of this report are declared surplus.
Corporate Plan:	The possible, future sale of assets would help contribute to delivering corporate priorities around housing, economic growth and employment.
Policy Implications:	The Council are looking to declare a number of assets surplus in accordance with the policy approved by Cabinet on 30 September 2020.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>A critical source of funding required to finance the Council's Capital Programme is capital receipts from the sale or disposal of Council owned land and buildings. Other sources of finance available include Government grants, borrowing (that requires repayment via existing revenue budgets), capital reserves and revenue financing (although due to increasing pressures on revenue budgets, this is no longer viable in many cases).</p> <p>The value of a capital receipt received in any financial year if less than £0.010m per asset will be allocated to the Council's revenue budget. Any capital receipt that exceeds this de-minimus value will be a corporate receipt to support the funding of the Council's capital programme.</p> <p>Members are reminded that the incidental revenue costs of asset disposals (such as marketing and legal costs) can be offset against the capital receipt up to a maximum limit of 4% of the gross capital receipt (on an asset by asset basis). Where significant additional costs are anticipated or required (such as demolition and site clearance costs), these costs will need to be met from either existing revenue budgets or additional budget approvals, which will result in additional financial pressures in the short to medium term. If site preparation activity is deemed to enhance the future value of the</p>

site, then such additional costs may be financed from capital resources. This will minimise the short term revenue budget pressures but places further demands on the financing requirements of the Capital Programme.

The current approved capital programme requires a minimum of £24.3m of capital receipts and reserves. The anticipated level of capital receipts within this sum is £15.4m and is based on the disposal of surplus assets approved by Executive Cabinet on 30 September 2020. There is a forecast balance of £7.2m currently available to finance any remaining capital investment priority schemes.

Earmarked schemes previously included in the capital programme (and not reflected in the aforementioned values) exceeded £40m. With the exception of statutory compliance, all earmarked schemes have now been removed from the programme whilst a review and refresh of Capital Investment proposals is undertaken.

Please see **Appendix 15**

Legal Implications:
(Authorised by the
Borough Solicitor)

The Council must ensure that it complies with its Disposal Policy and all relevant laws when determining that assets are surplus to requirements; and subsequently selling those assets.

Risk Management:

The Council have an agreed policy which sets out the mechanism for progressing the potential sale of surplus assets. The policy seeks to ensure that any disposal is carried out in a fair and transparent manner and in adhering to the policy, it is anticipated that any risks associated with the sale of any Council land and property is mitigated.

ACCESS TO
INFORMATION

CONFIDENTIAL

Not for Publication: This report contains exempt information set out at **Appendix 15** to this report relating to paragraph 9 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) and in particular any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.. On balance, under paragraph 10 of Part 2 of Schedule 12A, it would not be in the public interest to disclose this information to the public because disclosure would, or would be likely to, prejudice the commercial interests of the Council, which, in turn, could impact upon the interests of the local taxpayer.

Background Information:

The background papers relating to this report can be inspected by contacting the report author, Paul Smith, Assistant Director - Strategic Property:



Telephone: 0161 342 2018.



e-mail: paul.smith@tameside.gov.uk.

1. INTRODUCTION

- 1.1 On 30 September 2020, Executive Cabinet approved a policy relating to the disposal of Council owned land and property. The policy was produced to help ensure that:
- sufficient consultation was carried out prior to a disposal being considered and;
 - any sale was completed in a transparent and fair manner, which satisfied the Council's statutory obligations.
- 1.2 The policy obliges the Council to consider the potential release of assets in a staged approach, with consideration by the Executive Member (Finance and Economic Growth) and Executive Member (Housing, Planning and Employment).
- 1.3 Once sites have been declared surplus by Executive Cabinet then, officers would look to dispose of these sites, with the proposed 'route to market' agreed by the Director of Growth as set out in the Disposal Policy.
- 1.4 In proceeding to dispose of an asset, the Council would generally look to advertise the opportunity on the open market in order to be transparent and fair. The Council would typically look to obtain best value for any property sold, underpinned with an independent valuation, in order to satisfy its statutory obligations under s.123 of the Local Government Act 1972. Following the receipt of any offers received for surplus property, officers would need to report these formally and obtain the necessary governance.

2. ASSETS TO BE DECLARED SURPLUS

- 2.1 Following consultation with the relevant Ward Councillors, the Council are looking to declare the following assets surplus to requirements;

Appendix 1 - Land at Cowhill Lane / Wimpole Street, Ashton, OL6 6EG (St. Peters Ward)

- 2.2 136sq.m (0.03 acres) of vacant land which is unallocated in the UDP. The plot was previously leased to the owner of the adjoining property at 37-39 Wimpole Street (Baileys Hardware Limited) from 1988 and utilised as a customer car park, producing £2,000 per annum until termination on 8 March 2013.

- 2.3 The land has been left vacant since this time and has been subject to 'fly-parking' for a number of years, accommodating approximately 6 cars. As the land adjoins a number of takeaways which front onto Penny Meadow, the Council regularly receive complaints regarding litter on the land. A number of the shops fronting Penny Meadow have previously expressed an interest in acquiring the land although much of this interest is historic.

Appendix 2 - Cleared site of former 31 – 43 Holden Street, Ashton, OL6 9JJ (Ashton St. Michael's Ward)

- 2.4 2,340sq.m (0.58 acres) of vacant land which is understood to be the former siting of residential properties at 31-43 Holden Street. The dwellings were acquired and demolished by the Council c.1970 with the site being left undeveloped since this time. The land is now allocated as Protected Green Space in the UDP

- 2.5 It is understood that the Council previously agreed to sell the land to West Pennine Housing Association (now known as Regenda Group) in May 2003. The Registered Provider wanted to develop supported housing on the site for young mothers although, both local residents and Ward Councillors did not support the scheme and therefore, despite an application being submitted, planning permission was refused. Following on from the planning refusal, the Council landscaped and fenced the land.

Appendix 3 – Land at Lower Bennett Street / Arnside Drive, Hyde, SK14 4PJ (Hyde Newton Ward)

- 2.6 8,897sq.m (2.20 acres) of vacant, part undulating / part sloping land which, is thought to have been acquired by the Council c.1930. The land is unallocated in the UDP.
- 2.7 The Council have assessed the viability of developing the land on a couple of occasions, with issues around the removal of old colliery spoil and shallow mine workings deterring developers. The cost of this remediation was estimated at c. £500,000 in 2000. It is unclear whether the viability of the site has improved in recent years with the improvement of ground remediation techniques but, given the (negative) appearance of the site, any proposal to redevelop the site - with the resultant economic benefits in terms of employment, new housing, Council Tax and New Homes Bonus etc. - should be welcomed even if any sale generates a nominal capital receipt only.
- 2.8 The site has most recently been used (approximately 10 years ago) as a temporary compound by Network Rail, given the proximity of the site to the adjoining railway line.

Appendix 4 - Denton Nursery, Cemetery Road, Denton, M34 6ER (Denton South Ward)

- 2.9 The subject site provides c. 40,000sq.ft of glasshouses on a site measuring approximately 2.27 acres and was previously occupied by the Council's Green Spaces team as a nursery, growing seasonal plants for planting throughout the Borough. However, due to the high managements costs associated with heating the property, the continued use of the site was considered increasingly unviable and the business model changed, with Green Spaces buying in plants (rather than growing their own).
- 2.10 As a result, Green Spaces vacated the property in February 2014 and the Council started to market the site to let via agents Roger Hannah at a quoted rent of £22,500pa. Unfortunately, the marketing produced little interest albeit, in September 2015, despite the planning designation of the asset within the Green Belt, the Council received two unsolicited offers from residential developers. The offers received were both subject to further site investigation and obtaining a residential planning consent.
- 2.11 In support of this, the Council commissioned a site investigation. Whilst an initial desktop appraisal was carried out, the Authority did not continue with the site investigation work for reasons which are not documented on the case file. In more recent years, it is understood that, the Council's Engineers have occupied the site for some storage use in order to maintain a 'presence' on the site and avoid significant levels of vandalism (to the glasshouses). Alternative sites for bin storage have been identified with the service.

Appendix 5 - Former Waterloo Library, Taunton Road, Waterloo, Ashton, OL7 9LY (Ashton Waterloo Ward)

- 2.12 The Library building was vacated c. 2003. The site is unallocated in the UDP and in February 2006, the Council were successful in obtaining an outline planning consent for the demolition of the building and the subsequent redevelopment of the site on a residential basis (05/01556/R3D). Demolition works were completed in February 2006 and whilst a development brief was prepared in 2008 for redevelopment of the cleared site, the site was not taken to the market. The cleared site provides 661sq.m (0.16 acres) of land.
- 2.13 Following on from this, Ward Councillors have sought to determine whether the subject land could be transferred to the adjoining Waterloo Primary School with a view to improving drop off and pick up arrangements. However, in the absence of any funding (from the Council and/or the School), the proposals have not progressed and the site remains vacant.

Appendix 6 - Cleared site of former 154 Mossley Road and cleared site of former 39 Curzon Road, Ashton, OL6 6NA (Ashton St. Michael's Ward)

- 2.14 Two separate plots, which presumably were acquired and demolished by the Council at a similar time. The former 154 Mossley Road measures approximately 89sq.m and the plot at

the former 39 Curzon Road measures approximately 47sq.m and both areas are currently unallocated in the UDP.

- 2.15 The plots are largely flagged and protected by a brick wall or alley gates which controls access. However, both areas have had issues with fly tipping that has need to be removed by the Council in recent years.

Appendix 7 - Land at Raynham Street / to the rear of 1-11 Mount Pleasant Street, Ashton, OL6 9PF (Ashton St. Michael's Ward)

- 2.16 The site is currently subject to 3 garage tenancies producing a total of £300 + VAT per annum. The garages are located to the rear of 1-3 Mount Pleasant Street on a plot of land measuring approximately 137sq.m. There are also 4 vacant garden plots located to the rear of 5-11 Mount Pleasant Street which are largely enclosed by old, damaged fencing. The land suffers from a significant amount of flytipping - potentially from one of the adjoining property owners. The garden plots measure approximately 230sq.m.
- 2.17 Both parts of the site are currently unallocated in the UDP and as the adjoining residents have no interest in occupying the garden land, the Council could look at options around selling the garages to the sitting tenants and selling the garden plots as a small development opportunity.

Appendix 8 - Former 1 and 3 Arlies Street, Ashton, OL6 9QW (Ashton St. Michael's Ward)

- 2.18 Cleared site of former residential properties acquired and demolished by the Council at an unknown date. The site measures approximately 86sq.m, is unallocated in the UDP and therefore likely to have some residential potential in support of a single dwelling. The land is currently cobbled and located behind a brick wall which has assisted in terms of limiting maintenance and flytipping.

Appendix 9 - Former 1 Hulme Street, Ashton, OL6 9PR (Ashton St. Michael's Ward)

- 2.19 Cleared site of former residential property acquired and demolished by the Council at an unknown date. Site measures approximately 50sq.m, is unallocated in the UDP and is likely to have some residential potential in support of a single dwelling. The land is currently concrete flagged and located behind alley gates / metal railings, which has assisted in terms of limiting maintenance and fly tipping.

Appendix 10 - Land off Greenside Lane / Chelwood Drive, Droylsden, M43 7QT (Droylsden West Ward)

- 2.20 The Council have previously looked at the potential of redeveloping a former sports pitch located to the rear of Chelwood Drive and Hales Close, Droylsden for residential purposes. Whilst the Council's landholding is more extensive, the proposed development opportunity was limited to approximately 15,905sq.m (3.93 acres) of the Council's land only.
- 2.21 The land is understood to be a former landfill site and is allocated as Protected Open Space. However, some discussions did take place over the course of a number of years with both the Planning Authority and the adjoining landowner who was looking to work collaboratively with the Council in promoting a more comprehensive scheme involving their adjoining land. This adjoining land is owned by POS Landcare Limited – a specialist ground remediation contractor who are understood to have acquired their land from Greater Manchester Waste Disposal Authority.
- 2.22 The discussions appear to have broken down between the Council and POS Landcare in or around mid-2018 following a disagreement over how any joint proposal would be structured. Whilst the Council can look to resurrect any discussions in the hope of promoting a comprehensive scheme, the Authority can develop its land in isolation, with access available via Greenside Lane.

Appendix 11 – Chapel, Cemetery Road, Mossley, Ashton-under-Lyne, OL5 9PQ (Mossley Ward)

- 2.23 Tameside MBC is the successor to the Local Board for the District of Mossley that acquired the site of Mossley cemetery in May 1878. Subsequently a chapel was constructed on the site, which is now in disrepair and is not required by the Council for its own operational purposes.
- 2.24 The 1878 conveyance contains covenants limiting the use of the property to that of a public cemetery and also includes a covenant on behalf of the original vendor, the Earl of Stamford, of first refusal if the Council chooses to dispose. In this context a disposal would need to be considered with regard to the custom and practice of 1878.
- 2.25 The Council has recently received an enquiry from a local undertaker wishing to use the property as a chapel of rest and it is believed this use is compatible with the user covenant and would bring the property back in to beneficial use, although the property should be marketed to ensure best value / best refurbishment option. It is suggested therefore that the property be disposed of by way of a long lease, say 25 years, limiting the use to those compatible with the freehold income and securing the refurbishment of the property and a longer term income stream to the Council. Consideration should be given to obtaining an insurance policy to cover any alleged breaches of covenant, although the risk is considered small.
- 2.26 If the Council does not dispose then the property will continue to deteriorate and the Council will need either to fund repairs, with no beneficial use to follow, or demolish this asset, which in the medium term will become the only option.

Appendix 12 – Land at Mill Lane, Denton, M34 7RG (Denton South Ward).

- 2.27 In previous years, part of a larger area of Council land at Mill Lane has been occupied by Haughton Green Gardening Society for the storage and retail sale of garden products. The lease was originally granted for a term of 20 years from 1 April 2000 (i.e. expiring on 31 March 2020) and whilst the tenant was allowed to hold over for a short-period, in late 2020, the Council were advised by the tenant that they wished to terminate the agreement and vacate the site. Possession of the site was returned to the Authority on 31 March 2021.
- 2.28 The subject asset measures approximately 4.00 acres and adjoins the vacant, former Two Trees School site, which was previously declared surplus by the Council, along with a number of other education assets on 14 February 2007 as part of the Building Schools for the Future programme. Given the potential for the land at Mill Lane to be sold along with the cleared site of the former Two Trees School, officers have sought to consult with Ward Councillors.

Appendix 13 – Hollingworth Community Centre, Cannon Street, Hollingworth, SK14 8LR (Longdendale Ward)

- 2.29 The Council own the Freehold interest in the subject property, which is currently subject to a lease held by the Trustees of the First Longdendale Scout Group. The lease is held for a term of 20 years from 1 January 2003 (i.e. the lease expires 31 December 2022).
- 2.30 Throughout the term, it has become clear that the Scouts are unable to honour their lease obligations in relation to the property, particularly around repairing obligations. As an example, in recent months, the Council have spent a considerable sum of money on the property, in order to make the building safe and suitable for one off election use. Given the issues, it is proposed that the Council take possession, prior to considering potential Community Asset Transfer to a new group, who will provide wider community use which, would include the Scouts 'hiring' the space for their sessions.

Appendix 14 – Former Hyde Library, Union Street, Hyde, SK14 1ND (Hyde Godley Ward)

- 2.31 It is understood that Hyde Library was opened on the Union Street site in February 1899. In an effort to reduce costs and protect the service, in September 2014, the Council announced plans to relocate the library function into Hyde Town Hall. The library service successfully transferred into the refurbished space in Hyde Town Hall in February 2015.
- 2.32 Retention of any part of the building is likely to be expensive and result in a viability gap which, may either deter partner or private developer interest, or require gap funding (in the form of grant) in order to make any scheme on the site commercially viable. In seeking to declare the subject asset surplus, this would represent the first step in promoting conversion or redevelopment of the derelict property.

3. RISKS AND MITIGATION

- 3.1 The report is seeking to declare a number of sites surplus in accordance with the Disposal Policy approved by Executive Cabinet on 30 September 2020. The policy makes provision for greater consultation to take place within the Council prior to considering the sale whilst also helping to ensure that officers fulfil its statutory duties.
- 3.2 As such, once any opportunities have been declared surplus, further consideration will be given in relation to the route to market. The appropriate marketing technique would be approved by Director of Growth in accordance with the Disposal Policy. This consideration would help to ensure that all opportunities are properly advertised where appropriate and competitive dialogue takes place where possible to ensure that the Council obtains best value in accordance with the provisions of s.123 of the Local Government Act 1972. This consideration would also recognise that different sales techniques and method of disposal would apply for different assets dependent on several variables including, size, location and level of control that the Council may wish to retain.
- 3.3 Prior to advertising sites, officers will also look to 'de-risk' the opportunities where possible, by providing a range of technical information, which may include survey work and planning statements where appropriate. In seeking to reduce risks to developers, this would help interested parties to maximise the value of any offers to the Authority and give less opportunities for developers to reduce an offer at a later date (i.e. 'chip' the price as a result of emerging site issues).

4 RECOMMENDATIONS

- 4.1 As set out at the front of the report.

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Land on Cowhill Lane Ashton-under-Lyne

Area: 139 sq metres



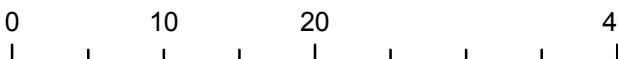
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Plan prepared by Bill Boaden 20/2/2018



Estates & Asset Management Unit
c/o Dukinfield Town Hall
King Street
Dukinfield
SK16 4LA



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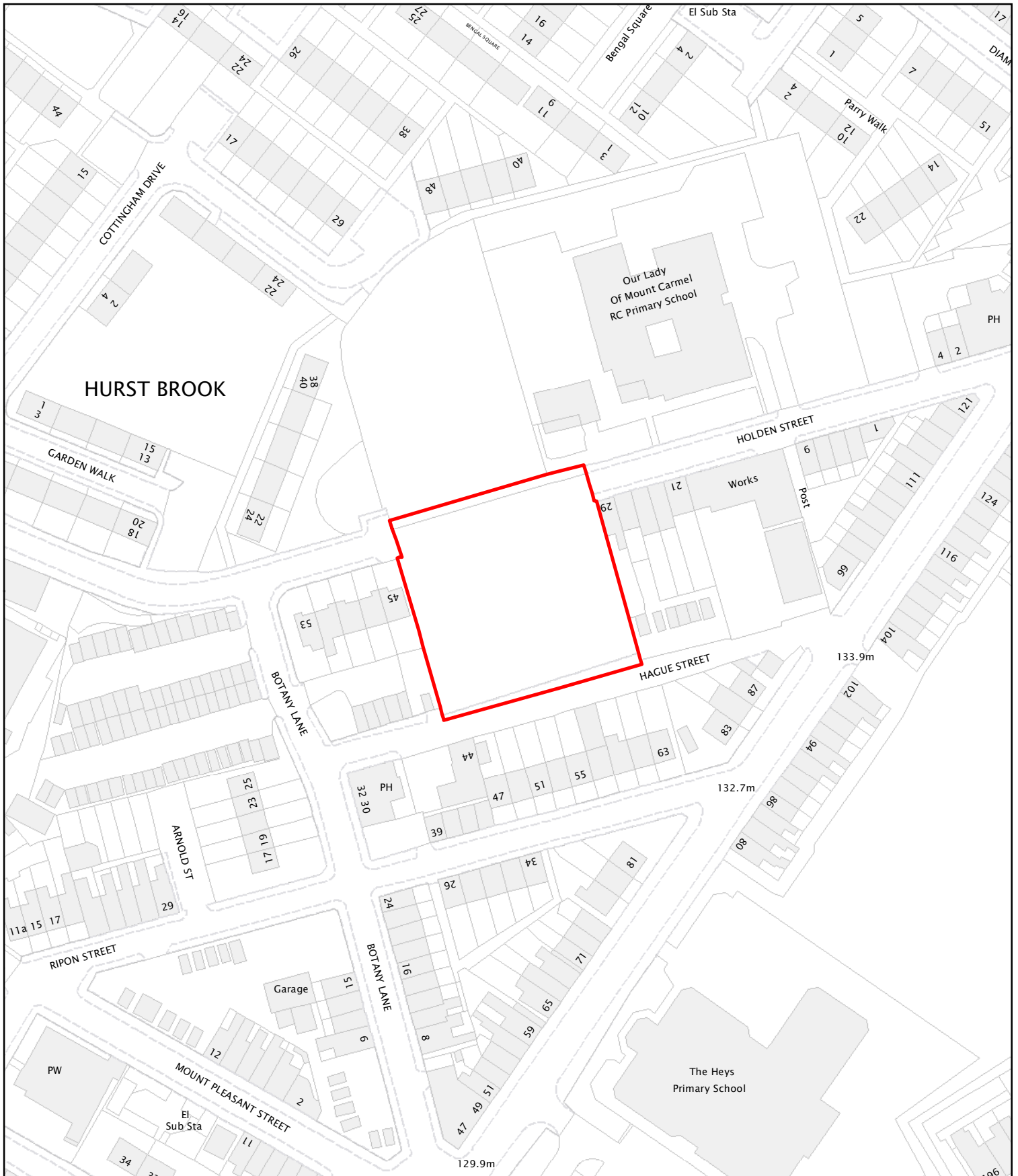
Page 161

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Holden Street Ashton-under-Lyne

Area 2579 sq metres



1:1,250



SJ9499NW

Page 153

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Plan prepared by Bill Boaden 13/1/2016

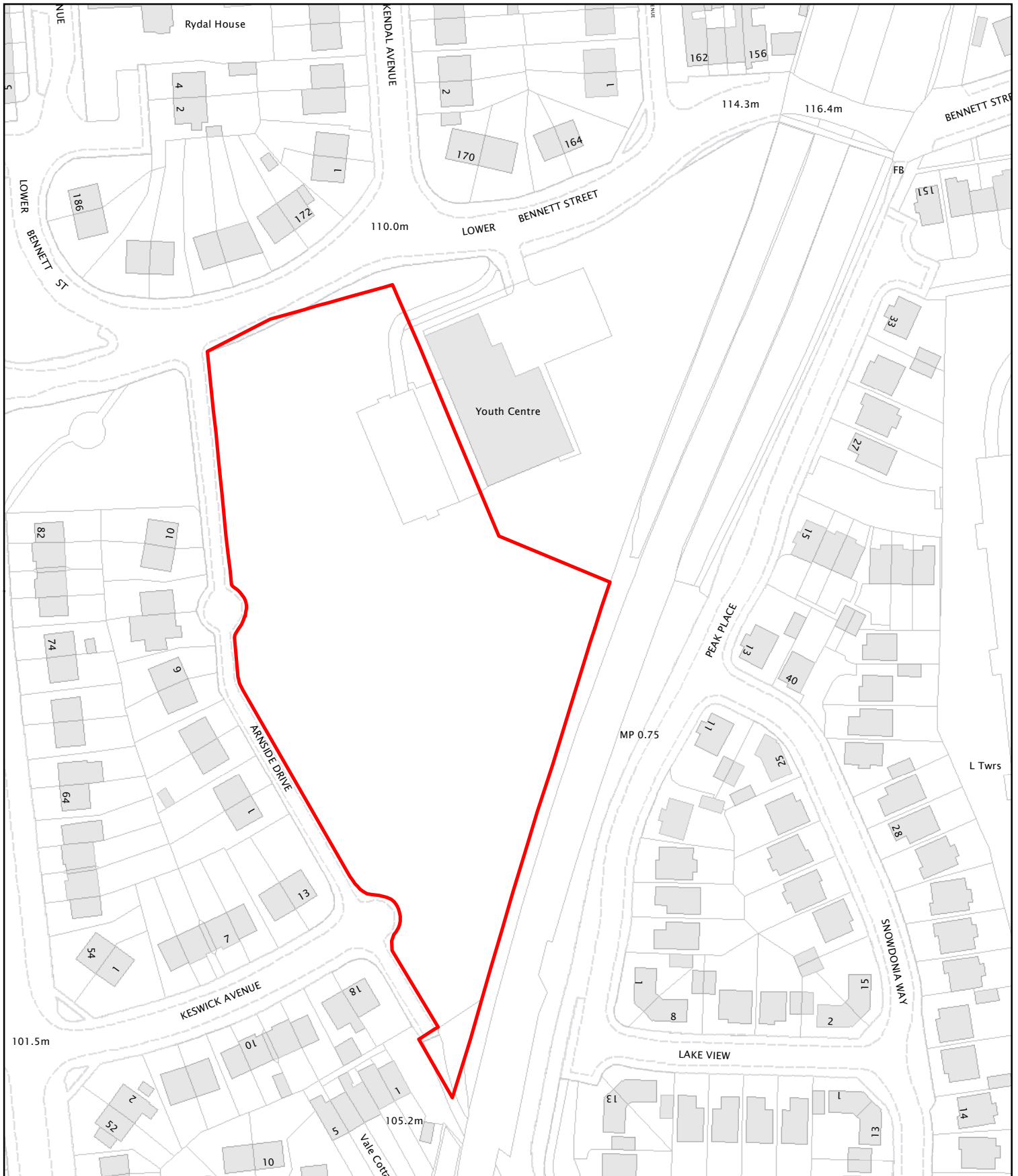
Tameside
Metropolitan Borough

Estates & Asset Management Unit
c/o Dukinfield Town Hall
King Street
Dukinfield
SK16 4LA

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Land on Arnside Drive Hyde

Area: 10,217 sq metres



1:1,250

SJ9495NW

Plan prepared by Bill Boaden 23/4/2018



Estates & Asset Management Unit
c/o Dukinfield Town Hall
King Street
Dukinfield
SK16 4LA

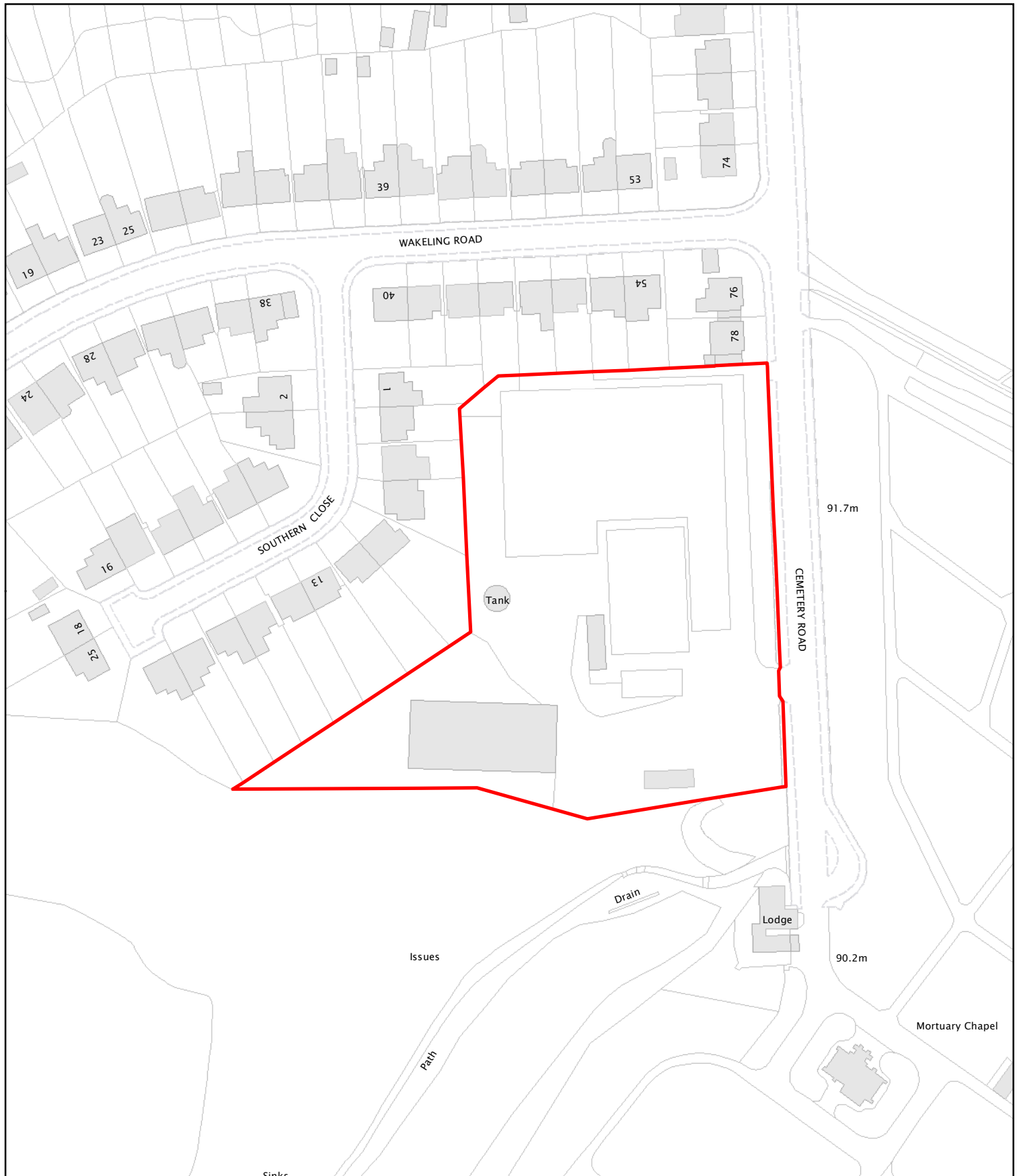
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Denton Plant Nursery Cemetery Road, Denton

Area: 9173 sq metres



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SJ9293NE

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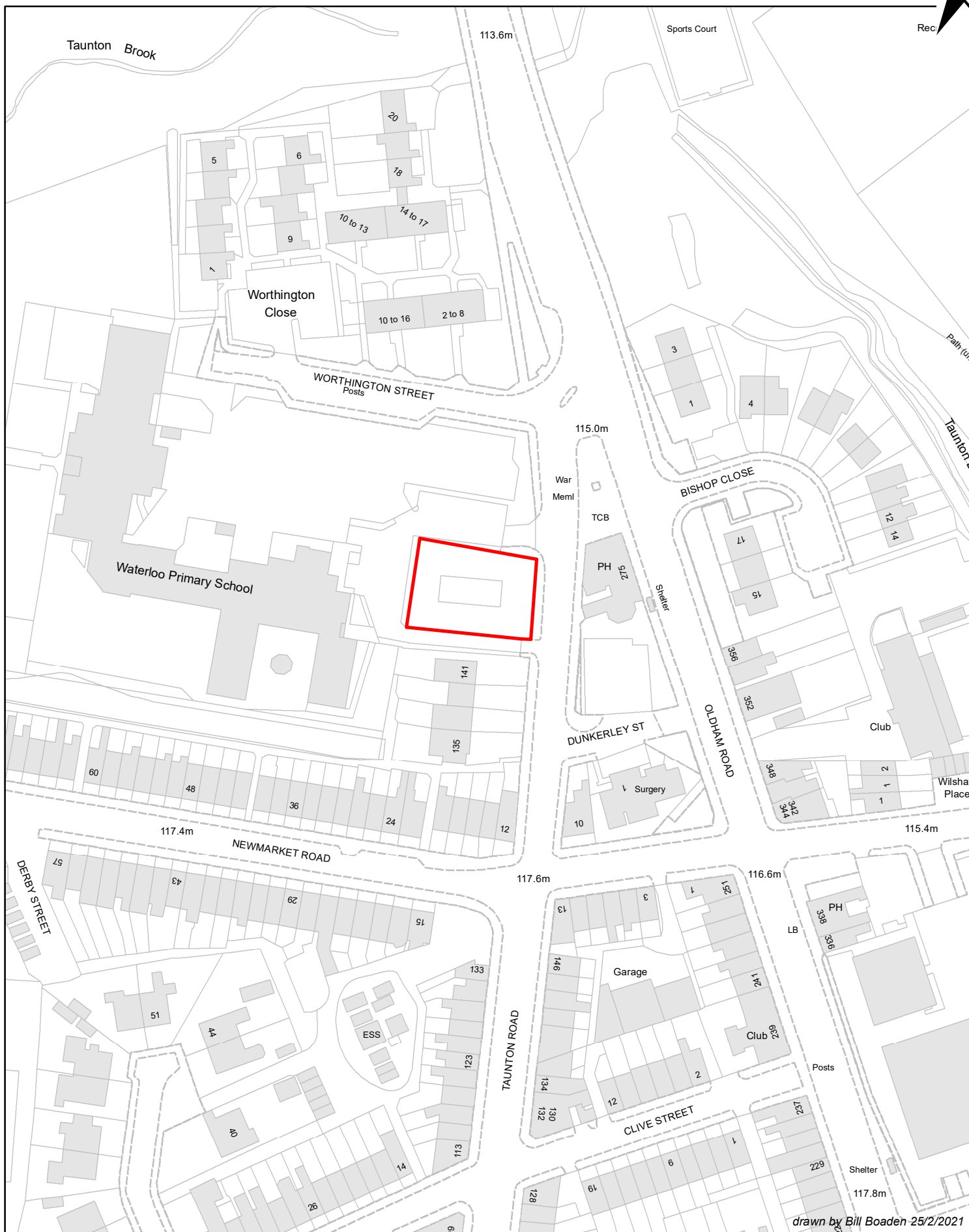
Tameside
Metropolitan Borough

Estates & Asset Management Unit
c/o Dukinfield Town Hall
King Street
Dukinfield
SK16 4LA

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Former Waterloo Library Ashton-under-Lyne

Area: 666 sq metres

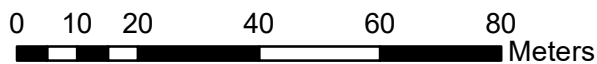


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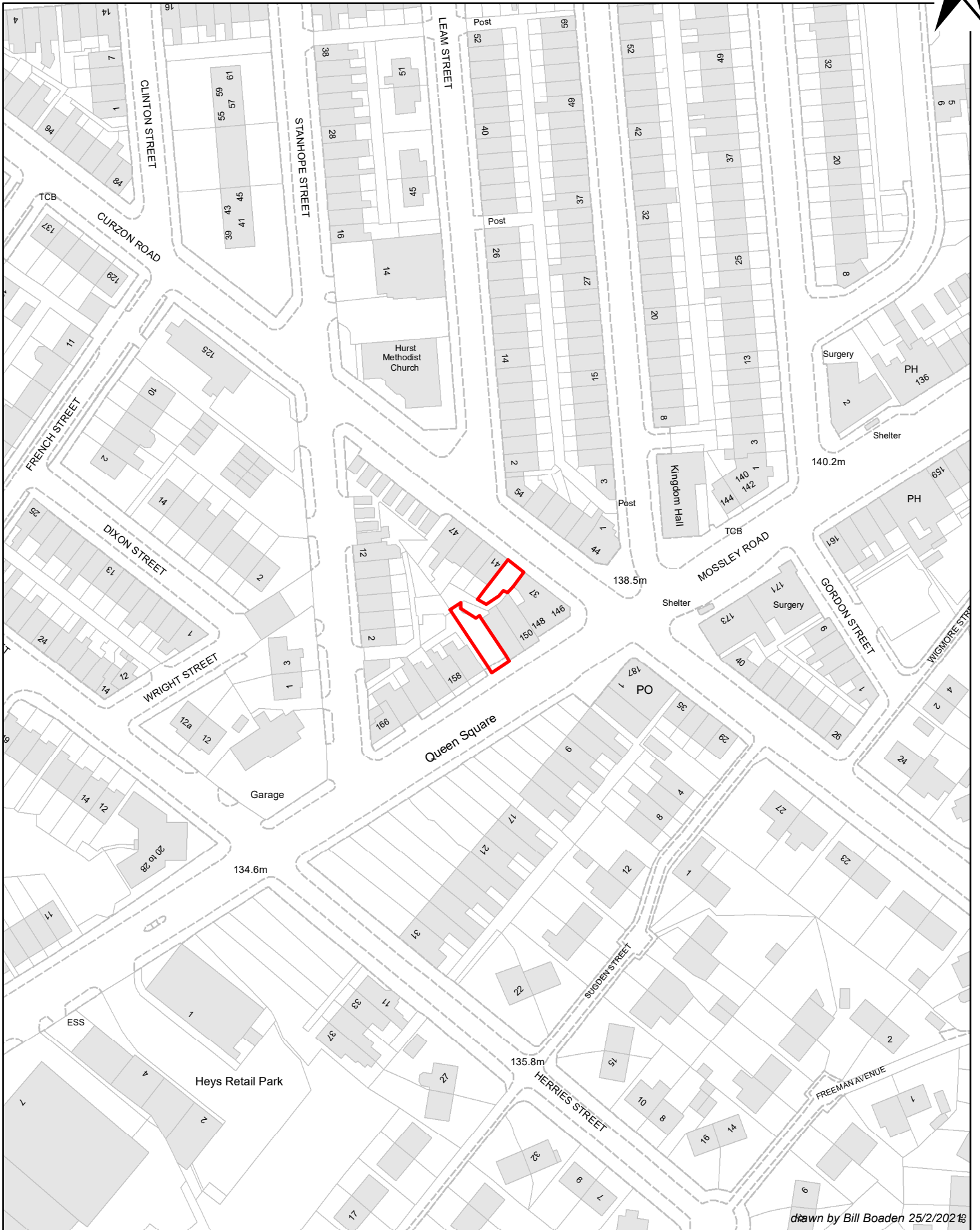
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Estates
PO Box 317
Ashton-under-Lyne
OL6 0GS

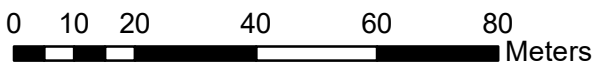
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Site of 154 Mossley Road & 39 Curzon Road Ashton-under-Lyne

Area: 146 sq metres



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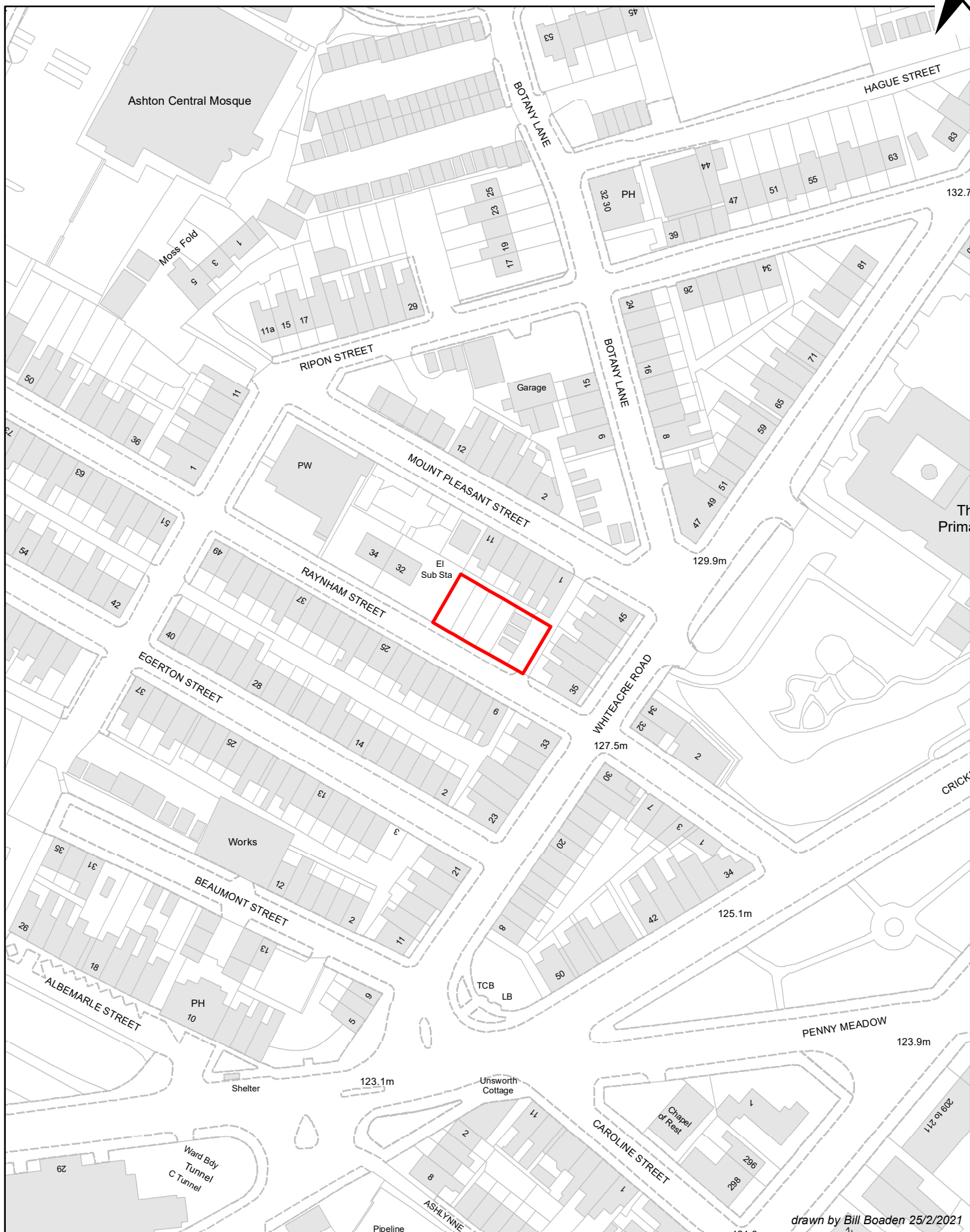
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OL6 0GS

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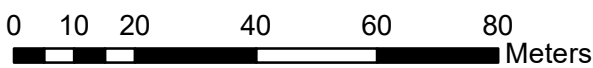
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Land to rear of 1-11 Mount Pleasant Street Ashton-under-Lyne

Area: 371 sq metres



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Site of 1-3 Arlies Street Ashton-under-Lyne

Area: 88 sq metres

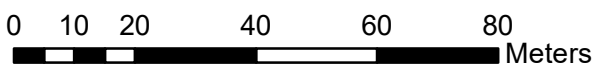


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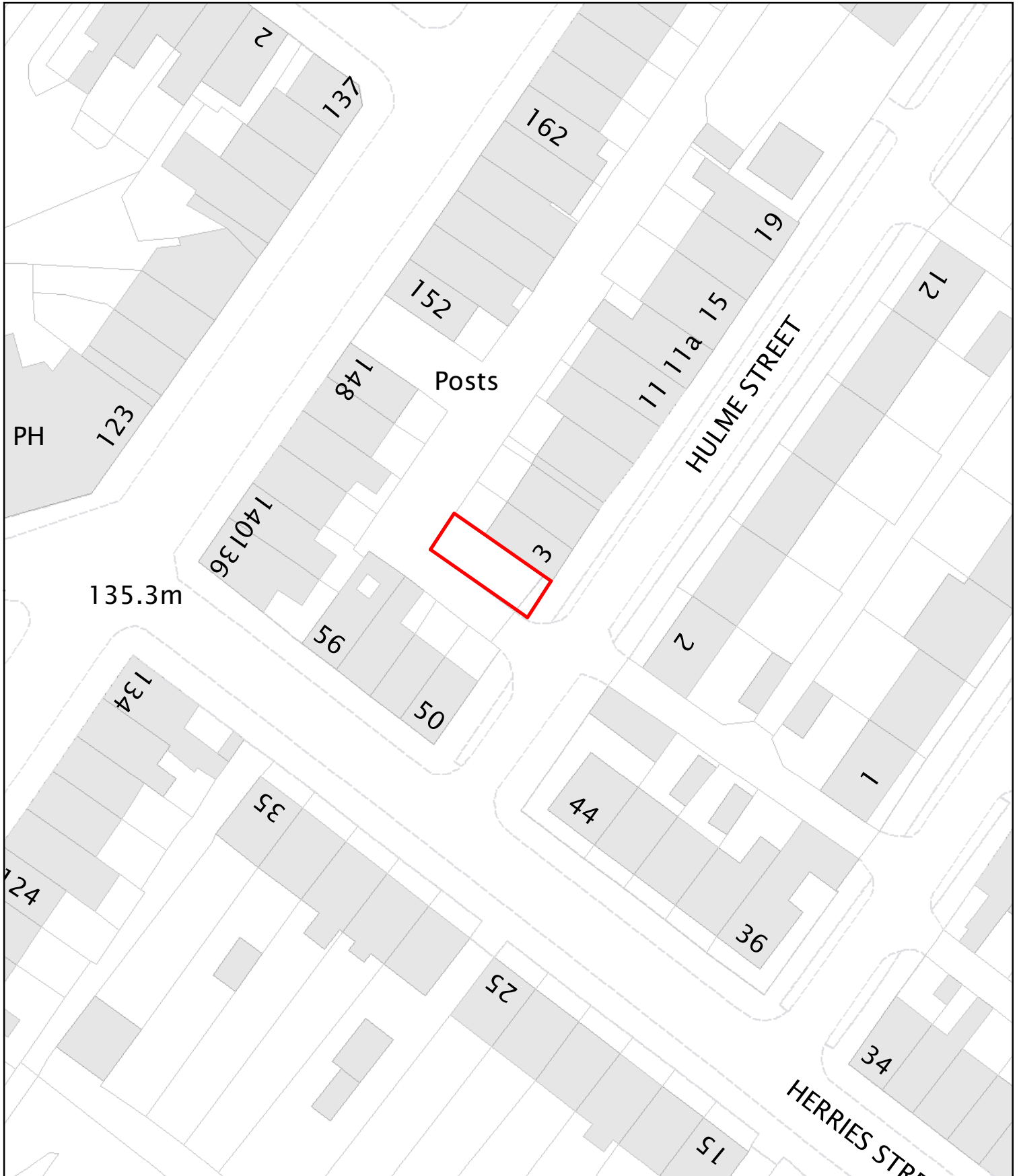
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Site of 1 Hulme Street Ashton-under-Lyne

Area 49 sq metres



1:500



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Metropolitan Borough

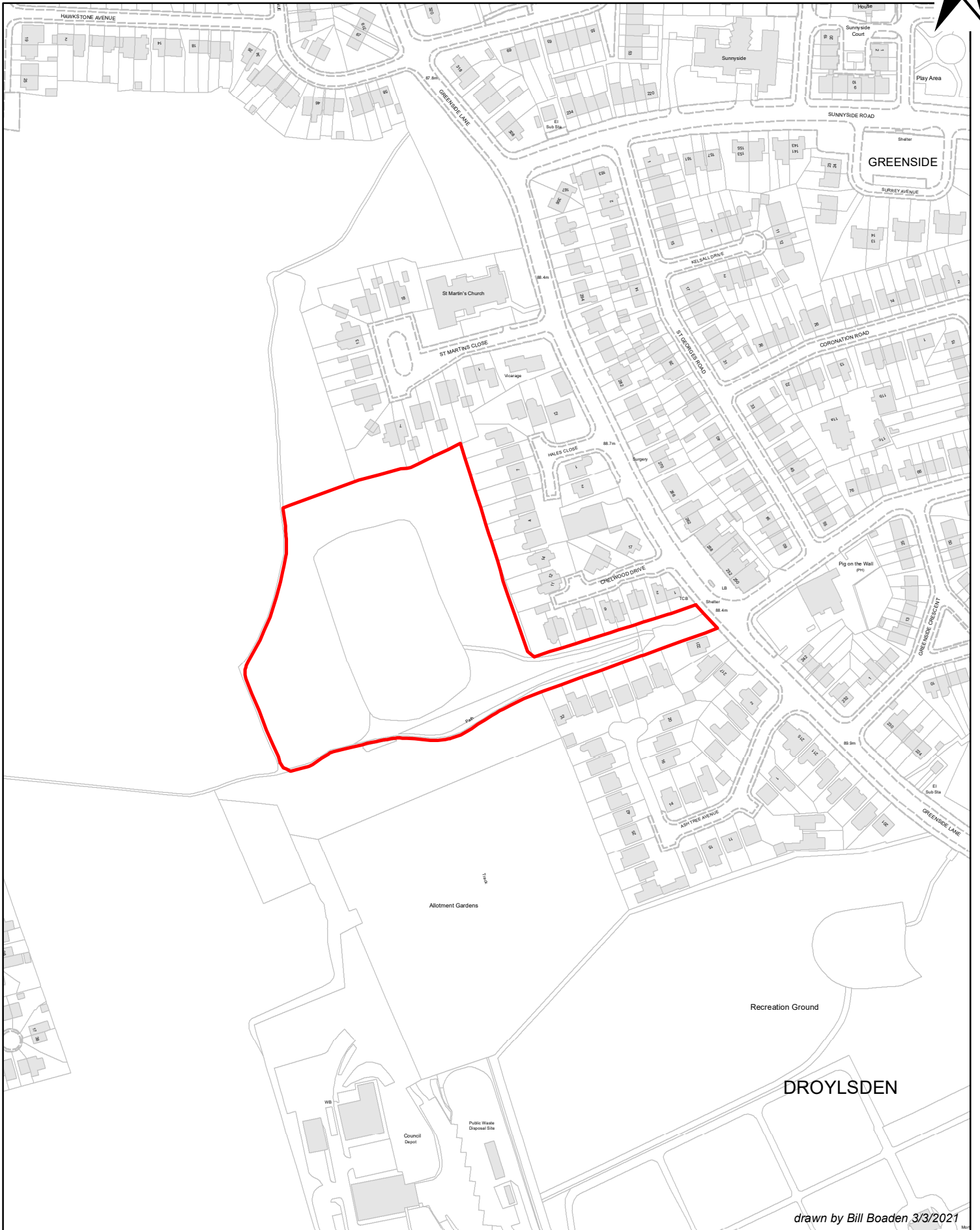
Estates & Asset Management Unit
c/o Dukinfield Town Hall
King Street
Dukinfield
SK16 4LA

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Land west of Greenside Lane Droylsden

Area: 17694 sq metres

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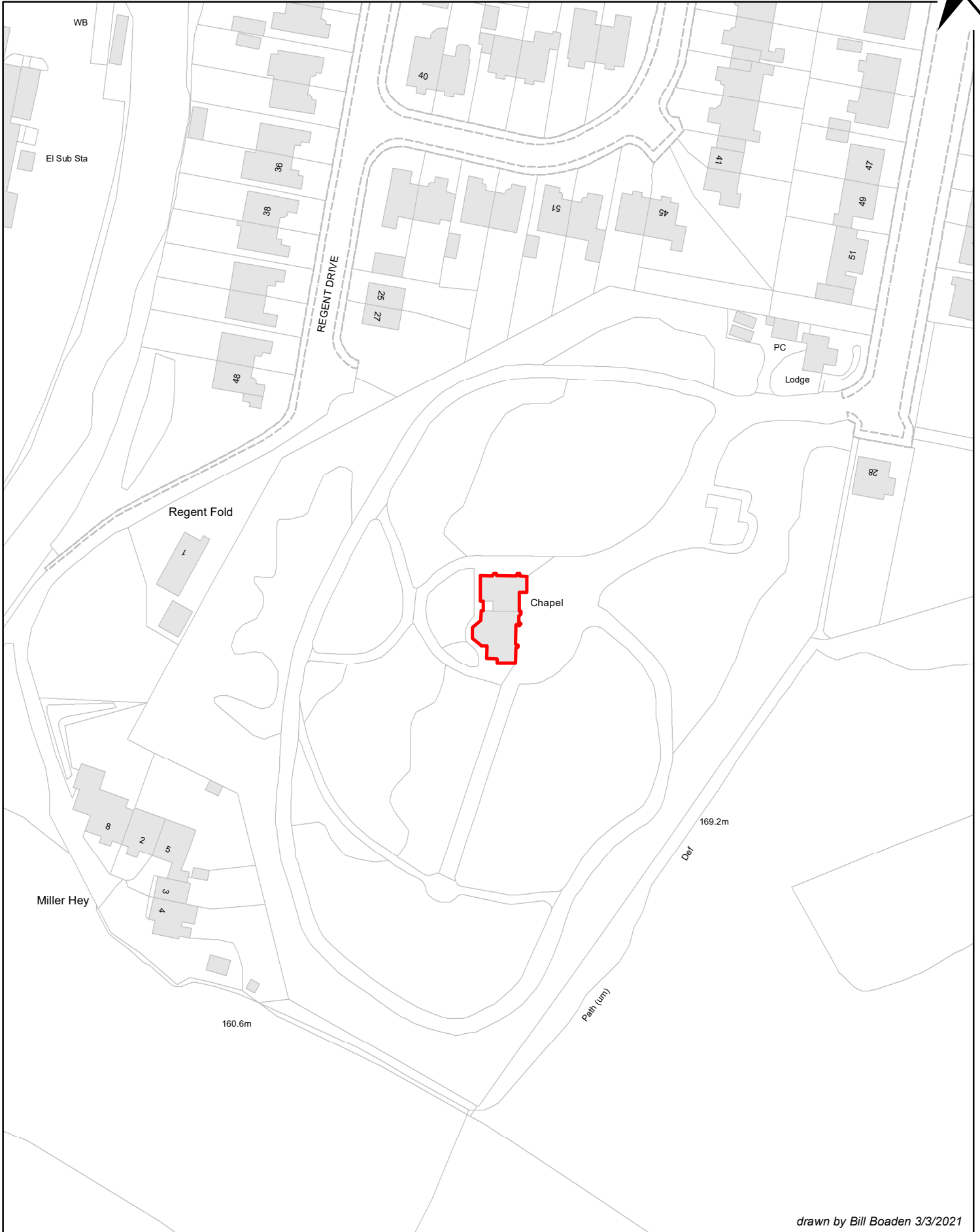
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Estates
PO Box 317
Ashton-under-Lyne
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Cemetery Chapel Mossley

Area: 214 sq metres

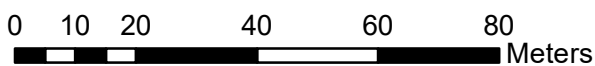


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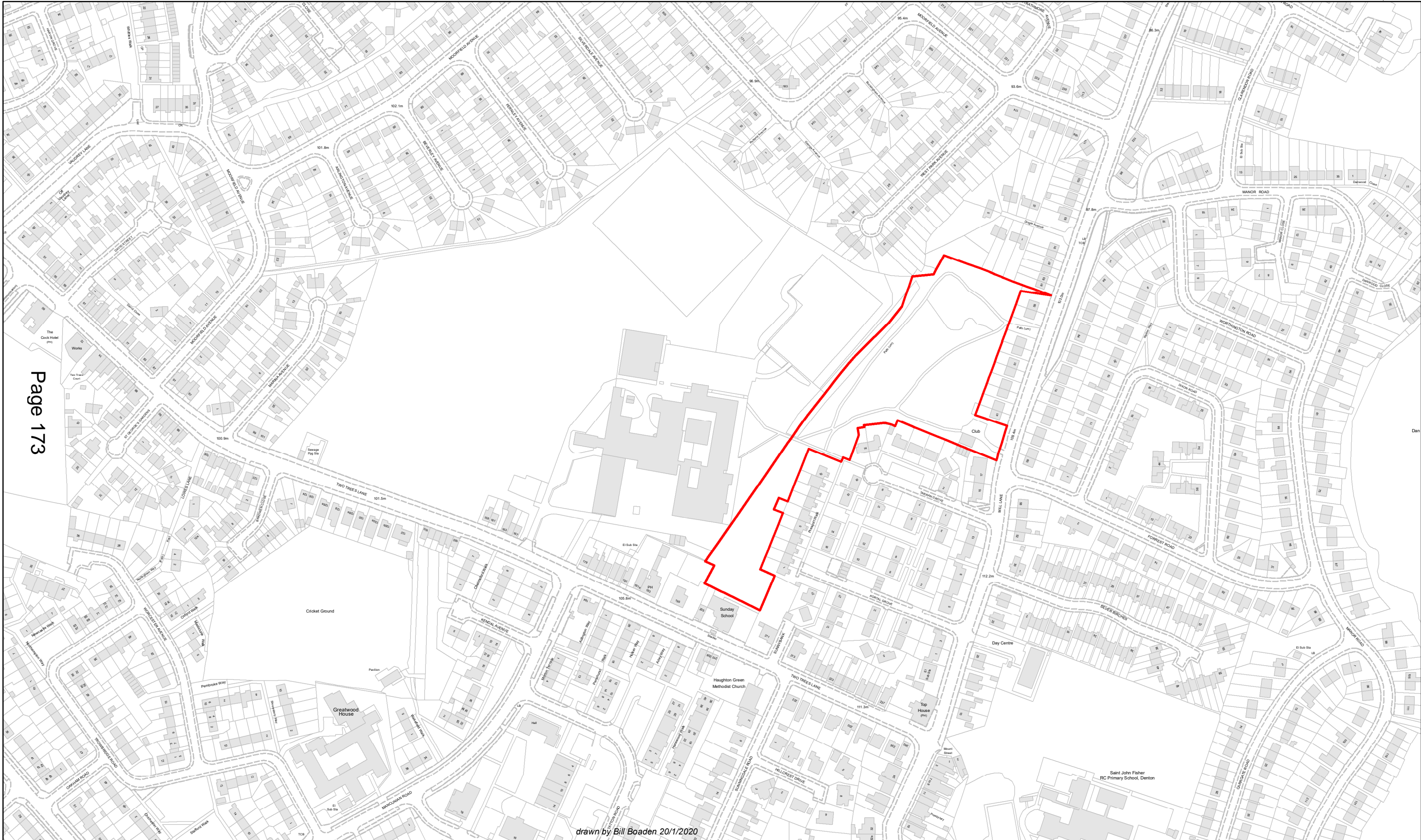
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Land off Mill Lane Denton



Area 16216 sq metres

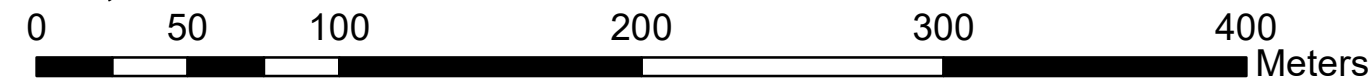


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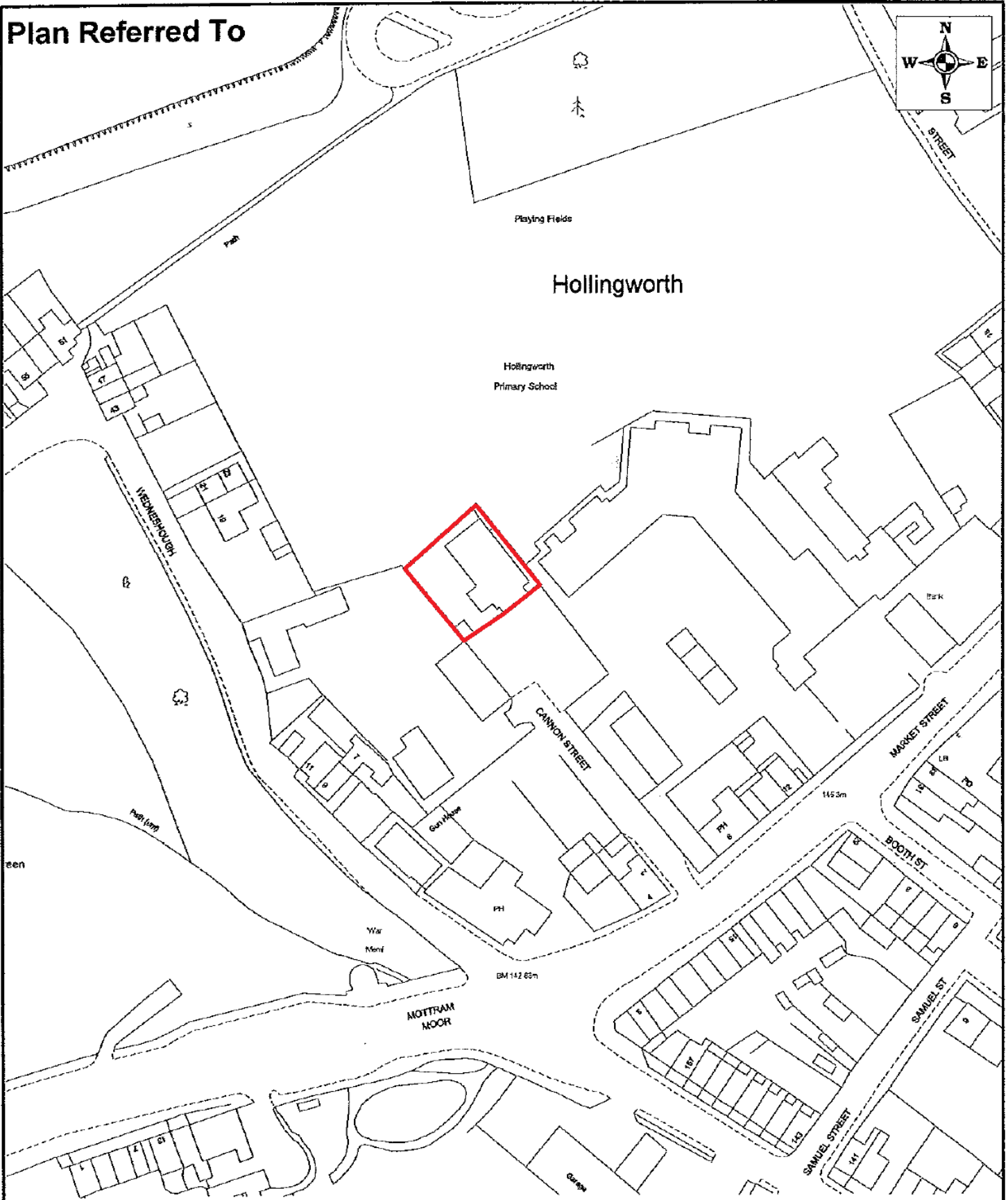
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Plan Referred To



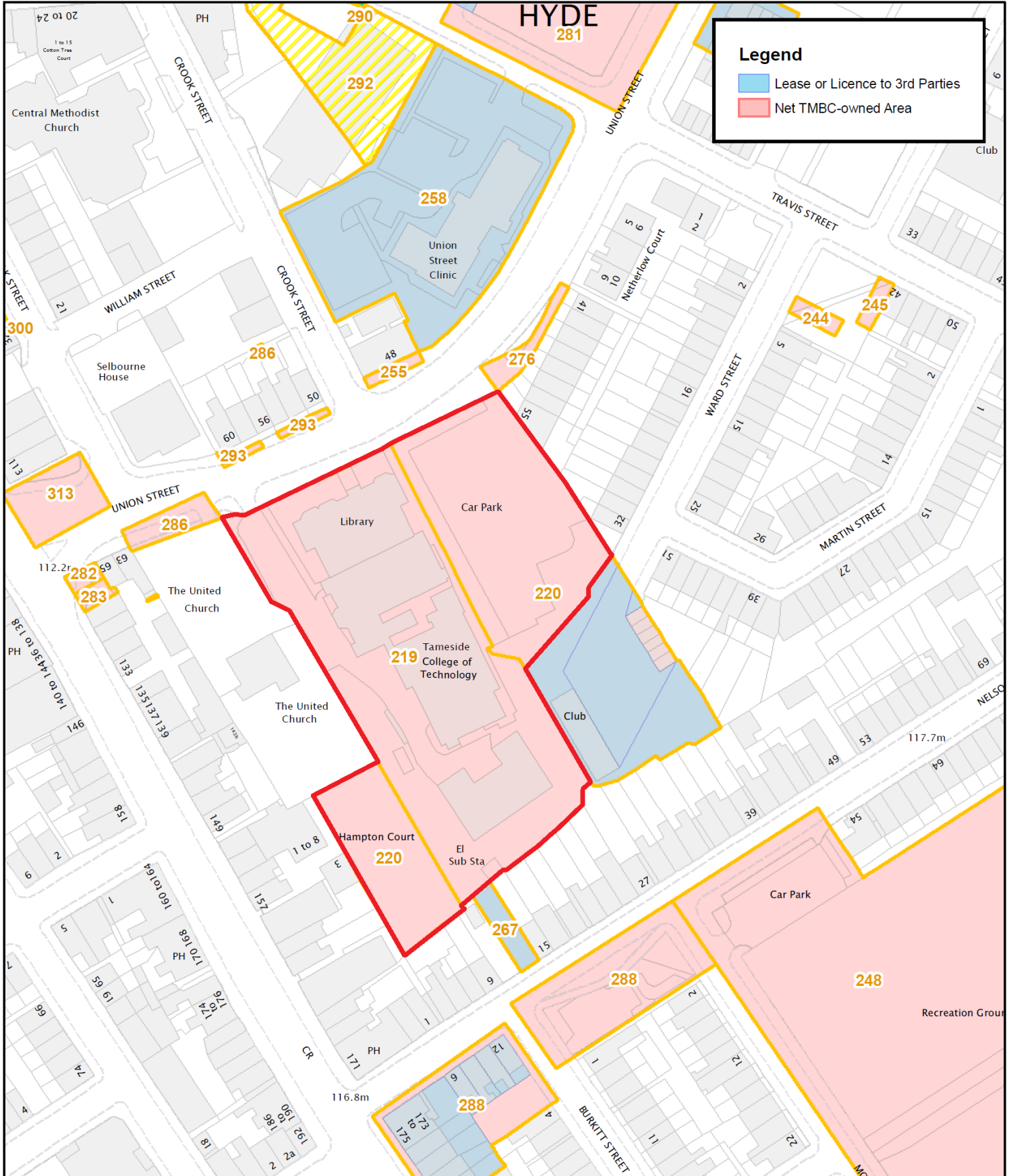
Date: 01 Mar 2000	Title:
Drawn By: SDCS	Hollingworth Community Centre
Plan Ref: .Rn	Cannon Street
Sheet No.: SK0096SW	Hollingworth
Scale: 1:1250	

Tameside
Metropolitan Borough

Department of Economic & Property Services
T.Gilbert, B.Sc.(Econ) Hons., M.A., D.M.S., M.R.T.P.I.
Director of Economic & Property Services
Council Offices
Wellington Road
Ashton-under-Lyne
Tameside OL6 6DL

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Library & Technical School site Union Street, Hyde



Legend

- Lease or Licence to 3rd Parties
- Net TMBC-owned Area

1:1,250

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
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Agenda Item 9

Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member	Cllr Gerald Cooney, Executive Member – Housing, Planning and Employment
Reporting Officer:	Jayne Traverse, Director of Growth Gregg Stott, Assistant Director, Investment Development and Housing Growth
Subject:	TAMESIDE HOUSING STRATEGY 2021-2026
Report Summary:	The report provides an overall summary of the key message and actions in the draft Housing Strategy and associated Strategic Priorities for Action that through an implementation plan will deliver on priority areas and provide outcomes as set out in the Council's Corporate Plan.
Recommendations:	That Executive Cabinet be recommended to: <ul style="list-style-type: none">(i) Approve and adopt the draft Tameside Housing Strategy 2021-26 as attached at appendix 1 of this report(ii) Approved and adopt the 2020 updated Housing Needs Assessment and the Specialist Housing needs Assessment appended to the draft Tameside Housing Strategy(iii) Subject to the approval and adoption of the draft Tameside Housing Strategy, approve development of a detailed Implementation Plan, which will be subject to a separate report.
Corporate Plan:	The ambitions for a new corporately integrated Housing Strategy are reflected in the Corporate Plan by aspiring to build successful lives, strong and resilient new communities, invest in a local and vibrant economy and promote healthy lives across the borough place.
Policy Implications:	<p>The Tameside Housing Strategy will support the delivery of aims and objectives set out in the Corporate Plan, the Greater Manchester Housing Strategy 2019-24, the emerging joint development plan Greater Manchester Spatial Framework ,formally known as GMSF now referred to as 'Places for Everyone' and the Council's Unitary Development Plan.</p> <p>Once the strategy is approved, policy implication arising out of the actions developed in the implementation plan will be the identified and be the subject of a separate report as required at that time.</p> <p>The Equality Impact Assessment (EIA) Form is attached at appendix 4.</p>
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>The report sets out details of the proposed Tameside Housing Strategy and related strategic priorities for action.</p> <p>Section 5.1 of the report provides details of the expected numbers of new homes to be developed within the borough to 2037 that is consistent with the GM Places For Everyone Strategy. It is essential that these increased volumes of new properties are aligned with the</p>

expected growth in the Council Tax base within the Council's medium term planning assumptions. Clearly, the increase in new homes within the borough supports the increase of the Council's revenue resource base. However, this needs to be reviewed in line with any related increases in demands on Council Services and any additional cost implications. Where feasible the increase in new home volumes should be accelerated to support the significant financial gap that the Council needs to remediate over the medium term (£23m in 2022/23).

Section 5.5 of the report provides details the creation of a Tameside Housing Investment Fund to provide small loans and 'gap funding' with the aim of unlocking specific sites in order to make them viable so that the Council is better placed to achieve the right mix of homes in the right places. The proposal includes the use of commuted sums, capital receipts, new homes bonus and prudential borrowing.

Members should note that there is currently no budget provision included within the Council's medium term financial plans for this Investment Fund. Any such proposals will need to be subject to robust business cases and financial due diligence that will require validation and rigorous scrutiny to ensure affordability, identify appropriate funding sources together with the identification of all related risks to the Council.

Section 5.5 also references exploring the potential of the Council becoming a Registered Provider to enable it to manage stock and Social Housing Grant liabilities from Registered Providers as well as applying for funding to develop stock. Again any such proposals must be subject to robust due diligence to ensure all related financial implications and risks are clearly understood in advance.

Section 5.7 refers to the establishment of a new collaborative partnership with Registered Providers, building new and longer term relationships by working with Registered Providers who are able to make commitments to the Council about future management, investment and resources over longer time periods to support our most vulnerable service users. This proposal is the subject of a separate report to Members on this agenda that includes the related financial implications with particular reference to the cross cutting accommodation sufficiency savings initiative.

Section 8.7 refers to a review of the Housing Options service provided through the Housing Advice Team. The report references the creation of better links with providers of accommodation such as private landlords and Registered Providers so that more tenancies can be brokered for households. It is expected that the Registered Provider Partnership will provide the opportunity to review the Allocations and Nominations process to enable the Council access to increased nomination rights and an increased supply of homes to allocate. Members should note that this review is the subject of a separate report that will be presented via the Operations and Neighbourhoods directorate during the Autumn of 2021. This review is expected to deliver savings of £0.050m in 2021/22 that increases to £0.100m in 2022/23 as the service is currently commissioned via a registered provider in the borough.

The strategy aims to lead to a number of improvements associated with the housing requirements within the borough. However, as stated in these financial comments, a number of these proposals

need to be subject to separate robust due diligence to ensure the affordability and associated risks to the Council are clearly understood in advance by Members.

**Legal Implications
(Authorised by the Borough
Solicitor)**

The strategy needs to be considered in the context of The National Housing Strategy for England, Laying the Foundations: A Housing Strategy for England was published in 2011. This strategy sets out central governments emphasis on '*the primacy of home ownership; social housing as welfare; and an increasing role for the private rented sector*'.

The Localism Act 2011 provides more scope for councils in terms of how they approach housing needs at a local level and to explore innovative solutions. The council as it develops this strategy will also have to consider other relevant legislation including planning, the Care Act and the equality Act.

A significant amount of work will be required in transitioning these aspirations into actions. This work will require the support of both legal and finance colleagues especially in relation to exploring options such as housing investment funds, equity loan schemes and becoming a housing provider again as referenced in the financial implications.

Risk Management:

The key risk is not having an approved Housing Strategy. This creates circumstance where the lack of strategic direction and shared vision results in the absence of the managed delivery of improved and accelerated housing development, inclusive economic growth and continuous improvement in neighbourhoods, where residents and communities do not have opportunities to influence and shape the future of housing provision and neighbourhood services in the Borough.

Background Information:

- Appendix 1 Draft Tameside Housing Strategy 2021-26**
- Appendix 2 Housing Needs Assessment 2020 (HNA)**
- Appendix 3 Specialist Housing Needs Assessment (SHNA)**
- Appendix 4 Equality Impact Assessment (EIA) Form**

The background papers relating to this report can be inspected by contacting, Patrick Nolan, Head of Housing:



Telephone: 07808 212152



e-mail: patrick.nolan@tameside.gov.uk

1. INTRODUCTION

- 1.1 In January 2020, Board supported a proposal to develop a Housing Strategy and associated Housing Delivery Implementation Plan in Tameside that would focus on the aspirations in the Corporate Plan of making Tameside one of the best places in the North to grow up, get on and grow old. Good housing influences people's quality of life, their life expectancy and the economic and social opportunities available to them. Housing contributes to the local economy by making localities and neighbourhoods attractive to businesses as well as residents. Access to a range of homes, supports labour markets by improving mobility and access to employment.
- 1.2 The Housing Strategy sets out the ambitions and aspirations of the borough to deliver good quality affordable housing that supports and impacts positively on people's quality of life. Central to this is the recognition that access to good quality and affordable housing is critical to the many of the broader issues that Tameside needs to address, including health, carbon reduction, tackling homelessness, providing skills and training to local people and growing our economy and Public Service Reform.
- 1.3 The Housing Strategy also sets out the Council's role as a local housing authority with statutory responsibilities including a duty to evaluate local housing requirements regularly and to set out policies and programmes to address local housing needs. These form the foundation of a broader strategic housing role including the decisions and activities involved in meeting the housing needs of existing residents across all tenures, and the future needs of the local economy.
- 1.4 The Inclusive Growth Strategy commits to ensuring that value created is retained within local communities as areas of Tameside are developed and transformed. The new Housing Strategy will contribute to inclusive growth by taking a wider view on what social value means, so that housing delivery becomes integral to the Council's overall objectives by:
- Demonstrating the overall value of the Council's work
 - Judging the value of different housing led interventions
 - Sustaining long-term investment in communities
 - Encouraging community participation and
 - Complying with regulatory requirements.
- 1.5 The New Housing Strategy is underpinned by work undertaken to update the Housing Needs Assessment 2020 (HNA) [Appendix 2] and a Specialist Housing Needs Assessment (SHNA) [Appendix 3] in addition to the updated strategic agenda set by the Greater Manchester Combined Authority and Greater Manchester Housing Strategy. The new Housing Strategy builds on the comprehensive evidence base and will continue to invest in developing, mapping, improving and extending our evidence to show what is working and changes that may need to be made. This evidence has been complemented by knowledge and practical experiences of elected members, officers, partners, investors and developers voluntary and community groups.
- 1.6 An Equality Impact Assessment was carried out during summer 2021, and took into account service level data, open data and consultation feedback which specifically addressed unintended consequences which may affect any cohort of people. Whilst there were a number of positive impacts identified, these are as result of intended outcomes from the strategy and no mitigation was considered necessary, however the assessment will be reviewed in a year's time.

2. THE STRATEGIC CONTEXT AND LANDSCAPE FOR THE STRATEGY

- 2.1 The Housing Needs Assessment was commissioned in 2017 to provide a robust evidence base required to support the emerging Local Plan, 'Places for Everyone' and Housing

Strategy. The study was commissioned and carried out independently by Arc4¹ and follows published MHCLG guidance. The research was a mixed method study which included household surveys, stakeholder consultations, interviews and secondary data including the 2011 census, house prices data, private rental data and Homes England household projections. As part of the Housing Strategy development, this evidence base has been refreshed and updated in a 2020 report which can be found appended to the housing Strategy. This updated report will help the Council 'plan for a mix of housing based on current and future demographic and market trends and plan for the needs of a range different groups and communities from across the borough.

- 2.2 Once adopted both the Places for Everyone and the Local Plan will support the spatial delivery of the housing offer and the full range of the Council's strategic priorities including health and education.
- 2.3 The Housing Needs Assessment supports the application of current planning policy and Council planning decisions through the application primarily of Unitary Development Plan Policy H4 concerning the type, size and affordability of dwellings. The development of a Housing Strategy followed by a detailed Housing Delivery Plan will help to define the future vision, objectives and priorities for the Borough which will be taken forward and reflected within the Local Plan as this is developed.
- 2.4 The strategic priorities for action set out in section 8 of the Strategy describes the key actions, the desired outcome the action is attended to achieve, how the action meet the priorities in the Corporate plan, and from this The Housing Delivery Implementation Plan will be put in place. This Plan in particular will help in the more detailed application of Local Plan policy regarding the appropriateness of the mix of houses proposed within schemes and also develop a more nuanced approach to securing the delivery of affordable housing provision, which is currently applied on a flat basis of a 15% requirement across the borough. This is expected to provide the relevant intelligence to aid Development Management officers in making robust and defensible planning decisions and ensure that future development contributes toward providing better balance across the housing market.

The Greater Manchester Strategic Housing Market Assessment 2019

- 2.5 The Strategic Housing Market Assessment (SHMA) was produced for the Greater Manchester Combined Authority (GMCA). As with the Tameside HNA, the purpose of the SHMA is to develop a robust understanding of housing market dynamics and to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population over the next twenty years.
- 2.6 The SHMA document has been published alongside the second draft of the Greater Manchester Spatial Framework (Places for Everyone). The 'Places for Everyone' will provide a spatial and physical interpretation of the Greater Manchester Strategy that will support the aim of Greater Manchester to be one of the best places in the world by providing the right land needed in the right places to deliver the jobs and homes required to match Greater Manchester's ambitions. The majority of new residential sites identified in the SHELLA are brownfield and these make up 63.74% of the total. The priority is to identify and develop on brownfield sites.

Greater Manchester Housing Strategy – Doing Housing Differently 2019-2025

- 2.7 Following 18 months of innovative co-production including public, private and 3rd sector organisations, the Greater Manchester Housing Strategy, "Doing Housing Differently" was adopted by the GM authorities in June 2019.² It identifies the following headline priorities that will support the delivery of safe, decent and affordable housing that will meet the needs

¹ <http://www.arc4.co.uk/>

² GMCA (June 2019), *Greater Manchester Housing Strategy 2019-2024*
https://www.greatermanchester-ca.gov.uk/media/2165/16a_gm_housing_strategy_final.pdf

and aspirations of current and future citizens. The Implementation Plan sets out the detail of the actions emerging that will drive the delivery of the changes the Strategy seeks to promote.

Priority 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:

Priority B: Delivering the new homes we need

- New models of delivery:
- Investing in truly affordable housing: Increase choices in the housing market for GM households

Tameside Engagement

- 2.8 In September 2018, Tameside Council hosted a Greater Manchester 'listening event' at Dukinfield Town Hall, to support the consultation phase of the GM Housing strategy development. Over 50 representatives including developers, housing associations, landlords, tenants, community groups and public officials engaged in the local housing sector attended.
- 2.9 Alongside the evidence from the HNA and SHNA, the listening event provided the opportunity for partners, stakeholders, residents, public, private and voluntary sector partners to contribute and consider not only the GM housing priorities but the priorities from a local, Tameside perspective.
- 2.10 The engagement continued beyond the listening event which created a platform to consider themes and priorities as set out in the formal Board report in January 2020. This set the direction of travel for the Tameside Housing Strategy and provided the outline for further consultation and engagement.
- 2.11 Arc4 were appointed as Consultants to assist with the strategy development. As Consultants who had supported GMCA with the GM Housing Strategy 2019-2024 this provided continuity from the Tameside listening event and all the added value that could be gained from development of the GM Housing Strategy.
- 2.12 Throughout the process extensive conversations, debate, and input from local authority elected members and officers, Registered Providers, builders, landlords, developers took place. Presentations were undertaken to set out the themes and priorities in the proposed Strategy and groups included, the Place and External Relations Scrutiny Panel, the Public Sector Reform group working with NESTA, Boards of Registered Providers and organisations from developers, builders and investors through to individual presentations for interested parties.
- 2.13 An impact of the pandemic meant the development of the formal strategy continued at a slower pace than originally planned, however discussions and presentations did continue to take place with interested parties and partners. In July 2021 the draft Housing Strategy was launched for further engagement through the Partnership Engagement Network (PEN) with an online presentation set for 22 July 2021.
- 2.14 The strategy document has been informed by the contributions from many individuals and organisations who have given time, energy and ideas and further consideration will be had from the PEN engagement. The detail of draft Housing Strategy is set out below:

3. STRATEGIC PRIORITIES FOR ACTION

3.1 The new Housing Strategy sets the framework by which the Council will develop and improve its housing offer and how it will improve quality and support local households. This strategy developed using a strong evidence base, including primary data, public open data, locally sourced evidence both anecdotal and empirical from internal and external partners and wide range of stakeholders. The main body of the strategy deals with the analysis of issues and setting of objectives in five themes:

- Chapter 3 Accelerating the pace that we deliver new homes
- Chapter 4 Delivering the Right type, Right place, Right quality
- Chapter 5 Specialist accommodation and people centred solutions
- Chapter 6 Healthy people, Healthy lives
- Chapter 7 Partnerships that deliver more for Tameside

3.2 The actions which have been generated as part of the strategy formulation are set out and sit under 6 strategic priorities. The strategic priorities are listed below, and the numbering is not an indication of relative importance:

Priority 1: Delivering sustainable housing growth to support economic development and the increasing population

Priority 2: Maximising the delivery of a wide range of affordable housing to meet the needs of all households

Priority 3: Meeting the housing and related support needs of an ageing population.

Priority 4: Ensuring the specialist and supported housing offer meets current and future needs

Priority 5: Improving the quality standards and management of the private rented sector

Priority 6: The prevention of homelessness and rough sleeping

4. THE STRUCTURE AND KEY MESSAGES WITHIN THE HOUSING STRATEGY

4.1 The principal aim of the new Housing Strategy is to improve and accelerate the pace of housing delivery and improve the quality and choice of the local housing offer. It sets out a robust framework and approach for improving the number of new homes that will be delivered over the lifetime of the Housing Strategy. Delivering affordable, good quality housing in safe, clean, and quality neighbourhoods is the bedrock of this strategy but a platform on which to support and improve people's immediate and long-term health prospects.

4.2 In improving choice, the Strategy is clear that this includes both homes to buy and rent and sets out plans to improve the quality of the existing private rented sector, recognising the important role that it plays in meeting people's housing needs, but it also looks to introduce a new higher quality rented offer.

4.3 Choice also means recognising that not everyone has a home in the borough or does not have a secure home and where better advice and support is required as well as more opportunities to find permanent homes for people.

4.4 The Strategy introduces a Person-centred solution approach to providing homes and support for households that require specialist accommodation to ensure that they deliver better outcomes for local people and are delivered in more cost-effective ways.

4.5 As this strategy was prepared the Council was in the very depths of the Covid-19 pandemic. The Covid-19 emergency has demonstrated both the fragility of how the world's economy is organised, but also the immense power of communities working together. As the impact worsened, it was those in most acute housing need that were among the most vulnerable to infection. The long-term impact of the pandemic is yet to be realised and we know it will have

a legacy on the way we work, how we provide services and which services are considered essential and this is reflected in the Housing Strategy and will be a key element when putting in place the Housing Delivery Implementation Plan.

- 4.6 The Housing Strategy sets out our vision for the next 10-20 years in Tameside and the approach to meet the targets and objectives set out in the Greater Manchester Housing Strategy³ and the Greater Manchester Spatial Framework⁴. The more detailed Housing Delivery Implementation Plan will prioritise interventions over the next 5 years, setting out a range of actions and plans for the Council which will be explored, investigated and be subject to appropriate governance prior to implementation. The 5 issues and themes used to set the objectives and actions are set out further below.

5. ACCELERATING THE PACE THAT WE DELIVER NEW HOMES

- 5.1 This section of the Housing Strategy sets out the number of new homes required across Tameside between 2018-2037. The target of 466 per year (split between 2018-2023: 370 per year followed by 2024-2037, 500 per year) is consistent with the Places for Everyone and is required to accommodate a projected growth in the number of households of around 14,854 projected from 2020-2037.⁵
- 5.2 It confirms the commitment for the Council to prepare a new Local Plan, which in addition to the Places for Everyone and other Greater Manchester planning documents⁶, will form the land use planning documents for the borough.
- 5.3 The Strategy sets out a framework for where new homes will be built focusing on a brownfield approach and retaining a 'town centre first' approach, to strengthen the sub regional status of Ashton-under-Lyne and establish a sustainable future for the borough's 'other' towns. Currently there are over 800 new homes being developed across six major brownfield sites and the Council has secured with partners £7.734m Brownfield Homes Funding from GMCA to support 610 new homes to start on site from 31 March 2021. This is an endorsement of the Council commitment of Brownfield first approach. In addition it clearly identifies the opportunity that the two strategic sites in the Green Belt at Godley Green and Land South of Hyde, offer through Places for Everyone. This includes the potential to deliver transformational change of communities in the locality, helping to satisfy the needs of current and future households across the spectrum of housing types and tenures, from affordable to executive homes as well as providing the step change required that will contribute to the re-balancing of the Tameside housing market.
- 5.4 This section reflects some of the challenges in the borough of delivering new housing. This includes opportunities
- to create a pipeline of publicly owned brownfield sites to maximise sustained housing growth,
 - creating investment strategies to maximise opportunities as town centre retail uses change
 - to re-vision the use of land and assets to create new housing opportunities as well as packaging publicly owned land so that more profitable sites are developed in parallel with more challenging sites to balance risk and profit and potentially enhance economies of scale.
- 5.5 The Council cannot simply rely on house builders and Registered Providers to build more homes and meet local demands and need in Tameside. The strategy identifies that the

³ <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-housing-strategy/>

⁴ <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/>

⁵ 2018-based ONS population projections

⁶ Greater Manchester Minerals Plan and Greater Manchester Waste Plan.

Council working with Partners can facilitate the need to consider new housing models and new ways of working and reflect on its own future role in housing delivery being clear about that role and why and what form of intervention is required. The Council recognises that Covid-19 will impact on the speed of new delivery and it is likely that sites may be slow to come back unless stimulated. The Housing Strategy establishes some very specific opportunities/commitments to accelerating housing growth and introduces its plans to test a range of new tools that will achieve that objective. As well as promoting opportunities available through national programmes and as a partner of Greater Manchester Combined Authority, the Council through the Housing Strategy commits to investigate:

- being a proactive investor in our housing markets, using our land assets to stimulate growth in residential completions, partnering with developers and Registered Providers to share risk and reward on publicly owned land.
- developing a land release mechanism to ensure Value for Money is achieved in the disposal of Council owned land through recycled and deferred land receipts, equity stakes and disposal at 'less than best consideration' to bring forward the delivery of affordable housing and housing that meets the needs of the borough.
- creating a Tameside Housing Investment Fund to enable the Council to provide small loans and 'gap funding' to unlock specific sites in order to make them viable so that we are better placed to achieve the right mix of homes in the right places. We anticipate this will include commuted sums, capital receipts, new homes bonus and prudential borrowing and any investment made by the Council will be recycled in the future. This fund would be complementary to the GM Housing Fund and could be used to support:
 - delivery of homes that will be affordable to residents on or below average incomes in Tameside.
 - development of a range of products that will provide Tameside's residents an affordable option to buy or rent a home.
 - freeing up existing social rented homes, including working with Registered Providers to ensure that social rented homes lost through voluntary sales to the private sector are re-provided for in the Borough
 - delivery of specialist or supported homes
- facilitating the offer of loans to smaller developers where development finance is a barrier to site delivery.
- creating a reconciliation tool for agreeing s106 contributions that focuses on bringing delivery forward and managing contributions on the longer-term performance of new development to maximise affordable housing delivery.
- maximising the flexible use of commuted sum which could support bringing empty homes back into use, marketing equity shares and supporting the development of specialist accommodation.
- exploring the potential to develop a policy complaint process through our planning system where schemes that meet local need as set out in our evidence base can achieve approved planning status through a streamlined mechanism.
- exploring the potential of the Council becoming a Registered Provider to enable it to manage stock and Social Housing Grant liabilities from Registered Providers as well as applying for funding to develop stock.

5.6 Recognising that Registered Providers and developers play a significant role in new delivery, the Council sets out its plans to work more closely with both.

5.7 The Council will establish a new collaborative partnership with Registered Providers, building new and longer term relationships by working with Registered Providers who are able to make commitments to the Council about future management, investment and resources over longer time periods. We want quality, not necessarily quantity, and Registered Providers will be encouraged to work to their strengths both in terms of expertise and geographical impact.

5.8 The Council can support developers by creating a developer Hub, to help guide organisations through the development process including information on our evidence base of need, planning policies, delivery mechanisms, funding, land opportunities and key contacts at the

Council. We will be establishing a framework to work more closely with developers so that we can better understand the barriers they are facing, the scale of their appetite and ability to invest in Tameside and their preferred locations.

Outcomes for the Council

- 5.9 The desired outcomes for the Council will be
- Making sure there is sufficient land available for housing backed by an effective Local Plan, including infrastructure requirements
 - Maximising the use of publicly owned brownfield land for housing
 - Work with developers and Registered Providers to build a healthy supply of new homes to meet our housing needs including higher value private rented homes
 - Establish a pipeline of publicly owned brownfield sites to support sustained housing growth that meets local need
 - Improving physical and social infrastructure to support economic growth
 - The development of a range of tools to support increased delivery
 - Creating a higher value housing offer through Strategic Priorities such as Godley Green Garden Village

6. DELIVERING THE RIGHT TYPE, RIGHT PLACE, RIGHT QUALITY

6.1 Whilst numbers are important, so too is delivering the right type of home, in the right place and the Housing Strategy establishes the priorities for achieving this.

6.2 One of the key priorities for the strategy is to deliver a better mix of homes in each of our townships, ensuring a sustainable future for the borough's towns. Re-purposing town centres takes on a more prominent role given the impact of Covid-19 and its potential legacy. The Council will be the lead master planners of our town centres, creating partnerships and positive environments for investment. Over the lifetime of this strategy the Council will establish clear priorities for new development in our townships. This will focus on addressing the shortfalls identified through our evidence base in terms of size and type of housing and translate into planning guidance proactively encouraging the rebalance of markets. The strategy commits to delivering strong place management of neighbourhoods in Tameside and this will be achieved through the Registered Provider Collaborative Partnership, identifying lead organisations for specific locations.

Our new housing offer

6.3 The current housing offer in Tameside is focused around 2 and 3-bed properties with very few smaller and larger properties. Our evidence base was revised in 2020 and confirms the different sized and types of homes that are required in our neighbourhoods and we will be tailoring our housing offer in local areas through our planning negotiations using our detailed evidence base and promoting balanced communities.

Delivering more affordable housing

6.4 Our evidence base confirms that a household on a lower quartile income needs to spend 39.8% of their income to rent a lower quartile property where the rent is £498pcm and requires 6.7 times their current income to purchase a lower quartile property⁷.

6.5 The Housing Strategy commits to building more affordable homes and confirms that 15% of new homes should be affordable. Where viability supports delivery, we will seek social rent to underpin affordability and we will maximise the opportunity to attract funding to build more affordable housing for rent and sale in Tameside.

6.6 The Strategy introduces a new approach to where affordable housing will be delivered recognising that here is an imbalance in many markets. In some areas we need more

⁷ Arc4 evidence base 2020

affordable housing (for both rent and ownership offer); in other areas what is lacking is a higher value offer.

- 6.7 The Council will continue to work with Registered Provider partners to facilitate and enable new affordable homes through various funders; Homes England Programmes, Greater Manchester Combined Authority, Historic England and Health and Social Care, through continuous market engagement and s106 agreements and it will also seek to develop new planning policies that:
- maximises the delivery of affordable housing provision on each site.
 - takes a flexible approach to delivery arrangements that are based on both viability and current provision.
 - extends the potential products that can be negotiated on site to meet the s106 affordable housing obligations (introducing both rent and sale options)
 - Introduces a reconciliation tool that can be applied through the delivery of the scheme ensuring that s106 contributions are reviewed at planning and completion of schemes.
- 6.8 As well as focusing on delivering new affordable housing, a policy approach to buying back properties that have been sold through the Right to Buy to grow our affordable housing portfolio could be implemented with Registered Providers.

Homes for households that want to rent

- 6.9 The household survey (2017) confirmed that the private rented sector accommodates around 14.2% of households across Tameside. Most private rented properties are houses, primarily in lower value terraced stock. Properties tend to be smaller with a limited offer for families. We want to improve the offer that is available in Tameside. Letting agents advise that the Private Rented Sector (PRS) market is growing, the number of homes available to rent has increased and this is a high demand market.
- 6.10 The Housing Strategy commits to encouraging the delivery of Build to Rent creating housing and new tenure choices in Tameside. Build to Rent has many advantages that create a more diverse property market from what is currently on offer by introducing different property types and tenures to support a range of incomes.
- 6.11 We will proactively work with the PRS, developing the evidence for potential demand and viability. We will be working with developers, investors and Registered Providers to consider opportunities for investment and delivery.

Opportunities for households that want to buy

- 6.12 The Housing Strategy will support more people to buy including First Time Buyers, key workers, growing households, and tenants currently living in social housing. Through the lifetime of this strategy we will learn more about the scale of the barriers facing 'would be homeowners' and create new opportunities to support these households by developing a unique set of housing products that provide opportunity and choice in the housing market. Our Housing Strategy introduces our plan to develop the Tameside Housing Investment Fund and this could be one of the potential uses of that fund.

Housing to support Cultural differences

- 6.13 We celebrate the diverse cultures in Tameside. The 2017 Household Survey indicates that 91.5% of Household Reference, People describe themselves as 'White British' and 8.5% describe themselves as having other ethnicities. 3.4% of households are Asian/Asian British, 0.8% are Black/African/Caribbean/Black British, 0.4% have a mixed ethnicity and 0.4% are other ethnicities. We know that BAME households tend to be overrepresented in private rented and affordable accommodation than across all households that incomes tend to be lower and there are higher levels of housing need across these households and we will be looking with partners to develop specific housing options and pathways to support BAME households.

Custom build, self-build, co-living

- 6.14 We will support community led housing and will actively identify plots of land in response to residents demands for this type of housing and promote it to those registered with the Council.
- 6.15 There is an interest in these forms of delivery model for housing and the Council will support this demand seeking to explore opportunities including developments at Godley Green and other locations including Town Centres, working with Registered Providers and developers to financially support alternative delivery models such as custom build, co-operative living and Community Land Trusts.

Embracing Innovation in Design and Construction

- 6.16 Our commitment to high quality standards of design are set out in the Council's Residential Design Supplementary Planning Document (SPD) provides specific planning guidance on the design of high quality, sustainable homes. The Housing Strategy sets out an ambition to explore new approaches to housebuilding to deliver homes that are higher quality or delivered with greater speed and precision. Modular homes – using modern factory assembly line techniques to build well designed, eco-friendly, high quality homes available at a reasonable price, more quickly.

Our Zero Carbon commitments

- 6.17 In February 2020 Tameside Council declared a Climate Emergency, committing the Council to make our operations net-zero carbon in line with the Greater Manchester commitment to do so by 2038.
- 6.18 Decarbonising and improving the energy efficiency of our housing stock is going to be one of the biggest challenges that we face in achieving net zero. The Council's short-term priority is to work through GMCA to assist with the private stock condition survey that they intend to undertake which has a focus on energy efficiency and carbon status. This will provide the baseline information and position of the current status for existing private housing stock. This will inform a longer-term approach that needs to be developed in partnership with authorities across Greater Manchester. All new schemes being delivered directly by the Council, will be working towards Zero Carbon employing new and existing options to achieve this.

Outcomes for the Council

- 6.19 The outcomes for the Council will be:
- Continue to work with Registered Provider partners to facilitate and enable new affordable homes through various Homes England Programmes and Continuous Market Engagement
 - Working with developers, housing associations and our Planning Team to maximise the number of affordable homes delivered through Section 106 agreements
 - Using the GM Housing Investment Fund to deliver affordable housing, regeneration priorities and to fund access products to homeownership.
 - Ensuring new homes are designed and built to the highest design and sustainability standards
 - Embracing innovation in design and sustainability standards required for new housing developments
 - Encouraging developers to introduce alternate options into our housing market, such as co-living, custom and self-build.

7. SPECIALIST ACCOMMODATION AND PEOPLE CENTRED SOLUTIONS

- 7.1 As part of the refreshed evidence base, the Council has commissioned a Specialist Housing Needs Assessment (SHNA). The document appended to the Housing Strategy supports the Strategy and shows the scale of our challenge, we will continually review our evidence to

identify hidden needs of people living in accommodation that requires upgrading and replaced with fit for purpose accommodation for the long term.

7.2 Our evidence base confirms that:

- There are over 2,400 units of supported accommodation across 150 schemes in Tameside.
- Over the period 2014 to 2035, there is expected to be a 157% increase in the requirement for older persons' specialist provision. However, when the current (2014) supply of accommodation is compared with change in demand to 2035, data would suggest a need to increase the current level of provision for older people, particularly the provision of sheltered housing and Extra Care 24/7 support.
- By 2035 there will be a shortage of 1,711 units of sheltered housing in Tameside and 866 units of accommodation with support by 2035. The current social housing stock for older people may become unfit for purpose over the next two decades. Decommissioned provision will need to be replaced. The updated Housing Needs Assessment confirms that there is no supply in Tameside of enhanced sheltered housing but a demand for 584⁸
- Across Tameside, the 2017 Household Survey identified a total of 33,281 households (31.7%) which contained at least one person with an illness/disability. The most frequently mentioned illnesses/disabilities across the borough were physical / mobility impairment (experienced by at least one person in 9.0% of households), long standing illness or health condition (7.1%) and 'other' illness / disability (5.3%).
- 7.2% of households said they required care or support to enable them to stay in their current home.
- By 2031 there will be a need for an additional 83 units of specialist accommodation for people with learning disabilities.
- There is a need for an additional 281 units of supported accommodation with mental health need by 2031.
- By 2035 we need an extra 720 wheelchair friendly homes, including 187 fully wheelchair adapted properties.

7.3 The Housing Strategy sets out our approach to work with partners and adopt an 'invest to save' model so that in the longer-term, solutions deliver better value for money for the Council and we can help more people.

Older people

7.4 An Older Persons Housing Strategy will be developed that sets out our plans to design housing and improve places in which people are supported to maintain independence in mid and later life, economically, physically and to be socially active.

7.5 Our priorities are to:

- Deliver five extra care schemes across the borough, providing 400 new units of one and two bed accommodation; a planned £50m investment.
- Promote our current planning requirements on all schemes to support flexible housing in later life and create homes specifically designed to support older people to 'right size'.
- 40.2% of households are planning to downsize (i.e. move to a property with fewer bedrooms)⁹. Research the potential of equity loans to support older people living in lower value markets to 'right size' into a new home which may cost more.
- Through GM partnership working, introduce the services of a Home Improvement Agency (HIA) to maintain independent living for longer.
- Incorporate digital technology to improve services such as 'asking Alexa' and using cameras and motion-sensors to track activity live independent lives for longer to help older people.

⁸ Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically, there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

⁹ Household survey 2017

- Post covid, work with nursing home providers, so that priority for accommodation is based on local connection rather than financial return and where appropriate investigate direct delivery by the Council.
- Explore the potential of an elderly care facility at Godley Green which would take advantage of the co-location with the proposed retail and community facilities and the proximity to the railway station.
- Develop a range of accommodation and community extra care 'light' services across the range of needs in a locality where older people, who are ready to leave their own home but don't want to leave their community are able to live independently.
- Work with Greater Manchester Health and Social Care Partnership, Greater Manchester Ageing Hub and the Centre for Ageing Better to develop age-inclusive communities.
- Create innovative housing options such as Home sharing and co-living.
- Develop new housing in line with the principles of the Housing an Ageing Population Panel for Innovation (HAPPI).

Young people leaving care and looked after children

7.6 Access to suitable accommodation; intensive and safeguarding support to particularly vulnerable children and young people is a critical part of the new Housing Strategy.

7.7 Addressing the number of looked after children needing housing and support services is a priority for the Council. We want to co-produce transition support creating housing pathways for children long before they turn 18. We will:

- Create an Accommodation Options Group that works alongside looked after children from an earlier age, planning and commissioning accommodation. By referring earlier in the process, properties can be found for individuals or potentially delivered through the planning system, the private rented sector and through the ethical letting agency with appropriate tenancy support.
- Develop transitional accommodation where looked after children live independently but with onsite support as they learn the skills to manage their own tenancy to move into independent living.

7.8 By using the equity loan product, we will support those households that are able to provide foster care support but require a larger home to do this by bridging the gap between the value of their current home and a larger one, securing much needed home based care for young people.

People with physical disabilities, learning difficulties and mental health problems

7.9 As with older people, we are planning to build specific accommodation for people with mental health challenges. We will:

- Develop additional extra care accommodation for these client groups to increase independence.
- Develop accommodation pathways so that people have the ability to access the right level of support at the right time moving through physical accommodation as their needs change.
- Maximise the opportunity of community assets and support staff by locating extra care schemes within communities so that additional support can be accessed as people need it.
- Develop solutions that could include Council owned accommodation and ensure that local household's benefit, and individuals placed outside of the borough can return.
- Researching the potential to introduce and promote Home Ownership for people with Long Term Disabilities (HOLD).
- Maximise funding opportunities such as The Better Care Fund (BCF) which is a programme spanning both the NHS and local government which seeks to join-up health and care services.

People who need their homes adapting

- 7.10 There are currently nearly 100 households on the disabled housing register who need new accommodation in Tameside. Many of their homes cannot be adapted to meet their needs.
- 7.11 Working on an individual basis to support these families into new homes and we will develop a pre-nomination's agreement for affordable homes so that adaptations are built into new homes bespoke to individual household needs. We will also be promoting products that support households to find a more appropriate home so that people can continue being cared for at home and living as independently as they can.
- 7.12 We will continue to be innovative with our funding sources; developing specialist accommodation/support for people with specific needs and projects using capital/revenue flexibly from the Better Care Fund and access to Disabled Facilities Grant (DFG).
- 7.13 We will promote the approach to provide a Healthy Homes service across Greater Manchester that maximise independence for those who already have support needs, for example, interventions such as the provision community equipment services and adaptations.

People who are homeless and rough sleeping

- 7.14 Building on the success of reducing Rough Sleeping in the Borough through A Bed Every Night (ABEN) initiative and other work reducing homelessness, the Council will continue to strengthen the approaches taken over the lifetime of this strategy including developing new accommodation to provide temporary housing but with longer term options for those people who need additional support before moving on.
- 7.15 Through our Registered Providers, the Council will secure additional units creating a network of dispersed housing allowing for greater independence to provide permanent housing solutions for people and reducing our reliance on bed and breakfast accommodation.
- 7.16 A significant role and opportunity exists to work with the Ethical Letting Agency 'Let Us' to secure more units through the Private Rented Sector, particularly to provide accommodation to homeless and other households.

Outcomes for the Council

- 7.17 The outcomes for the Council will be
- Meeting our short, medium and long-term supported housing targets for older people over the next decade
 - Partnerships with Greater Manchester Health and Social Care Partnership, Greater Manchester Ageing Hub and the Centre for Ageing Better to develop age-inclusive communities
 - Taking advantage of devolution and digital technology to improve services, helping older people live independent lives for longer.
 - Making information and advice more easily available to help people approaching later life make good housing choices
 - Create innovative housing options such as Home sharing and co-living.
 - Develop new housing in line with the principles of the Housing an Ageing Population Panel for Innovation (HAPPI)
 - Development of a supported housing strategy that responds to the needs of vulnerable adults and children
 - Developing specialist housing including Extra Care that deliver enhanced care and support services for a range of service users
 - Embedding an 'Invest to Save' ethos across our supported and specialist housing offer

8. HEALTHY PEOPLE, HEALTHY LIVES

8.1 The impact of a safe, warm and secure home is remarkable to health and wellbeing. It improves general health outcomes and enables people to maintain independence; it is the platform on which people can build their future. It can prevent physical and mental ill health and reduce hospital admissions and enable timely discharge from hospital; it can support us to get better more quickly.

8.2 Poor housing is a driver of poor health and of pervasive and growing health inequalities. Unfortunately, not everyone has the same opportunities for good health. Those who are elderly or young, isolated, without a support network, and adults with disabilities are more likely to be affected and this has a significant impact for society and individuals. People are unable to work because of poor health and will need more support and care. Poor health carries a high financial cost for individuals' households and the borough.

Improving existing homes

8.3 Improving the energy efficiency of dwellings and modernisation of homes is an important driver to improving quality. Given the need to reduce energy consumption, improve thermal comfort and future proof households from spikes in energy prices, retrofitting stock with improved insulation, heating systems and solar panels is likely to become a significant strategic issue.

8.4 We need to understand this better and we are working with the Greater Manchester Combined Authority to better understand property conditions and then we will plan to target the worst properties and locations. We will do this by introducing a shared intelligence platform that includes stock condition data, data from our housing enforcement teams about property condition and colleagues from the health sector to identify and target those who are most vulnerable to living in poor housing conditions and find solutions to their circumstances, including taking action to reduce the negative impact of their property on their health.

8.5 We will also explore the potential through the Combined Authority of introducing loans to low income, equity rich homeowners who need home improvements, focusing on bringing homes up to a decent standard to improve properties in terms of affordable warmth and safety.

8.6 We will be encouraging all Registered Providers to consider how to make best use of their existing homes through a mix of planned maintenance, refurbishment and remodelling to meet changing requirements. We will achieve a better match between provision and allocation of social housing and the needs of vulnerable households whose existing housing situation exacerbates their health or other care needs.

The Housing Options review

8.7 We plan to review the service that we provide through our Housing Advice Team. By creating better links with providers of accommodation such as private landlords and Registered Providers so that we can broker more tenancies for households. Through our Registered Provider Partnership, the opportunity to review the Allocations and Nominations process will enable the Council access to increased nomination rights and an increase supply of homes to allocate.

8.8 A programme of new homes can be established, and when supported by Homes England or Council funds an initial 100% nominations and pre allocations where possible for specific groups and clients will be called upon.

8.9 We want to extend the type of information and advice we can give to include options for low cost home ownership to enable support and direct 'would be purchasers' to viable options for them so that we can make the best possible use of the housing we have.

Creating healthy neighbourhoods

8.10 Better health creation is driven not only by homes but by the neighbourhoods that those homes are located in. The built and natural environment is a key determinant of health and wellbeing. We will work closely with the Registered Providers and major landlords as part of place management initiatives across the borough to consider how better health creation can be achieved in existing neighbourhoods and communities.

Improving the quality of the private rented sector

8.11 Most homes in the private rented sector in Tameside are of a good quality. However, at the lower end of the market there is growing evidence that poor quality standards are having a significant impact on the physical and mental wellbeing of our residents. There is strong evidence to support the view that poor quality PRS has a substantial impact on a number of priority areas for Tameside Council and the wider Strategic Commissioning Board, including population health, community safety and homelessness.¹⁰

8.12 Our strategy sets out plans to understand the growth in PRS stock, who is living and managing in the sector as part of devising the actions and solutions to enable residents and the wider community to be actively involved, improving standards and sustainability of their neighbourhoods:

- Explore the evidence to support selective licensing and its potential to drive up standards across the borough
- Maximise the potential through the previously mentioned Greater Manchester 'Let Us' initiative. It will provide 'renters' in Tameside will access to better quality accommodation and better managed homes as well as increasing the security of their tenure. Renters will not have to provide any upfront fees or deposits. Landlords will be able to have their properties managed by Let Us, providing a hassle-free service and a guaranteed rent.
- Continue to promote the Greater Manchester Good Landlord scheme to identify rogue landlords and promote good landlord practices.
- Explore potential options to better engage and support vulnerable tenants. This will maximise the advice and support we are able to offer and provide tools to enable tenants to make better decisions about where they live and the standards of property and management they are prepared to accept.
- Develop a tenants 'check list' which can be used by people looking for a new home in the rented sector, and by existing tenants if they want to assess the quality of their current accommodation.
- Explore the potential to introduce a triage reporting services in the PRS. This is designed as a portal for other professionals to contact and discuss clients housing issues and explore solutions with housing colleagues. It could be promoted to other departments and partners such as Adult Social Care, Children's Services, the NHS trusts, Public Health and the police. This would provide a focus to develop a more robust working relationship with professionals who are regularly visiting client's homes.
- Create place-based intervention strategies with Registered Providers and major landlords to engage with and improve the Private Rented Sector.

Action on empty homes

8.13 Like many parts of England, Tameside has an empty homes problem - with approximately 2,000 empty homes across the borough and over 6,000 families in need of affordable housing.

8.14 We have developed a successful lease and repair model in partnership with Ashton Pioneer Homes that is fair, successful and transparent. Its priority is to bring homes back into use to provide much needed accommodation for people in housing need.

8.15 Under the terms of our lease and repair initiative, owners of vacant housing can enter into a six-year agreement with Ashton Pioneer Homes (APH). The property is renovated, often with

¹⁰ Tameside and Glossop Strategic Commissioning Board, *Our People, Our Place, Our Plan*

a grant, a tenant is found, council tax is paid for, management services and maintenance are provided, and monthly rent payments are guaranteed. Much needed homes are brought back into use to support people in housing need.

- 8.16 Under 'invest to earn' approach, where income can be accessed through additional council tax and the new homes bonus empty property premium, the opportunity exists to expand on the number of homes brought back into use and have Registered Providers utilise delivery models that they can implement to bring empty homes back into use and to commit to annual targets.

Outcomes for the Council

- 8.17 The outcomes for the Council will be
- Developing a suite of borough wide measures to improve best practice and inform both landlords and tenants of their respective rights and responsibilities as good landlords and tenants
 - Researching the potential for introducing selective licensing areas in Tameside
 - Tackling fuel poverty in the PRS by improving private rented energy efficiency standards
 - Continue to encourage Housing Associations to intervene in the Private Rented Sector through empty homes initiatives.
 - Participate in the GM Private Sector Stock Condition Survey
 - Enhanced partnerships with social housing and private rented sector landlords to improve the housing offer for those threatened with homelessness
 - Work with Tameside Housing Advice to improve and increase access into the private rented sector and social housing to prevent homelessness and reduce the use of temporary accommodation
 - Develop new initiatives to intervene and prevent homelessness where possible
 - Continue to improve and expand the reach of our Empty Homes Programme.

9. PARTNERSHIPS THAT DELIVER MORE FOR TAMESIDE

- 9.1 The strategy reflects the need to work in partnership, our commitment to strengthen those partnerships and the priority we place on ourselves to be an innovative, responsive and committed partner. It develops the Council as an enabler, facilitator, investor and deliverer and sets out that we expect to see this reflected back to us by our partners. We will be developing more formal commitments and arrangements with them that hold us both to account.
- 9.2 The section sets out that when we spend or invest any money, we expect to create additional benefits for our residents. This is our normal way of working, we don't see it as added value, we see it as 'business as usual' and it's how we will transform lives and neighbourhoods.
- 9.3 When we spend our Tameside 'pound' we expect to:
- promote employment and economic sustainability – tackle unemployment and facilitate the development of residents' skills
 - raise the living standards of local residents – working towards living wage, maximise employee access to entitlements such as childcare and encourage suppliers to source labour from within Greater Manchester
 - promote participation and citizen engagement - encourage resident participation and promote active citizenship
 - build the capacity and sustainability of the voluntary and community sector– practical support for local voluntary and community groups
 - promote equity and fairness – target effort towards those in the greatest need or facing the greatest disadvantage and tackle deprivation across the borough
 - promote environmental sustainability – reduce wastage, limit energy consumption and procure materials from sustainable sources.

- 9.4 We will expect the same from our partners. This may include supporting young people to develop enterprise skills, recruiting a graduate trainee or offering a supported internship/placement, mentoring a small business, offering to work with school(s), colleges and training providers, to provide information about their industry or sector, encouraging community participation, creating cohesive and sustainable communities, supporting wider community agendas and investing in public realm.

Outcomes for the Council

- 9.5 The outcomes for the Council will be
- Stronger partnerships in line with our values that support us to deliver on our priorities
 - Increased opportunities for local people, an enhanced economy and more resilient communities

10. CONSULTATION AND COMMUNICATION

- 10.1 A communications plan will be developed in parallel to the housing strategy and the Housing Strategy Implementation Plan will provide the required clarity of purpose with clear strategic priorities, outputs and outcomes.

11. CONCLUSION

- 11.1 We have established an ambitious agenda, within this Housing Strategy, that will deliver positive outcomes for Tameside by using our assets and resources creatively, sharing risk and rewards and the same is expected from our partners. Working with organisations that make clear commitments that they then deliver on; commitments that help the Council to deliver its objectives, commitments that balance 'give and take' and where this is achieved, our partnerships will strengthen creating more positive futures for all.
- 11.2 The Council retains a critical enabling and facilitation role to create the conditions that will lead to economic and inclusive growth. The strategic housing function acts as the cornerstone of achieving the Council's ambitions to increase housing supply, whilst at the same time responding to the housing needs of all residents of the borough.
- 11.3 The development of a new housing strategy will have internal and external facing outcomes but at its heart will transform outcomes for the borough by making a significant contribution to areas of population health, public service reform that will ultimately deliver on the aims and aspiration of the Corporate Plan in an integrated and co-ordinated way.

12. RECOMMENDATIONS

- 12.1 As set out at the front of the report.

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Tameside Housing Strategy and Strategic Priorities for Action

1. Welcome to the Tameside Housing Strategy 2021-2026

The Council is delighted to introduce our Housing Strategy. It provides a clear vision of how we can, with our residents and partners, achieve our shared aspiration in providing good quality housing in safe and healthy neighbourhoods across Tameside.

Good housing influences people's quality of life, their life expectancy and the economic and social opportunities available to them. For example, the council's focus on 'starting well' aims to support the best possible start in life for children. For many local children, poor quality and insecure housing will have a significant impact on their health and school readiness. Similarly, local economies will thrive if people who work in an area can find the right home within reach of their jobs, good education, health and cultural activities.

The ambitions for a new integrated Housing Strategy are reflected in our Corporate Plan by aspiring to build successful lives, strong and resilient new communities, invest in a local and vibrant economy and promote healthy lives across the borough.

Tameside is a wonderful place to live and work. But not everyone here currently has access to affordable, sustainable and good-quality housing and this Strategy sets out our commitment and approach to increasing the number of homes that are available in the borough and creating quality healthy communities.

This strategy is underpinned by leadership and works in partnership to create a better future for all. We know we have ambitious plans, but we are prepared to take direct action to deliver them, to share risks and rewards, and our strategy clearly sets out our role as partner, investor, and deliverer in our borough.

The Council is confident that this strategy will create a successful housing offer across Tameside.

2. Our Housing Strategy: Doing things differently

We are ambitious, we think strategically, and we understand that good quality housing is a platform for change for our communities and neighbourhoods. Our Housing Strategy is the cornerstone of well-being and sets out our plans to build successful lives, create strong and resilient communities, invest in a local and vibrant economy, and promote healthy lives across the borough.

This strategy has the following vision:

“Through sustainable growth a balanced housing market will be shaped that provides good quality and affordable housing to meet the needs of all its residents “.

Reflecting the vision, a key element of the new Housing Strategy is to improve and accelerate the pace of housing development and improve the quality and choice of the local housing offer. New homes are an important part of ensuring that we can meet the housing demands of existing and prospective residents and enable reductions in dependency on expensive public services by better matching our residents’ changing housing needs.

Our priorities are firmly established through our Corporate Plan, ‘Our People-Our Place-Our Plan’ where housing plays a central role in achieving our ambitious vision to enable people to start well, live well and age well. Good quality housing is a vital part of creating and sustaining neighbourhoods that can support wider social change, inclusive economic growth, and community wellbeing.¹

We want to ‘do with, not to’. Our strategy supports people to grow up, get on and grow old in safe warm and affordable homes, in healthy neighbourhoods where the social environment is as important as the physical environment and people feel included, valued, and supported. We want people to be able to have access to a good quality education and jobs, empowered to help themselves, but when they need additional support, we want them to know that it will be available. We will think differently about how we help individuals, creating people centred solutions that transform lives and underpin our commitment to positive health creation.

For our neighbourhoods to be attractive places to live, work and invest, an integrated and connected approach is essential. Tameside along with the Greater Manchester Combined Authority is currently driving huge changes in the way public services are delivered. Skills services, work programmes, health and social care provision and education are being redesigned and integrated at the ‘place’ level to ensure that they deliver better outcomes for local people and are delivered in more cost-effective ways. Access to a safe, decent affordable home is a critical foundation to support this transformation reform.

Our Housing Strategy sets out our commitment to accelerate the delivery of new homes to support inclusive economic growth and widen housing choices and options. Those housing choices include people who have specialist requirements and we know that we need to support the people living in Tameside as they age with a quality offer that meets their aspirations to remain living at home for longer. Choice also means being able to rent a home as well as buy a home and our strategy sets out our plans to improve the quality of the existing private rented sector, recognising the important role that it plays in meeting peoples housing needs, but it also looks to introduce a new higher quality rented offer. Choice also means recognising that not everyone has a home in our borough or does not have a secure home and where advice and support is required as well as more opportunities to find permanent homes for people. Delivering affordable, good quality housing in safe, clean, and quality

¹ Tameside Strategic Commissioning Group (February 2019), *Our People, Our Place, Our Plan*

neighbourhoods is the bedrock of this strategy but a platform on which to support and improve people's immediate and long-term health prospects.

As this strategy was prepared the council was in the very depths of the Covid-19 pandemic. The Covid-19 emergency has demonstrated both the fragility of how the world's economy is organised, but also the immense power of communities working together. The strength of community working was particularly true in Tameside. As the impact worsened, it was those in most acute housing need that were among the most vulnerable to infection. The long-term impact of the pandemic is yet to be realised and we know it will have a legacy on the way we work, how we provide services and which services are considered essential.

We also know that the crisis we have faced has confirmed the importance of our commitments in this strategy, that good quality housing is a fundamental right and that long term investment, into both temporary and truly affordable housing to support those in the most acute housing need, is essential.

Our focus has been, and will continue to be, driving forward major investment for the borough. Public and private sector collaboration, accelerating the delivery of new homes, will be the key driver for growth and investment that will be the cornerstone of local economic recovery. We are part of the Greater Manchester Combined Authority and committed to Building Back Better. This Housing Strategy sets out the housing need and growth aspirations which will contribute to the recovery from Covid-19.

Our Housing Strategy sets out our vision for the next 10-20 years in Tameside and sets out our approach to meet the targets and objectives set out in the Greater Manchester Housing Strategy² and the new emerging Joint Development Plan Document 'Places for Everyone'. There is much work to be done and our actions are prioritised over the next 5 years building on the Strategic Priorities for Action at the end of this strategy. A more detailed Housing Delivery Implementation Plan will be developed, where the range of actions and plan will be subject to exploration, investigation, due diligence and appropriate governance prior to implementation.

² <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-housing-strategy/>

3. Accelerating the pace that we deliver new homes

We are committed to deliver transformational change across the housing offer in Tameside. New homes will be delivered across all tenures and housing types, from affordable to executive homes as well as providing the step change required that will contribute to the re-balancing of the Tameside housing market.

We will support new, high quality private housing across the borough for sale and rent alongside the delivery of an increased number of affordable housing commitments. Our strategy will support housing growth through new ways of working, which will deliver aspirational housing with the highest levels of design, environmental and sustainability standards, building on strong partnerships with developers, Registered Providers and investors. We are flexible in our approach, open to innovative solutions to address the barriers we face in housing delivery and very much ‘open for business’.

3.1 How many homes do we need to build?

To accommodate its growing population the 2019 former Draft Greater Manchester Spatial Framework (GMSF)³ set a target of 200,980 additional homes (net) to be delivered across Greater Manchester over the period 2018-2037. The GMSF set out a housing target in Tameside of 8,850 between 2018-2037. This equates to an average of 466 per year (split between 2018-2023: 370 per year followed by 2024-2037, 500 per year). The target aimed to house a projected growth in the number of households of around 14,854 projected from 2020-2037.⁴ The GMSF is being replaced by a new plan, Places for Everyone, and targets are expected to increase further from early indications. The last version of the Housing Delivery Test required 588 net additional new homes for the year 2019/20 whilst the ‘New Standard Method’ suggested in the planning white paper in 2020 would mean around 750 net new homes would be needed.

Alongside Places for Everyone, Tameside will prepare a new Local Plan, which in addition to Places for Everyone and other Greater Manchester planning documents⁵, will form the strategic land use planning documents for the borough. The Local Plan will replace the remaining extant elements of the Council’s Unitary Development Plan, adopted in 2004, that are not superseded by new policy, such as that being developed through Places for Everyone.

3.2 Where will we build?

Where we build the new homes is as important as the new homes themselves and our spatial priorities support:

- the prioritisation of brownfield development. This will be emphasised by the delivery of most of the new housing within the urban area of Tameside. Currently there are over 800 new homes being developed across six major brownfield sites and the Council has secured with partners £7.734m Brownfield Homes Funding from GMCA to support 610 new homes to start on site from 31 March 2021. This is an endorsement of the Council commitment of Brownfield first approach
- retaining a ‘town centre first’ approach, to strengthen the sub regional status of Ashton-under-Lyne and establish a sustainable future for the borough’s ‘other’ towns. We will ensure appropriate development is delivered in the most accessible and sustainable locations.

³ <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/>

⁴ 2018-based ONS population projections

⁵ Greater Manchester Minerals Plan and Greater Manchester Waste Plan.

- delivery of high-quality housing in sustainable locations – Ashton-under-Lyne, our other towns and villages, and at appropriate locations that are, or could become, sustainable and accessible, utilising available public transport, walking and cycling options.
- The allocation of strategic sites through Places for Everyone will include green belt sites to help sustain and strengthen the borough's economy.

3.3 Delivering our strategic sites

Two strategic sites were allocated within the 2019, Draft Greater Manchester Spatial Framework, in Tameside for housing. These are Godley Green Garden Village and South of Hyde. These, as well as the borough's town centres, form the key focus of the council's housing growth agenda and will benefit local businesses and their supply chains, creating a significant number of new jobs in the borough. These sites have been retained in the emerging new spatial framework called Places for Everyone.

Godley Green Garden Village

Sir Ebenezer Howard's vision of places where people could work, raise families, travel easily and enjoy green spaces will be renewed by Tameside Council at Godley Green. The council will project ahead for the next 25 years in order to set out an ambitious but attainable vision to deliver a new Garden Community

Godley Green is "the" key strategic site for Tameside. If it comes forward for development through greenbelt release, it has the potential to deliver 25% of the Council's housing requirements over the former Draft Greater Manchester Strategic Framework (GMSF) plan period. A locally led public sector intervention of this scale has the potential to deliver up to 2,350 new homes. The transformational change that is proposed by this development will help to satisfy the needs of current and future households across the spectrum of housing types and tenures, from affordable to executive homes as well as providing the step change required that will contribute to the re-balancing of the Tameside housing market.

The £10m secured through the Government's Housing Infrastructure Fund Programme is an endorsement of the vision set out by the council that will enable the critical infrastructure required to open up the Godley Green site for development.

Land South of Hyde

The two parcels of land that make up the South of Hyde allocation will deliver around 440 new homes with similar garden village principles to Godley Green. The sites' semi-rural setting, together with an existing network of green infrastructure set the framework for an attractive, high quality and accessible neighbourhood and a logical sustainable extension to the popular suburb of Gee Cross. Not only will 440 new homes assist in meeting the full range of housing needs and aspirations but there is potential to deliver innovative and creative development that is energy efficient and resilient to climate change and will support the full restoration of the Grade II* Listed Apethorn Farm complex which is currently on Historic England's At Risk register.

3.4 Improving land availability

The Tameside Housing Market is characterised by 90% of properties in council tax Band A-C. At the same time there is a shortfall of land supply to meet the need for new homes required

in the borough over the next 20 years. Combined, both factors act as barriers to economic growth and increased productivity in the area.

Between 2016 and 2019 we achieved 75% against the Housing Delivery Test⁶ threshold but we know we need to do more to deliver new homes. Whilst our strategic sites, will deliver more housing in Tameside, we still need to identify more sites that the council can promote and support as new sites for new housing delivery and we are developing a Housing Delivery Test Action Plan that sets out our approach.

Finding sites that can be used for new homes is a challenge. Values across the borough can be relatively low and whilst this is positive for Tameside to be a competitive location to live, it also means that we need to set out development appraisals for all new sites to ensure that they can provide the required returns needed from sales to incentivise landowners and developers to promote land for residential development. Added to this, the sites that we have identified tend to be small; the current number of sites in the supply is 305 according to Tameside's Strategic Housing and Economic Land Availability Assessment (SHELAA), and 191 of these would accommodate less than 10 dwellings. Smaller sites often present a greater risk of stalling or actual delivery because they are often put forward by small builders or on small plots by individuals. The majority of new residential sites identified in the SHELAA are brownfield and these make up 63.74% of the total. The priority is to identify and develop on brownfield sites. We will create and promote new sites for housing by;

- creating a pipeline of publicly owned brownfield sites to maximise sustained housing growth that meets local need.
- creating investment strategies to maximise opportunities as town centre retail uses change to re-vision the use of land and assets to create new housing opportunities.
- ensuring that land has the right social and transport infrastructure to support economic growth and maximise connectivity across the borough and the region with a focus on access to good quality public transport.
- undertaking a detailed examination of public and private sector held assets to explore radical options for identifying new sites.
- Packaging publicly owned land so that more profitable sites are developed in parallel with more challenging sites to balance risk and profit and potentially enhance the economies of scale.

3.5 Creating jobs and homes

Our Housing Strategy and Inclusive Growth Strategy are intrinsically linked. To enable and deliver economic growth we will need to attract and retain talent; upskill residents and workers to access quality employment opportunities; expand our Higher Education offer to retain and attract young people; build connections with Greater Manchester universities; and deliver digital skills, leadership and management skills. We want people to work in Tameside and to live in Tameside and therefore understand that we will need to improve our housing offer, developing Tameside's place proposition as a location to invest, live and work; facilitating vibrant mixed use town centres as a destination for investment and housing and creating new homes that are of a higher value that attract a higher skilled workforce.

3.6 Our role in delivery

⁶ <https://www.gov.uk/government/collections/housing-delivery-test>

⁶ https://www.tameside.gov.uk/TamesideMBC/media/Planning/Tameside_Council_HDT_Final_Version.pdf

We are serious about accelerating housing growth. During the lifetime of this Housing Strategy, we will be testing new tools that will speed up delivery, deliver the housing that the borough needs, maximise our land assets and create new pathways for people to access those homes. We know that Covid-19 will impact on the speed of new delivery and it is likely that sites may be slow to come back unless stimulated.

We want to be working at the cutting edge of best practice and creating opportunities to maximise new housing delivery. We will promote opportunities available through national programmes and as a partner of Greater Manchester Combined Authority and will work with developers and Registered Providers to build a healthy supply of new homes to meet our housing needs.

Whilst we will update our planning policies through Places for Everyone and our Local Plan, we will advise and provide the expertise to our planning teams to help negotiate sites on an individual basis to maximise the outcomes for the borough and create positive outcomes for challenging sites. Our role will include committing to investigate:

- being a proactive investor in our housing markets, using our land assets to stimulate growth in residential completions, partnering with developers and Registered Providers to share risk and reward on publicly owned land.
- developing a land release mechanism to ensure Value for Money is achieved in the disposal of council owned land through recycled and deferred land receipts, equity stakes and disposal at 'less than best consideration' to bring forward the delivery of affordable housing and housing that meets the needs of the borough.
- creating a Tameside Housing Investment Fund to enable us to provide small loans and 'gap funding' to unlock specific sites in order to make them viable so that we are better placed to achieve the right mix of homes in the right places. We anticipate this will include commuted sums, capital receipts, new homes bonus and prudential borrowing and any investment made by the council will be recycled in the future. This fund would be complementary to the GM Housing Fund and will be used to support:
 - delivery of homes that will be affordable to residents on or below average incomes in Tameside.
 - development of a range of products, such as Tameside's successful Local Authority Mortgage Scheme, that will provide Tameside's residents an affordable option to buy or rent a home.
 - incentivise social housing tenants into alternative home ownership tenures to release high demand homes.
 - the provision of specialist or supported homes across tenures.
 - retaining asset capital value and recycling grants by the council and our partners
- facilitating loans to smaller developers where development finance is a barrier to site delivery.
- creating a reconciliation tool for agreeing s.106 contributions that focuses on bringing delivery forward and managing contributions on the longer-term performance of new development to maximise affordable housing delivery.
- maximising the flexible use of commuted sum which could support bringing empty homes back into use, marketing equity shares and supporting the development of specialist accommodation.
- exploring the potential to develop a policy complaint process through our planning system where schemes that meet local need as set out in our evidence base can achieve approved planning status through a streamlined mechanism.

- exploring the potential of the Council becoming a Registered Provider to enable it to manage stock and Social Housing Grant liabilities from Registered Providers as well as applying for funding to develop Council owned stock.

3.7 Working with developers and Registered Providers

Tameside is a borough of significant opportunity, popular with developers and Registered Providers alike. Whilst we will actively enable and invest in new housing, the Council will work in partnership with developers and Registered Providers to deliver that housing. We want to build longer term relationships, creating solutions to our challenges, sharing risk and reward, and delivering with a focus on the needs of local people. We will work more closely with those organisations that focus on supporting the Council to deliver the type of housing we need, in the locations we need it, to rebalance communities and demonstrate that new homes are truly affordable to local people. Whilst we recognise that financial returns drive investment, we will be prioritising those organisations that deliver positive social and economic outcomes for local communities alongside financial returns.

We can support developers by creating a developer Hub, an online tool to help developers and Registered Providers to better understand the housing development process in Tameside. It will guide organisations through the development process and include our evidence base of need, planning policies, delivery mechanisms, funding, land opportunities and key contacts at the Council.

We are building on our partnership with Registered Providers by strengthening the commitments that we make to them; in return we will expect the same. We will work with Registered Providers who are able to make commitments to the Council about future investment and resources over longer time periods, and this will be formalised through a new Collaborative Registered Provider Partnership. We want quality, not necessarily quantity, and Registered Providers will be encouraged to work to their strengths both in terms of expertise and geographical impact.

We will endeavour to establish a framework to work more closely with developers so that we can better understand the barriers they are facing, the scale of their appetite and ability to invest in Tameside and their preferred locations. We already hold data on all sites that are completed, under construction, permitted, expired and discounted which extends to over 1,500 parcels of land and will utilise this information to support the delivery of the homes that we need.

4. Delivering the Right type, Right place, Right quality

Whilst numbers are important, so too is delivering the right type of home, in the right place. We know we need to deliver a better-balanced housing market, and this will be our focus.

Where people want to live and the type of home they want to live in depend on many factors. Factors include, where they work, where they have social connections, how old they are, how much money they earn, how big their household is and where their children go to school. We need to ensure that people who live in Tameside now and those who will live in Tameside in the future have access to a choice of properties to meet their needs as they move through their lives.

Getting this right will mean that people who live in Tameside will continue to be able to do so and that new people will be attracted to live in Tameside, growing the population and economy as they spend their income here. At present, 70% of house moves within Tameside are from households already living in Tameside and we need to take advantage of the wider Greater Manchester economic catchment area, with good quality housing options being a key driver in attracting investment and catalysing economic growth.

We will need to ensure that there are housing choices for everybody living in Tameside from first time buyers to households looking to upsize as their family grows, right through to 'right sizing' as people get older.

4.1 Creating vibrant towns and neighbourhoods

One of the key priorities for this strategy is to deliver a better mix of homes in each of our townships, ensuring a sustainable future for the borough's towns and where we have strategic sites, we need to support the development of balanced communities.

Brownfield land will be re-used and we have prioritised new housing to be developed in locations that create vibrancy in urban areas, offer sustainable solutions for travel, prioritising public transport, cycling and walking. New development will protect urban open spaces and make a positive contribution to the quality of place and the wellbeing of people, delivering genuinely sustainable neighbourhoods with supporting facilities and services. The Council is investing in both new and existing local infrastructure. Good local transport connections and resilient social infrastructure are fundamental to improving access to all the opportunities that growth in a local area brings and the re-designed public services that the Council is working to provide. Over the lifetime of this strategy we will establish clear priorities for new development in our townships. This will focus on addressing the shortfalls identified through our evidence base in terms of size and type of housing and translate into planning guidance proactively encouraging the rebalance of markets.

We need strong place management of neighbourhoods in Tameside. This needs to be coordinated, area-based and involve a multi-stakeholder approach to improve locations, harnessing the skills, experiences, and resources of those living there. We are redefining our relationship with residents – 'doing with, not to' and we are re-designing services at the place level to ensure that they deliver better outcomes for local people.

As part of our Registered Provider partnership approach, we will be working with Registered Providers to develop holistic investment approaches across all tenures, creating better balanced and healthy neighbourhoods. Their role will be to:

- create a pipeline of deliverable sites across the borough, maximising the provision of affordable housing and ensuring that delivery meets the needs of individual locations.
- create innovative approaches to new delivery and take an investment role, as necessary.

- develop intervention strategies with the Council and partners to improve poorly performing locations e.g. bringing empty homes back into use, managing open space and improving areas of poor quality private rented homes.
- encourage social cohesion through community organisations.

4.2 Repurposing town centres

Like most Northern towns, those across Tameside are witnessing unparalleled change in consumer habits. The borough's town centres must evolve and the Covid-19 pandemic legacy is likely to accelerate that evolution. Catering for 'live-work-play' alongside technology-enabled shopping in great urban places perhaps sums up the diversified role that centres require to survive. Day, evening, and night-time economies will become more common place as people work ever more flexibly and our recovery out of the Covid-19 pandemic will prioritise our town centre first approach.

We will be the lead master planners of our town centres, creating partnerships and positive environments for investment. We will help to create new sites and opportunities to retain and increase activity and footfall for local businesses and ensure that our town centres are attractive places to live. New facilities, high quality public realm, culture and public transport connectivity will broadly form the basis for future appeal. Smart thinking, innovation and a rapid response allied to a holistic approach can take our town centres forward as places where people want to live, spend time and for new business to invest. Where investors in our town centres need our support to maintain thriving centres, we will work to achieve this.

The Mayor's Town Centre Challenge is designed to regenerate nominated town centres across Greater Manchester and has focussed attention and brought different stakeholders and communities together. As part of this we will be bringing forward proposals for how town centres can be re-purposed and modernised through transformational development to plot a new future for towns. In Stalybridge for example, a number of resident-led proposals are being considered including the creation of a transport interchange, bringing the Civic Hall back into use, and the potential development of sites in Stalybridge West to develop homes, offices, and retail and leisure space. A comprehensive review of the town's public realm will also consider how cycling and walking infrastructure can be harnessed to improve the pedestrian and cycling experience.

We have been successful in securing funding to develop plans for the town centre in Hyde. By using creative professional thinking and existing public assets we will build the foundations for going out to seek further investment to create a sustainable, accessible and community service-rich centre.

4.3 Our new housing offer

The current housing offer in Tameside is focused around 2 and 3-bed properties with very few smaller and larger properties. At present, on market sale sites, developers are required to provide 15% affordable housing secured via a s.106 agreement, however due to increased need demonstrated in the 2020 Housing Needs Assessment, the percentage requirement is currently under review. The priority is to deliver larger 2 and 3 bed houses although there is a requirement for smaller 1 bed accommodation, likely apartments, and 10.3% of new homes should be 4+ beds. Estate agents involved in the Housing Needs Assessment (HNA) Stakeholder survey confirmed that the greatest demand is for detached and semi-detached houses with 3 and 4 bedrooms and gardens. Just over half of new homes that we deliver should be detached or semi-detached and around 15% of new homes should offer apartment living; just over 10% of new homes need to be level access. However, our evidence also

confirms that different types of housing are needed in different neighbourhoods and we will be tailoring our housing offer in local areas through our planning negotiations using our detailed evidence base and promoting balanced communities.

Our evidence base confirms that a household on a lower quartile income needs to spend 39.8% of their income to rent a lower quartile property where the rent is £498pcm and requires 6.7 times their current income to purchase a lower quartile property⁷. We know we have work to do to support people to access affordable accommodation and whilst getting the right type of housing is our absolute focus, so too is ensuring that it is truly affordable. In all of our planning negotiations we will be looking for applicants to set out how proposed developments support housing that is affordable to local people. We will carefully consider the link between household income to the cost of buying and renting a home in Tameside.

4.4 Delivering more affordable housing

Delivering more affordable homes is central to creating a balanced housing market. One in ten households in Tameside are in some form of housing need, ranging from overcrowding to living with domestic hazards like damp and mould. Where people need affordable homes, delivering housing for rent is our priority but we also recognise that there is a demand for intermediate homes for sale such as shared ownership. Evidence from 2017 suggested that of all new homes built, 15% should be affordable which can include social rent, affordable rent and low cost homeownership options, however the annual net requirement for new affordable homes increased from 431 in 2017 to 828 in 2020 after the housing needs study was revised. Therefore the 15% requirement is to be reviewed as the demonstrable need has almost doubled. Where viability supports delivery, we will seek social rent to underpin affordability and we will maximise the opportunity to attract funding to build more affordable housing for rent and sale in Tameside.

We want to maximise the delivery of affordable housing, but our solution will not be to provide more affordable housing in all locations. The 2017 household survey confirms that 22.4% of homes in Tameside are affordable but in some local markets this figure is much higher. In Denton South for example, affordable housing makes up 36.1% of all tenures with far fewer options for owning a home. In other locations, affordable housing provision is as low as 9.1% (Hyde Werneth). In some areas we need more affordable housing (for both rent and ownership offer); in other areas what is lacking is a higher value offer.

In driving forward this agenda we will continue to work with Registered Provider partners to facilitate and enable new affordable homes through various funders; Homes England Programmes, Greater Manchester Combined Authority, Historic England and Health and Social Care, through the Affordable Homes Programme and s.106 agreements. We will provide greater detail on existing planning policies for affordable housing that:

- maximises the delivery of affordable housing provision on each site.
- takes a flexible approach to delivery arrangements, including offsite and commuted sum contributions where appropriate, that are based on need, viability and current provision,
- extends the potential products that can be negotiated on site to meet the s.106 affordable housing obligations
- introducing a reconciliation tool that can be applied through the delivery of the scheme ensuring that s.106 contributions are reviewed at planning and completion of schemes.

⁷ Arc4 evidence base 2020

As well as focusing on delivering new affordable housing, a policy approach to buying back properties that have been sold through the Right to Buy to grow our affordable housing portfolio could be implemented with Registered Providers.

4.5 Homes for households that want to rent

The household survey (2017) confirmed that the private rented sector accommodates around 14.2% of households across Tameside. Most private rented properties are houses, primarily in lower value terraced stock. Properties tend to be smaller with a limited offer for families. We want to improve the offer that is available in Tameside. Letting agents advise that the market is growing, the number of homes available to rent has increased and this is a high demand market.

We will, where appropriate, encourage and support the delivery of Build to Rent creating housing and new tenure choices in Tameside, focused in our town centres but also as part of the offer in new communities like Godley Green. Build to Rent has many advantages that could support a range of objectives in Tameside by:

- creating a more diverse property market from what is currently on offer by introducing different property types and tenures to support a range of incomes.
- providing an opportunity by delivering appropriate types and tenures to assist people to downsize their home as they move through their life cycle.
- potentially supporting home working, as schemes can be developed with workspace opportunities.
- fostering a sense of community whilst the wider development is still ongoing. Build to Rent creates a community quickly.
- providing homes to economically mobile professionals, the growing student population in the north west and homes for essential workers who deliver key services.

We will work with investors, developers and RPs to explore the possibility of introducing high quality private rented homes where there is evidence of demand.

4.6 Opportunities for households that want to buy

Tameside has a relatively affordable housing market compared to some of our neighbouring authorities and this is incredibly positive. It means that we can offer better value for money for people looking to buy or rent. However, even though our market is relatively affordable, we know that people still struggle to afford to get onto the property ladder. First Time Buyers now need to save much larger deposits and borrow more to buy a home and for some key workers, their incomes levels do not allow access to home ownership.

We want to support a wide range of people including First Time Buyers, key workers, growing households, and tenants currently living in social housing to buy a home. Through the lifetime of this strategy we will learn more about the scale of the barriers facing 'would be homeowners' and create new opportunities to support these households by developing a unique set of housing products that provide opportunity and choice in the housing market. Our Housing Strategy introduces our plan to commit to investigate developing the Tameside Housing Investment Fund and this could be one of the potential uses of that fund. We will seek to be flexible about how we can achieve affordable home ownership options for people through different approaches to s.106 negotiations utilising our financial resources and assets. We are committed to develop solutions that:

- enable people to buy a new build home or to choose a home in the existing market.

- provide financial support toward a deposit and we will consider a range of options such as the Local Authority Mortgage Scheme which proved to be successful Tameside.
- Provide new hybrid solutions that allow an initial rental period followed by a phased purchase of property
- provide flexibility so that products can be readily tailored to an individual's personal financial circumstances.

Our approach will be to support Registered Providers to develop intermediate housing products, building on the previously successful Local Authority Mortgage Guarantee Scheme and some of the exciting products developed by Greater Manchester partners. We will of course, prioritise Government opportunities such as First Homes and consider a Tameside bespoke equity loan scheme. The latter scheme could enable equity loans to be provided on new developments or existing empty homes to be brought back into use, helping to reduce sale values and improve access to home ownership for local people. For Registered Providers, it can be used to de-risk commercial schemes and provide flexibility to enable schemes to move forward. We can use both land assets and investment funding to secure these outcomes and will be looking to be creative and innovative in our solutions.

4.7 Housing to support Cultural differences

We celebrate the diverse cultures in Tameside. The 2017 Household Survey indicates that 91.5% of Household Reference People describe themselves as 'White British' and 8.5% describe themselves as having other ethnicities. 3.4% of households are Asian/Asian British, 0.8% are Black/African/Caribbean/Black British, 0.4% have a mixed ethnicity and 0.4% are other ethnicities. We know that BAME households tend to be over represented in private rented and affordable accommodation than across all households that incomes tend to be lower and there are higher levels of housing need across these households and we will establish specific housing options and pathways to support BAME households.

4.8 Custom build, self-build, co-living

Community Led Housing is where residents come together to take on a leadership role in the design and delivery of their new homes. Being involved in designing and building their own home enables some people to afford a better home, learn new skills and as they do they help to diversify our housing market, creating unique buildings. The Housing Needs Assessment (2017) recorded the potential for alternative provision of housing, including co-living (particularly for developments catering for an ageing population) and custom and self-build options. We support community led housing and will actively identify plots of land in response to residents demands for this type of housing and promote it to those registered with the Council having an interest in this form of delivery model for housing. We will ensure that it forms part of the offer at Godley Green and will work with Registered Providers and developers to support alternative delivery models such as custom build, co-operative living and Community Land Trusts.

4.9 Embracing Innovation in Design and Construction

We are committed to maintain high quality standards of design so that we can create strong communities and neighbourhood where people want to stay and lay down roots. Building on policy adopted in the 2004 Unitary Development Plan, the Council's Residential Design Supplementary Planning Document (SPD) provides specific planning guidance on the design

of high quality, sustainable homes. This is as important in the rental sector as it is when homes are built for sale, given the changing patterns of home ownership and the increasing propensity for people to rent their homes. The SPD, provides greater emphasis on design, updated permitted development rights and alignment with regional and national policy and we intend to ensure that these standards continue to be the baseline for all new development. We apply the nationally described space standards, setting out minimum space for dwellings, which, alongside ensuring developments are liveable, helps them to be more adaptable.

Working with GM Partners the Council can take the opportunity to collaboratively explore new approaches to housebuilding to deliver homes that are higher quality or delivered with greater speed and precision. Modular homes – using modern factory assembly line techniques to build well designed, eco-friendly, high quality homes available at a reasonable price, more quickly.

4.10 Our Zero Carbon commitments

In February 2020 Tameside Council declared a Climate Emergency, committing the Council to make our operations net-zero carbon in line with the Greater Manchester commitment to do so by 2038. In addition, Tameside Council has committed to the actions detailed within the 5-Year Environment Plan for Greater Manchester. These science backed actions have been developed for the whole of Greater Manchester and are deemed urgent to deliver within the next 5 years to put us on track to becoming carbon neutral by 2038.

Decarbonising and improving the energy efficiency of our housing stock is going to be one of the biggest challenges that we face in achieving net zero. However, at the same time it will present very real local economic opportunities, more urgent now than ever as we support our economy's recovery from the impacts of Covid-19. As a council we have a role in supporting our communities with this aim as well as ensuring our own operations are moving towards this end goal. We need to reduce our demand for energy by ensuring homes are effectively insulated and we must also generate and / or source our energy from renewable or low carbon source.

The Council's short-term priority is to work through the GMCA to establish an evidence base on housing stock condition that has a focus on energy efficiency and carbon status. This evidence base will provide information about the baseline position, the current status of the existing private housing stock. This will inform a longer-term approach that we will develop in partnership with authorities across Greater Manchester. All new schemes being delivered directly by the Council, will be working towards Zero Carbon employing new and existing options to achieve this.

5. Specialist accommodation and people centred solutions

The outcome of our Housing Strategy is to provide more high-quality homes, but the focus and priority is about people. Whether we are building extra care schemes that support people in older life, creating housing pathways for young people leaving care or adapting a property to meet the needs of an individual, we are always looking to provide people centred solutions that improve people's lives, develop innovative approaches, and live up to our values of 'doing things differently'.

Our evidence base confirms that:

- Recent research by the Housing LIN commissioned by the Association of Directors of Adult Services (ADAS) predicts that there are over 2,400 units of supported accommodation across 150 schemes in Tameside.
- Over the period 2014 to 2035, there is expected to be a 157% increase in the requirement for older persons' specialist provision. However, when the current (2014) supply of accommodation is compared with change in demand to 2035, data would suggest a need to increase the current level of provision for older people, particularly the provision of sheltered housing and Extra Care 24/7 support.
- By 2035 there will be a shortage of 1,711 units of sheltered housing in Tameside and 866 units of accommodation with support by 2035. The current social housing stock for older people may become unfit for purpose over the next two decades. Decommissioned provision will need to be replaced. The updated Housing Needs Assessment confirms that there is no supply in Tameside of enhanced sheltered housing but a demand for 584⁸
- Across Tameside, the 2017 Household Survey identified a total of 33,281 households (31.7%) which contained at least one person with an illness/disability. The most frequently mentioned illnesses/disabilities across the borough were physical / mobility impairment (experienced by at least one person in 9.0% of households), long standing illness or health condition (7.1%) and 'other' illness / disability (5.3%).
- 7.2% of households said they required care or support to enable them to stay in their current home.
- By 2031 there will be a need for an additional 83 units of specialist accommodation for people with learning disabilities.
- There is a need for an additional 281 units of supported accommodation with mental health need by 2031.
- By 2035 we need an extra 720 wheelchair friendly homes, including 187 fully wheelchair adapted properties.

Whilst this evidence shows the scale of our challenge, we will continually review our evidence to identify hidden needs of people living in accommodation that requires upgrading and replaced with fit for purpose accommodation for the long term.

This is a challenging environment; we must work with partners and 'invest to save' so that in the longer-term, solutions deliver better value for money for the Council so that we can help

⁸ Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically, there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

more people. Our plans are underpinned by our evidence base and forms the basis of a new Supported Housing Strategy that plans for the needs of vulnerable adults and children.

5.1 Our approach

Supported housing exists to ensure those with support needs can lead a healthy and fulfilling life within their own home and community and we want to ensure that the accommodation that people live in adds to the quality of their life.

We know the amazing role that many family carers offer, and we are planning to increase the availability of respite care for family-based carers by offering more day support placements through Council owned land and buildings

Our priorities for people drive how we approach solutions:

- providing the right support, for the right person at the right time and reduce the use of residential care and inappropriate admissions to hospital.
- supporting people to remain living in Tameside or return to Tameside.
- enabling people to live in their own home, if possible, or for as long as possible.
- ensuring that people live independently in their home and interdependently within their neighbourhoods.
- creating choices about where people want to live, how they live and whether they rent or own their property.

We will investigate and seek to deliver financially viable solutions which will make it feasible for partners and potentially the Council to build its own accommodation in the future, develop bespoke housing solutions, support out of borough placements to return, decommission obsolete accommodation, and replace it with alternative solutions. By embedding an 'Invest to Save' ethos across our supported and specialist housing offer we will plan for the longer term rather than dealing with short-term crisis prevention. We recognise that all local authorities face these challenges and there will be opportunity to meet these challenges through cross-locality working and will work with Greater Manchester Health and Social Care Partnership as well as the Greater Manchester Housing Providers and Combined Authority.

Our Housing Strategy sets out our priorities for creating people centred solutions for:

5.2 Older people

In 2018 Greater Manchester became the UK's first age-friendly region, as recognised by the World Health Organisation and in Tameside we are an age friendly borough delivering an offer for older people.

Older age groups are expected to increase the most, with a 28.5% increase in population aged 65 and over and a 63% increase in population aged 85 and over. The number of people aged 65 or over in Tameside is expected to increase from 40,467 in 2020 to 52,003 in 2037. At the same time, the proportion of people aged 85 years or over is set to increase from 1.9% to 2.9% of the population over the same period⁹. A key challenge is how we can provide support and choice for older people wanting to stay in their own home or develop appropriate housing

⁹ 2018-based ONS population projections

choices for older people as their circumstances change. In future years Tameside will be home to a much larger and diverse group of older people.

The range of housing options, advice and support available to older people across Tameside will need to be constantly reviewed, with homes needing to be more adaptable and designed with potential care needs in mind. An Older Persons Housing Strategy will be developed that sets out our plans to design housing and places in which people in mid and later life are economically, physically and socially active. Flexible, well-planned, high-quality housing will offer choice about how and where older people live, widening the choice and opportunity to access housing that supports continued independence, maintains social interaction, and tackles fuel poverty.

Our priorities are to:

- deliver five extra care schemes across the borough, providing 400 new units of one and two bed accommodation; a planned £50m investment.
- promote our current planning requirements on all schemes to support flexible housing in later life and create homes specifically designed to support older people to 'right size'.
- 40.2% of households are planning to downsize (i.e. move to a property with fewer bedrooms)¹⁰. We will research the potential of equity loans to support older people living in lower value markets to 'right size' into a new home which may cost more.
- through GM partnership working, introduce the services of a Home Improvement Agency (HIA) to maintain independent living for longer. Our Housing Strategy commits to expanding the role of the HIA to develop a holistic and commercial approach to all tenures and creating innovative solutions to support people living in their home for longer.
- incorporating digital technology to improve services such as 'asking Alexa' and using cameras and motion-sensors to track activity live independent lives for longer to help older people.
- Post covid, work with nursing home providers, so that priority for accommodation is based on local connection rather than financial return and where appropriate investigate direct delivery by the Council.
- explore the potential of older persons housing at Godley Green as which would take advantage of the co-location with the proposed retail and community facilities and the proximity to the railway station.
- develop a range of accommodation and community extra care 'light' services across the range of needs in a locality where older people, who are ready to leave their own home but don't want to leave their community are able to live independently.
- work with Greater Manchester Health and Social Care Partnership, Greater Manchester Ageing Hub and the Centre for Ageing Better to develop age-inclusive communities.
- Create innovative housing options such as Home sharing and co-living.
- Develop new housing in line with the principles of the Housing an Ageing Population Panel for Innovation (HAPPI).

5.3 Young people leaving care and looked after children

Access to suitable accommodation; intensive and safeguarding support to particularly vulnerable children and young people is a critical part of the new Housing Strategy. Officers

¹⁰ Household survey 2017

from Housing and Children's Services in partnerships with our Registered Provider partners that specialise in supported housing, are working pro-actively on a pipeline of new opportunities, which has already delivered 10 new units of accommodation and is actively progressing bringing a former supported housing project back into use.

By facilitating the use of equity loan product, we can support those households that are able to provide foster care support but require a larger home to do this by bridging the gap between the value of their current home and a larger one, securing much needed home based care for young people.

Addressing the number of looked after children needing housing and support services is a priority for the Council. We want to co-produce transition support creating housing pathways for children long before they turn 18. We will:

- Further develop an Accommodation Options Group that works alongside looked after children from an earlier age, planning and commissioning accommodation. By referring earlier in the process, properties can be found for individuals or potentially delivered through the planning system. This may also be through the private rented sector and through the ethical letting agency with appropriate tenancy support.
- develop transitional accommodation where looked after children live independently but with onsite support as they learn the skills to manage their own tenancy to move into independent living.

People with physical disabilities, learning difficulties and mental health problems

As with older people, we are planning to secure and where necessary build specific accommodation for people with mental health challenges. This is a major priority for us because many of these people are living in accommodation that needs to be redesigned. We are underway in doing that but our primary objective is to ensure that people have 'their own front door'. We will:

- develop additional extra care accommodation for these client groups to increase independence.
- develop accommodation pathways so that people have the ability to access the right level of support at the right time moving through physical accommodation as their needs change.
- maximise the opportunity of community assets and support staff by locating extra care schemes within communities so that additional support can be accessed as people need it.
- develop solutions that could include Council owned accommodation and ensure that local household's benefit, and individuals placed outside of the borough can return.
- researching the potential to introduce and promote Home Ownership for people with Long Term Disabilities (HOLD). HOLD is a government-backed shared ownership scheme specifically for people with a long-term disability to share in the ownership of their home with a housing association. Introducing a HOLD product for households maximises independence ensuring people have their own front door and provides more choice and control about people's homes. The Council will also explore whether it would be beneficial to introduce and fund a similar type of product.
- maximise funding opportunities such as The Better Care Fund (BCF) which is a programme spanning both the NHS and local government which seeks to join-up health and care services, so that people can manage their own health and wellbeing, and live independently in their communities for as long as possible

5.4 People who need their homes adapting

There are approaching, 100 households on the disabled housing register who need alternative or new accommodation in Tameside. Many of their homes cannot be adapted to meet their needs and we know we need to find alternative accommodation. In many of these household's care and support is provided by family members and the whole family need a new home. We will work on an individual basis to support these families into new homes and develop a pre-nomination's agreement for affordable homes so that adaptations are built into new homes bespoke to individual household needs. We will also be promoting products that support households to find a more appropriate home so that people can continue being cared for at home and living as independently as they can.

We will continue to be innovative with our funding sources; developing specialist accommodation support for people with specific needs such as using Better Care Fund (BCF) Disabled Facilities Grant (DFG) funding flexibly to better meet the needs of our residents. Examples of such schemes include the Brain in Hand project, a professional digital support system which helps people with making decisions, managing anxiety, and dealing with unexpected situations. Likewise funding can be provided to support 'single handed care', allowing for a more flexible, person centred approach, which recognises that with the right training and modern specialist equipment, people requiring assistance transferring can be supported safely by one carer rather than two. BCF resources can also being used toward building specialist properties to meet specific needs of certain families so that they can continue to live in a home environment.

We will promote the approach to provide a Healthy Homes service across Greater Manchester supported by the Greater Manchester Housing Providers, Greater Manchester Health and Social Care Partnership and the Combined Authority that maximise independence for those who already have support needs, for example, interventions such as the provision community equipment services and adaptations.

5.5 People who are homeless or threatened with homelessness

Tackling homelessness is a priority across Greater Manchester and in Tameside. The biggest change to homelessness legislation was introduced through the Homelessness Reduction Act 2017 (HRA) which was implemented in April 2018, and seeks to upstream homelessness prevention. The HRA placed additional duties on local housing authorities, such as developing personalised housing plans for each customer, introduced new prevention and relief duties, and increased the likelihood of the need for temporary accommodation. Welfare reform changes since the 2010 coalition Government has had a huge impact on households' abilities to find suitable accommodation, not least due to the benefit cap, changes to Local Housing allowance rates, and Universal Credit as a whole. When we provide support, advice and accommodation solutions, we want to change lives positively and permanently. We will develop a new homelessness strategy that creates a holistic and integrated response to preventing homelessness. We want all stakeholders to take responsibility for managing and preventing homelessness, through early intervention and advice, to increased resilience and targeted support; we do not believe that a one size fits all to create sustainable solutions.

We intend to strengthen our approach over the lifetime of this strategy and are planning to develop new accommodation including a modular 20-unit property to provide temporary housing, with opportunities for additional support before moving on which will enhance sustainability for future housing options.

Through our Registered Providers and through Private Sector Partners the Council will seek to secure additional units of accommodation creating a network of dispersed housing allowing for greater independence to provide permanent housing solutions for people and reducing our reliance on bed and breakfast accommodation.

A significant role for us is to work with the Ethical Letting Agency 'Let Us' to secure more units through the PRS, particularly to provide accommodation to homeless and other households. We will be working closely with Let Us to create more opportunities and benefits for landlords to support households, at risk of or who are homeless, to access accommodation.

5.6 People who are rough sleeping

We have been the successful recipients of funding through the Rough Sleepers Initiative, a Government grant to implement several schemes designed to tackle rough sleeping in Tameside.

We have worked closely on the successful implementation of the Greater Manchester, A Bed Every Night (ABEN) initiative, extending it so that we provide ABEN throughout the winter months and not only when temperatures fall below freezing. In doing so we have provided nightly accommodation for between 32 and 36 people every night. Many of the rough sleepers had not had any kind of home for a number of years, but having access to the A Bed Every Night scheme has allowed them to start to form some routines in their lives – routines which many of them had struggled to build for a long time. The Homelessness team therefore have been able to build support around the service users much more effectively providing drug and alcohol rehabilitation, housing options advice, welfare support and physical and mental health services. We have secured accommodation to more than 70 ABEN service users into more permanent accommodation.

Further assistance to rough sleepers is being provided by opening of the St Anne's night shelter in Ashton-under-Lyne, a rough sleeping "resource", staffed day and night with skilled people who can engage with the rough sleeping community and offer whatever support is needed. The ground floor area of the building offers a community "hub", including a café where anyone from the local community can attend, have a meal, carry out voluntary work etc. Alongside this community hub, the residents of the ABEN hostel will be welcome to spend the day in the ground floor area, receive support & address any ongoing welfare needs, and this support will enable residents to access and maintain their own tenancies.

5.7 Creating pitches and sites for Gypsy and Traveller and Travelling Show people

Over the period 2017/18 to 2036, the Greater Manchester Gypsy and Traveller and Travelling Showperson Accommodation Assessment Update (GTAA) identified a total need for five additional pitches based on the 'cultural' definition of need and three pitches based on the Planning Policy for Traveller Sites (PPTS) August 2015 definition which takes into account travelling behaviour.

The 2018 GTAA identified the need for one additional plot for Travelling Showpeople over the period 2017/18 to 2036.

Working with GM Partners we will target delivering to this identified need over the lifetime of this strategy.

6. Healthy people, Healthy lives

We believe everyone living in Tameside should be supported to live a long, healthy and fulfilling lives, better health is an important outcome of our Housing Strategy. Good health is an asset that the Council will support and build on by ensuring that households have access to good quality homes in a healthier built environment.

The Tameside and Glossop Locality Plan sets out our vision to:

“significantly raise healthy life expectancy in Tameside and Glossop through a place-based approach to better prosperity, health and wellbeing and to deliver a clinically and financially sustainable health and social care economy within five years.”

The impact of a safe, warm and secure home is remarkable to health and wellbeing. It improves general health outcomes and enables people to maintain independence; it is the platform on which people can build their future. It can prevent physical and mental ill health and reduce hospital admissions and enable timely discharge from hospital; it can support us to get better more quickly. Poor housing is a driver of poor health and of pervasive and growing health inequalities. Unfortunately, not everyone has the same opportunities for good health. Those who are elderly or young, isolated, without a support network, and adults with disabilities are more likely to be affected and this has a significant impact for society and individuals. People are unable to work because of poor health and will need more support and care. Poor health carries a high financial cost for individuals' households and the borough.

The Tameside and Glossop Locality Plan therefore seeks to increase opportunities for residents in Tameside and Glossop to live in a safe and healthy home and community. We will be working to create communities and neighbourhoods as well as the identification and management of housing related issues using the local community asset base. We will be training and developing our collective workforce to work in partnership to increase community resilience as well as provide a preventative approach in areas such as fuel poverty, accident prevention, financial resilience, homelessness, adaptations and assistive technology, to ensure residents have a home which promotes wellbeing.

6.1 Improving existing homes

The majority of the Metropolitan borough's dwellings (60.2%) were built in the period before 1965 and 23% before 1919. It is estimated that 22.6% of all dwelling stock is non-decent which is slightly higher than the national average of 20.6%.

The household survey 2017 confirmed that although most households (87.2%) are satisfied with the condition of their dwellings, 4.1% of households were dissatisfied or very dissatisfied. Levels of dissatisfaction were highest amongst private and affordable renters, those in terraced houses and properties built pre-1919. We also know that those living in the private rented sector have lower incomes. 39.5% of privately renting households receive less than £300 gross each week, 36.5% receive between £300 and £500 each week. This will add to the challenges faced by people in older homes, and those in the private rented sector to afford to adequately heat their home.

Improving the energy efficiency of dwellings and modernisation of homes is an important driver to improving quality and extends beyond those households expressing dissatisfaction. Given the need to reduce energy consumption, improve thermal comfort and future proof households from spikes in energy prices, retrofitting stock with improved insulation, heating systems and solar panels is likely to become a significant strategic issue.

We need to understand this better and we are working with the Greater Manchester Combined Authority to better understand property conditions and then we will plan to target the worst properties and locations. We will do this by introducing a shared intelligence platform that includes stock condition data, data from our housing enforcement teams about property

condition and colleagues from the health sector to identify and target those who are most vulnerable to living in poor housing conditions and find solutions to their circumstances, including taking action to reduce the negative impact of their property on their health.

We will also explore through the Combined Authority, the potential of introducing loans to low income, equity rich homeowners who need home improvements, focusing on bringing homes up to a decent standard to improve properties in terms of affordable warmth and safety.

All RPs and especially those who form part of our Registered Provider Collaboration Partnership will be involved in a range of regeneration activities with local communities in different parts of the borough, depending on where their homes are located. We will be encouraging all Registered Providers to consider how to make best use of their existing homes through a mix of planned maintenance, refurbishment and remodelling to meet changing requirements. We will achieve a better match between provision and allocation of social housing and the needs of vulnerable households whose existing housing situation exacerbates their health or other care needs.

6.2 Supporting Retrofit, energy efficiency and affordable warmth programmes

Underpinning the Greater Manchester Housing Strategy, we will encourage property owners in all tenures to invest by designing cost-effective pathways for retrofit of homes to raise energy efficiency and reduce carbon emissions across all tenures in support of the 2038 target for Greater Manchester to be a carbon neutral city region. In partnership with Greater Manchester the Council supports the development of new approaches to financing and incentivising greater energy efficiency while achieving the ambition to end fuel poverty through ECO funding, Green Homes Grant and other financial vehicles.

6.3 The Housing Options review

A critical element to living in a healthy home is being able to find one and then having access to it. Good housing advice is essential, and we are planning to review the service that we provide through our Housing Advice Team.

By expanding the range of people that we give advice to and how the service is delivered, creating better links with providers of accommodation such as private landlords and Registered Providers so that we can broker more tenancies for households. Through our Registered Provider Partnership, the opportunity to review the allocations and nominations process will enable the Council access to increased nomination rights and an increased supply of homes to allocate.

The Council, working with Homes England and Registered Provider partners, will set out a programme of new housing development projects across the borough. For all new homes supported and funded by Homes England or Council an initial 100% nominations and pre allocations where possible for specific groups and clients will be called upon.

We want to extend the type of information and advice we can give to include options for low cost home ownership to enable, support and direct 'would be purchasers' to viable housing options for them so that we can make the best possible use of the housing we have.

6.4 Creating healthy neighbourhoods

Better health creation is driven not only by homes but by the neighbourhoods that those homes are located in. The built and natural environment is a key determinant of health and wellbeing. The quality of the environment in which people live, work and play, including schools, workplaces, communities, parks and green space and the design of our neighbourhoods can

influence physical activity levels, travel patterns, social connectivity, mental and physical health and wellbeing outcomes. Local Planning Policy can create significant influences on how healthy a neighbourhood will be before it is built considering things such as its design, the affordability of housing, access to healthy food establishments and access to sustainable and affordable transport. Through the development of our Local Plan we will explore ways in which policy can ensure sustainable and healthy development is delivered. Colleagues from Public Health and Planning will work together to design and implement our approach for new homes. For example, we are creating friendly neighbourhoods in Godley Green, linked via a network of safe walking and cycling routes and public open spaces, all of which will respect and integrate into the surrounding landscape. Priority will be given to cycle and pedestrian routes that provide direct access to the railway stations at Hattersley and Godley.

We will work closely with the Registered Providers across the borough to consider how better health creation can be achieved in existing neighbourhoods and communities.

6.5 Improving the quality of the private rented sector

The Household Survey 2017 confirmed that the private rented sector (PRS) accommodates around 14.2% (14,916) of households across Tameside. It is a relatively small sector compared to a Greater Manchester average of 17.4% (Census 2011). However, this masks geographical differences in some neighbourhoods. For example, the PRS makes up 58% and 55% of all housing in the Castle Hall area of Dukinfield/Stalybridge and the area of St. Peters respectively.

Most homes in the private rented sector in Tameside are of a good quality. However, at the lower end of the market there is growing evidence that poor quality standards are having a significant impact on the physical and mental wellbeing of our residents. There is strong evidence to support the view that poor quality PRS has a substantial impact on a number of priority areas for Tameside Council and the wider Strategic Commissioning Board, including population health, community safety and homelessness.¹¹

It is clear from Census data that the private rented sector is growing, and more families and older people are now renting privately - in part due to a lack of affordable housing and the difficulty of acquiring mortgage finance. Whilst part of our growth ambitions are to develop new homes in the PRS, Tameside is also home to a range of existing, older privately rented properties which are often of very poor condition with many held in small portfolios, by single property landlords.

We know that most private landlords working across Tameside provide good quality homes and management of those homes. Private landlords play an increasingly important role in providing much needed affordable accommodation to people with limited choice in the housing market and we work in partnership with landlords, rely on their professionalism and provide a range of support through education and training, landlord accreditation and we have good relationships with nationally recognised landlord bodies.

Unfortunately, not all landlords operate in this way. There are a small minority of unscrupulous landlords and letting agents that break the law and provide homes which fall short of the standards we and tenants expect and deserve. We want to offer a better deal to tenants, and we plan to strengthen the private rented sector in Tameside, support professional landlords and help to professionalise the market. We will: continue to meet our legal requirements with respect to licensing Houses in Multiple Occupation and responding to complaints under the Environmental Protection Act as well as a targeted approach to address problems relating to

¹¹ Tameside and Glossop Strategic Commissioning Board, *Our People, Our Place, Our Plan*

poor property condition or management – by working with multi-disciplinary locality teams and others to identify and prioritise homes occupied by vulnerable people. We will:

- explore the evidence to support selective licensing and its potential to drive up standards across the borough where high levels of private renting are having a detrimental impact on the market. We will be undertaking research to consider the case for introducing Selective Licensing in some parts of the borough and we will be co-producing this alongside our landlords so that the benefits are clearly understood.
- maximise the potential through the previously mentioned Greater Manchester ‘Let Us’ initiative. It will provide ‘renters’ in Tameside will access to better quality accommodation and better managed homes as well as increasing the security of their tenure. Renters will not have to provide any upfront fees or deposits. Landlords will be able to have their properties managed by Let Us, providing a hassle-free service and a guaranteed rent.
- continue to promote the Greater Manchester Good Landlord scheme to raise awareness of landlords, agents and tenants responsibilities , share good practice , enhance the role of relevant professional bodies to help ensure standards continue to be met at all levels and to intervene and be proactive with enforcement on the worst properties, landlords and agents and improvement of neighbourhoods.
- explore potential options to better engage and support vulnerable tenants. This will maximise the advice and support we are able to offer and provide tools to enable tenants to make better decisions about where they live and the standards of property and management they are prepared to accept.
- develop a tenants ‘check list’ which can be used by people looking for a new home in the rented sector, and by existing tenants if they want to assess the quality of their current accommodation. It would include suggestions of what to look for in a property such as whether doors are secure with secure locks etc as well as whether a tenancy agreement or a gas certificate is in place. This could be publicised widely and promoted to help tenants make good decisions about renting and to understand the right questions to ask. It may also reduce the supply of tenants to poor quality landlords if they were better informed and understood their rights.
- explore the potential to introduce a triage reporting services in the PRS. This is designed as a portal for other professionals to contact and discuss clients housing issues and explore solutions with housing colleagues. It would be promoted to other departments and partners such as Adult Social Care, Children’s Services, the NHS trusts, Public Health and the police. This would provide a focus to develop a more robust working relationship with professionals who are regularly visiting client’s homes. The outcome of the triage conversation may be empowerment of the key worker and onward referrals by them to the correct and relevant department. It would act as a ‘one stop shop’ to discuss housing issues and solutions and will build on working relationships with a wider range of partners.
- create place-based intervention strategies with Registered Providers and major landlords to engage with and improve the Private Rented Sector

6.6 Action on empty homes

Like many parts of England, Tameside has an empty homes problem - with approximately 2,000 empty homes across the borough and over 6,000 families in need of affordable housing. Returning empty homes back into use is a sustainable way of increasing the overall housing supply, meeting housing need and reducing the negative impact that empty homes can have on communities.

Very little is known about empty homeowners, and the reasons for keeping their properties empty. Current service designs are also failing to engage with owners and link them with the support available to return their homes back into use. We have delivered significant improvements in how we engage with and support empty homeowners, through more intelligent use of data, understanding the experiences of empty home ownership and effective

collaboration with our housing partners. This has helped underpin the development of an empty homeowner engagement strategy.

Understanding how we can target and tailor our support to reflect owner's service needs, looking at new routes to engaging with empty homeowners informed by behavioural insights is critical

We have developed a successful lease and repair model in partnership with Ashton Pioneer Homes that is fair, successful and transparent. Its priority is to bring homes back into use to provide much needed accommodation for people in housing need.

Under the terms of our lease and repair initiative, owners of vacant housing can enter into a lease arrangement for an agreed term of years with Ashton Pioneer Homes (APH). The property is renovated, often with a grant, a tenant is found, council tax is paid for, management services and maintenance are provided, and monthly rent payments are guaranteed. Much needed homes are brought back into use to support people in housing need.

Under an invest to earn approach, it is possible to access additional income through additional council tax and new homes bonus empty property premium and invest this in the empty property initiative. In order to further expand on the number of homes we are able to bring back into use, Registered Providers and Private Sector will be asked to consider models that they can support to bring empty homes back into use and to commit to annual targets.

7. Partnerships that deliver more for Tameside

The Council and NHS Tameside & Glossop CCG have come together to form one organisation – Tameside & Glossop Strategic Commission, because we believe that by working in partnership, we can share ambition and resources to achieve more for the people who are living and working in Tameside. Greater collaborative working is a vital step to transforming local services. Public services reform will ensure that services deliver better outcomes in people's neighbourhoods.

We understand the value of partnership and are an active partner within the Greater Manchester Combined Authority and we understand the significant role that our partners will play in working alongside the Council to create housing solutions and deliver our objectives. We have many positive partnerships, working with national government departments, Registered Providers, developers, private landlords, the health, and voluntary sectors to commercial organisations and many more. All are investors in Tameside, and we are proud to work with them.

Our strategy reflects the need to work in partnership, our commitment to strengthen those partnerships and the priority we place on ourselves to be an innovative, responsive and committed partner. This strategy reinforces our role as an enabler, facilitator, investor and deliverer and we have made commitments to this through our Housing Strategy. We want to see this reflected back to us by our partners. We will be developing more formal commitments and arrangements with Partners that can be measured, accounted for and success can be celebrated.

When we spend or invest any money, we expect to create additional benefits for our residents. This is our normal way of working, we don't see it as added value, we see it as 'business as usual' and it's how we will transform lives and neighbourhoods.

When we spend our Tameside 'pound' we expect to:

- promote employment and economic sustainability – tackle unemployment and facilitate the development of residents' skills
- raise the living standards of local residents – working towards living wage, maximise employee access to entitlements such as childcare and encourage suppliers to source labour from within Greater Manchester
- promote participation and citizen engagement - encourage resident participation and promote active citizenship
- build the capacity and sustainability of the voluntary and community sector– practical support for local voluntary and community groups
- promote equity and fairness – target effort towards those in the greatest need or facing the greatest disadvantage and tackle deprivation across the borough
- promote environmental sustainability – reduce wastage, limit energy consumption and procure materials from sustainable sources

We will expect the same from our partners. This may include supporting young people to develop enterprise skills, recruiting a graduate trainee or offering a supported internship/placement, mentoring a small business, offering to work with school(s), colleges and training providers, to provide information about their industry or sector, encouraging community participation, creating cohesive and sustainable communities, supporting wider community agendas and investing in public realm.

We have established an ambitious agenda, within this Housing Strategy, that will deliver positive outcomes for Tameside. We intend to use our assets creatively, sharing risk and rewards and we will expect the same from our partners. We want to work with organisations that make clear commitments that they then deliver on; commitments that help us to deliver

our objectives, commitments that balance 'give and take' and where we achieve this, our partnerships will strengthen creating more positive futures for all.

8. Delivering change

This strategy was developed using a strong evidence base, including primary data, public open data, locally sourced evidence both anecdotal and empirical from internal and external partners and wide range of stakeholders. To successfully implement the strategy, all teams and directorates which have housing related roles will work together, and future work streams will be manifested in a comprehensive and robust Implementation Plan which will act as a companion piece to the strategy. Whilst it will be up to individual services to work together to successfully deliver the strategy, progress will be reported and monitored through regular updates to the Board. A key part of ensuring a strategy is successful is devising clear strategic priorities which all outputs and outcomes will be conducive in achieving, and the strategic priorities for action are covered in the section below.

8.1 Strategic priorities for action

The analysis of issues and setting of objectives have been built around 5 themes in this strategy:

- Chapter 3 Accelerating the pace that we deliver new homes
- Chapter 4 Delivering the Right type, Right place, Right quality
- Chapter 5 Specialist accommodation and people centred solutions
- Chapter 6 Healthy people, Healthy lives
- Chapter 7 Partnerships that deliver more for Tameside

The actions which have been generated as part of the strategy formulation are set out and sit under 6 strategic priorities. The strategic priorities are listed below, and the numbering is not an indication of relative importance:

Priority 1- Delivering sustainable housing growth to support economic development and the increasing population.

Priority 2 - Maximising the delivery of a wide range of affordable housing to meet the needs of all households.

Priority 3 - Meeting the housing and related support needs of an ageing population.

Priority 4 - Ensuring the specialist and supported housing offer meets current and future needs.

Priority 5 - Improving the quality standards and management of the private rented sector.

Priority 6 - The prevention of homelessness and rough sleeping

The following table illustrates the key actions to delivery each priority, along with the desired outcomes to indicated the priority is being achieved, as well as how each key action links to successfully delivering the Corporate Plan.

Priority 1- Delivering sustainable housing growth to support economic development and the increasing population.		
Key Action	Desired Outcome	Corporate Plan
<p>Master Planning Godley Green Homes England Funding secured, site included in 2021 Places for Everyone site allocations, and Planning application to be made 2021</p> <p>Adopting a new Local Plan following the adoption of Places for Everyone by the 9 boroughs.</p> <p>Establish a pipeline of publicly owned brownfield sites to support sustained housing growth that meets local housing need.</p> <p>Unlocking sites using innovation and securing funding, such as the Brownfield Homes Fund, and creating a Tameside Housing Investment Fund to make small sites deliverable.</p> <p>Work with developers and Registered Providers to build a healthy supply of new homes</p> <p>Executing the Housing Delivery Test Action Plan</p>	<p>A pathway to a high value and viable housing offer is delivered on Godley Green as the Strategic Site for Tameside meeting a whole range of needs a successful 21st century Garden Village</p> <p>Robust policies are delivered to increase housing growth of all types and tenures.</p> <p>Housing growth increased.</p> <p>Viability issues are mitigated allowing and accelerating development.</p> <p>Registered Providers play a role delivering increased numbers of homes across a variety of tenures.</p> <p>Increased numbers of homes delivered across all tenures.</p>	<p>Priority 5</p>
Priority 2 - Maximising the Delivery of a wide range of Affordable Housing to Meet the Needs of All Households.		
Key Action	Desired Outcome	Corporate Plan
<p>Establish a successful Registered Provider Partnership. Review allocations and nominations policy and procedures.</p>	<p>Registered Providers deliver increased numbers of affordable homes in a variety of tenures, to meet the diverse housing needs of the borough.</p> <p>Developers, land owners and all stakeholders have clarity and</p>	<p>Priority 5</p>

<p>The adaptation of a robust Affordable Housing Supplementary Planning Document following the adoption of a new local plan.</p> <p>Development of a standardised and effective s.106 template.</p> <p>Adoption of an updated Housing Needs Assessment.</p> <p>Development of new affordable home ownership access models.</p>	<p>detail regarding expectations of affordable housing requirements allowing increased delivery of affordable homes.</p> <p>Increased affordable housing contributions.</p> <p>An up to date evidence base is established so delivery is more conducive to meeting need.</p> <p>Households which currently struggle to gain mortgage finance are enabled to step on the property ladder. Access to housing options to meet affordability</p>	
<p>Priority 3 - Meeting the Housing and Related Support Needs of an Ageing Population.</p>		
<p>Key Action</p>	<p>Desired Outcome</p>	<p>Corporate Plan</p>
<p>Formulate an Older Person Housing Strategy</p> <p>Development of 5 extra care schemes, and extra care 'light' units.</p> <p>Plan for the creation of a 60-80 unit nursing home.</p> <p>Clear pathways established for older people and better advice on housing options.</p>	<p>Priorities for the older people's housing offer are clearly manifested</p> <p>400 older person households supported to remain independent in their own home with personalised solutions available. Care needs of older people met in an appropriate cost effective manner.</p> <p>Increased number of older people are in suitable and affordable accommodation settings of an appropriate size, type and tenure.</p>	<p>Priority 8</p>
<p>Priority 4 - Ensuring the Specialist and Supported Housing Offer Meets Current and Future Needs.</p>		
<p>Key Action</p>	<p>Desired Outcome</p>	<p>Corporate Plan</p>
<p>Model need and demand data to establish need, and develop a tracker and an early help offer for children and young people</p>	<p>A move away from 'failure demand' towards long-term investment and early intervention for adults and children</p>	<p>Priority 7</p>

<p>Modelling future demand for adults social care services</p> <p>Establish Positive Futures, which will comprise of an Assessment Unit and Respite Unit for Children and Young People</p> <p>Execution of a fostering Implementation plan to include appropriate housing options</p> <p>Reduce demand on care services by improving the design of homes.</p> <p>Establishment of Healthy Homes model in Tameside</p>	<p>Children with care needs are housed in more suitable accommodation.</p> <p>Increased numbers of children receive care in a family environment.</p> <p>Increased numbers of vulnerable people assisted to live safely in their own homes.</p>	
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Priority 5 - Improving the Quality and Management of the Private Rented Sector.

Key Action	Desired Outcome	Corporate Plan
<p>Explore the evidence to support selective licensing and its potential to drive up standard in problem areas</p> <p>Work with and promote GM Good Landlord Scheme and Ethical Letting Agency 'Let Us',</p> <p>Place Based intervention with Area Lead Registered Providers in the PRS .</p> <p>Empowering tenants and the advocates of vulnerable tenants informing and engaging.</p>	<p>A robust evidence base to enable an informed decision on the progression of selective licencing for any area in the borough</p> <p>Improved quality, management and security of tenure in the Private Rented Sector.</p> <p>Improved quality of management and stock, better neighbourhood management and decreased empty properties.</p> <p>Tenants and advocates are better placed to deal with or report issues increasing the quality of stock and minimising negative health impacts.</p>	<p>Priority 7</p>

Priority 6 - The Prevention of Homelessness and Rough Sleeping

Key Action	Desired Outcome	Corporate Plan
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<p>Develop a TMBC, RP protocol for tenants under the threat of eviction.</p> <p>Delivering Outreach Housing options services into communities to allow early contact with hard to reach households.</p> <p>Increase purpose built temporary accommodation/ supported housing</p> <p>Maximise use of PRS to prevent and relive homelessness more expediently using 'Let Us' and other new initiatives such as Help to Rent</p>	<p>Reduce eviction in the social sector and increasing homelessness prevention</p> <p>Upstreaming homelessness prevention to decrease the number of homeless households.</p> <p>A reduction in nightly paid inappropriate accommodation for homeless households.</p> <p>Increased homelessness preventions and reduced number of households in temporary accommodation</p>	<p>Priority 6</p>
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8.2 Review of the Strategy

The Strategy, its key actions and Implementation Plan, will be reviewed on an annual basis to ensure it is relevant and effective due to the continually changing housing landscape. It is expected that in most circumstances any changes will be able to be accommodated by modifying the Implementation Plan, however this does not preclude the strategy being reformulated as required.

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Specialist Housing Need Review

Tameside Borough Council

July 2020

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1. Introduction

Overview

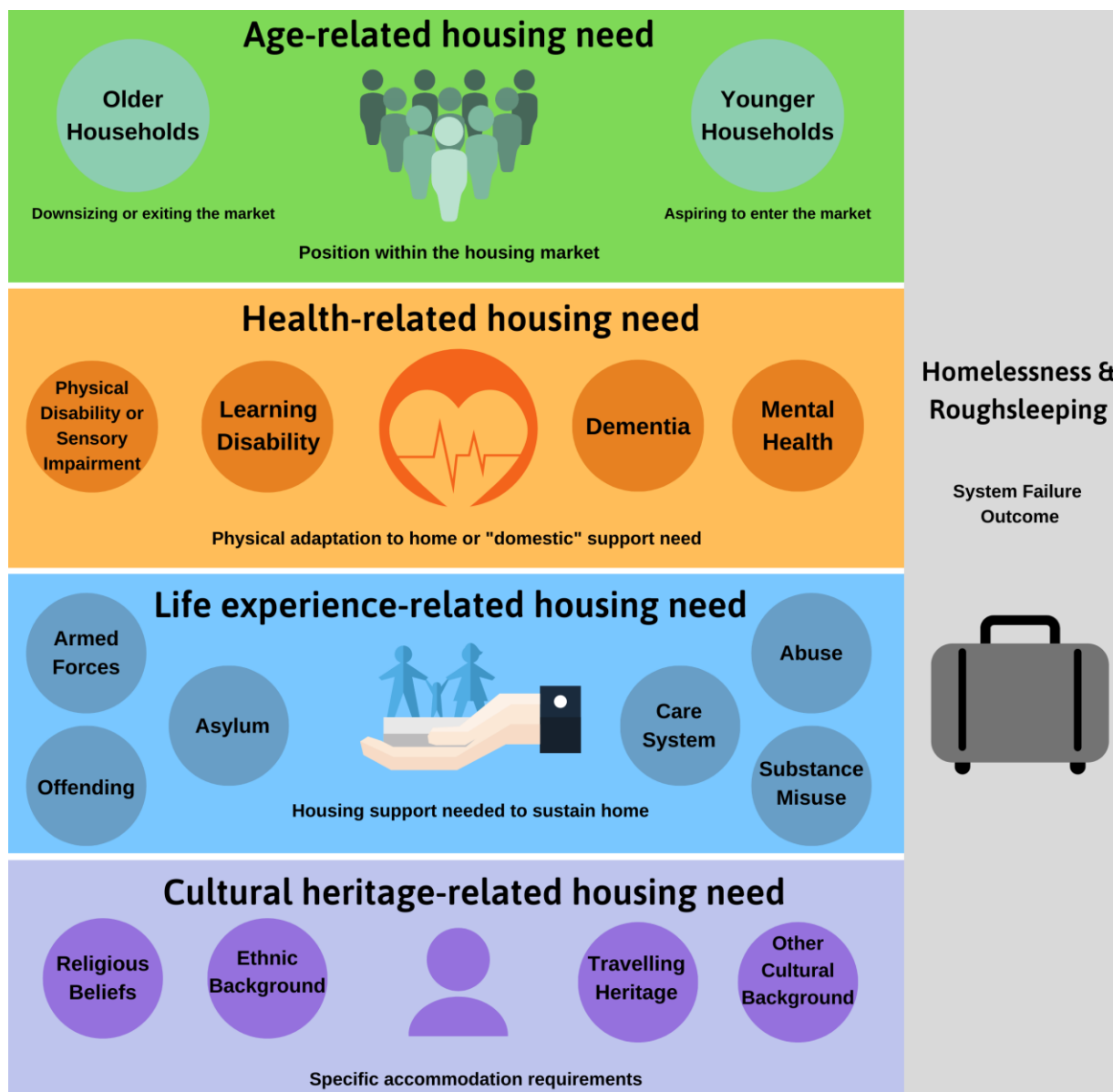
- 1.1 The NPPF (2019) (Paragraph 61) acknowledges that there are a range of household groups who have particular housing requirements. It sets out that the needs of different groups should be assessed and reflected in planning policy in terms of the size, type and tenure of housing. This includes older people and people with disabilities. This is a relatively narrow definition and as part of the local housing need assessment evidence base, the purpose of this appendix is to present evidence of need for a broader range of needs groups who require specialist support.
- 1.2 The evidence base has been established based around these broad principles:
- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
 - some people will have complex and multiple needs and therefore may fall into several different categories of need;
 - some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
 - most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

Defining specialist housing need

- 1.3 Figure 2.1 sets out our broad understanding of the various elements of specialist housing need and population groups which should be considered:
- **Age-related housing need** – this concerns the position of particular age groups in the housing market due to life events and the demand this creates for accommodation units of a certain size or affordability.
 - **Health-related housing need** – a household's health may be a determining factor in the type of accommodation they require or the support they need to receive. For most in this group the need for specialist accommodation or support is likely to be a lifelong need.
 - **Life-experience related housing need** – supported accommodation may be needed by those affected by life experiences which may have disadvantaged their ability to live independently. The support required here may be shorter term with the intention of promoting independence in the longer term.

- **Cultural heritage related housing need** – for those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required.

Figure 2.1 Establishing need associated with age, health and life experience



1.4 For all of the above groups the prevalence of homelessness can indicate a deficit of both appropriate and affordable accommodation options and support availability. This goes beyond the presence of households rough sleeping, reflecting the broad statutory definitions of homelessness to include those in inadequate or inappropriate accommodation who may be hidden from society's view.

1.5 For the purpose of the establishing evidence on additional housing needs, intelligence from a range of different sources has been assembled:

- primary data from the Tameside 2017 household survey data set;

- national secondary data sets; and
 - a review of the strategic and commissioning context locally.
- 1.6 Our primary focus is to fulfil the requirements of the PPG, hence greater detail is given to the needs of older person households and those with physical disabilities.

Planning practice guidance

Older people

- 1.7 Planning Practice Guidance 2019 ‘Housing and economic needs assessment’ says that *‘The health and lifestyles of older people will differ greatly, as will their housing needs. Strategic policy-making authorities will need to determine in relation to their plan period the needs of people who will be approaching or reaching retirement as well as older people now’*. It continues *‘Strategic policy-making authorities will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish. Supporting independent living can help to reduce the costs to health and social services and providing more options for older people to move could also free up houses that are under occupied.’*
- 1.8 PPG also includes advice on accessible and adaptable housing. Regarding older people, the PPG says *‘The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing...Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking’¹.*

People with disabilities

- 1.9 Regarding people with disabilities, the PPG says *‘The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or un-adapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime’².*

¹ PPG June 2019 Paragraph: 001 Reference ID: 63-001-20190626

² PPG June 2019 Paragraph: 002 Reference ID: 63-002-20190626

2. Local policy context

- 2.1 Policy documents prepared at the Greater Manchester (GM) level provide a broad range of strategic priorities which apply to constituent local authorities of the Greater Manchester Combined Authority Area. This includes the Greater Manchester Housing Strategy, Greater Manchester Spatial Framework and supporting documents and evidence. Establishing strategy in Tameside is also framed by the Tameside and Glossop Corporate Plan, the Market Position Statement (MPS), the Tameside and Glossop Joint Strategic Needs Assessment (JSNA) as well as the Greater Manchester Housing Strategy.

Greater Manchester Housing Strategy 2019-24³

- 2.2 Tameside's housing strategy reflects the strategic priorities of the Greater Manchester Housing Strategy which comprise:
- Strategic Priority A: 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; and
 - Identifying pathways to volume domestic retrofit and reducing fuel poverty.
 - Strategic Priority B: Delivering the new homes we need:
 - New models of delivery;
 - Investing in truly affordable housing; and
 - Increasing choices in the housing market for Greater Manchester households.

Greater Manchester Healthy Homes September 2019⁴

- 2.3 The GM Healthy Homes report recommends a number of baseline services be offered across GM localities. This includes the provision of advice and information, a handyperson service, warm homes support and disabled adaptations. The recommended policy proposals include implementing consistent monitoring, data collection and evaluation systems, developing a GM framework around private sector assistance policies to ensure that flexibilities can be utilised in funding home improvements, palliative care grants and grants for specific cohorts, a Greater Manchester Housing Providers (CHMP) adaptations contributions protocol and a GM Equity Loan scheme. Within the Disabled Facilities Grant (DFG) grant allocations for

³ Greater Manchester Housing Strategy 2019-24

⁴ GM Healthy Homes Report September 2019

Greater Manchester there is significant discretion to set out locally how monies for private sector housing should be spent. This could include work to improve the condition of the home, fund handyman services or introduce new services such as dementia grants.

GM Supported Housing Evidence Base⁵

- 2.4 The supported housing census has identified over 32,000 units of supported accommodation across more than 3,000 schemes in Greater Manchester. The Strategic Housing for Older People (SHOP) analysis tool, identifies that without growth in the current stock, there will be a shortfall in sheltered housing of 7,803 units by 2035. It is also estimated that there will be a shortfall in housing with care of 8,561 units by 2035. A review of learning disability accommodation needs identifies a requirement 1,296 net additional units of supported accommodation for people with a learning disability by 2031. The evidence base further identifies a requirement for an additional 2,535 units of supported accommodation for people with a mental health need by 2031 including 281 specifically for Tameside. There is also an unmet housing need identified by 2035 for 8,900 wheelchair users of which approximately 2,300 will need fully wheelchair adapted properties.

Tameside and Glossop Corporate Plan⁶

- 2.5 The Corporate Plan has been developed jointly through Tameside Council and NHS Tameside & Glossop CCG who have come together to form one organisation – Tameside & Glossop Strategic Commission. The plan sets out the three key themes Starting Well, Living Well and Ageing Well. These address 8 priorities:
- Very best start in life where children are ready to learn and encouraged to thrive and develop.
 - Aspiration and hope through learning and moving with confidence from childhood to adulthood.
 - Resilient families and supportive networks to protect and grow our young people.
 - Opportunities for people to fulfil their potential through work, skills and enterprise.
 - Modern infrastructure and a sustainable environment that works for all generations and future generations.
 - Nurturing our communities and having pride in our people, our place and our shared heritage.
 - Longer and healthier lives with good mental health through better choices and reducing inequalities.

⁵ Greater Manchester health and social care partnership commissioning data pack August 2019

⁶ Tameside and Glossop Corporate Plan 2019

- Independence and activity in older age, and dignity and choice at end of life.

Adult Social Care Market Position Statement⁷

2.6 Tameside's Adult Social Care Market Position Statement (MPS) sets out the council's plans and outlines trends for commissioning for social care across all service user groups. The policy and commissioning priorities focus firstly on helping people to find the support they need within their communities and to avoid dependency on services in the long term. This will mean:

- Focusing on the outcomes that the person wants to improve upon, the level of response required and assertive monitoring of whether their life is improved as a result.
- Helping individuals to make informed choices about what to buy and from whom.
- Rebalancing the profile of spend away from building based settings to support in the community, reinforced by a wider range of accommodation options.
- Continuing the shift to more flexible arrangements that encourage responsiveness to the needs and choices of people based on affordability, choice, quality, and accountability in service provision.
- Focusing on the needs of individuals rather than defining them by service user group, purchasing highly specialist services where needed.
- Emphasising co-production with communities, with eligible people and their carers, and with providers, (whilst moving away from services being provided by the council).

Tameside and Glossop Joint Strategic Needs Assessment (JSNA)⁸

2.7 The JSNA is important for the people who plan and deliver services in the public sector to understand the population so that services and interventions are appropriate to the population and are delivered effectively and efficiently. The JSNA covers the following aspects of population analysis:

- Tameside Resident Population.
- Wider Characteristics of the Population.
- Deprivation, income and Employment.
- Long term conditions and disability.

2.8 These elements of population analysis will be explored further in analysing the specialist housing needs of specific population groups.

⁷ Tameside Adult Social Care Market Position Statement 2014-16 page 5

⁸ Tameside and Glossop Joint Strategic Needs Assessment (JSNA)

3. Age related housing

3.1 Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes ‘rightsizing’ and adaptation of existing dwellings. For this section we focus upon the needs of older persons for particular unit types.

Housing for older people

3.2 The NPPF Annex 2 defines older people as ‘people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.’

3.3 PPG recommends the following are considered in an assessment of older persons need:

- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, extra-care or housing with care), broken down by type and tenure;
- The need for care in residential care and nursing homes (C2);
- The need for co-housing communities; and
- The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.

3.4 PPG notes that ‘*plan-making authorities will need to count housing provided for older people against their housing requirement*’⁹.

3.5 A major strategic challenge for the council is to ensure a range of appropriate housing provision, adaptation and support for the area’s older population. Table 3.1 indicates that the number of people across Tameside aged 65 or over is projected to increase from around 40,500 in 2020 to 52,000 by 2037, a 28.5% increase. The percentage increases are larger when looking at the categories of 75 years plus (+38.8%) and 85 years plus (+63%).

Older age groups	2020	2037	Number change	% change
All Older 65+	40,467	52,003	11,536	28.5
All Older 75+	17,937	24,899	6,961	38.8
All Older 85+	4,454	7,260	2,806	63.0

Source: ONS 2018-based subnational population projections

⁹ PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626

- 3.6 According to 2018-based household projections, the number of households headed by someone aged 65 and over is expected to increase by 8,065 (+29.1%) between 2020 and 2037. Across Tameside, 65 and over households make up over one quarter (27.9%) of all households and this is projected to rise to one third (33.2%) by 2037.

The future need for specialist accommodation

2019 supported housing census

- 3.7 A supported housing census was carried out for Greater Manchester by the Housing Learning and Improvement Network (Housing LIN). This included outputs from the Strategic Housing for Older People (SHOP) tool to estimate current provision and predict change in need to 2035. The Greater Manchester SHMA¹⁰ also identified that Tameside is expected to experience some of the largest increases in dementia across Greater Manchester at over 70% by 2035.
- 3.8 The evidence for supported housing¹¹ also identified a net shortfall of sheltered / retirement housing in Tameside of 1,711 units by 2035 and a net shortfall of 866 units of housing with care needs by 2035 (Table 3.2).

Type of provision	Current supply	2015 Demand	2035 Demand	Change 2015 (supply) to 2035 (demand)	% change 2015-2035
Sheltered/retirement housing	1939	2,075	3,650	1,711	88.2
Housing with care	156	581	1,022	866	555.1
Total	2,095	2,656	4,672	2,577	97.0

Source: Housing LIN

2020 supply and population change analysis

- 3.9 Across the borough, there are around 3,520 units of specialist older persons accommodation (Table 3.3) (which is a much higher number than reported in the 2019 supported housing census). This includes 1,518 units of residential care (C2 planning use class) and 2,002 units of specialist older person accommodation (C3 planning use class)¹².

¹⁰ Greater Manchester SHMA 2019 page 162

¹¹ Greater Manchester supported housing commissioning pack page 12

¹² EAC database 2020

Category (C2/C3 planning use category)	Current number of units	Description
Age-exclusive housing (c3)	705	<p>EAC definition: Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people and may have communal facilities such as a residents' lounge, guest suite and shared garden, but do not provide any regular on-site support to residents.</p> <p>PPG definition: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.</p>
Care homes (C2)	866	<p>EAC definition: A residential setting where a number of older people live, usually in single rooms, and have access to on-site care services. Since April 2002 all homes in England, Scotland and Wales are known as 'care homes', but are registered to provide different levels of care. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.</p> <p>PPG definition: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.</p>
Care home with nursing (C2)	652	A home registered as a care home with nursing will provide the same personal care but also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse.
Enhanced sheltered/close case (C3)	0	Sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of provision that is found in an Extra Care housing scheme.
Retirement/Sheltered housing (C3)	1,141 R/S	<p>EAC definition: Sheltered housing (S) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. Retirement housing (R) means housing developments of a similar type to sheltered housing (see below), but built for sale, usually on a leasehold basis.</p> <p>PPG definition: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.</p>

Category (C2/C3 planning use category)	Current number of units	Description
Extra Care housing or housing with care (C3)	156	<p>EAC definition: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.</p> <p>PPG definition: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.</p> <p>Note extra care can also provide accommodation for people with additional needs who are not older people.</p>
Total	3,520	

Source: EAC database www.housingcare.org

3.10 Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Table 3.4 considers the ratio of older people to current provision and then applies this ratio to future household projections. Based on population projections to 2037¹³, there is an additional need for 777 specialist older persons' accommodation (C3) units and 589 units of residential care provision (C2) with a total of 1,366 units needed.

¹³ ONS 2018-based Subnational Population Projections

Current provision (and planning use class)	Number of units 2020	Number aged 75 and over 2020	Number aged 75 and over 2037 (projected)	Change in need 2020-2037
	-	17,937	24,899	
	-	Ratio of population to current provision	Ratio applied to 2030 population	
Specialist older person (C3)	2,002	0.1116	2,779	777
Residential Care (C2)	1,518	0.0846	2,107	589
Total	3,520		4,886	1,366

Source: EAC database 2020, ONS 2018-based Subnational Population Projections

Senior co-housing communities

- 3.11 Senior co-housing is specifically mentioned in PPG as a housing option for older people: *'Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.'*

According to the 2019 household survey, a total of 1,850 older person households were interested in cohousing as a residential option:

- 65.5% were owner occupiers, 29.9% lived in affordable housing; and 4% were private renters; and
- 44% had a household income of less than £300 each week, 25% had a household income of between than £300 and £500 each week and 31% had an income of £500 or more each week.

- 3.12 Table 3.5 sets out the dwelling type and size preferences.

Dwelling type/size	Like (%)	Expect (%)
1-bedroom house	0.0	0.0
2-bedroom house	15.3	30.9
3-bedroom house	41.8	34.1
4 or more-bedroom house	7.2	0.0
1- bedroom flat	0.0	5.3
2- bedroom flat	5.0	0.0
3 or more-bedroom flat	0.0	0.0
1-bedroom bungalow	0.0	8.9
2-bedroom bungalow	24.6	20.8
3 or more-bedroom bungalow	6.1	0.0
Total	100.0	100.0
Base	443	414

The role of general housing in meeting need

- 3.13 The profile of dwellings occupied by older person households and all households is summarised in Table 3.6.
- 3.14 This analysis shows that 72% of households with a household reference person aged 60 or over live in houses, 13.9% in flats and 13.4% in bungalows. The proportion living in flats and bungalows is higher across 75-84 and 85+ groups. Overall 53.7% of older age group households live in houses with 3 or more bedrooms and for the 85+ age group the figure is 38.8%.
- 3.15 Overall, 11.2% of dwellings were flats and 5.9% bungalows which is a particular residential choice for older people, notably those aged 75 and over. Given the aging profile of the borough, demand for this type of accommodation is expected to increase over the plan period.

Dwelling type and size	Age of Household Reference Person				
	60-74	75-84	85+	Total (all aged 60+)	All households
Detached house 1-2 bedrooms	0.8	0.5	0.0	0.7	0.7
Detached house 3 bedrooms	7.6	3.9	2.1	6.7	4.5
Detached house 4 or more bedrooms	10.5	3.4	1.0	8.8	8.5
Semi-detached house 1-2 bedrooms	5.1	4.6	7.2	5.1	5.4
Semi-detached house 3 bedrooms	23.4	26.6	23.0	24.0	26.4
Semi-detached house 4 or more bedrooms	2.9	2.1	0.0	2.6	4.3
Terraced house 1-2 bedrooms	12.5	12.5	10.3	12.4	17.0
Terraced house 3 bedrooms	10.1	9.0	12.8	10.0	13.8
Terraced house 4 or more bedrooms	1.9	0.7	0.0	1.6	1.6
Bungalow 1-2 bedrooms	8.9	15.6	19.7	10.6	4.3
Bungalow 3 bedrooms	2.0	4.5	3.1	2.5	1.4
Bungalow 4 or more bedrooms	0.3	0.4	0.0	0.3	0.3
Flat/Apartment 1 bedroom	7.4	11.6	13.4	8.4	5.0
Flat/Apartment 2 bedrooms	5.5	4.3	4.1	5.2	5.7
Flat/Apartment 3 or more bedrooms	0.3	0.0	0.0	0.2	0.5
Other 1 bedroom	0.2	0.3	1.3	0.3	0.1
Other 2 bedrooms	0.5	0.0	1.2	0.4	0.2
Other 3 or more bedrooms	0.0	0.0	0.7	0.0	0.4
Total	100.0	100.0	100.0	100.0	100.0
Base	23867	5480	1339	30686	97911
Summary	60-74	75-84	85+	Total 60+	All households
House	74.8	63.3	56.4	72.0	82.2
Bungalow	11.2	20.5	22.8	13.4	5.9
Flat	13.3	15.8	17.6	13.9	11.2
Other	0.7	0.3	3.3	0.7	0.7
% living in houses with 3 or more bedrooms	56.4	45.7	38.8	53.7	59.2

Assistance in the home

3.16 Table 3.7 considers the extent to which households require assistance now or within the next 5 years. For those households aged 65+, the main types of assistance required were help with practical tasks (26.1%), help with repair and maintenance of the home (17.3%) and help with personal care (13.3%). Greater assistance could be

provided by the adoption of baseline services including handyman, warm homes and disabled adaptations as identified in the GM Healthy Homes Report.¹⁴

Assistance required	Age group (% of households)		
	Under 65 years	65+ years	Total
Help with repair and maintenance of home	28.2	17.3	20.0
Help with gardening	22.9	7.5	11.3
Help with cleaning home	11.9	6.4	7.8
Help with other practical tasks	45.0	26.1	30.7
Help with personal care	30.4	13.3	1.8
Want company / friendship	18.8	11.7	13.4
<i>Base (All households)</i>	25,799	79,041	104,840

Source: 2017 Household Survey

Adaptations and improvements

- 3.17 Across Tameside, 2017 household survey indicated that 5.1% of all households lived in properties which had been adapted. Table 3.8 shows how the level of adaptation varies by the age of the household reference person and tenure. The level of adaptation was highest amongst households where the HRP was aged 75 and over and in affordable housing stock. Note that only 1.7% of private rented dwellings were adapted. It is not unsurprising that the extent to which care and support is needed to remain in the home increases with age. Overall 7.2% of households require care and support to enable them to live in their home and this is highest amongst households living in affordable accommodation (13.3%). Table 3.9 summarises the data by ward.
- 3.18 Just over half of households said they could accommodate a carer if needed. Owner occupiers were most likely to be able to accommodate a carer (65.1%) but fewer private renters (38%) and those in affordable housing (29.5%) could accommodate a carer.

¹⁴ Greater Manchester Healthy Homes Report September 2019

Table 3.8 Existing property adaptation, support needs and space for a carer by age of household reference person and tenure

	% homes adapted or purpose-built for a person with a long-term illness, health problem or disability	% of homes where respondent/someone in household requires care or support to enable you/them to stay in this home	% of homes with sufficient space for a carer to stay overnight, if needed	Base
Age group				
15-24	4.9	0.0	16.6	1,637
25-34	1.3	1.6	44.3	12,865
35-44	3.2	4.2	38.4	18,395
45-59	4.4	8.5	56.0	32,985
60-74	7.6	8.5	66.2	22,967
75-84	10.4	11.5	69.1	5,055
85+	26.1	36.1	57.2	1,295
Total	5.1	7.1	53.5	95,199
Tenure				
Owner Occupier	4.6	5.8	65.1	63,325
Private Rented	1.7	4.1	38.0	14,690
Affordable	9.4	13.3	29.5	21,753
Total	5.2	7.2	53.4	99,768

ward	Current home has been adapted or purpose-built for a person with a long-term illness, health problem or disability (%)	You or other members of your household require care or support to enable you/them to stay in this home (%)	Sufficient space in your home for a carer to stay overnight, if this was needed, is available (%)
Ashton Hurst	3.9	8.9	58.2
Ashton St Michael's	4.4	5.1	44.3
Ashton Waterloo	5.7	9.1	45.9
Audenshaw	6.5	8.5	55.2
Denton North East	5.0	10.6	46.9
Denton South	9.2	5.2	48.0
Denton West	3.6	6.2	60.2
Droylsden East	5.8	6.4	52.8
Droylsden West	6.9	11.4	51.9
Dukinfield	7.3	10.7	48.5
Dukinfield Stalybridge	8.0	6.3	57.8
Hyde Godley	2.0	4.6	59.8
Hyde Newton	4.4	6.2	43.2
Hyde Werneth	3.8	5.8	55.0
Longdendale	3.9	8.3	66.2
Mossley	5.8	6.3	53.3
St Peters	4.4	6.0	51.6
Stalybridge North	6.3	8.5	57.3
Stalybridge South	2.7	2.5	60.5
Total	5.2	7.2	53.4
<i>Base</i>	<i>5,350</i>	<i>7,337</i>	<i>53,227</i>

3.19 The 2017 household survey asked residents about their need for adaptation and improvement. The results are presented in Tables 3.10 (number) and 3.11 (%) by age group and tenure. The range of needs have been categorised as follows:

- **Minor adaptation:** no structural alterations required. Costs likely to be under £1,000. Examples include replacing a door and frame to create a flush threshold, installing a ramp for level access, installing internal and external grab-rails.
- **Moderate adaptation:** rearrangements/adjustment of internal space required. Costs likely to be in the region of £1,000 to £15,000 depending on the precise nature of the work. Examples include: internal structural alternations to create a downstairs w/c, remodeling of kitchens and bathrooms.
- **Major adaptation:** building extensions required, for example, an extension for a downstairs WC, level access extension for wheelchair user. Costs in excess of £15,000.
- **General improvement:** general dwelling improvements to improve thermal comfort, sound proofing and ventilation.

Table 3.10 Property adaptation/improvement needed either now or in next 5 years (number)

Adaptation/Improvement	Scale	Age of Household Reference Person			Tenure			
		Under 65	65 and over	Total	Owner Occupier	Private Rented	Affordable	Total
		Count	Count	Count	Count	Count	Count	Count
Community alarm	Minor adaptation	2,882	2,302	5,184	3,089	378	1,718	5,184
External handrails	Minor adaptation	3,777	2,861	6,640	4,348	431	1,860	6,640
Internal handrails	Minor adaptation	4,690	3,174	7,864	4,928	763	2,172	7,864
Lever Door	Minor adaptation	2,925	888	3,813	2,152	407	1,254	3,813
Security Alarm	Minor adaptation	8,924	2,481	11,404	6,014	2,141	3,249	11,404
Improvement to access	Minor adaptation	3,487	1,628	5,114	3,162	357	1,595	5,114
Adaptation to bathroom	Moderate adaptation	7,253	4,344	11,597	6,187	1,006	4,403	11,597
Adaptation to kitchen	Moderate adaptation	6,199	1,817	8,015	4,742	1,044	2,229	8,015
Space for a carer	Moderate adaptation	2,066	678	2,744	1,702	106	935	2,744
Stair Lift	Moderate adaptation	4,340	2,728	7,067	4,684	657	1,726	7,067
Better heating	Moderate adaptation	11,216	3,398	14,614	9,176	2,498	2,940	14,614
Downstairs WC	Major adaptation	4,971	2,593	7,563	5,319	645	1,600	7,563
Property size	Major adaptation	8,516	799	9,316	5,875	1,349	2,092	9,316
Wheelchair accessibility	Major adaptation	3,133	1,353	4,487	2,791	181	1,514	4,487
Double glazing	General improvement	11,696	2,653	14,349	9,935	2,077	2,337	14,349
More insulation	General improvement	10,259	2,399	12,659	8,207	1,863	2,588	12,659
Sound proofing	General improvement	6,043	1,579	7,622	4,094	1,149	2,379	7,622
Ventilation	General improvement	5,145	1,474	6,619	3,711	1,325	1,584	6,619
Base (all households)		79,041	25,799	104,840	66,426	15,191	23,233	104,850

Adaptation/Improvement	Scale	Age of Household Reference Person			Tenure			
		Under 65	65 and over	Total	Owner Occupier	Private Rented	Affordable	Total
		%	%	%	%	%	%	%
Community alarm	Minor adaptation	3.6	8.9	4.9	4.7	2.5	7.4	4.9
External handrails	Minor adaptation	4.8	11.1	6.3	6.5	2.8	8.0	6.3
Internal handrails	Minor adaptation	5.9	12.3	7.5	7.4	5.0	9.3	7.5
Lever Door	Minor adaptation	3.7	3.4	3.6	3.2	2.7	5.4	3.6
Security Alarm	Minor adaptation	11.3	9.6	10.9	9.1	14.1	14.0	10.9
Improvement to access	Minor adaptation	4.4	6.3	4.9	4.8	2.4	6.9	4.9
Adaptation to bathroom	Moderate adaptation	9.2	16.8	11.1	9.3	6.6	19.0	11.1
Adaptation to kitchen	Moderate adaptation	7.8	7.0	7.6	7.1	6.9	9.6	7.6
Space for a carer	Moderate adaptation	2.6	2.6	2.6	2.6	0.7	4.0	2.6
Stair Lift	Moderate adaptation	5.5	10.6	6.7	7.1	4.3	7.4	6.7
Better heating	Moderate adaptation	14.2	13.2	13.9	13.8	16.4	12.7	13.9
Downstairs WC	Major adaptation	6.3	10.1	7.2	8.0	4.2	6.9	7.2
Property size	Major adaptation	10.8	3.1	8.9	8.8	8.9	9.0	8.9
Wheelchair accessibility	Major adaptation	4.0	5.2	4.3	4.2	1.2	6.5	4.3
Double glazing	General improvement	14.8	10.3	13.7	15.0	13.7	10.1	13.7
More insulation	General improvement	13.0	9.3	12.1	12.4	12.3	11.1	12.1
Sound proofing	General improvement	7.6	6.1	7.3	6.2	7.6	10.2	7.3
Ventilation	General improvement	6.5	5.7	6.3	5.6	8.7	6.8	6.3
Base (all households)		79,041	25,799	104,840	66,426	15,191	23,233	104,850

Source: 2017 household survey

3.20 Disabled Facilities Grants (DFGs) may be available for people with disabilities who need adaptations up to the value of £30,000 across all tenures however most social landlords will directly fund adaptations for their tenants. The applicant is assessed by an occupational therapist as the grant is based on essential needs. Applicants usually undergo a financial means test to determine what, if any, financial contribution must be made towards the work. However, to make it easier for residents who have a disability and an assessed need, the council have introduced non-means tested Discretionary Grant/Loan Schemes up to a maximum of £5,000. Higher levels of grant require a DFG application. The council are also planning to introduce new financial assistance schemes to help elderly and vulnerable home-owners who may struggle to keep their homes wind and weather tight and who may have health and safety issues that need to be removed. Some of these schemes require a local land charge on the property to protect the investment made in the property.

Summary – Age related housing need

3.21 In summary:

- The number of people across Tameside aged 65 or over is projected to increase from 39,711 in 2018 to 68,900 by 2043; a 32.0% increase.
- Specialist housing demand for people aged over 75 will increase significantly over the period 2020 -2037, with an increase in need for 777 specialist older person dwellings (C3 use class) and 589 residential care spaces (C2 use class).
- People aged over 65 will require increasing assistance with practical tasks (30.7%), help with repair and maintenance of the home (20.0%) and help with gardening (11.3%).
- 5.1% of all households live in adapted properties – particularly those aged 75 and over and those living in affordable housing. The scale of need for different types of adaptation have been identified by age group and tenure. The main adaptations required by those over 65 are bathroom (16.8%), better heating (13.2%), internal handrails (12.3%), external handrails 11.1%), stairlift (10.6%), and downstairs WC (10.1%). A range of grant and loan finance is available from the council to provide adaptations that are needed.

4. Health-related housing need

- 4.1 February 2019 PPG comments that *'The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in ensuring that they live safe and independent lives'*¹⁵. The NPPF and PPG provide definitions of people with disabilities.
- 4.2 The NPPF Annex 2 defines people with disabilities as people who *'have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These people include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. The PPG notes that these disabilities, may generate a range of housing requirements which can change over time. Local planning authorities may also wish to consider groups outside of the scope of this definition in order to meet specific needs within their community. To enable disabled people to live more safely and independently, local planning authorities will need to consider their variety of needs in both plan-making and decision-taking'*.
- 4.3 An analysis of long-term health problems or disability by health sex and age¹⁶ in Tameside is shown in Table 4.1.

Age Group	Measure of health (%)		
	Very good or good health (%)	Fair health (%)	Bad or very bad health (%)
Age 0 to 15	97.2	2.1	0.7
Age 16 to 24	93.8	4.8	1.4
Age 25 to 34	90.0	7.4	2.6
Age 35 to 49	81.3	12.8	5.9
Age 50 to 64	64.6	23.0	12.4
Age 65 to 74	50.6	33.8	15.6
Age 75 to 84	36.7	42.3	21.0
Age 85 and over	24.8	47.1	28.0
All categories: Age	78.1	14.8	7.1
All people	170,021	32,277	15,438

- 4.4 It is clear that health deteriorates with age. For those aged 65-74, 15.6% of the population state they have bad or very bad health, and this rises to 21.0% for 75-84 year olds and 28.0% for those aged 85 and over. This in turn impacts on day to activities by age group as set out in Table 4.2.

¹⁵ PPG February 2019 Paragraph: 017 Reference ID: 2a-017-20190220

¹⁶ ONS Crown copyright reserved (from NOMIS May 2020)

Age Group	Measure of health (%)		
	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
Age 0 to 15	1.6	2.3	96.1
Age 16 to 24	2.6	3.5	93.9
Age 25 to 34	3.9	4.9	91.3
Age 35 to 49	7.4	8.1	84.5
Age 50 to 64	15.1	14.9	70.0
Age 65 to 74	22.7	25.0	52.2
Age 75 to 84	35.3	31.9	32.8
Age 85 and over	57.9	28.0	14.1
All categories: Age	10.2	10.2	79.6
All people	22,199	22,305	173,232

- 4.5 The measure of health by limitation of day to activities again increases significantly with age. For those aged 65-74, 22.7% report that their day to day activities are limited a lot and this increases to 35.3% for 75-84 year olds and 57.9% of those aged 85 and over.
- 4.6 The ONS Family Resources Survey provides national data on the number of people with disabilities by age group. This can be applied to population projections to establish the potential number of residents who have a disability at the start of the plan period.
- 4.7 For Tameside, Table 4.3 shows that it is estimated that in 2020, 47,855 people (21.0%) had a disability and this is projected to rise to 49,834 (21.4%) by 2025.

	Year		Change
	2020	2025	
Base (total in households with a disability)	47,855	49,834	1,979
% of population with disability	21.0	21.4	

- 4.8 Table 4.4 below indicates that 3.5% of the population receive DLA. 45.9% of claimants are aged 65 and over and 21.1% are under 16 years.

Age group	Number of claimants	% of claimants	Population 2020 est	% age group DLA claimant
Under 16	1,680	21.1	43,447	3.9
16-24	190	2.4	24,417	0.8
25-49	980	12.3	73,391	1.3
50-64	1,460	18.3	45,834	3.2
65 and over	3,660	45.9	40,467	9.0
Total	7,970	100.0	227,556	3.5

- 4.9 The disabling conditions reported by Tameside residents are shown in Table 4.5 and indicates that the most prevalent conditions for illness/disability were longstanding illness or health condition (10.9%) followed by physical/mobility impairment (8%).

Illness/disability	Number of people	% of population	% of people with illness/disability
Physical / mobility impairment	14,746	8.0	26.1
Learning disability / difficulty	3,242	1.8	5.7
Mental health issue	9,742	5.3	17.2
Visual impairment	5,806	3.2	10.3
Hearing impairment	10,156	5.5	18.0
Long standing illness or health condition	20,098	10.9	35.6
Older Age-related illness or disability	4,385	2.4	7.8
Other	24,553	7.9	25.8
<i>Base (Number of people (Respondent plus second person)</i>	183,615	30.8	
<i>Base (Number of people with illness/disability – respondent plus second person)</i>	56,514		

Source: 2019 household survey. Note a person may have more than one disability. Data reported for respondent and second person in household

- 4.10 A household's health may be a determining factor in the type of accommodation they require or the support they need to receive. Those with a physical disability may require level access or wheelchair accessible accommodation whilst those with a reduced capacity due to a learning disability or dementia may require intensive daily support. Individuals with poor mental health may also be in need of lower level support. For most in this group the need for specialist accommodation or support is likely to be a lifelong need.
- 4.11 The GM SHMA¹⁷ has actually identified that there is likely to be a slight fall of 2.8% in percentage of total population in Tameside aged 18-64 who are predicted to have a serious physical disability by 2035.

Learning Disability and Autism

- 4.12 People with a learning disability can experience poorer health and wellbeing outcomes than the wider population. The Tameside and Glossop Joint Strategic Needs Assessment 2018/19¹⁸ identifies that there are currently approximately 4,897 school aged children with a special educational need. This could be related to a learning and/or a health or physical disability. Of these children around 2% have a statement of special educational needs or Health and Care Plan (EHC 12). There are

¹⁷ Greater Manchester SHMA 2019 page 298

¹⁸ Tameside and Glossop Joint Strategic Needs Assessment 2018/19

approximately 1,429 children in Tameside with moderate, severe, and profound learning disabilities and around 304 children with autism.

- 4.13 Estimates of adults aged 18 years to 64 years show that for Tameside there are around 3,259 people with a learning disability, of these approximately 1,332(41%) are autistic, 930(30%) have a mild learning disability, 742(23%) have a moderate learning disability, 195(6%) have a severe learning disability and around 60(2%) have challenging behaviour. In addition to this there are 1,191 adults registered with a GP as having a learning disability in Tameside & Glossop. The GM SHMA has identified a slight predicted fall of 1.3% by 2035 of adults aged 18-64 who have a moderate or severe learning disability.¹⁹
- 4.14 There are currently (2018) 597 adults being supported by adult social services in Tameside, this includes supported with Routes to Work (RTW), of these 68 have Asperger's syndrome / high functioning autism or Asperger's syndrome / high functioning autism.
- 4.15 There are approximately 827 older people in Tameside with a learning disability. 114 (14%) are estimated to be moderate to severe with around 372 (45%) having autism.

Mental Health Conditions and Dementia

- 4.16 It is estimated that 3,124 children aged 5 to 16 years have a mental health condition in Tameside²⁰ (2015/16), of these 38% are related to emotional conditions such as anxiety and depression. Around 61% have conduct disorders such as behavioural issues, 17% have hyperkinetic conditions relating to developmental issues. It is also estimated that 3,349 16 to 24 year olds have attention deficit hyperactivity disorder (ADHD) and 3,183 children and young people have an eating disorder. Around 758 (2%) of school aged children are supported in school due to social, emotional and mental health needs.
- 4.17 In Tameside & Glossop there are 2,160 people registered with a serious mental health condition, 2,539 people who were newly diagnosed with depression in 2017/18 and more than 23,500 people with a history of depression. It is estimated that approximately 21,649 adults aged 18 to 64 years in Tameside have a common mental health condition such as anxiety or depression. Nearly 10,000 adults are estimated to have two or more mental health conditions.
- 4.18 The PPG makes specific reference to dementia and that *'there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate'*²¹.
- 4.19 The PPG also outlines the characteristics of a dementia- friendly communities:
- easy to navigate physical environment;

¹⁹ Greater N=Manchester SHMA 2019 page 299

²⁰ Tameside and Glossop Joint Strategic Needs Assessment 2018/19

²¹ June 2019 PPG Paragraph: 019 Reference ID: 63-019-20190626

- appropriate transport;
 - communities shaped around the views of people with dementia and their carers;
 - good orientation and familiarity;
 - reduction in unnecessary clutter; and
 - reduction in disorienting visual and auditory stimuli.
- 4.20 The number of people aged 65 years and over with dementia in Tameside & Glossop is approximately 2,111, however the expected prevalence is around 2,529, 19.8% higher than the reported prevalence. It is also estimated that around 58 people each year are diagnosed with early onset dementia under the age of 65 years. There is a need to design quality environments with green spaces, in line with PPG recommendations.

Summary – Health related housing need

- 4.21 In summary:
- For those aged 65-74, 15.6% of the population state they have bad or very bad health, and this rises to 21.0% for 75-84 year olds and 28.0% for those aged 85 and over.
 - The measure of health by limitation of day to activities again increases significantly with age. For those aged 65-74, 22.7% report that their day to day activities are limited a lot and this increases to 35.3% for 75-84 year olds and 57.9% of those aged 85 and over.
 - It is estimated that in 2020, 47,855 people (21.0%) had a disability and this is projected to rise to 49,834 (21.4%) by 2025.
 - The most prevalent conditions for illness/disability in Tameside were longstanding illness or health condition (10.9%) followed by physical/mobility impairment (8%).
 - Estimates of adults aged 18 years to 64 years show that for Tameside there are around 3,259 people with a learning disability, of these approximately 1,332(41%) are autistic, 930 have a mild learning disability(30%), 742 (23%) have a moderate learning disability, 195(6%) have a severe learning disability and around 60(2%) have challenging behaviour.
 - In Tameside & Glossop there are 2,160 people registered with a serious mental health condition, 2,539 people who were newly diagnosed with depression in 2017/18 and more than 23,500 people with a history of depression
 - There is likely to be a slight fall of 2.8% in percentage of total population in Tameside aged 18-64 who are predicted to have a serious physical disability by 2035.

5. Life experience housing need

- 5.1 In addition to age related and health related housing needs, there are number of life experience housing need categories which can also be considered including armed forces veterans, young care leavers, domestic abuse and substance misuse.

Armed forces veterans

- 5.2 The Ministry of Defence estimates that 4.2% of people living in Greater Manchester have served in the armed forces. Using this data, it is estimated that in 2016 there were approximately 7,500 people living in Tameside who have served in the UK's Armed Forces. The wider ex-service community includes adult and child dependents of ex-military personnel. The Royal British Legion estimates that in England in 2012, 1.5% of the population were children of ex-service personnel, and 3.2% of the population were adult dependents of ex-service personnel. Additional preference is given to categories of people in the armed forces or former armed forces including not having have local connection.²²
- 5.3 The Household Survey 2017 found that the highest proportion of armed forces employees (including Reserved and Special Forces) lived in Longdendale (3.1% of responding households), followed by Denton West (1.5%). The majority of armed forces employees were planning to leave the service in 2021 (62.0%).
- 5.4 The University of Salford's 2017 report on *Meeting the Housing Needs of the Armed Forces Community in Tameside*²³ references a NHS estimate that there are 18,281 veterans in the wider area of Tameside and Glossop (before taking into account spouses and immediate family members of those who have served). This represents almost 8% of the entire population of the Tameside and Glossop area. The report acknowledges that many ex-armed forces personnel face difficulties after returning to civilian life, and housing is identified as a key area where the armed forces community requires support. However, the study found that housing associations do not always identify members of the armed forces community at the application stage of seeking accommodation, either because providers do not ask or because individuals may not be aware of their rights or may be reluctant to ask for help. The report sets out a range of recommendations including further exploring Supported Living networks as a means of enabling the armed forces community to support each other whilst living among the wider community.

²² Tameside Housing Allocation Scheme

²³ University of Salford (Sustainable Housing and Urban Studies Unit), *Meeting the Housing Needs of the Armed Forces Community in Tameside*, Final Report June 2017 (Dr Mark Wilding)

Young care leavers

- 5.5 Tameside has a local offer for care leavers strategy.²⁴ Its pledge to ‘Looked After Children’ includes the commitment to supporting young people to remain in their foster care placements beyond the age of 18 and up to the age of 21. There are a range of supported accommodation options. Supported lodgings is accommodation within a family home where the young person is provided with their own bedroom and must be engaged in education, employment or training. Semi-independent multi occupancy provisions in Tameside are run by private providers. These properties usually accommodate between two and four care leavers and have support staff on site around the clock. The Transition Support Service provides supported social housing tenancies for the sole use of Children’s Services. This accommodation is for 16+ year olds and consists of dispersed one bed social housing tenancies within Tameside. Access to commissioned semi-independent tenancies can also be supported.

Domestic Abuse

- 5.6 The Tameside Domestic Abuse strategy²⁵ estimates that over 9,000 people will have experienced domestic abuse in the previous 12 months. Table 5.1 shows the estimates for domestic abuse in Tameside including estimated life time prevalence rates.

	UK %	Estimated number in Tameside
Women experiencing domestic abuse in the last 12 months	8.5%	5,984
Women experiencing domestic abuse in the last 12 months	4.5%	3,118
Life time prevalence – Women	30.0%	21,120
Life time prevalence – Men	16.3%	11,296

- 5.7 The strategy identifies increasing capacity as part of its objective to deliver an effective response. This includes increasing the capacity of the outreach and housing provision by utilising funding from the Department of Communities and Local Government to increase the provision of advice and safety measures, and developing more options such as access to sheltered provision and dispersed self-contained properties to provide a place of refuge for people for whom standard refuge environments are not ideal.

²⁴ Local offers for care leavers strategy 2019

²⁵ Tameside Domestic Abuse Strategy 2016-19

Substance misuse

- 5.8 The Tameside Alcohol Strategy²⁶ identifies that 14,200 adults in Tameside are dependent drinkers, 11,500 are high risk drinkers and nearly 35,000 are increasing drinkers. Alcohol is the most significant local substance misused but less than 5% of dependent drinkers are accessing treatment and support. The Tameside Strategic Alcohol and Drugs Group is a wide-ranging partnership of key stakeholders and will provide leadership and collaborative approaches to reducing alcohol and drug related harm in Tameside.

Summary – Life experience housing need

- 5.9 In summary:

- It is estimated that in 2016 there were approximately 7,500 people living in Tameside who have served in the UK's Armed Forces.
- There is a range of supported accommodation for young care leavers. This includes supported lodgings, semi-independent multi occupancy provision, and a transition support service for supported social housing tenancies.
- It is estimated that over 9,000 people will have experienced domestic abuse in the previous 12 months. There is an objective to increase capacity of outreach and housing provision for victims of domestic abuse.
- The Tameside Alcohol Strategy identifies that 14,200 adults in Tameside are dependent drinkers, 11,500 are high risk drinkers and nearly 35,000 are increasing drinkers.

²⁶ Tameside Alcohol Strategy 2017 – Rethinking Drinking Strategy

6. Cultural heritage related housing need

- 6.1 For those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required. This would include the specific needs of particular BAME households as well as those from travelling communities.

BAME Households

- 6.2 Based on 2011 Census data, BME population estimates show that around 9% of the registered population in Tameside & Glossop are from a BME background²⁷. The 2017 Household Survey indicates that 91.5% of Household Reference People describe themselves as 'White British' and 8.5% describe themselves as having other ethnicities.²⁸ Of these, 1.5% are White Central/Eastern European, 0.5% White Irish and 1.4% are other White groups. A further 3.4% are Asian / Asian British, 0.8% are Black / African / Caribbean / Black British, 0.4% have a mixed ethnicity and 0.4 are other ethnicities. The most ethnically diverse ward in Tameside is St Peters, where 22.4% of Household Reference People have an ethnicity other than White British.
- 6.3 Information on BAME households based on the 2017 Household Survey includes:
- 47.6% are owner occupiers, 27.3% rent privately and 25.0% live in affordable housing (social rented or intermediate tenures), (compared with 63.4%, 14.5% and 22.2% respectively across all households).
 - Incomes tended to be lower than the Tameside average. 47.3% had a gross income of less than £300 each week (compared with 33.8% of all households), 24.7% received between £300 and £500 each week (29.2 all households) and 28.0% received between more than £500 each week (37.1% all households).
 - 23.3% BAME households were in some form of housing need (compared with 9.1% of all households), with key needs factors being overcrowding (48.1% of households in need) and couples/people with children sharing facilities (38.5%).

Gypsies and Travellers

- 6.4 The 2011 Census reported 11 households identifying as Gypsy and Traveller living in Tameside (16 in bricks and mortar and 3 living in caravans) and a population of 37 (26 in bricks and mortar and 11 living in caravans).
- 6.5 The twice-yearly caravan count carried out by the council for MHCLG reports zero caravans over the period Jan 2016 to July 2017, and 10 caravans in January 2018 on sites with temporary planning permission. The July 2018 count reports 52 caravans (but this appears to be an error because the numbers tally with caravans on Travelling Showperson plots). The January 2019 count reports zero caravans.

²⁷ Joint Strategic Needs Assessment for Tameside 201819

²⁸ Tameside Housing Needs Assessment December 2017

- 6.6 The 2018 Greater Manchester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment noted one temporary authorised site at Watson Street, Denton comprising 5 pitches and accommodating two households. Over the period 2017/18 to 2036, the GTAA identified a total need for 5 additional pitches based on the 'cultural' definition of need and 3 pitches based on the Planning Policy for Traveller Sites (PPTS) August 2015 definition which takes into account travelling behaviour.

Travelling Showpeople

- 6.7 The 2018 GTAA noted three Travelling Showperson yards in Tameside which collectively provided 35 residential plots accommodating 31 households. A count of Travelling Showperson caravans on yards is carried out every January. The data for Tameside reports between 36 and 52 caravans over the period January 2015 to January 2019. The latest data (January 2019) reports 52 caravans (47 on permanent yards and 5 on temporary authorised yards).
- 6.8 The 2018 GTAA identified the need for 1 additional plot over the period 2017/18 to 2036.

Summary - Cultural heritage related housing need

- 6.9 In summary:
- For BAME households, 47.6% are owner occupiers, 27.3% rent privately and 25.0% live in affordable housing (social rented or intermediate tenures) (compared with 63.4%, 14.5% and 22.2% respectively across all households).
 - 23.2% BAME households were in some form of housing need (compared with 9.1% of all households), with key needs factors being overcrowding (48.1% of households in need) and couples/people with children sharing facilities (38.5%).
 - The MHCLG traveller caravan count identified 52 private caravans with either temporary or permanent planning permission.
 - In terms of future need, the Greater Manchester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment²⁹ identified a net need of 7 additional pitches by 2036.

²⁹ Greater Manchester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment update 2018 page 63

7. Homelessness

- 7.1 The Household Survey identified 883 households who had been previously homeless or living in temporary accommodation and had moved to their present accommodation in the past five years.
- 7.2 Table 7.1 presents a range of information relating to the characteristics of previously homeless households and the dwelling choices that they have made. 72.1% of households previously homeless have moved to the private rented sector and 23.3% into affordable housing. They have moved into a range of dwelling sizes, with 34.6% moving to one bedroom dwellings, 56.7% moving into two bedroom dwellings and 8.7% into dwellings with three or more bedrooms. The incomes of previously homeless households are generally low with around 79.0% receiving less than £250 each week and 20.8% receiving between £250 and £500 each week. 36.1% were couples with children, 20.8% lone parents and 15.1% were singles under 65.

Household Type	%	Property Type	%
Single Adult (under 65)	15.1	House	62.4
Single Adult or Couple (65 or over)	3.8	Bungalow	0.0
Couple only (both under 65)	4.6	Flat/maisonette	37.6
Couple with child(ren)	36.4	Total	100.0
Lone parent with 1 or 2 child(ren) under 18	10.9		
Lone parent with 3 or more child(ren) under 18	0.0		
Lone parent with children aged 18+	9.9		
Other types of household	19.3		
Total	100.0		
Current tenure	%	Origin	%
Owner Occupied	4.6	Within Tameside	9.7
Private Rented	72.1	From outside Tameside	90.3
Social/Affordable Rented	23.3	Total	100.0
Total	100.0		
Current income (Gross weekly)	%	Property size	%
Under £250	79.0	1 Bed/bedsit	34.6
£250 to <£500	20.8	2 Beds	56.7
£500+	0.2	3 or more Beds	8.7
Total	100.0	Total	100.0

Base: 883 households previously homeless

Source: 2017 Household Survey

8. Conclusion

- 8.1 The specialist housing needs of Tameside have been set out in terms of national policy context, the broader strategic context of the Greater Manchester Combined Authority and the local context of Tameside. This has addressed the various aspects of specialist housing need covering age, health, life experience and culturally related housing need.
- 8.2 There are a range of trends regarding specialist housing need and these include:
- The number of people across Tameside aged 65 or over is projected to increase from 39,711 in 2018 to 68,900 by 2043; a 32.0% increase.
 - Specialist housing demand for people aged over 75 will increase significantly over the period 2020 -2037, with an increase in need for 777 specialist older person dwellings (C3 use class) and 589 residential care spaces (C2 use class).
 - People aged over 65 will require increasing assistance with practical tasks (30.7%), help with repair and maintenance of the home (20.0%) and help with gardening (11.3%).
 - It is estimated that in 2020, 47,855 people (21.0%) had a disability and this is projected to rise to 49,834 (21.4%) by 2025.
 - The most prevalent conditions for illness/disability in Tameside are longstanding illness or health condition (20.0%) followed by hearing impairment (10.1%) and mental health issue 9.7%.
 - There is likely to be a slight fall of 2.8% in percentage of total population in Tameside aged 18-64 who are predicted to have a serious physical disability by 2035.
 - There is a range of supported accommodation for young care leavers. This includes supported lodgings, semi-independent multi occupancy provision, and a transition support service for supported social housing tenancies.
 - It is estimated that over 9,000 people will have experienced domestic abuse in the previous 12 months. There is an objective to increase capacity of outreach and housing provision for victims of domestic abuse.
 - 23.2% BAME households were in some form of housing need (compared with 9.1% of all households), with key needs factors being overcrowding (48.1% of households in need) and couples/people with children sharing facilities (38.5%).
 - The MHCLG traveller caravan count identified 52 private caravans with either temporary or permanent planning permission. It is estimated that there is a net need of 7 additional pitches by 2036.
- 8.3 Tameside will continue to work within the commissioning context of the Greater Manchester Combined Authority which will identify need and funding sources at both the combined authority and Tameside level.

- 8.4 The Greater Manchester Combined Authority has identified a number of policy recommendations which could shape the future of specialist housing provision in Tameside.
- 8.5 This includes implementing consistent monitoring, data collection and evaluation systems, developing a GM framework around private sector assistance policies to ensure that flexibilities can be utilised in funding home improvements, palliative care grants and grants for specific cohorts.
- 8.6 Analysis of need across the Greater Manchester area identifies that without growth in the current stock, there will be a shortfall in sheltered housing, housing with care, learning disability accommodation, supported accommodation for people with a mental health need and an increased need for fully wheelchair adapted properties.

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**Tameside
Housing Need Assessment (HNA)
2020 Update**

Tameside Metropolitan Borough Council

Final Report
December 2020

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Executive summary

Introduction

The Tameside Housing Need Assessment (HNA) (2020) updates the 2017 HNA and provides up to date evidence to support and help shape future planning and housing strategies for the area including the 2020-2025 housing strategy. The HNA complements the Greater Manchester Strategic Housing Market Assessment which is a core piece of evidence underpinning the Greater Manchester Strategic Framework.

Housing market and key drivers

Across Tameside there are an estimated 102,890 dwellings and 98,594 households and 2.3% of dwellings are vacant.

In terms of dwelling stock:

- 63.4% of occupied dwellings are owner occupied, 14.2% are private rented and 22.4% are affordable (including social/affordable renting and shared ownership).
- 78% of dwellings are houses (39.6% terraced, 30.3% semi-detached and 8.1% detached), 15.3% are flats and 6.7% are bungalows.
- Most dwellings have two or three bedrooms, with 10% having 1-bedroom, 38.1% two-bedrooms 44.5% three-bedrooms and 7.4% for or more bedrooms.
- 42.6% of dwellings were built before 1945 and an estimated 21.8% of all dwelling stock is non-decent.

Over the past 13 years an annual average of 460 dwellings have been built across Tameside and in the past four years the average has been 433 compared with a target of 680.

The population in 2020 was 227,556 and this is due to increase by 14,854 to 242,410 by 2037, with projected increases across most age groups, with the largest increases across older age groups (30.8% increase across 75-84 and 63% increase across 85+ age groups). Latest 2018-based ONS projections suggest an increase of around 8,800 households by 2037, with largest increases in older person households.

The 2019 ONS Annual Survey of Hours and Earnings, resident-based data indicates lower quartile earnings are £20,176 and median earnings are £25,769 across Tameside.

Prices, rents and affordability

In 2019, lower quartile house prices were £110,000 and median prices were £145,000. Tameside is the fourth most expensive borough in Greater Manchester to buy a home. Lower quartile private rents in 2018/19 were £475 and median rents were £525.

Across the borough, the minimum income required for entry-level/lower quartile renting was £23,904. For buying an entry-level/lower quartile property, the minimum income required was £28,543. These calculations assumed that a rent is affordable if no more than 25% of

household income is spent on rent and if buying, a property should cost no more than 3.5x household income.

In most wards, households had to spend at least 25% of income on rent. Across the borough, households on a lower quartile income had to spend 39.8% on a lower quartile rent; and median income households had to spend 28.1% on a median rent. This indicates affordability pressures at the lower end of the private rented market.

For open market purchase, the ratio of lower quartile income to price was 6.7x and for median income to median price it was 5.2x. Both ratios are above the benchmark 3.5x and without substantial deposits the ability to buy is a challenge to many households.

Key workers on entry-level grades are generally having to spend more than 25% of their income on rent. Private renting was generally affordable to households with multiple minimum/living wages. For buying, analysis assumed that a 10% deposit was available but indicated that multiples in excess of 3.5 were generally needed for key workers and those on minimum/living wages who wanted to buy.

The needs of different groups

Particular needs which have been recognised in the HNA include:

- An additional supply of 1,366 older persons specialist housing units comprising 777 units of specialist older person housing (such as extra care) and 589 units of residential care.
- A minimum of 4% of new dwellings are built to M4(3) wheelchair accessible standard; and the council should consider building all remaining dwellings to M4(2) standard, subject to viability considerations in line with the GMSF.
- Ensuring appropriate housing and support for the 3,259 people within a learning disability across the borough, the 2,610 people with a serious mental health condition and those experiencing domestic abuse.
- Ensuring appropriate housing and support for BAME households as 23.2% are in some form of housing need compared with 9.1% of all households.
- Ensure appropriate support is given to those leaving the armed forces.
- A need for 7 additional authorised Gypsy and Traveller pitches to 2036.

The LHA has also evidenced a range of adaptations and home improvements needed by households. This includes bathroom adaptations (16.8%), better heating (13.2%), internal handrails (12.3%), external handrails (11.1%), stairlift (10.6%), and downstairs WC (10.1%) for older person households.

Overall housing need, affordable need and dwelling mix

The target for housing delivery across Tameside is 466 each year over the plan period to 2037.

Updated analysis of affordable need identifies a net shortfall of 828 dwellings each year and a tenure split of 60% rented and 40% affordable home ownership in line with the dwelling type and size profile shown in Table ES1. The need for affordable homes is assessed using Planning Practice Guidance (PPG) and occasionally the number is higher than the overall housing need. This means there is a considerable need for affordable housing but PPG then says that *'The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes.'* (PPG Paragraph Reference ID: 67-008-20190722 and PPG at Reference ID: 2a-024-20190220).

Table ES1 Dwelling type and bedroom mix for social/affordable rented need					
Social/Affordable rented					
Dwelling type	Number of bedrooms (Table %)				
	1	2	3	4	Total
House	1.4	11.8	30.0	17.3	60.5
Flat	20.4	6.9	0.1	0.0	27.4
Bungalow	2.1	2.5	2.9	0.0	7.5
Other	1.6	1.6	1.4	0.0	4.5
Total	25.4	22.8	34.5	17.3	100.0
Affordable home ownership					
Dwelling type	Number of bedrooms (Table %)				
	1	2	3	4	Total
House		20.9	70.9	4.2	96.0
Flat	0.4	3.2			3.6
Bungalow					
Other		0.4			0.4
Total	0.4	24.5	70.9	4.2	100.0

Table ES2 sets out an appropriate dwelling type, number of bedrooms and tenure mix based on analysis which takes account of the current relationship between dwelling stock and household type, future demographic change and a dwelling stock to help retain and attract residents to the borough.

Table ES2 Overall annual dwelling type/size and tenure mix under blended scenario				
Dwelling type/size	Tenure			Total
	Market (85%)	Affordable rented (9%)	Affordable home ownership (6%)	
1-or 2-bedroom house	111	6	6	122
3-bedroom house	146	13	20	179
4 or more-bedroom house	40	7	1	48
1-bedroom flat	32	9	0	41
2-bedroom flat	23	3	1	27
3-bedroom flat	2	0	0	2
1-bedroom bungalow	8	1	0	9
2-bedroom bungalow	27	1	0	28
3 or more-bedroom bungalow	4	1	0	5
Other	4	2	0	6
Total	396	42	28	466
Dwelling type	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	Total
House	297	25	27	349
Flat	57	11	1	69
Bungalow	39	3	0	42
Other	4	2	0	6
Total	396	42	28	466
Number of bedrooms	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	Total
1	41	11	0	52
2	162	10	7	178
3	154	14	20	188
4	40	7	1	48
Total	396	42	28	466

1. Introduction

Background and objectives

- 1.1 The purpose of this document is to update the 2017 Housing Needs Assessment evidence base and provide background information to support the preparation of the 2020-2025 Housing Strategy.
- 1.2 The HNA update provides up-to-date evidence to help shape the future planning and housing strategies for the area and complements the Greater Manchester Strategic Housing Market Assessment which is a core piece of evidence underpinning the Greater Manchester Strategic Framework.
- 1.3 The plan period runs to 2037 and where appropriate data is presented for the 2020-2037 period.

National Planning Policy Framework

- 1.4 The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in February 2019 and supported by Planning Practice Guidance (PPG). The NPPF 2019 sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 10 of the NPPF states that plans, and decisions should apply a *'presumption in favour of sustainable development'*. As part of this, in relation to plan-making, it sets out that this means that *'strategic policies should, as a minimum, provide for objectively assessed needs for housing...'*
- 1.5 Paragraph 59 provides an important context to the policy for housing delivery, as follows:
'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'
- 1.6 Paragraphs 60 and 62 relate to the evidence base requirements which underpin this study:

Paragraph 60: 'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'

Paragraph 61: 'the size, type and tenure of housing need for different groups in the community, should be assessed and reflected in planning policies including but not limited to:
 - *those who require affordable housing;*
 - *families with children;*

- *older people;*
- *students;*
- *people with disabilities;*
- *service families;*
- *travellers;*
- *people who rent their homes; and*
- *people wishing to commission or build their own homes.'*

Paragraph 62: 'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'..

1.7 The NPPF 2019 (Paragraph 65) requires that:

'strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'

1.8 The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2019, paragraphs 24-27). Section 110 requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at local plan examination.

1.9 The NPPF 2019 sets out affordable housing definitions which are presented Appendix A of this HNA update.

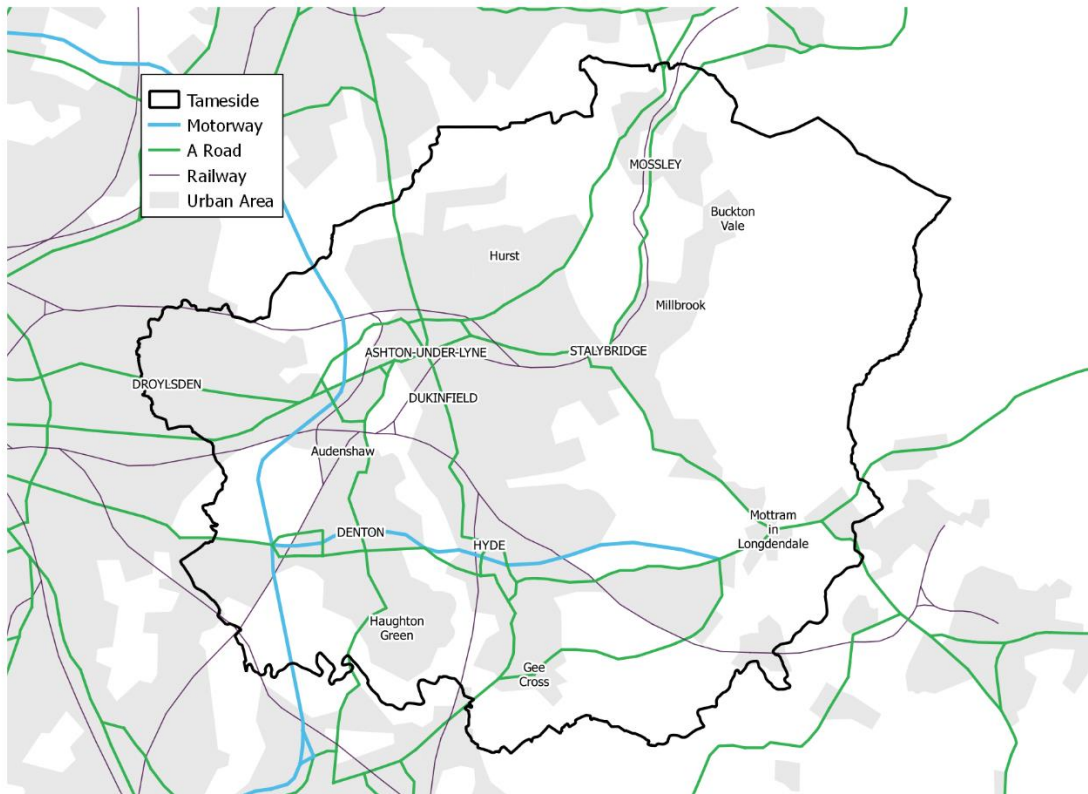
Geography

1.10 Map 1.1 illustrates the geographical context of Tameside Metropolitan Borough, located within Greater Manchester in the North West of England. Lying directly east of the City of Manchester, Tameside shares borders with Oldham to the north, Stockport to the south and High Peak (Derbyshire) to the east.

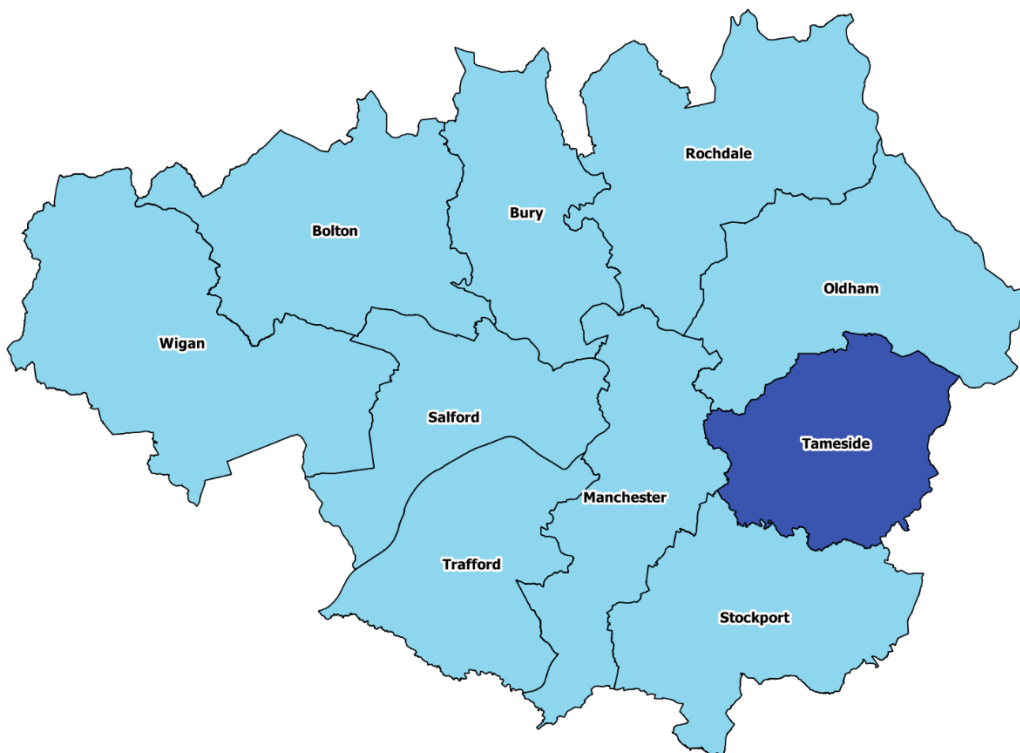
1.11 Named after the River Tame, the Metropolitan Borough of Tameside includes the towns of Ashton-under-Lyne, Audenshaw, Denton, Droylsden, Dukinfield, Hyde, Mossley, Longdendale and Stalybridge.

1.12 In terms of connections, the M60 passes north-south through the western part of the borough and the M67 passes east-west through the southern part of Tameside. Extensions to the Manchester Metrolink have allowed trams to run to Droylsden and Ashton in recent years, in addition to a considerable railway network with stations linked to Stockport, Sheffield, Manchester, Glossop and Huddersfield.

Map 1.1 Tameside location and geographical context



Map 1.2 Tameside Metropolitan Borough within its strategic context (Greater Manchester)



Data analysis and presentation

1.13 Data has been presented for the 19 wards within the borough (Table 1.1) and illustrated in Map 1.3.

Ashton Hurst	Droylsden East	Hyde Werneth
Ashton St. Michael's	Droylsden West	Longendale
Ashton Waterloo	Dukinfield	Mossley
Audenshaw	Dukinfield Stalybridge	St. Peter's
Denton North East	Hyde Godley	Stalybridge North
Denton South	Hyde Newton	Stalybridge South
Denton West		

Map 1.3 Tameside Wards



Research methodology

- 1.14 To deliver the HNA 2020 update, a multi-method approach has been adopted, comprising:
- The reuse of household survey data collected as part of the 2017 HNA. A total of 3,401 responses were achieved from contacting 33,200 households across the borough. Although the response rate (10.5%) was lower than expected, the data are sufficiently robust to provide reliable data relating to the current and future housing market, with a borough-wide sample error of +/-1.65 and sample errors at the ward level ranging between +/-6.48% and +/-8.91% (see Appendix B). The number of questionnaires returned was well in excess of the 1,500 specified in former government guidance.
 - A consideration of the findings of a stakeholder consultation and interviews with estate and lettings agents carried out in 2017.
 - A updated review of relevant secondary data including the 2011 Census, house price data, private rental data, Housing Association CORE lettings data, MHCLG Statistics and Housing Register information.
 - A consideration of the overall housing target for the borough and how this is broken down by type, size and tenure of market and affordable dwellings.
- 1.15 Further details of the methodology are presented at Appendix A.

Report structure

- 1.16 The Tameside HNA 2020 update report is structured as follows:
- Chapter 2 considers the housing market key drivers focusing on dwelling stock, demographic drivers, household characteristics including income, economic drivers, migration and travel to work trends.
 - Chapter 3 provides analysis of prices, rents and affordability.
 - Chapter 4 considers the needs of different groups as referenced in NPPF and includes analysis of the need for property adaptations.
 - Chapter 5 focuses on overall housing need, affordable need and dwelling mix.
 - Chapter 6 concludes the report with a summary of key findings and a consideration of strategic and policy issues.
- 1.17 The report includes technical appendices, which provide detailed material that underpins the core outputs of the HNA. The technical appendix material includes:
- Affordable housing tenure definitions (Appendix A).
 - Research methodology (Appendix B).
 - Affordable housing need calculations (Appendix C).
 - Dwelling mix analysis (Appendix D).

2. Housing market and key drivers

Introduction

- 2.1 This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic and household drivers across the borough.

Dwelling stock, vacant stock and household estimates

- 2.2 Current estimates of dwelling stock, vacant stock and households from multiple sources are presented in Table 2.1. For the purposes of the 2020 HNA update, the total dwelling stock base is assumed to be **102,890** and the number of households as **98,584**. Around 2.3% of dwellings are vacant compared with the national rate of 2.5%. The vacancy rate in the borough is below 'transactional vacancy level' of 3%, which is the proportion of stock normally expected to be vacant to allow movement within the market

Table 2.1 Dwelling stock and household estimates		
Dwelling stock	Dwellings	Source
2019 Valuation Office Agency (all dwellings)	102,890	VOA Table CTSOP3.0
2019 Valuation Office Agency (excluding annex and unknown)	98,800	VOA Table CTSOP3.0
2019 MHCLG Dwelling Stock Estimates	102,993	MHCLG Live Tables on Dwelling Stock Table 100
Vacant stock	Dwellings	Source
2019 MHCLG Vacancy estimate (all dwellings)	2,402 (2.3%)	MHCLG Table LT_615
2019 MHCLG Vacancy estimate (all dwellings)	962 (0.9%)	MHCLG Table LT_615
Households	Households	Source
2014-based DCLG Household Projections 2020 figure	99,967	DCLG (now MHCLG)
2016-based ONS Household Projections 2020 figure	98,584	ONS
2018-based ONS Household Projections 2020 figure	Due end June 20	ONS

Dwelling type and size

- 2.3 The 2019 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms and council tax band. Table 2.2 summarises the overall dwelling stock profile of the borough compared with Greater Manchester and England.

Table 2.2 Dwelling type, number of bedrooms and council tax band							
Dwelling type and number of bedrooms	Council Tax Band						
	A	B	C-E	F+	Tameside Total	GM Total	England Total
Bungalow 1-bedroom	0.4	0.0	0.0	0.0	0.4	0.5	1.1
Bungalow 2-bedrooms	0.3	0.0	0.9	0.0	1.2	0.6	4.7
Bungalow 3-bedrooms	0.0	0.0	0.3	0.0	0.3	0.1	3.0
Bungalow 4 or more -bedrooms	0.0	0.0	0.0	0.0	0.0	0.0	0.6
Flat 1-bedroom	23.1	0.7	0.0	0.0	23.8	16.5	10.6
Flat 2-bedrooms	7.7	2.0	0.3	0.0	10.0	17.4	10.5
Flat 3-bedrooms	1.1	0.0	0.0	0.0	1.1	1.4	1.8
Flat 4 or more-bedrooms	0.0	0.0	0.0	0.0	0.0	1.4	0.5
Terraced house 1-bedroom	1.4	0.0	0.0	0.0	1.4	0.1	0.5
Terraced house 2-bedrooms	12.6	1.4	0.0	0.0	14.0	12.2	8.9
Terraced house 3-bedrooms	13.4	4.4	1.1	0.0	19.0	20.4	15.1
Terraced house 4 or more-bedrooms	2.1	1.2	1.4	0.0	4.7	2.3	2.4
Semi-detached house 1-bedroom	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Semi-detached house 2-bedroom	1.3	0.4	0.0	0.0	1.7	2.2	3.8
Semi-detached house 3-bedroom	4.2	1.0	3.1	0.0	8.3	19.6	17.8
Semi-detached house 4 or more-bedrooms	0.0	0.3	2.7	0.3	3.3	2.4	2.6
Detached house 1-bedroom	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detached house 2-bedrooms	0.0	0.0	0.0	0.0	0.0	0.1	0.7
Detached house 3-bedroom	0.0	0.0	4.4	0.0	4.4	1.3	5.9
Detached house 4 or more-bedroom	0.0	0.0	5.3	1.1	6.4	1.3	9.2
Tameside Total	67.5	11.5	19.6	1.4	100.0		
Greater Manchester (GM) Total						100.0	
England Total							100.0
Base: Tameside 98,800 , GM 227,240, England 23,829,070 (excludes annex, other and missing)							

Source: VOA 2019

Dwelling type	Council Tax Band				
	A	B	C-E	F+	Tameside Total
Bungalow	1.2	0.7	4.8	0.1	6.7
Flat	13.0	2.0	0.4	0.0	15.3
Terraced	29.6	7.6	2.5	0.0	39.6
Semi-detached	8.2	8.3	13.7	0.0	30.3
Detached	0.0	0.0	7.2	0.9	8.1
Total	51.9	18.5	28.5	1.0	100.0
Number of bedrooms	A	B	C-E	F+	Tameside Total
1-bedroom	9.8	0.2	0.0	0.0	10.0
2-bedrooms	26.6	7.5	3.9	0.0	38.1
3-bedrooms	15.2	10.2	18.9	0.2	44.5
4-bedrooms	0.3	0.6	5.7	0.8	7.4
Total	51.9	18.5	28.5	1.0	100.0

Source: VOA 2019, Base 98,800

2.4 In summary, Tables 2.2 to 2.3 show:

- 70.5% of dwellings in Tameside are council tax band A or B properties and 29.5% are band C or above;
- 78% of dwellings are houses (39.6% terraced, 30.3% semi-detached and 8.1% detached), 15.3% are flats and 6.7% are bungalows;
- 10% of dwellings have one bedroom, 38.1% two bedrooms, 44.5% three-bedrooms and 7.4% four or more -bedrooms.

2.5 Table 2.4 presents a breakdown of broad dwelling type and number of bedrooms by ward.

Table 2.4 Dwelling type and number of bedrooms by ward

Ward	Dwelling type and number of bedrooms														Total	Base
	Bungalow 1 and 2 Bedroom	Bungalow 3 or more bedrooms	Flat 1 Bedroom	Flat 2 Bedroom	Flat 3 or more Bedroom	Terraced house 1 and 2 bedrooms	Terraced house 3 or more bedrooms	Semi-detached house 1/2 bedrooms	Semi-detached house 3 bedrooms	Semi-detached house 4 or more bedrooms	Detached 1 and 2 bedrooms	Detached 3 bedrooms	Detached 4 or more bedrooms			
Ashton Hurst	5.3	1.4	5.1	4.5	0.0	12.6	4.7	11.4	34.5	4.1	0.0	8.1	8.5	100.0	4,930	
Ashton St Michael's	1.5	0.6	8.2	5.2	0.0	41.3	13.2	5.0	19.0	1.3	0.0	1.5	3.2	100.0	5,370	
Ashton Waterloo	4.6	1.0	10.7	3.3	0.2	22.4	10.5	12.6	24.9	2.3	0.2	4.0	3.3	100.0	4,780	
Audenshaw	3.8	1.5	6.8	3.9	0.6	16.7	12.9	7.5	34.3	2.4	0.2	4.9	4.5	100.0	5,330	
Denton North East	10.1	4.0	6.3	4.6	0.2	24.3	14.5	6.1	21.4	2.1	0.0	5.0	1.5	100.0	4,770	
Denton South	9.8	3.5	7.1	8.2	0.0	14.1	21.4	9.0	23.3	1.6	0.0	1.2	0.8	100.0	4,900	
Denton West	11.6	2.1	5.0	4.3	0.0	8.6	14.3	8.5	37.7	5.5	0.3	1.6	0.5	100.0	5,790	
Droylsden East	1.5	0.6	8.6	8.8	0.4	15.5	23.4	8.3	20.7	1.9	0.0	6.3	3.8	100.0	5,210	
Droylsden West	0.6	0.0	4.1	4.1	0.0	12.1	21.9	8.2	42.4	1.8	0.0	4.1	0.8	100.0	5,120	
Dukinfield	2.1	0.2	12.9	6.6	0.6	24.4	20.6	3.0	18.6	1.3	0.0	4.5	5.3	100.0	5,330	
Dukinfield Stalybridge	7.5	4.6	13.9	11.6	0.4	14.6	12.5	2.1	24.5	2.0	0.0	4.1	2.1	100.0	5,600	
Hyde Godley	4.5	0.2	9.8	7.2	0.0	28.7	25.1	3.4	9.1	1.1	0.0	4.2	6.6	100.0	5,290	
Hyde Newton	4.1	2.1	10.7	7.6	0.0	21.3	21.5	4.6	20.1	1.0	0.0	2.7	4.3	100.0	6,280	
Hyde Werneth	4.7	3.9	5.5	4.5	0.0	31.4	12.5	4.9	22.5	2.3	0.0	4.1	3.7	100.0	4,880	
Longendale	5.0	2.6	5.2	5.9	0.0	27.3	27.5	2.8	11.4	1.4	0.7	4.0	6.2	100.0	4,220	
Mossley	4.9	3.7	7.3	6.3	0.2	34.0	16.9	4.9	13.8	2.0	0.0	2.4	3.7	100.0	5,090	
St Peter's	2.0	0.2	20.4	13.7	0.8	33.7	18.4	3.6	5.6	1.5	0.0	0.0	0.2	100.0	6,080	
Stalybridge North	5.2	0.6	7.6	4.6	0.4	19.1	21.9	4.8	22.9	1.8	0.0	4.6	6.2	100.0	4,970	
Stalybridge South	2.1	4.5	7.4	2.7	0.0	22.2	15.6	1.4	20.0	1.0	0.4	8.0	14.6	100.0	4,860	
Tameside	4.8	1.9	8.8	6.3	0.2	22.3	17.3	5.9	22.4	2.0	0.1	3.9	4.1	100.0	98,800	

Source: VOA 2019

Property age and condition

- 2.6 The age profile of dwelling stock in Tameside is summarised in Table 2.5. 42.6% of all stock was built pre 1945, 38.9% between 1945 and 1982 and 18.5% from 1983.

Age of Dwellings	Number	%
pre-1919	23,070	22.8
1919-44	20,020	19.8
1945-64	17,000	16.8
1965-82	22,310	22.1
1983-99	9,620	9.5
post 1999	9,080	9.0
Total	101,100	100.0
Unknown	1,790	
Grand Total	102,890	

Source: Valuation Office Agency 2019

- 2.7 The English Housing Survey (EHS) produces national data on dwelling condition. Applying national trends to the stock profile of Tameside (Table 2.6) would suggest that around 21.8% of dwelling stock is non-decent, which is slightly higher than the national average of 20.6%. The number of dwellings likely to fail the minimum standard of decent homes criteria is estimated to be 12.9% (compared with 11.9% nationally).
- 2.8 A full definition of what constitutes a decent home is available from CLG¹ but in summary a decent home meets the following four criteria:
- a. it meets the current statutory minimum for housing;
 - b. it is in a reasonable state of repair;
 - c. it has reasonably modern facilities and services; and
 - d. it provides a reasonable degree of thermal comfort.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf

Table 2.6 Dwelling stock condition in England and Tameside estimates								
England			Fails decent homes criteria				All dwellings in group (000s)	% dwellings
Dwelling age (EHS)	Dwelling age (VOA)	Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal comfort		
pre-1919	pre-1919	40.1	28.7	11.2	3.9	11.9	4,648	20.0
1919-44	1919-44	24.1	13.1	7.6	1.7	7.6	3,930	16.9
1945-64	1945-64	16.6	8.0	3.6	2.0	5.7	4,505	19.4
1965-80	1965-82	17.5	8.8	1.8	1.9	7.6	4,757	20.5
1981-90	1983-99	17.6	4.7	*	0.9	13.5	1,953	8.4
post 1990	post 1999	1.5	1.5	*	*	*	3,460	14.9
Total		20.6	11.9	4.6	1.9	7.5	23,254	100.0
Tameside Metropolitan Borough			Fails decent homes criteria (estimate)				All dwellings	% dwellings
Dwelling age (EHS)	Dwelling age (VOA)	Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal comfort		
pre-1919	pre-1919	9,256	6,618	2,584	889	2,752	23,070	22.8
1919-44	1919-44	4,815	2,623	1,512	343	1,521	20,020	19.8
1945-64	1945-64	2,829	1,354	619	332	972	17,000	16.8
1965-80	1965-82	3,898	1,956	408	424	1,690	22,310	22.1
1981-90	1983-99	1,046	281	*	56	800	5,940	5.9
post 1990	post 1999	187	187	*	*	*	12,760	12.6
Total		22,031	13,019	5,123	2,044	7,735	101,100	100.0
% of all stock		21.8	12.9	5.1	2.0	7.7		
National % (as above)		20.6	11.9	4.6	1.9	7.5		

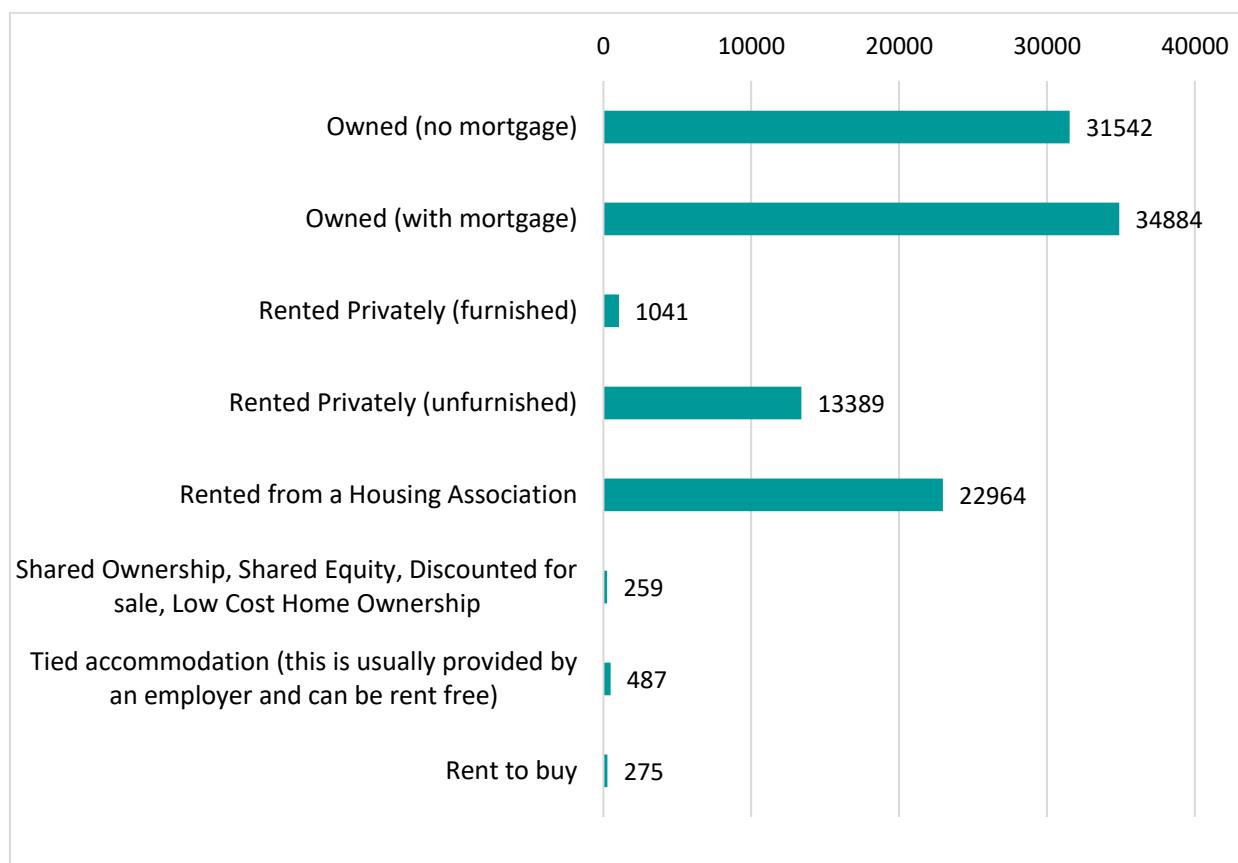
Source: English Housing Survey (EHS) 2013 data applied to Valuation Office Agency (VOA) 2019 dwelling stock age profile

Note '**' indicates sample size too small for reliable estimate

Property tenure

2.9 The tenure profile of the borough is summarised in Figure 2.1 and based on 2011 Census data. Overall, 63.4% of occupied dwellings are owner-occupied, 14.2% are private rented (including tied accommodation and student housing) and 22.4% are affordable (including social rented from a council or housing association and shared ownership).

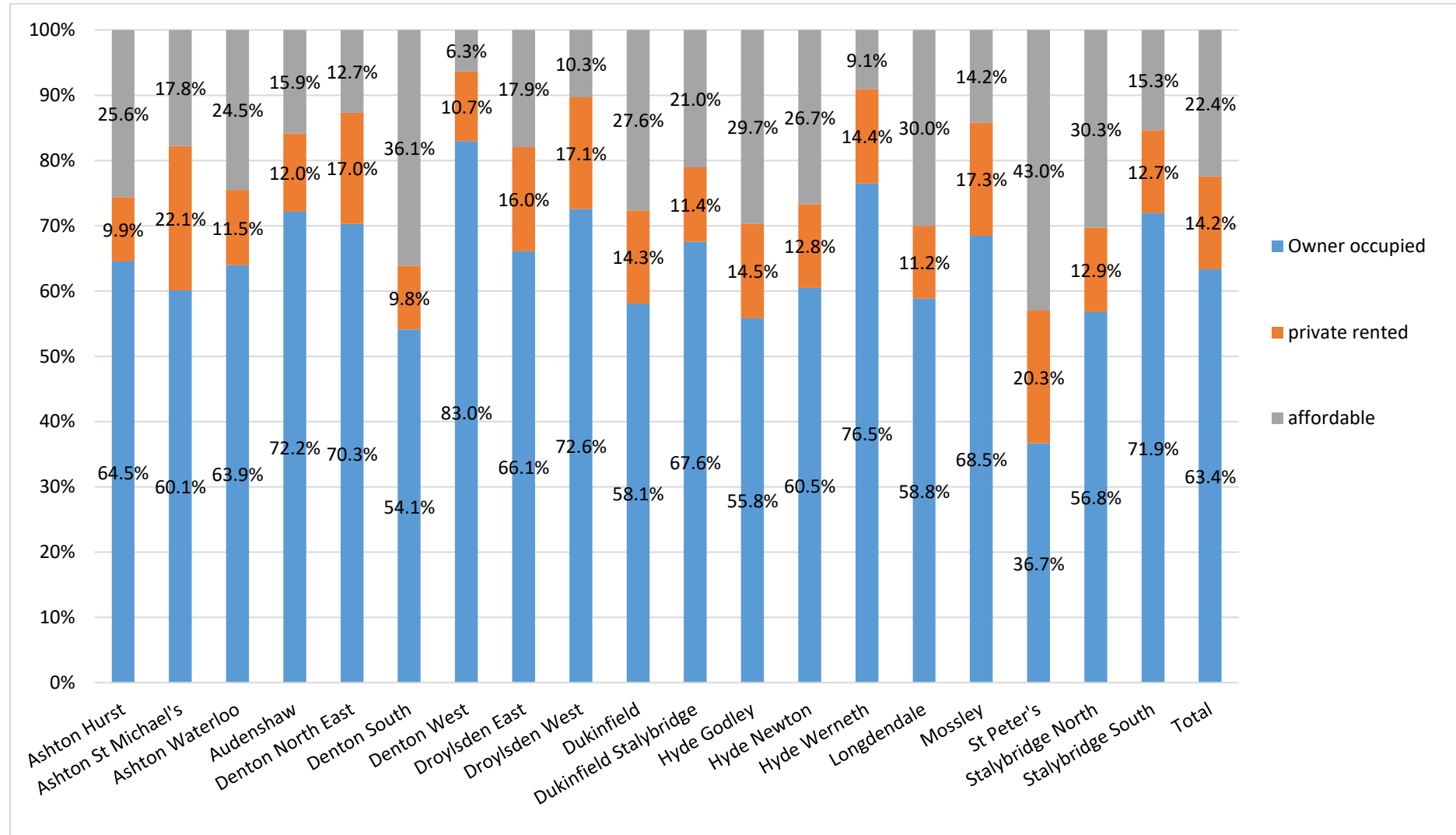
Figure 2.1 Tameside tenure profile of occupied dwellings



Source: 2017 Household Survey

2.10 Ward-level tenure profiles are presented in Figure 2.2. The proportion of owner occupied dwellings is highest in Denton West (83.0%) and Hyde Werneth (76.5%), private renting is highest in Ashton St Michaels (22.1%) and St Peter’s (20.3%) and affordable accommodation is highest in St Peter’s (43.0%) and Denton South (36.1%).

Figure 2.2 Tameside tenure profile by ward



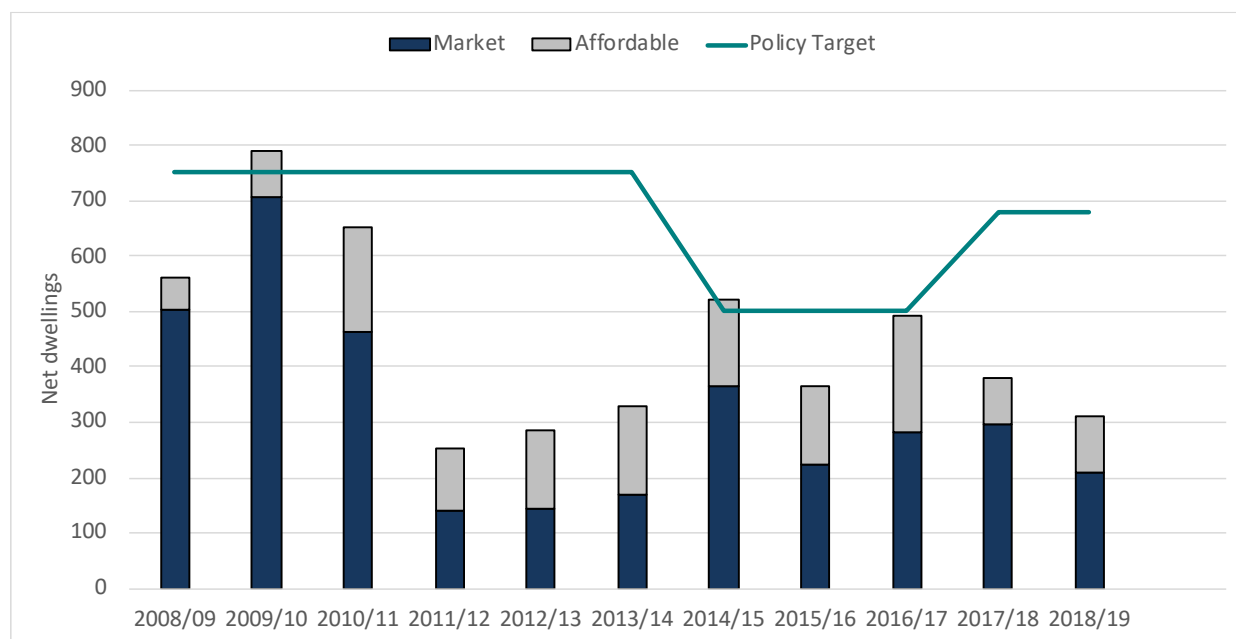
Source: 2017 Household Survey

- 2.11 Over the 13 years, 2006/07 to 2018/19 there has been an overall average of 460 completions per year across Tameside (Table 2.7). Over the past four years, the annual average completion rate has been 433 compared with a target of 680. These data are summarised further in Figure 2.3

Year	Market	Affordable	Total (net)	Target
2006/07	503	60	563	750
2007/08	706	83	789	750
2008/09	464	188	652	750
2009/10	141	112	253	750
2010/11	145	141	286	750
2011/12	170	160	330	750
2012/13	365	157	522	500
2013/14	222	144	366	500
2014/15	282	212	494	500
2015/16	297	83	380	680
2016/17	208	102	310	680
2017/18	420	80	500	680
2018/19	434	106	540	680
Grand total (13 years)	4,357	1,628	5,985	8,720
Annual average	335	125	460	671
Grand total (past 4 years)	1,359	371	1,730	2,720
Annual average (part 4 years)	340	93	433	680

Source: Tameside AMR 2006/07 – 2015/16 and CLG housebuilding table 253 thereafter

Figure 2.3 Net dwelling completions in Tameside 2006/7 to 2018/19



Source: Tameside AMR 2006/07 – 2015/16 and CLG housebuilding table 253 thereafter

Tenure characteristics

Owner-occupied sector

2.12 63.4% (66,426) of households across Tameside are owner occupiers. 30.1% of all households (31,542) own outright and 33.3% of all households (34,884) have a mortgage.

2.13 The Household Survey provides the following information on owner occupied stock:

- most owner-occupied properties are houses, with 41.8% semi-detached, 29.9% terraced and 19.8% detached; a further 6.1% are bungalows, 1.8% are flats/apartments and 0.6% other property types;
- 54.7% of properties have three bedrooms, 24.7% have two bedrooms 20.0% have four or more bedrooms, and 0.7% have one bedroom/bedsit; and
- around 19.1% of owner-occupied stock was built pre-1919, 39.5% was built between 1919 and 1964, 21.0% was built between 1965 and 1984 and 20.3% has been built since 1985.

2.14 A range of socio-economic and demographic information on residents has been obtained from the Household Survey. Some interesting observations relating to owner-occupiers include:

- In terms of household type, 34.5% of owner occupiers are couples with children, 22.3% are older (65 or over) singles and couples, 25.4% are couples (under 65 with no children), 5.3% are singles under 65, 7.5% are lone parents and 5.0% are other household types.
- The majority of Household Reference People (Heads of Household) living in owner occupied dwellings are in employment (67.7%) and a further 26.9% are wholly

retired from work. The proportion retired is considerably higher for outright owners (53.9%).

- Incomes amongst owner occupiers tend to be high, with 49.8% receiving at least £500 each week. Incomes amongst outright owners tend to be lower than for mortgaged owners, with 34.2% receiving less than £300 each week compared with 9.8% of mortgaged owners. This reflects the different age profile and economic status of outright owners.
- In terms of length of residency, 39.8% of owner occupiers have lived in the same property for 20 years or more (and the figure is 63.6% for outright owners).

Private rented sector

- 2.15 The Government's Housing Strategy (November 2011)², set out the Government's plans to boost housing supply. It recognised an increasingly important role for the Private Rented Sector, both in meeting people's housing needs and in supporting economic growth by enabling people to move to take up jobs elsewhere and to respond to changing circumstances.
- 2.16 The Private Rented Sector in England is growing; the census figures for 2011 confirmed that the sector now totals 16.8% of the dwelling stock, an increase from 8.8% in 2001. Increasing house prices pre-2007 and the struggling sales market when the downturn came are both factors that have underpinned the growth of the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the Private Rented Sector and the sector clearly now plays a vital role in meeting housing need, affordable need as well as providing an alternative to homeownership.
- 2.17 Local authorities have an important enabling and regulatory role in ensuring that the Private Rented Sector meets these requirements. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing partners need to be encouraged to participate and new partners and investors need to be identified. Tameside Council is addressing this in certain areas of low demand and poor property condition through the introduction of Selective Licensing of private rented properties, with the aims of raising both standards and management practices.
- 2.18 According to the Household Survey 2017, the Private Rented Sector accommodates around 14.2% (14,916) of households across Tameside. Of these households, 13,389 rent unfurnished properties, 1,041 rent furnished accommodation and 487 rent with their job (tied accommodation). Table 2.8 summarises the number of private rented dwellings by ward and indicates that 11.3% of all private rented dwellings are in St Peter's and 7.8% in Ashton St Michael's.
- 2.19 Most private rented properties (75.1%) are houses (of which 47.7% are terraced, 23.5% are semi-detached and 3.9% are detached); a further 21.2% are flats/maisonettes, 3.1% are bungalows and 0.6% are other property types. 7.4% of privately rented properties

² *Laying The Foundations; A Housing Strategy for England, 2011*

- have one bedroom/bedsit, 50.4% have two bedrooms, 35.1% have three bedrooms and 7.0% have four or more bedrooms.
- 2.20 The characteristics of private sector tenants are diverse and in particular the Private Rented Sector in Tameside accommodates couples with children (35.4%) and lone parents (21.6%), couples with no children (25.4%), older singles and couples (5.6%), singles under 65 (5.2%) and other types of household including students (6.8%).
- 2.21 Of the total population living within the PRS in Tameside, (39,778 across the 14,916 households), 11,885 are children. In other words, children aged under 16 years represent 29.9% of the PRS population. This proportion is highest in Dukinfield, where children account for just over half (52.8%) of the PRS population and lowest in St Peter's where they account for 12.1%. The household survey found that 34.7% of children living in the PRS had lived in their home for less than two years and 36.0% for two to five years. Less than one third (29.4%) had lived in their accommodation for over five years.
- 2.22 Overall, 34.9% of private renting households have lived in their accommodation for less than two years. In terms of income, 39.5% of privately renting households receive less than £300 gross each week, 36.5% receive between £300 and £500 each week and 24.1% receive at least £500 each week, indicating that the Private Rented Sector tends to accommodate lower income households. 75.7% of Household Reference People (Heads of Household) living in private rented accommodation are employed, 7.6% are carers or looking after the home, 7.1% are wholly retired from work, 5.7% are permanently sick/disabled, 2.7% are unemployed and 1.2 are in education/training.

Table 2.8 Profile of Private Rented Sector in Tameside

Ward	Tenure									
	Rented Privately (furnished)		Rented Privately (unfurnished)		Tied accommodation		Rent to buy		Total	
	Count	% of PRS	Count	% of PRS	Count	% of PRS	Count	% of PRS	Count	%
Ashton Hurst	72	0.5	431	2.8	0	0.0	0	0.0	503	3.3
Ashton St Michael's	93	0.6	1,096	7.2	0	0.0	0	0.0	1,190	7.8
Ashton Waterloo	10	0.1	573	3.8	0	0.0	0	0.0	582	3.8
Audenshaw	9	0.1	648	4.3	0	0.0	0	0.0	657	4.3
Denton North East	114	0.8	784	5.2	0	0.0	0	0.0	897	5.9
Denton South	15	0.1	497	3.3	15	0.1	0	0.0	527	3.5
Denton West	158	1.0	397	2.6	0	0.0	0	0.0	555	3.7
Droylsden East	204	1.3	603	4.0	96	0.6	0	0.0	904	6.0
Droylsden West	0	0.0	885	5.8	0	0.0	0	0.0	885	5.8
Dukinfield	136	0.9	692	4.6	0	0.0	0	0.0	827	5.4
Dukinfield Stalybridge	43	0.3	557	3.7	0	0.0	0	0.0	600	3.9
Hyde Godley	0	0.0	892	5.9	0	0.0	0	0.0	892	5.9
Hyde Newton	0	0.0	813	5.4	0	0.0	10	0.1	823	5.4
Hyde Werneth	13	0.1	711	4.7	0	0.0	0	0.0	724	4.8
Longdendale	20	0.1	573	3.8	0	0.0	0	0.0	593	3.9
Mossley	113	0.7	717	4.7	101	0.7	0	0.0	931	6.1
St Peter's	29	0.2	1,150	7.6	275	1.8	265	1.7	1,721	11.3
Stalybridge North	0	0.0	755	5.0	0	0.0	0	0.0	755	5.0
Stalybridge South	10	0.1	615	4.0	0	0.0	0	0.0	625	4.1
Tameside Total	1,041	6.9	13,389	88.1	487	3.2	275	1.8	15,191	100.0

Source: 2017 Household Survey

Affordable sector

- 2.23 There are around 23,498 households who live in an affordable accommodation within Tameside, accounting for 22.4% of all occupied dwellings.
- 2.24 Houses account for 57.0% of occupied affordable dwelling stock, 34.2% are flats/maisonettes and 7.7% are bungalows. Affordable dwellings tend to have one/bedsit (26.3%), two (41.2%) or three (29.8%) bedrooms, with a further 2.7% having four or more bedrooms.
- 2.25 20.8% of households living in affordable dwellings are older singles and couples, a further 9.5% are singles under 65, 18.5% are lone parents (children under 18), 18.6% are couples with children under 18, 12.8% are couples/lone parents with adult children, 15.0% are couples with no children and 4.7% are other household types.
- 2.26 46.1% of Household Reference People living in affordable housing are in employment. A further 19.0% are wholly retired from work, 15.5% are permanently sick/disabled, 7.0% are unemployed, 11.2% look after the home/are caring for someone and 1.2% are in full-time education/training.
- 2.27 Incomes are generally low, with 71.7% receiving an income of less than £300 gross each week and 41.3% receiving less than £200 gross each week.

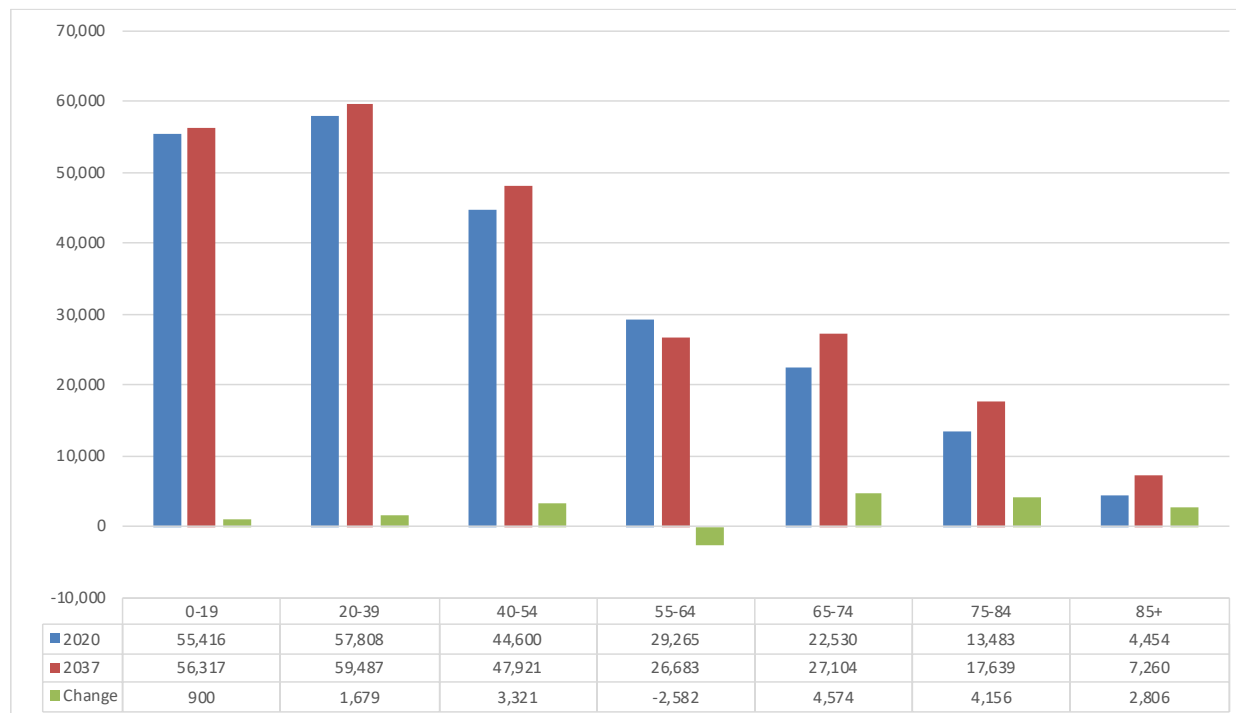
Demographic drivers: population and households

- 2.28 The 2018-based ONS population projections report a 2020 population of 227,556 across the borough which is expected to increase by 14,854 (6.5%) to 242,410 by 2037 (Table 2.9 and Figure 2.4). There is a projected increase across all age groups except the 55-64 age groups. Older age groups are expected to increase the most, with a 28.5% increase in population aged 65 and over overall and a 63% increase in population aged 85 and over.

Age groups	2020	2037	Change	% change
0-19	55,416	56,317	900	1.6
20-39	57,808	59,487	1,679	2.9
40-54	44,600	47,921	3,321	7.4
55-64	29,265	26,683	-2,582	-8.8
65-74	22,530	27,104	4,574	20.3
75-84	13,483	17,639	4,156	30.8
85+	4,454	7,260	2,806	63.0
All Ages	227,556	242,410	14,854	6.5

Source: 2018-based ONS population projections

Figure 2.4 Population comparison 2020 and 2037



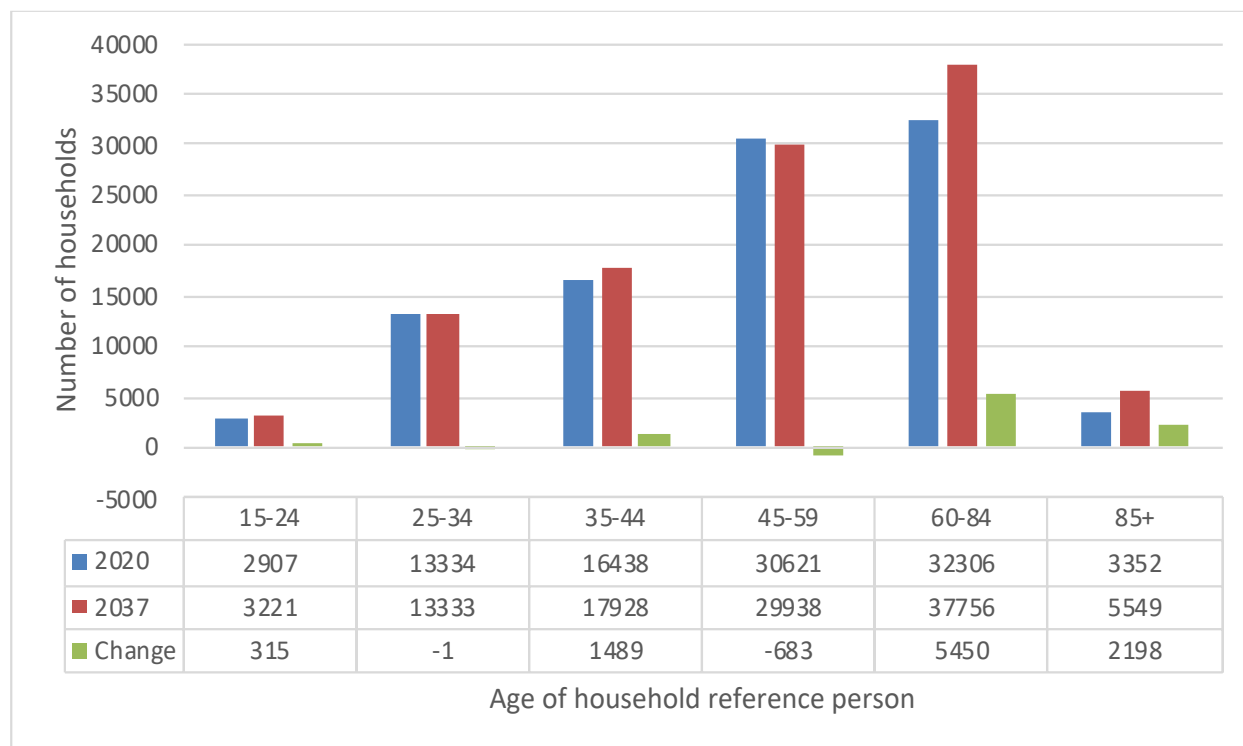
Source: 2018-based ONS population projections

- 2.29 According to the 2018-based ONS household projections there are 98,958 households across the borough and this is expected to increase by 8,767 (9%) to 107,725 by 2037.
- 2.30 Table 2.10 provides a detailed breakdown of household type by the age of Household Reference Person. This shows that the overall household type profile is not expected to change over the 2020 to 2037 period, with the dominant household types being ‘other households with two or more adults and ‘one person’ households. However, as illustrated in Figure 2.4, there will be a marked increase in the number of households where the Household Reference Person is aged 60 or over.

Table 2.10 Household type and age of Household Reference Person 2020 to 2037								
Year and household type	Age of Household Reference Person						TOTAL	%
	15-24	25-34	35-44	45-59	60-84	85+		
2020								
One Person	855	3,293	4,209	9,653	14,170	2,254	34,434	34.8
Household with 1 dependent child	933	3,503	4,001	5,100	717	13	14,268	14.4
Household with 2 dependent children	375	2,447	3,551	2,537	153	3	9,065	9.2
Household with 3 or more dependent children	167	1,321	1,614	954	36	0	4,093	4.1
Other households with two or more adults	576	2,769	3,064	12,378	17,229	1,083	37,099	37.5
Total	2,907	13,334	16,438	30,621	32,306	3,352	98,958	100.0
2037								
One Person	938	3,318	4,666	9,428	16,649	3,608	38,607	35.8
Household with 1 dependent child	1,057	3,537	4,346	5,152	773	23	14,889	13.8
Household with 2 dependent children	419	2,407	3,820	2,635	157	5	9,443	8.8
Household with 3 or more dependent children	189	1,306	1,733	979	34	0	4,242	3.9
Other households with two or more adults	618	2,764	3,362	11,745	20,143	1,913	40,544	37.6
Total	3,221	13,333	17,928	29,938	37,756	5,549	107,725	100.0
Change 2020-2037								
One Person	82	25	457	-225	2,479	1,355	4,173	47.6
Household with 1 dependent child	124	34	345	51	56	10	621	7.1
Household with 2 dependent children	44	-40	269	98	4	3	378	4.3
Household with 3 or more dependent children	22	-15	119	25	-2	0	150	1.7
Other households with two or more adults	42	-5	299	-633	2,913	830	3,446	39.3
Total	315	-1	1,489	-683	5,450	2,198	8,767	100.0

Source: 2018-based ONS household projections

Figure 2.4 Profile of households by age of Household Reference Person 2020 and 2037



Source: 2018-based ONS household projections

Income data

- 2.31 There are a range of income data sources available to inform this study which are now summarised. The 2017 household survey and CAMEO income data provide range, quartile and average data of gross household income by ward. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents at borough level and the ONS publishes average household income estimates at the MSOA level³.
- 2.32 Table 2.11 summarises gross income by ward from the 2017 household survey and indicates a borough-wide lower quartile household income of £11,700 and a median of £22,100. This is gross income from all sources for all households. Table 2.12 summarises gross income by ward using 2019 CAMEO UK data and indicates a borough-wide lower quartile household income of £15,000 and a median of £25,000. This is gross income from all sources for all households.
- 2.33 The ONS small area average household income data⁴, reports an average gross income of £36,393 and net income of £29,473 across Tameside.
- 2.34 The 2019 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £20,176 and median earnings are £25,769 across Tameside.

⁴<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/smallareaincomeestimatesformiddlayersuperoutputareasenglandandwales>

- 2.35 For the purposes of data analysis, 2019 CAMEO lower quartile and median data have been used to consider the relative affordability of different tenure options.

Table 2.11 Gross household income distribution by ward 2017

Ward	Annual gross household income						Total	Lower quartile	Median	Average
	Under £10,400	£10,400 to under £20,800	£20,800 to under £26,000	(£26,000 to under £39,000	£39,000 to under £49,400	£49,400 or more				
Ashton Hurst	18.2	36.9	9.8	15.1	10.0	9.9	100.0	£11,700	£19,500	£23,903
Ashton St Michael's	24.2	30.1	15.5	13.8	7.0	9.3	100.0	£11,700	£19,500	£22,644
Ashton Waterloo	14.5	31.6	21.7	14.5	7.5	10.3	100.0	£14,300	£22,100	£24,715
Audenshaw	16.3	28.9	9.5	13.1	12.3	20.0	100.0	£11,700	£22,100	£28,372
Denton North East	15.0	34.2	22.0	16.0	7.5	5.2	100.0	£14,300	£22,100	£22,823
Denton South	23.5	41.4	12.0	11.4	4.4	7.4	100.0	£11,700	£16,900	£20,296
Denton West	6.4	26.0	21.0	23.7	6.7	16.3	100.0	£16,900	£24,700	£29,067
Droylsden East	21.1	27.2	14.7	11.3	13.1	12.7	100.0	£11,700	£22,100	£25,228
Droylsden West	22.3	27.5	18.9	18.0	6.0	7.3	100.0	£11,700	£22,100	£22,809
Dukinfield	18.6	36.4	10.1	15.5	6.2	13.3	100.0	£11,700	£16,900	£24,302
Dukinfield Stalybridge	13.7	33.7	13.6	16.0	9.2	13.8	100.0	£14,300	£22,100	£26,084
Hyde Godley	18.4	28.5	26.0	11.3	3.3	12.6	100.0	£11,700	£22,100	£23,633
Hyde Newton	20.3	32.8	10.5	21.1	5.6	9.7	100.0	£11,700	£19,500	£23,486
Hyde Werneth	10.5	24.2	13.0	21.6	10.1	20.7	100.0	£16,900	£32,500	£30,222
Longdendale	11.9	29.7	14.8	17.4	6.9	19.3	100.0	£14,300	£22,100	£28,072
Mossley	7.4	24.3	15.8	23.1	8.1	21.3	100.0	£16,900	£32,500	£30,741
St Peter's	41.2	34.5	7.9	8.0	5.3	3.0	100.0	£9,100	£14,300	£16,324
Stalybridge North	13.6	26.2	17.3	12.1	14.5	16.3	100.0	£14,300	£24,700	£28,220
Stalybridge South	8.7	23.7	8.6	23.9	10.8	24.3	100.0	£16,900	£32,500	£32,151
Tameside	17.7	30.5	14.7	15.9	8.1	13.1	100.0	£11,700	£22,100	£25,213

Source: 2017 household survey

Table 2.12 Gross household income distribution by ward 2019

Ward	Annual gross household income							Total	Base	LQ	Median
	<10k	10k to <£20k	20k -<£30k	£30k-<£40k	£40-<£50k	£50-<£75k	£75k or more				
Ashton Hurst	10.3	41.2	22.9	17.4	6.4	1.5	0.3	100.0	4814	£15,000	£19,000
Ashton St Michael's	7.8	46.6	27.6	14.1	3.9	0.0	0.0	100.0	4991	£15,000	£19,000
Ashton Waterloo	7.9	51.5	19.0	15.2	2.8	3.3	0.2	100.0	4751	£15,000	£19,000
Audenshaw	3.8	23.5	38.0	26.7	7.0	1.0	0.1	100.0	4812	£15,000	£25,000
Denton North East	3.3	32.3	44.6	18.0	1.6	0.1	0.0	100.0	4920	£15,000	£25,000
Denton South	10.5	59.3	16.3	11.5	2.4	0.0	0.0	100.0	5143	£15,000	£19,000
Denton West	1.2	18.3	44.5	28.5	7.3	0.2	0.0	100.0	5080	£25,000	£25,000
Droylsden East	9.9	35.4	38.6	7.9	7.1	1.1	0.0	100.0	5057	£15,000	£25,000
Droylsden West	4.6	34.9	48.4	11.0	1.0	0.2	0.0	100.0	4860	£15,000	£25,000
Dukinfield	8.6	45.8	26.1	9.8	8.0	1.7	0.0	100.0	5493	£15,000	£19,000
Dukinfield Stalybridge	8.4	32.8	36.4	11.9	9.5	1.1	0.0	100.0	4794	£15,000	£25,000
Hyde Godley	13.3	46.2	21.8	8.8	6.3	3.5	0.1	100.0	4882	£15,000	£25,000
Hyde Newton	11.6	39.5	26.2	18.5	3.5	0.8	0.0	100.0	5848	£15,000	£19,000
Hyde Werneth	2.0	20.0	30.0	30.8	14.8	2.4	0.1	100.0	4612	£25,000	£25,000
Longdendale	6.4	43.2	16.4	23.3	9.1	1.5	0.1	100.0	4527	£15,000	£19,000
Mossley	5.8	21.9	31.5	28.5	9.0	2.8	0.4	100.0	4958	£15,000	£25,000
St Peter's	21.9	57.4	15.8	4.9	0.1	0.0	0.0	100.0	5666	£15,000	£19,000
Stalybridge North	11.4	45.8	17.3	11.9	9.2	4.3	0.0	100.0	5438	£15,000	£19,000
Stalybridge South	5.2	20.5	13.9	24.0	27.0	9.5	0.0	100.0	4574	£15,000	£25,000
Tameside	8.3	38.1	28.1	16.7	7.0	1.8	0.1	100.0	95220	£15,000	£25,000

Source: CAMEO UK 2019

Migration and travel to work

- 2.36 The 2017 LHA confirmed that Tameside was self-contained in terms of migration, with 70.8% of all movers originating from within the borough (Table 2.13). The majority of moves into and from Tameside were from neighbouring Manchester and Stockport.

Origin/ Destination	Supply Side (Origin)			Demand Side (Destination)		
	All Moves		Excluding Long Distance Moves	All Moves		Excluding Long Distance Moves
	Number	%	%	Number	%	%
Tameside	12,998	70.8	75.8	12,998	67.0	74.7
Manchester	1,219	6.6	7.1	1,067	5.5	6.1
Stockport	885	4.8	5.2	798	4.1	4.6
Oldham	605	3.3	3.5	639	3.3	3.7
High Peak	276	1.5	1.6	334	1.7	1.9
Salford	194	1.1	1.1	317	1.6	1.8
Rochdale	132	0.7	0.8	132	0.7	0.8
Bury	109	0.6	0.6	105	0.5	0.6
Trafford	108	0.6	0.6	159	0.8	0.9
Elsewhere in the NW	623	3.4	3.6	859	4.4	4.9
East Midlands	102	0.6		149	0.8	
Elsewhere UK	1110	6.0		1849	9.5	
Total	18,361	100.0	100.0	19,406	100.0	100.0
Base (excluding long-distance moves)			17,149			17,408

Source: 2011 Census

Note

- **Supply side (origin):** moves within the area divided by all moves whose origin is in the area, excluding long-distance moves; and
- **Demand side (destination):** moves within the area divided by all moves whose destination is in the area, excluding long-distance migration.

- 2.37 Table 2.14 considers the where residents in Tameside work and where people who work in Tameside live. 54.9% of people who live in Tameside work in the borough, 19.5% work Manchester, 9.5% to Stockport and 5.4% in Oldham. By comparison, 67.7% of workers in Tameside also live in the borough. This indicates a net outward movement of workers and illustrates significance of Manchester as an economic hub.

Table 2.14 Tameside commuting flows : workers aged 16-74			
Where do people who live in Tameside work?			
Live	Work	Number	%
Tameside	Tameside	49,045	54.9
	Manchester	17,483	19.5
	Stockport	8,518	9.5
	Oldham	4,872	5.4
	Trafford	2,996	3.3
	Salford	2,576	3.0
	High Peak	1,287	1.4
	Other	2,723	3.0
Workers		89,500	100.0
Where to people who work in Tameside live?			
Live	Work	Number	%
Tameside	Tameside	41,324	67.7
Oldham		4,606	7.6
Stockport		4,392	7.2
Manchester		3,729	6.1
High Peak		2,735	4.5
Rochdale		1,041	1.7
Trafford		985	1.6
Other		2,177	3.6
Jobs		60,989	100.0

2.38 The 2017 LHA concluded that from a migration perspective, Tameside can be considered to be a self-contained Housing Market Area. However, commuting patterns show that is not self-contained but is part of the wider economic functional area of the Greater Manchester city region.

Summary

2.39 Across Tameside there are an estimated 102,890 dwellings and 98,594 households and 2.3% of dwellings are vacant.

2.40 In terms of dwelling stock:

- 63.4% of occupied dwellings are owner occupied, 14.2% are private rented and 22.4% are affordable (including social/affordable renting and shared ownership).
- 78% of dwellings are houses (39.6% terraced, 30.3% semi-detached and 8.1% detached), 15.3% are flats and 6.7% are bungalows.
- Most dwellings have two or three bedrooms, with 10% having 1-bedroom, 38.1% two-bedrooms 44.5% three-bedrooms and 7.4% for or more bedrooms.
- 42.6% of dwellings were built before 1945 and an estimated 21.8% of all dwelling stock is non-decent.

- 2.41 Over the past 13 years an annual average of 460 dwellings have been built across Tameside and in the past four years the average has been 433 compared with a target of 680.
- 2.42 The population in 2020 was 227,556 and this is due to increase by 14,854 to 242,410 by 2037, with projected increases across most age groups, with the largest increases across older age groups (30.8% increase across 75-84 and 63% increase across 85+ age groups). Latest 2018-based ONS projections suggest an increase of around 8,800 households by 2037, with largest increases in older person households.
- 2.43 The 2019 ONS Annual Survey of Hours and Earnings, resident-based data indicates lower quartile earnings are £20,176 and median earnings are £25,769 across Tameside.

3. Prices, rents and affordability

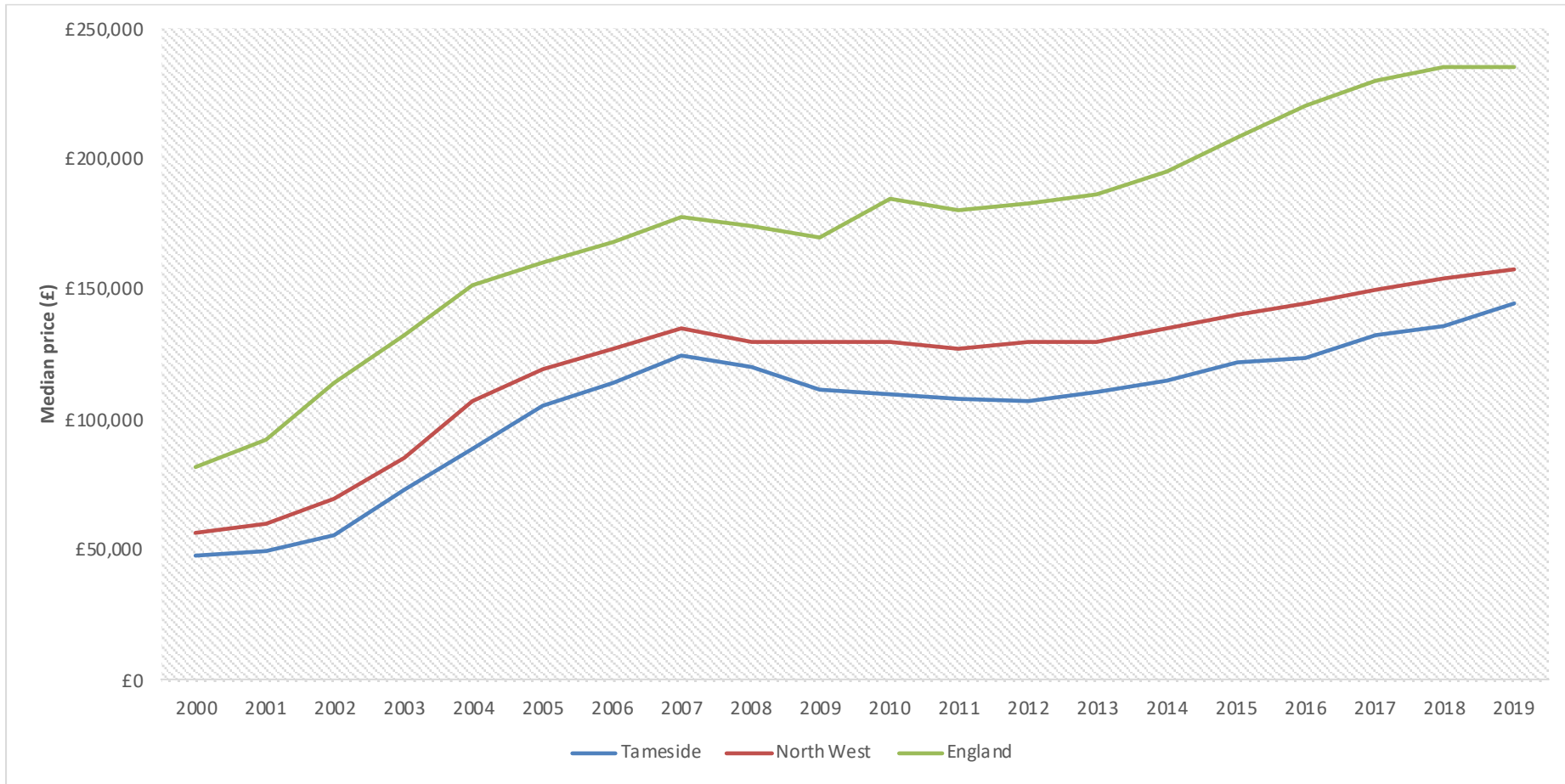
Introduction

- 3.1 This chapter sets out the cost of buying and renting properties across the borough. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages.

House prices and trends

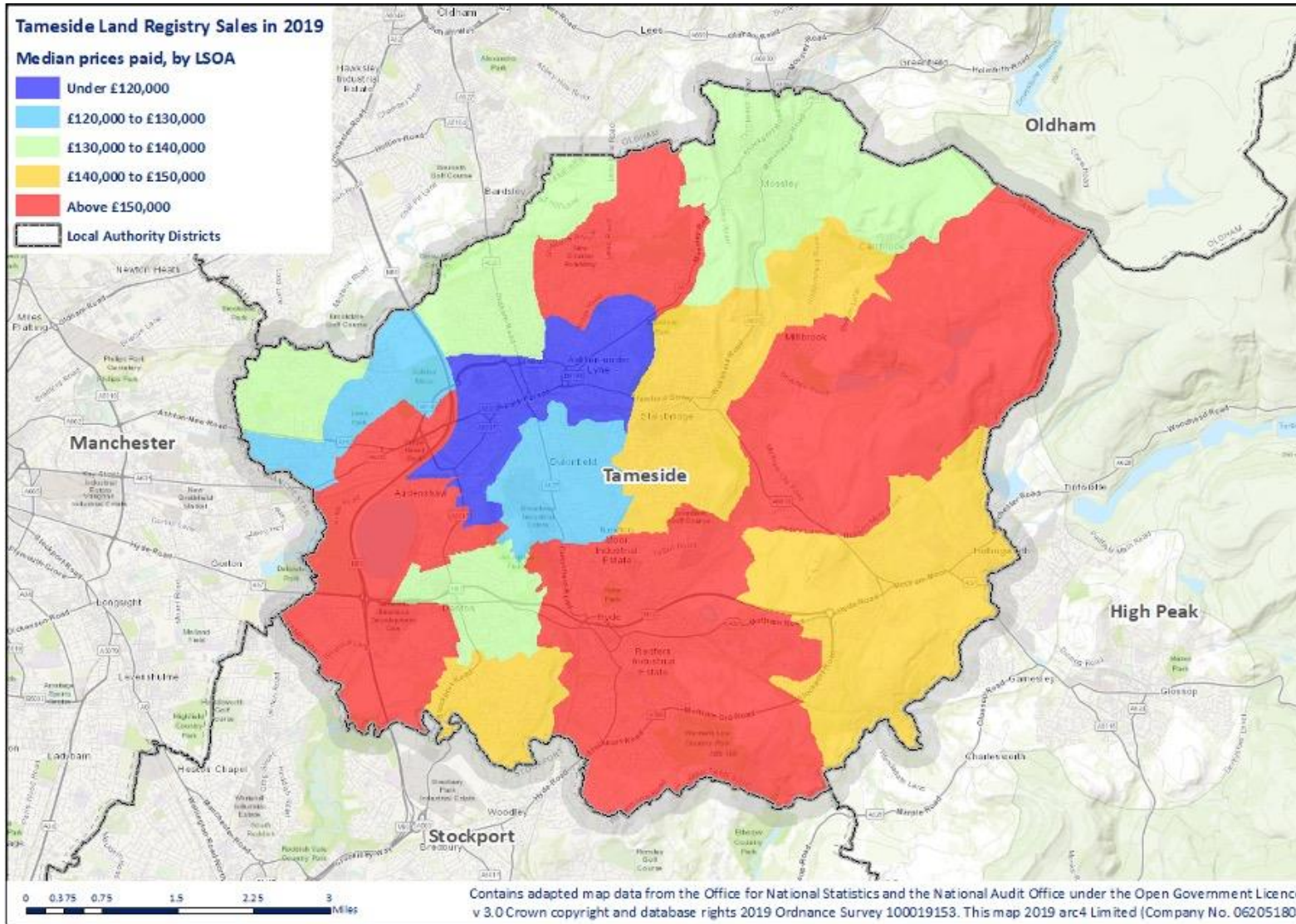
- 3.2 Figure 3.1 shows how median house prices have changed over the period 2000 to 2019 across Tameside, the North West region and England. Over this time, median prices in Tameside have increased by 205.3% from £47,500 in 2000 to £145,000 in 2019. Prices have remained consistently below those for the region and England.
- 3.3 Lower quartile house prices in Tameside have increased by 217.6% from £34,950 in 2000 to £111,000 in 2019.
- 3.4 The distribution of 2019 house prices across Tameside is illustrated by Map 3.1 and Table 3.1. Median prices are lowest in Ashton St Michael's and St. Peter's and highest in Denton West and Hyde Werneth.

Figure 3.1 Median house price trends 2000 to 2019: Tameside, the North West and England



Source: MHCLG to 2010; Data produced by Land Registry © Crown copyright 2020 for 2011 onwards

Map 3.1 Median house prices 2019 by ward



Source: Data produced by Land Registry © Crown copyright 2020

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Ward	Price (£)		
	Lower Quartile	Median	Average
Ashton Hurst	£117,500	£159,000	£160,142
Ashton St Michael's	£87,000	£110,000	£126,642
Ashton Waterloo	£105,000	£136,000	£145,294
Audenshaw	£125,000	£167,500	£178,690
Denton North East	£106,375	£135,000	£142,669
Denton South	£120,500	£143,500	£155,291
Denton West	£131,250	£172,000	£173,146
Droylsden East	£110,000	£130,000	£141,631
Droylsden West	£120,000	£135,000	£142,728
Dukinfield	£100,000	£128,000	£144,982
Dukinfield Stalybridge	£120,000	£144,000	£154,118
Hyde Godley	£119,500	£151,250	£156,092
Hyde Newton	£116,383	£165,000	£169,527
Hyde Werneth	£130,000	£170,000	£189,623
Longdendale	£110,000	£142,000	£160,074
Mossley	£114,250	£136,875	£163,697
St Peter's	£85,000	£105,000	£122,634
Stalybridge North	£107,000	£141,000	£158,715
Stalybridge South	£122,500	£168,750	£215,522
Tameside Total	£111,000	£145,000	£159,544

Source: Data produced by Land Registry © Crown copyright 2020

3.5 Table 3.2 considers how Tameside median prices and change over the period 2000-2019 compares with neighbouring areas, the region and England.

Location	Year		% change 2000-2019
	2000	2019	
Bolton	£47,000	£130,500	177.7
Bury	£52,850	£168,000	217.9
Manchester	£50,000	£172,000	244.0
Oldham	£42,000	£129,350	208.0
Rochdale	£47,000	£131,000	178.7
Salford	£46,000	£160,000	247.8
Stockport	£73,000	£220,000	201.4
Tameside	£47,500	£145,000	205.3
Trafford	£82,973	£267,000	221.8
Wigan	£49,000	£135,000	175.5
High Peak	£64,000	£185,000	189.1
England	£82,000	£235,000	186.6
North West	£56,500	£158,000	179.6

Source: Data produced by Land Registry © Crown copyright 2020

Relative affordability

- 3.6 The ONS produces national data on the ratio of earnings to house prices. Two sets of data are available: workplace-based and resident-based. For each, lower quartile and median ratios are produced. The data are based on Land Registry Price Paid data and ONS Annual Survey of Hours and Earnings data.
- 3.7 Table 3.3 sets out the 2019 lower quartile and median affordability ratios for Tameside and compares these with Greater Manchester authorities, neighbouring High Peak, the North West and England. Using workplace-based median ratios to illustrate the data, Tameside is the fourth most expensive borough in Greater Manchester behind Trafford, Stockport and Bury.

Locality	2019 Lower Quartile		2019 Median	
	Workplace-based	Residence-based	Workplace-based	Residence-based
Bolton	5.14	5.01	5.32	5.13
Bury	6.45	6.03	6.82	5.83
Manchester	6.05	6.91	5.87	6.80
Oldham	5.05	4.94	5.36	5.33
Rochdale	5.10	4.87	5.52	5.32
Salford	6.05	6.42	5.67	6.07
Stockport	7.74	7.35	7.74	7.01
Tameside	5.97	5.70	6.27	5.72
Trafford	9.30	7.92	9.58	8.08
Wigan	5.34	5.28	5.74	5.32
High Peak (East Midlands)	7.57	7.45	7.42	6.89
NORTH WEST	7.27	5.56	5.86	5.79
ENGLAND	5.58	7.27	7.83	7.83

Private renting

- 3.8 Table 3.4 provides an overview of the cost of renting privately in Tameside. Firstly the table shows rental prices in 2013/14 and 2018/19, and over this time median rents have increased by 6.1%. The table then sets out the price of renting by number of bedrooms in 2018/19.

Table 3.4 Private renting costs				
All rents	Rent (per calendar month)			
	Lower quartile	Median	Average	Upper quartile
2013/14	£450	£495	£506	£550
2018/19	£475	£525	£550	£595
% change	5.6	6.1	8.7	8.2
2018/19 Rent (per calendar month by number of bedrooms)				
Number of bedrooms	Lower quartile	Median	Average	Upper quartile
Room	£260	£303	£300	£303
Studio	£300	£343	£345	£385
1-bedroom	£390	£425	£425	£450
2-bedrooms	£475	£500	£516	£550
3-bedrooms	£550	£625	£635	£695
4 or more bedrooms	£695	£795	£841	£950

Source: VOA Private Rental Market Statistics

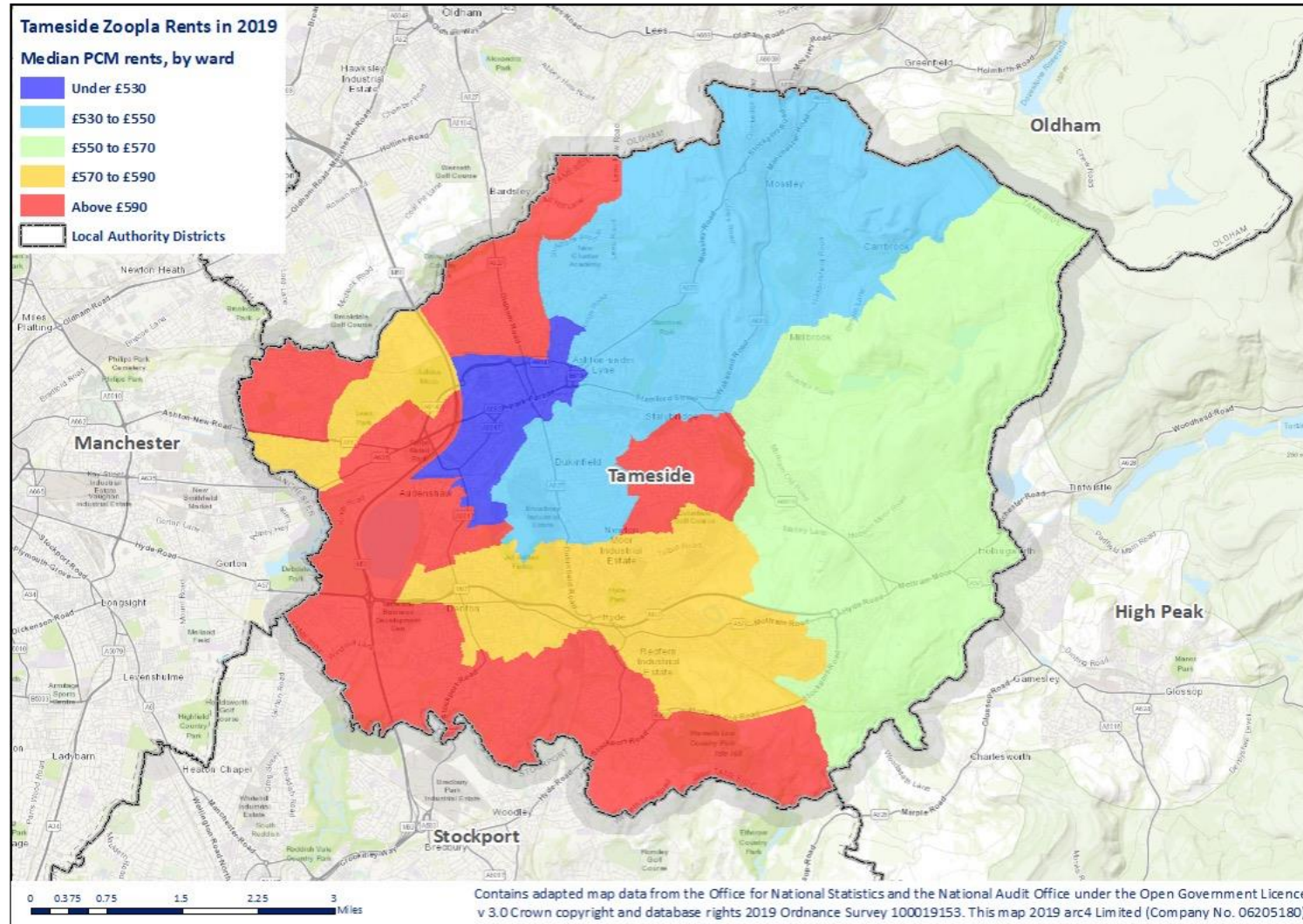
- 3.9 Zoopla rental data provides further details of the cost of renting by ward and this is based on rentals over the three years 2017-2019. The distribution of median rents by ward is shown in Map 3.2. This indicates that the rental costs are highest in the western wards, particularly Denton West, Droylsden West, Audenshaw and Hyde Werneth. Rental costs are lowest in St Peter's, Ashton St Michael and Stalybridge North.

Local Housing Allowance rates

- 3.10 The Private Rented Sector houses a proportion of low-income households that are eligible for assistance with rental costs. The amount that can be claimed is capped to a local allowance that varies by area. The cap is estimated by the VOA and published in the form of a Local Housing Allowance (LHA) rate for a broad market area (BRMA). Four BRMAs areas apply to Tameside MBC as set out in Table 3.5.

Table 3.5 Local Housing Allowance Rates 2020/21				
Weekly	Broad Rental Market Area			
	Tameside and Glossop	Central Greater Manchester	South Greater Manchester	Oldham and Rochdale
Shared	£65.84	£75.50	£82.81	£66.39
1 Bed	£92.05	£138.08	£120.82	£90.9
2 Bed	£113.92	£149.59	£149.59	£103.85
3 Bed	£136.93	£166.85	£172.6	£126.58
4 Bed	£172.60	£218.63	£253.15	£159.95
Monthly	Broad Rental Market Area			
	Tameside and Glossop	Central Greater Manchester	South Greater Manchester	Oldham and Rochdale
Shared	£263.36	£302.00	£331.24	£265.56
1 Bed	£368.20	£552.32	£483.28	£363.60
2 Bed	£455.68	£598.36	£598.36	£415.40
3 Bed	£547.72	£667.40	£690.40	£506.32
4 Bed	£690.40	£874.52	£1,012.60	£639.80
Under 35 - Can only claim shared rate				

Map 3.2 Median rents 2019 by ward



Source: Zoopla 2019

Relative affordability of housing options and defining genuinely affordable housing

Tenure costs

- 3.11 The relative cost of alternative housing options across the borough and sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at ward level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.
- 3.12 The thresholds for what is affordable and not affordable are as follows:
- for renting, 25% of gross household income is used as the 'tipping point' for affordability, with properties not affordable if more than 25% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and
 - for buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.
- 3.13 Table 3.6 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties.
- 3.14 The cost of alternative affordable and market tenure options by ward is set out in Table 3.7 and Table 3.8 shows the gross household incomes needed to afford the tenure based on the 25% rental and 3.5x income multiples.

Table 3.6 Assumptions in assessing income required for alternative tenure options		
Tenure	Tenure price assumptions	Affordability assumptions
Social rent	Prevailing prices	Affordability 25% of income
Affordable rent	80% of average market rent	Affordability 25% of income
Market Rent – lower quartile	Prevailing prices	Affordability 25% of income
Market Rent – median	Prevailing prices	Affordability 25% of income
Market Sale – lower quartile	Prevailing prices	90% LTV, 3.5x income
Market Sale – median	Prevailing prices	90% LTV, 3.5x income
Market Sale - average	Prevailing prices	90% LTV, 3.5x income
Shared ownership (50%)	Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required on full price, annual service charge £420, annual rent based on 2.75% of remaining equity.	90% LTV, 3.5x income for equity and 25% of income for rental element
Shared ownership (25%)	Total price based on median price and 25% ownership. Mortgage based on 20%. 5% deposit required on full price, annual service charge £420, annual rent based on 2.75% of remaining equity.	90% LTV, 3.5x income for equity and 25% of income for rental element
Help to Buy	Total price based on median price. Mortgage based on 75% equity, 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from year7 at RPI+1%	70% LTV, 3.5x income
Discounted home ownership 30%	70% of median price (note this is comparable to the proposed government FirstHome tenure option). Mortgage based on discounted price, minus 10% deposit on discounted price.	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 20%	80% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Assumptions applied to Land Registry Price Paid data

Table 3.7a Cost of alternative tenure options by ward												
Tenure option	Price by ward (2019)											
	Ashton Hurst	Ashton St Michael's	Ashton Waterloo	Audenshaw	Denton North East	Denton South	Denton West	Droylsden East	Droylsden West	Dukinfield	Dukinfield Stalybridge	Hyde Godley
Social Rent (average monthly)	£339	£339	£339	£339	£339	£339	£339	£339	£339	£339	£339	£339
Affordable Rent (monthly cost)	£476	£443	£471	£521	£454	£495	£508	£525	£504	£444	£480	£456
Market Rent - Lower Quartile (monthly)	£494	£494	£511	£545	£494	£524	£550	£550	£576	£498	£521	£494
Market Rent - Median (monthly)	£550	£524	£576	£624	£550	£576	£624	£581	£624	£550	£576	£550
Market Rent - Average (monthly)	£595	£554	£588	£651	£568	£619	£635	£657	£630	£555	£600	£570
Market Sale - Lower Quartile	£117,500	£87,000	£105,000	£125,000	£106,375	£120,500	£131,250	£110,000	£120,000	£100,000	£120,000	£119,500
Market Sale - Median	£159,000	£110,000	£136,000	£167,500	£135,000	£143,500	£172,000	£130,000	£135,000	£128,000	£144,000	£151,250
Market Sale - Average	£160,142	£126,642	£145,294	£178,690	£142,669	£155,291	£173,146	£141,631	£142,728	£144,982	£154,118	£156,092
Shared ownership (50%)	£79,500	£55,000	£68,000	£83,750	£67,500	£71,750	£86,000	£65,000	£67,500	£64,000	£72,000	£75,625
Shared ownership (25%)	£39,750	£27,500	£34,000	£41,875	£33,750	£35,875	£43,000	£32,500	£33,750	£32,000	£36,000	£37,813
Help to buy	£119,250	£82,500	£102,000	£125,625	£101,250	£107,625	£129,000	£97,500	£101,250	£96,000	£108,000	£113,438
Discounted Home Ownership (30%)	£111,300	£77,000	£95,200	£117,250	£94,500	£100,450	£120,400	£91,000	£94,500	£89,600	£100,800	£105,875
Discounted Home Ownership (25%)	£119,250	£82,500	£102,000	£125,625	£101,250	£107,625	£129,000	£97,500	£101,250	£96,000	£108,000	£113,438
Discounted Home Ownership (20%)	£127,200	£88,000	£108,800	£134,000	£108,000	£114,800	£137,600	£104,000	£108,000	£102,400	£115,200	£121,000

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla data 2020, MHCLG, SDR 2018/19

Table 3.7b Cost of alternative tenure options by ward								
Tenure option	Price by ward (2019)							
	Hyde Newton	Hyde Werneth	Longdendale	Mossley	St Peter's	Stalybridge North	Stalybridge South	Total
Social Rent (average monthly)	£339	£339	£339	£339	£339	£339	£339	£339
Affordable Rent (monthly cost)	£484	£481	£469	£451	£418	£427	£501	£469
Market Rent - Lower Quartile (monthly)	£522	£524	£498	£497	£451	£451	£524	£498
Market Rent - Median (monthly)	£550	£594	£550	£550	£498	£524	£550	£550
Market Rent - Average (monthly)	£605	£601	£586	£563	£522	£534	£627	£586
Market Sale - Lower Quartile	£116,383	£130,000	£110,000	£114,250	£85,000	£107,000	£122,500	£111,000
Market Sale - Median	£165,000	£170,000	£142,000	£136,875	£105,000	£141,000	£168,750	£145,000
Market Sale - Average	£169,527	£189,623	£160,074	£163,697	£122,634	£158,715	£215,522	£159,544
Shared ownership (50%)	£82,500	£85,000	£71,000	£68,438	£52,500	£70,500	£84,375	£72,500
Shared ownership (25%)	£41,250	£42,500	£35,500	£34,219	£26,250	£35,250	£42,188	£36,250
Help to buy	£123,750	£127,500	£106,500	£102,656	£78,750	£105,750	£126,563	£108,750
Discounted Home Ownership (30%)	£115,500	£119,000	£99,400	£95,813	£73,500	£98,700	£118,125	£101,500
Discounted Home Ownership (25%)	£123,750	£127,500	£106,500	£102,656	£78,750	£105,750	£126,563	£108,750
Discounted Home Ownership (20%)	£132,000	£136,000	£113,600	£109,500	£84,000	£112,800	£135,000	£116,000

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla data 2020, MHCLG, SDR 2018/19

Tenure option	Price by ward (2019)											
	Ashton Hurst	Ashton St Michael's	Ashton Waterloo	Audenshaw	Denton North East	Denton South	Denton West	Droylsden East	Droylsden West	Dukinfield	Dukinfield Stalybridge	Hyde Godley
Social Rent (average monthly)	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255
Affordable Rent (monthly cost)	£22,855	£21,272	£22,589	£25,010	£21,792	£23,763	£24,369	£25,219	£24,186	£21,323	£23,049	£21,880
Market Rent - Lower Quartile (monthly)	£23,712	£23,712	£24,528	£26,148	£23,712	£25,152	£26,400	£26,400	£27,648	£23,904	£25,008	£23,712
Market Rent - Median (monthly)	£26,400	£25,152	£27,648	£29,952	£26,400	£27,648	£29,952	£27,864	£29,952	£26,400	£27,648	£26,400
Market Rent - Average (monthly)	£28,569	£26,590	£28,236	£31,262	£27,240	£29,703	£30,462	£31,524	£30,233	£26,653	£28,812	£27,349
Market Sale - Lower Quartile	£30,214	£22,371	£27,000	£32,143	£27,354	£30,986	£33,750	£28,286	£30,857	£25,714	£30,857	£30,729
Market Sale – Median	£40,886	£28,286	£34,971	£43,071	£34,714	£36,900	£44,229	£33,429	£34,714	£32,914	£37,029	£38,893
Market Sale – Average	£41,179	£32,565	£37,361	£45,949	£36,686	£39,932	£44,523	£36,419	£36,701	£37,281	£39,630	£40,138
Shared ownership (50%)	£28,596	£20,301	£24,703	£30,035	£24,534	£25,973	£30,797	£23,687	£24,534	£23,349	£26,057	£27,284
Shared ownership (25%)	£23,883	£17,041	£20,671	£25,070	£20,532	£21,719	£25,699	£19,834	£20,532	£19,554	£21,789	£22,801
Help to buy	£31,800	£22,000	£27,200	£33,500	£27,000	£28,700	£34,400	£26,000	£27,000	£25,600	£28,800	£30,250
Discounted Home Ownership (30%)	£29,529	£20,429	£25,257	£31,107	£25,071	£26,650	£31,943	£24,143	£25,071	£23,771	£26,743	£28,089
Discounted Home Ownership (25%)	£31,800	£22,000	£27,200	£33,500	£27,000	£28,700	£34,400	£26,000	£27,000	£25,600	£28,800	£30,250
Discounted Home Ownership (20%)	£34,071	£23,571	£29,143	£35,893	£28,929	£30,750	£36,857	£27,857	£28,929	£27,429	£30,857	£32,411

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla data 2020, MHCLG, SDR 2018/19

Table 3.8b Annual income required for alternative tenure options by ward								
Tenure option	Price by ward (2019)							Total
	Hyde Newton	Hyde Werneth	Longdendale	Mossley	St Peter's	Stalybridge North	Stalybridge South	
Social Rent (average monthly)	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255	£16,255
Affordable Rent (monthly cost)	£23,232	£23,084	£22,516	£21,630	£20,058	£20,510	£24,072	£22,507
Market Rent - Lower Quartile (monthly)	£25,056	£25,152	£23,904	£23,856	£21,648	£21,648	£25,152	£23,904
Market Rent - Median (monthly)	£26,400	£28,512	£26,400	£26,400	£23,904	£25,152	£26,400	£26,400
Market Rent - Average (monthly)	£29,039	£28,855	£28,145	£27,037	£25,072	£25,638	£30,089	£28,134
Market Sale - Lower Quartile	£29,927	£33,429	£28,286	£29,379	£21,857	£27,514	£31,500	£28,543
Market Sale - Median	£42,429	£43,714	£36,514	£35,196	£27,000	£36,257	£43,393	£37,286
Market Sale - Average	£43,593	£48,760	£41,162	£42,094	£31,534	£40,812	£55,420	£41,026
Shared ownership (50%)	£29,612	£30,459	£25,719	£24,851	£19,455	£25,549	£30,247	£26,226
Shared ownership (25%)	£24,721	£25,419	£21,509	£20,794	£16,343	£21,370	£25,245	£21,928
Help to buy	£33,000	£34,000	£28,400	£27,375	£21,000	£28,200	£33,750	£29,000
Discounted Home Ownership (30%)	£30,643	£31,571	£26,371	£25,420	£19,500	£26,186	£31,339	£26,929
Discounted Home Ownership (25%)	£33,000	£34,000	£28,400	£27,375	£21,000	£28,200	£33,750	£29,000
Discounted Home Ownership (20%)	£35,357	£36,429	£30,429	£29,330	£22,500	£30,214	£36,161	£31,071

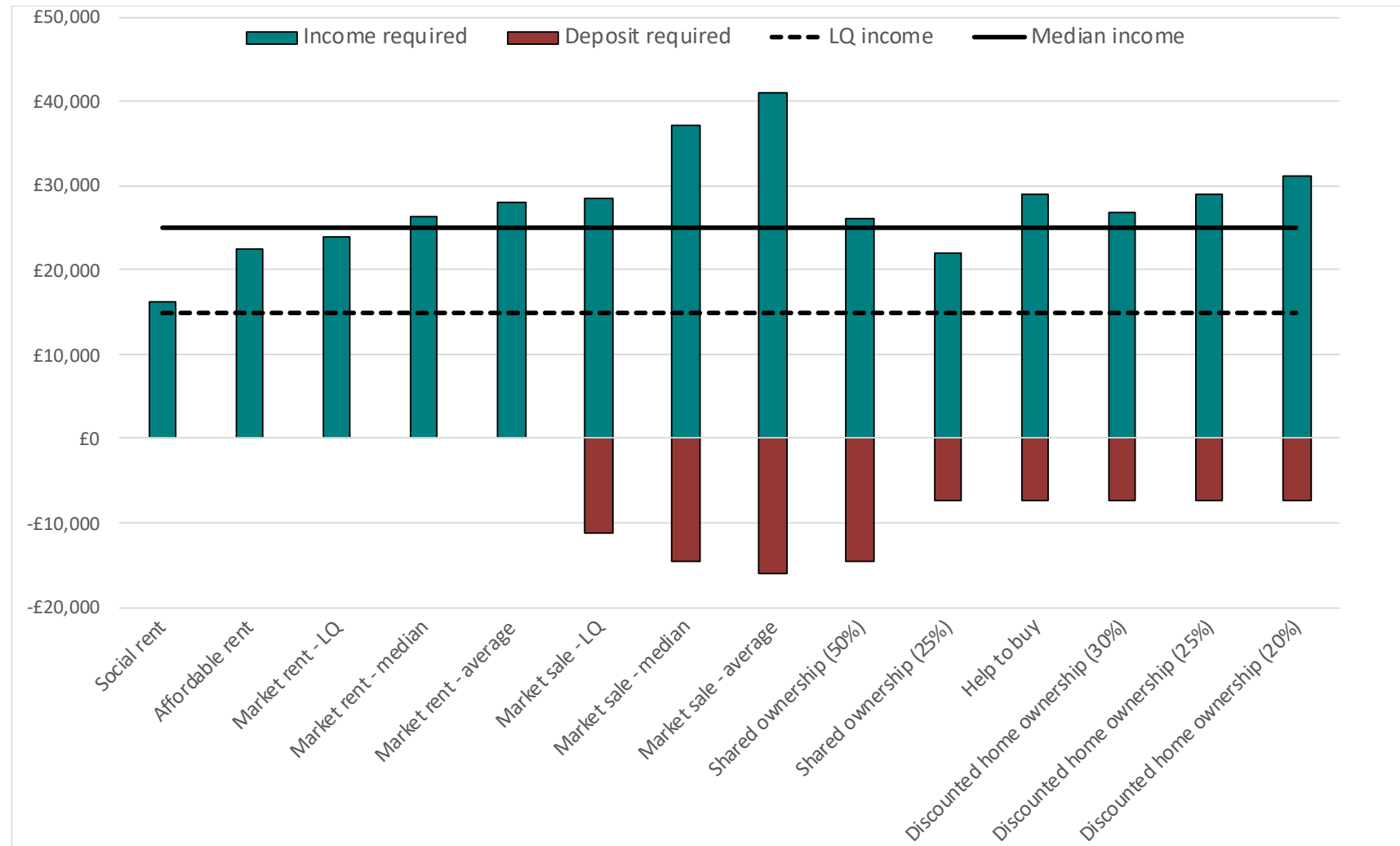
Source: Data produced by Land Registry © Crown copyright 2020, Zoopla data 2020, MHCLG, SDR 2018/19

- 3.15 This analysis indicates that for open market housing, the minimum indicative income required is £23,904 for lower quartile or entry-level renting in the borough as a whole. For lower quartile or entry-level house prices (owner occupation) the minimum income required is £28,543.
- 3.16 Table 3.9 considers the impact of alternative deposits on the income required for buying (using a 3.5x income multiple and assuming a 10% deposit) based on Tameside MBC prices. Using the borough-wide lower quartile price of £111,000, if the deposit is 10%, the household income required would be £28,543; if the deposit is 30%, the household income required would be £22,200.

Market sale price	Amount of deposit				Tameside MBC price
	10%	20%	30%	40%	
Market Sale - Lower Quartile	£99,900	£88,800	£77,700	£66,600	£111,000
Market Sale - Median	£130,500	£116,000	£101,500	£87,000	£145,000
Market Sale - Average	£143,590	£127,635	£111,681	£95,726	£159,544
Household income required (3.5x multiple)	10%	20%	30%	40%	
Market Sale - Lower Quartile	£28,543	£25,371	£22,200	£19,029	
Market Sale - Median	£37,286	£33,143	£29,000	£24,857	
Market Sale - Average	£41,026	£36,467	£31,909	£27,350	

- 3.17 Figure 3.2 sets out the relative affordability of alternative tenures across the borough. It considers lower quartile and median household income derived from 2019 CAMEO data. This indicates that social renting is the only realistically affordable tenure option for lower income households. Households on median incomes can afford lower quartile market rents and some intermediate tenure products, but overall owner occupation is only realistically affordable to those on higher than median incomes.

Figure 3.2 Tameside Metropolitan Borough household income and housing costs comparison



Source: Data produced by Land Registry © Crown copyright 2020, Zoopla Rental data, CAMEO income data

Relationship between household income, prices and what is genuinely affordable

- 3.18 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the borough and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.
- 3.19 Table 3.10 focuses on the affordability of the Private Rented Sector and shows the cost of renting a lower quartile and median priced property by ward; how this compares with incomes; and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £494 each month in Denton North West where the lower quartile income is £1,250. This means that a household is spending 39.5% of income on rent. To be genuinely affordable, that is, costing no more than 25% of gross income, a lower quartile rent should be £313 each month and a median rent £521 each month.
- 3.20 Table 3.11 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices are in excess of 3.5x household incomes in all areas and borough-wide a property should cost no more than £52,500 to be affordable to households on lower quartile incomes and no more than £87,500 to be affordable to households on median incomes.

Ward	LQ Rent and Income				Ward	Median rent and income			
	Actual LQ rent 2019	LQ Gross household income 2018 (Month £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income		Actual Median rent 2019	Median Gross household income 2019 (Month £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
Ashton Hurst	£494	£1,250	39.5	£313	Ashton Hurst	£550	£1,583	34.7	£396
Ashton St Michael's	£494	£1,250	39.5	£313	Ashton St Michael's	£524	£1,583	33.1	£396
Ashton Waterloo	£511	£1,250	40.9	£313	Ashton Waterloo	£576	£1,583	36.4	£396
Audenshaw	£545	£1,250	43.6	£313	Audenshaw	£624	£2,083	30.0	£521
Denton North East	£494	£1,250	39.5	£313	Denton North East	£550	£2,083	26.4	£521
Denton South	£524	£1,250	41.9	£313	Denton South	£576	£1,583	36.4	£396
Denton West	£550	£2,083	26.4	£521	Denton West	£624	£2,083	30.0	£521
Droylsden East	£550	£1,250	44.0	£313	Droylsden East	£657	£2,083	31.5	£521
Droylsden West	£576	£1,250	46.1	£313	Droylsden West	£630	£2,083	30.2	£521
Dukinfield	£498	£1,250	39.8	£313	Dukinfield	£555	£1,583	35.1	£396
Dukinfield Stalybridge	£521	£1,250	41.7	£313	Dukinfield Stalybridge	£600	£2,083	28.8	£521
Hyde Godley	£494	£1,250	39.5	£313	Hyde Godley	£570	£2,083	27.3	£521
Hyde Newton	£522	£1,250	41.8	£313	Hyde Newton	£605	£1,583	38.2	£396
Hyde Werneth	£524	£2,083	25.2	£521	Hyde Werneth	£601	£2,083	28.9	£521
Longdendale	£498	£1,250	39.8	£313	Longdendale	£586	£1,583	37.0	£396
Mossley	£497	£1,250	39.8	£313	Mossley	£563	£2,083	27.0	£521
St Peter's	£451	£1,250	36.1	£313	St Peter's	£522	£1,583	33.0	£396
Stalybridge North	£451	£1,250	36.1	£313	Stalybridge North	£534	£1,583	33.7	£396
Stalybridge South	£524	£1,250	41.9	£313	Stalybridge South	£627	£2,083	30.1	£521
Tameside MBC	£498	£1,250	39.8	£313	Tameside MBC	£586	£2,083	28.1	£521

Key:

41.9	Rent costs more than 35% of gross income
26.4	Rent costs between 25% and 35% of gross income
24.1	Rent costs less than 25% of gross household income

Ward	Actual LQ price 2019	LQ Gross household income 2019 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple	Actual median price 2019	Median Gross household income 2019 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Ashton Hurst	£117,500	£15,000	7.1	£52,500	£159,000	£19,000	7.5	£66,500
Ashton St Michael's	£87,000	£15,000	5.2	£52,500	£110,000	£19,000	5.2	£66,500
Ashton Waterloo	£105,000	£15,000	6.3	£52,500	£136,000	£19,000	6.4	£66,500
Audenshaw	£125,000	£15,000	7.5	£52,500	£167,500	£25,000	6.0	£87,500
Denton North East	£106,375	£15,000	6.4	£52,500	£135,000	£25,000	4.9	£87,500
Denton South	£120,500	£15,000	7.2	£52,500	£143,500	£19,000	6.8	£66,500
Denton West	£131,250	£25,000	4.7	£87,500	£172,000	£25,000	6.2	£87,500
Droylsden East	£110,000	£15,000	6.6	£52,500	£130,000	£25,000	4.7	£87,500
Droylsden West	£120,000	£15,000	7.2	£52,500	£135,000	£25,000	4.9	£87,500
Dukinfield	£100,000	£15,000	6.0	£52,500	£128,000	£19,000	6.1	£66,500
Dukinfield Stalybridge	£120,000	£15,000	7.2	£52,500	£144,000	£25,000	5.2	£87,500
Hyde Godley	£119,500	£15,000	7.2	£52,500	£151,250	£25,000	5.4	£87,500
Hyde Newton	£116,383	£15,000	7.0	£52,500	£165,000	£19,000	7.8	£66,500
Hyde Werneth	£130,000	£25,000	4.7	£87,500	£170,000	£25,000	6.1	£87,500
Longdendale	£110,000	£15,000	6.6	£52,500	£142,000	£19,000	6.7	£66,500
Mossley	£114,250	£15,000	6.9	£52,500	£136,875	£25,000	4.9	£87,500
St Peter's	£85,000	£15,000	5.1	£52,500	£105,000	£19,000	5.0	£66,500
Stalybridge North	£107,000	£15,000	6.4	£52,500	£141,000	£19,000	6.7	£66,500
Stalybridge South	£122,500	£15,000	7.4	£52,500	£168,750	£25,000	6.1	£87,500
Tameside MBC	£111,000	£15,000	6.7	£52,500	£145,000	£25,000	5.2	£87,500

Key:

5.2	Price is more than 4.5x household income (assuming 10% deposit)
3.9	Price is between 3.5x and 4.5x household income (assuming 10% deposit)
3.1	Price is less than 3.5x salary (assuming 10% deposit)

Affordability of prices and rents to selected key workers and households on minimum/living wages

- 3.21 The extent to which borough-wide open market rents are affordable to selected keyworkers and households on minimum and living wages are explored in Table 3.12. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent.
- 3.22 Table 3.13 considers the income multiples needed to buy a property based on the incomes of selected key workers and households on minimum/living wages. Analysis assumed that a 10% deposit was available and indicates that multiples in excess of 3.5 were generally needed when buying a property. Prices that are genuinely affordable were also considered based on a 3.5x income multiple

Table 3.12 Incomes of key workers and households on minimum/living wage and rental affordability					
Occupation/Wage	Gross household income 2019 (Annual £)	Gross household income 2019 (Monthly £)	% income required for LQ rent	% income required for median rent	Genuinely affordable rent
			LQ rent (monthly)=	Median rent (monthly) =	
			£498	£586	Monthly
Police officer					
Pay Point 0	£20,880	£1,740	28.6	33.7	£435
Pay Point 2	£25,269	£2,106	23.6	27.8	£526
Pay Point 4	£27,471	£2,289	21.8	25.6	£572
Nurse					
Band 1	£18,005	£1,500	33.2	39.1	£375
Band 3	£19,337	£1,611	30.9	36.4	£403
Band 5	£24,907	£2,076	24.0	28.2	£519
Fire officer					
Trainee	£23,366	£1,947	25.6	30.1	£487
Competent	£31,144	£2,595	19.2	22.6	£649
Teacher					
Unqualified (min)	£17,687	£1,474	33.8	39.8	£368
Main pay range (min)	£24,373	£2,031	24.5	28.9	£508
Minimum/Living Wage					
Single household (25 and over)	£15,696	£1,308	38.1	44.8	£327
1xFull-time, 1xPart-time	£23,544	£1,962	25.4	29.9	£491
Two working adults	£31,392	£2,616	19.0	22.4	£654
Single household (21-24)	£14,760	£1,230	40.5	47.6	£308
1xFull-time, 1xPart-time	£22,140	£1,845	27.0	31.8	£461
Two working adults	£29,520	£2,460	20.2	23.8	£615

	More than 35% of income spent on rent
	Between 25% and 35% of income spent on rent
	Less than 25% of income spent on rent

Table 3.13 Incomes of key workers and households on minimum/living wage and open market prices				
Benchmark incomes	Gross Household Income 2019 (£)	Lower quartile price	Median price	Genuinely affordable price
		£110,000	£145,000	
		With 10% deposit=	With 10% deposit=	
		£99,000	£130,500	
		Income multiple required	Income multiple required	
Police officer				
Pay Point 0	£20,880	4.7	6.3	£73,080
Pay Point 2	£25,269	3.9	5.2	£88,442
Pay Point 4	£27,471	3.6	4.8	£96,149
Nurse				
Band 1	£18,005	5.5	7.2	£63,018
Band 3	£19,337	5.1	6.7	£67,680
Band 5	£24,907	4.0	5.2	£87,175
Fire officer				
Trainee	£23,366	4.2	5.6	£81,781
Competent	£31,144	3.2	4.2	£109,004
Teacher				
Unqualified (min)	£17,687	5.6	7.4	£61,905
Main pay range (min)	£24,373	4.1	5.4	£85,306
Minimum/Living Wage				
Single household (25 and over)	£15,696	6.3	8.3	£54,936
1xFull-time, 1xPart-time	£23,544	4.2	5.5	£82,404
Two working adults	£31,392	3.2	4.2	£109,872
Single household (21-24)	£14,760	6.7	8.8	£51,660
1xFull-time, 1xPart-time	£22,140	4.5	5.9	£77,490
Two working adults	£29,520	3.4	4.4	£103,320

	More than 4.5x income multiple required
	Between 3.5x and 4.5x income multiple required
	Less than 3.5x income multiple required

Concluding comments

- 3.23 In 2019, lower quartile house prices were £110,000 and median prices were £145,000. Tameside is the fourth most expensive borough in Greater Manchester to buy a home. Lower quartile private rents in 2018/19 were £475 and median rents were £525.
- 3.24 The relative affordability of dwellings to buy or rent was explored at ward level. Across the borough, minimum income required for entry-level/lower quartile renting was £23,904. For buying an entry-level/lower quartile property, the minimum income required was is £28,543. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and if buying a property should cost no more than 3.5x household income.
- 3.25 Analysis considered the affordability of rents and prices at ward level. In most wards, households had to spend at least 25% of income on rent. Across the borough, households on a lower quartile income had to spend 39.8% on a lower quartile rent; and median income households had to spend 28.1% on a median rent. This indicates affordability pressures at the lower end of the private rented market.
- 3.26 For open market purchase, the ratio of lower quartile income to price was 6.7x and for median income to median price it was 5.2x. Both ratios are above the benchmark of 3.5x income and without substantial deposits the ability to buy is a challenge to many households.
- 3.27 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent. Private renting was generally affordable to households with multiple minimum/living wages. For buying, analysis assumed that a 10% deposit was available but indicated that multiples in excess of 3.5x were generally needed.

4. The needs of different groups

Introduction

- 4.1 Paragraph 61 of the NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types. This chapter provides a summary of material presented in a separate report 'Tameside Specialist Housing Need Review 2020' which accompanies this HNA.
- 4.2 The evidence base has been established based around these broad principles:
- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
 - some people will have complex and multiple needs and therefore may fall into several different categories of need;
 - some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
 - most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

Housing for people with additional needs

- 4.3 This groups includes older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 4.1.

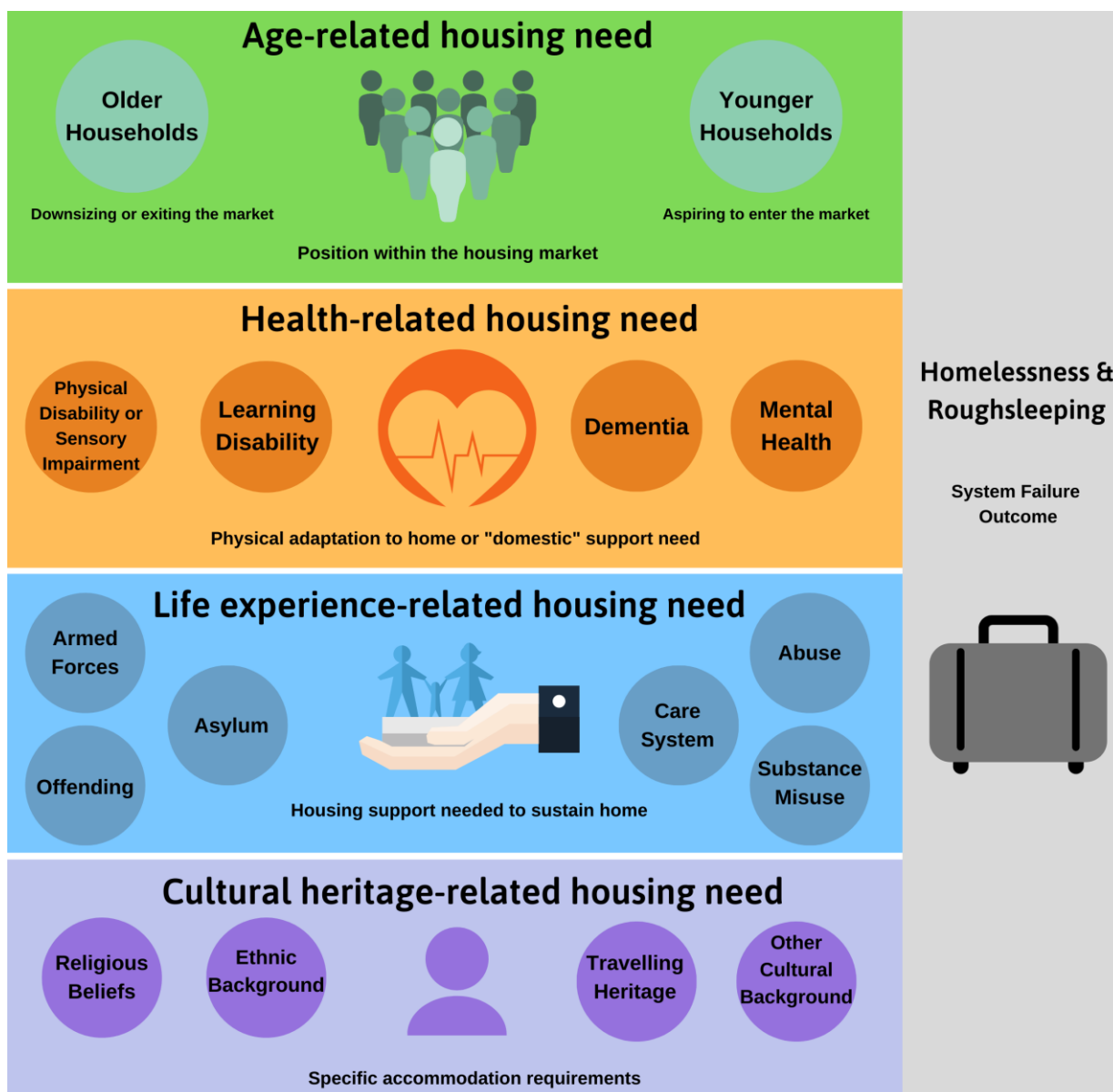
Housing for older people

- 4.4 The NPPF Annex 2 defines older people as 'people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.'
- 4.5 PPG recommends the following are considered in an assessment of older persons need:
- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, extra-care or housing with care), broken down by type and tenure.

- The need for care in residential care and nursing homes (C2).
 - The need for co-housing communities.
 - The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.
- 4.6 PPG notes that *'plan-making authorities will need to count housing provided for older people against their housing requirement'*⁵.
- 4.7 Population and household data presented in Chapter 2 confirms that the number of older people is expected to increase by 28.5% by 2037 and over the period 2020 to 2037 there will be an additional 7,648 households headed by someone aged 60 or over.

⁵ PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626

Figure 4.1 Establishing need associated with age, health and life experience



4.8 The 2017 Household Survey found that the majority of older people (75.4%) want to stay in their own homes with help and support when needed (Table 4.1). Sheltered accommodation would be considered by around 25% of respondents, extra care by 14.8% and buying on the open market by 11.3%. Residential care would be considered by 5.5% of older people generally but a 9.1% of those aged 85 and over would consider it. Note that the proportion wanting to remain in their own home increases with age.

Table 4.1 Older persons' housing options

Housing option	60-74	75-84	85 and over	All
Continue to live in current home with support when needed	71.8	83.6	92.4	75.4
Buying a property on the open market	13.3	7.1	1.2	11.3
Rent a property from a private landlord	5.7	1.5	2.4	4.7
Rent from HA	17.7	8.3	2.4	14.9
Sheltered accommodation - To Rent	28.8	16.6	14.8	25.5
Sheltered accommodation - To Buy	12.8	9.1	4.9	11.5
Sheltered accommodation - Part Rent/Buy	6.8	3.7	0.8	5.8
Extra care housing - To Rent	16.1	11.7	9.5	14.8
Extra care housing - To Buy	9.2	7.0	4.8	8.5
Extra care housing - Part Rent/Buy	6.9	1.9	0.0	5.5
Residential care home	5.3	5.2	9.1	5.5
Co-housing	9.8	7.1	3.7	8.9
Go to live with children or other relatives/friends	5.6	5.1	5.7	5.5
<i>Other</i>	4.3	1.2	1.9	3.6
<i>Base (total households responding)</i>	14,561	4,113	1,110	19,784

Source: 2016 Household Survey (Question 27); Note households could tick more than one option

- 4.9 Of all older person households, 10.8% would like to move in the next 5 years; 6.2% would like to move but are unable to; and 83.0% do not want to move. Of households with a HRP aged 65 and over who were unable to move, 57.6% stated they could not afford to, 26.4% stated a lack of suitable properties in the area wanted and 24.8% stated a lack of suitable properties of the type wanted (Table 4.2).

Reason	%
Cannot afford to (other properties too expensive)	57.6
Lack of suitable property: in the area wanted	26.4
Lack of suitable property: of type wanted	24.8
Need to give support	2.0
Lack of suitable property: with adaptations needed	6.6
Need to receive support	5.9
Negative Equity	5.1
Employment (work locally)	2.0
Brexit uncertainty	3.0
Due to former rent arrears	5.6
Other reasons	24.0
<i>Base (households responding)</i>	1,321

Source: 2017 Household Survey; Note households could tick more than one option

- 4.10 Of households with a HRP aged 65 and over and planning to move, the Household Survey found that the main reasons for moving were; needed housing suitable for

older / disabled person (15.8%), need to move to a better neighbourhood / pleasant area (14.7%) and smaller property as current property is too difficult to manage (13.5%).

- 4.11 Table 4.3 considers the future housing choices being considered by households with a HRP aged 65+ with reference to the number of bedrooms in their current property and the number of bedrooms expected in their next home (if planning to move in the next five years). This shows that 40.2% of households are planning to downsize (i.e. move to a property with fewer bedrooms).

Housing choice	Expectation (%)
Downsizing (moving to a smaller property)	40.2
Staying same	40.9
Moving to larger property	18.9
Total	100.0
Base	1,742

Source: 2017 Household Survey

Future need for specialist older person accommodation and residential care provision

- 4.12 Across the borough in 2020 there are around 3,520 units of specialist older persons accommodation. This includes 1,518 units of residential care (C2 planning use class) and 2002 units of specialist older person accommodation (C3 planning use class)⁶.
- 4.13 Based on population projections to 2037⁷, there is an additional need for 777 specialist older persons' accommodation (C3) units and 589 units of residential care provision (C2) with a total of 1,366 units needed.

⁶ EAC database 2020

⁷ ONS 2018-based Subnational Population Projections

The need for co-housing communities

- 4.14 Senior co-housing is specifically mentioned in PPG as a housing option for older people: 'Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.'⁸
- 4.15 According to the 2019 household survey, a total of 1,850 older person households were interested in cohousing as a residential option:
- 65.5% were owner occupiers, 29.9% lived in affordable housing; and 4% were private renters;
 - 44% had a household income of less than £300 each week, 25% had a household income of between than £300 and £500 each week and 31% had an income of £500 or more each week.

The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs

- 4.16 72% of households with a Household Reference Person aged 60 or over live in houses, 13.9% in flats and 13.4% in bungalows. The proportion living in flats and bungalows is higher across 75-84 and 85+ groups. Overall 53.7% of older age group households live in houses with 3 or more-bedrooms and for the 85+ age group the figure is 38.8%.
- 4.17 Overall, 11.2% of dwellings were flats and 5.9% bungalows which is a particular residential choice for older people, notably those aged 75 and over. Given the aging profile of the borough, demand for this type of accommodation is expected to increase over the plan period.
- 4.18 In order to support people living in their homes for longer, the main types of assistance required for older person (65+ household) were help with practical tasks (26.1%), help with repair and maintenance of the home (17.3%) and help with personal care (13.3%). Greater assistance could be provided by the adoption of baseline services including handyman, warm homes and disabled adaptations as identified in the GM Healthy Homes Report.⁹

Adaptation and improvement

- 4.19 Across Tameside, 2017 household survey indicated that 5.1% of all households lived in properties which had been adapted. The level of adaptation was highest amongst households where the HRP was aged 75 and over and in affordable housing stock. Note that only 1.9% of private rented dwellings were adapted. It is not unsurprising that the extent to which care and support is needed to remain in the home increases

⁸ Paragraph: 011 Reference ID: 63-011-20190626

⁹ Greater Manchester Healthy Homes Report September 2019

with age. Overall 7.2% of households require care and support to enable them to live in their home and this is highest amongst households living in affordable accommodation (13.3%).

- 4.20 Just over half of households said they could accommodate a carer if needed. Owner occupiers were most likely to be able to accommodate a carer (65.1%) but only a minority of private renting (38%) and those in affordable housing (29.5%) could accommodate a carer.
- 4.21 The main adaptations required by those over 65 are bathroom (16.8%), better heating (13.2%), internal handrails (12.3%), external handrails (11.1%), stairlift (10.6%), and downstairs WC (10.1%). A range of grant and loan finance is available from the council to provide adaptations that are needed.

Optional accessibility and wheelchair standard housing

- 4.22 The NPPF states that ‘planning policies for housing should make use of the Government’s optional technical standards for accessible and adaptable housing where these would address identified need for such properties’. In doing so, planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:
- *M4(1) Category 1: Visable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);*
 - *M4(2) Category 2: Accessible and adaptable dwellings; and*
 - *M4(3) Category 3: Wheelchair user dwellings.*
- 4.23 ‘Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors.’¹⁰
- 4.24 Optional accessibility standards for dwellings were introduced by the Government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations¹¹ as set out in Table 4.4. The M4(1) visible dwelling is the mandatory minimum standard applied to all new dwellings. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the ‘Lifetime Homes’ standard.

Table 4.4 Summary of accessible housing standards

¹⁰ PPG June 2019 Paragraph: 009 Reference ID: 63-009-20190626

¹¹https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings

Standard Label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings – few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair accessible or wheelchair adaptable	Optional

4.25 In order to establish an appropriate target for M4(3) dwellings, Table 4.5 sets out a series of assumptions regarding wheelchair use and the resulting annual need for newbuild wheelchair adapted properties.

Assumption	% requirement	Number each year (based on target of 466)
Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair all the time	1%	5
Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair either indoors or outdoors	3.6%	17
Aspire report on wheelchair accessible housing ¹²	10%	47
Tameside MBC's need over plan period ¹³	4%	19

4.26 Given the ageing population in the borough and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence, it is therefore suggested:

- that a minimum of 4% of new dwellings are built to M4(3) wheelchair accessible standard^{14 15}; and

¹² Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible

¹³ This is based on a need for 4,227 wheelchair accessible dwellings needed over the plan period 2020 to 2037 (17 years). This represents 4% of households (4,227*100/104,840). Given that some existing dwellings are likely to be converted, modelling assumes that a similar ratio of 4% of new build dwellings should be wheelchair accessible

¹⁴ Based on footnote 32

¹⁵ Note to council – an alternative calculation based on the average of the four % requirements in Table 6.14 would result in a 4.4% requirement or 12 each year

- the council should consider building all remaining dwellings to M4(2) standard, subject to viability considerations in line with the GMSF¹⁶.
- 4.27 When setting a target for M4(3) standard housing, the council should be mindful of PPG which states that Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling¹⁷. It should also be noted that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.

Armed forces accommodation

- 4.28 The 2011 Census identified that 522 residents in Tameside Metropolitan Borough are employed in the armed forces. The 2017 Household Survey found that 66.7% of armed forces households live in owner occupation and 33.3% live in a property rented from a housing association. The highest proportion of armed forces employees lived in Longdendale (3.1%).
- 4.29 The 2017 report by the University of Salford (*Meeting the Housing Needs of the Armed Forces Community in Tameside*) acknowledges the challenges many ex-armed forces personnel face in returning to civilian life and identifies housing as a key area where the armed forces community require support. The report makes a range of recommendations, including exploring Supported Living networks as a means of enabling the armed forces community to support each other whilst living among the wider community.

Other specialist needs

Health-related housing need

- 4.30 The Tameside Specialist Housing Need Review identified that:
- For those aged 65-74, 15.6% of the population state they have bad or very bad health, and this rises to 21.0% for 75-84 year olds and 28.0% for those aged 85 and over.
 - The measure of health by limitation of day to activities again increases significantly with age. For those aged 65-74, 22.7% report that their day to day activities are

¹⁶ GMSF Policy GM- H3

¹⁷ Paragraph: 009 Reference ID: 56-009-20150327 Housing Optional Technical Standards

limited a lot and this increases to 35.3% for 75-84 year olds and 57.9% of those aged 85 and over.

- It is estimated that in 2020, 47,855 people (21.0%) had a disability and this is projected to rise to 49,834 (21.4%) by 2025.
- The most prevalent illnesses/disabilities in Tameside are longstanding illness or health condition (10.9%) followed by physical/mobility impairment (8%).
- Estimates of adults aged 18 years to 64 years show that for Tameside there are around 3,259 people with a learning disability, of these approximately 1,332(41%) are autistic, 930 have a mild learning disability(30%), 742 (23%) have a moderate learning disability, 195(6%) have a severe learning disability and around 60(2%) have challenging behaviour.
- In Tameside & Glossop there are 2,160 people registered with a serious mental health condition, 2,539 people who were newly diagnosed with depression in 2017/18 and more than 23,500 people with a history of depression.
- There is likely to be a slight fall of 2.8% in percentage of total population in Tameside aged 18-64 who are predicted to have a serious physical disability by 2035.

Learning disability and autism

- 4.31 The latest data (2020) on predicted numbers of people with a learning disability based on POPPI/PANSI is set out in Table 4.6 and how this is expected to change by 2035. Key observations are an increase in the number of people aged 65 and over with learning disabilities and a slight increase across under 65 age groups.

Learning disability (age group)	2020	2035	% change 2020-2035
Total (18-64)	3,310	3,404	2.8
Total (65+)	851	1,069	25.6
Moderate or severe (18-64)	754	783	3.8
Moderate or severe (65+)	115	142	23.5
People with LD living with a parent (18-64)	273	292	7.0
Downs syndrome (18+)	86	89	3.5
Challenging behaviour (18-64)	61	63	3.3
Autistic spectrum disorders (18-64)	1,349	1,374	1.9
Autistic spectrum disorders (65+)	383	455	18.8

Source: POPPI/PANSI

Mental health

- 4.32 2020 POPPI/PANSI data estimates there are 25,832 residents with a common mental health disorder (Table 4.7). The number of people aged 18-64 with a mental health is expected to increase slightly over the period to 2035. Depression amongst people aged 65 or over is expected to increase dramatically.

Mental health 18-64	2020	2035	% change 2020-2035
Common mental disorder	25,832	26,332	1.9
Borderline personality disorder	3,280	3,343	1.9
Antisocial personality disorder	4,540	4,624	1.9
Psychotic disorder	954	972	1.9
Psychotic disorders (2 or more)	9,819	10,007	1.9
Older people with depression	2020	2035	% change 2020-2035
Depression 65+	3,460	4,344	25.5
Severe depression (65+)	1,082	1,385	28.0

Source: POPPI/PANSI

Dementia and early onset dementia

- F.1 2020 POPPI/PANSI data estimates there are 37 people with early onset dementia and 2,637 people aged 65 and over dementia (Table 4.8). By 2035, the number of people aged 65 and over with dementia is projected to increase by 33.4%, with an increase of 50.8% amongst the 85+ age group. The number with early onset dementia is expected to reduce slightly.

Dementia	2020	2035	% Change 2020-2035
Early onset dementia (30-64)	37	34	-8.1
Dementia (65-74)	533	631	18.4
Dementia (75-84)	1,089	1,353	24.2
Dementia (85 and over)	1,017	1,534	50.8
Dementia (total 65+)	2,637	3,519	33.4

Source: POPPI/PANSI

Life experience-related housing need

- 4.33 The Tameside Specialist Housing Need Review identified that:
- It is estimated that in 2016 there were approximately 7,500 people living in Tameside who have served in the UK's Armed Forces.

- There is a range of supported accommodation for young care leavers. This includes supported lodgings, semi-independent multi occupancy provision, and a transition support service for supported social housing tenancies.
- It is estimated that over 9,000 people will have experienced domestic abuse in the previous 12 months. There is an objective to increase capacity of outreach and housing provision for victims of domestic abuse.
- The Tameside Alcohol Strategy identifies that 14,200 adults in Tameside are dependent drinkers, 11,500 are high risk drinkers and nearly 35,000 are increasing drinkers.

Cultural heritage-related housing need

4.34 The Tameside Specialist Housing Need Review identified that:

- For BAME households, 47.6% are owner occupiers, 27.3% rent privately and 25.0% live in affordable housing (social rented or intermediate tenures) (compared with 63.4%, 14.5% and 22.2% respectively across all households).
- 23.2% BAME households were in some form of housing need (compared with 9.1% of all households), with key needs factors being overcrowding (48.1% of households in need) and couples/people with children sharing facilities (38.5%).
- The MHCLG traveller caravan count identified 52 private caravans with either temporary or permanent planning permission.
- In terms of future need, the Greater Manchester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment¹⁸ identified a net need of 7 additional pitches by 2036.

Family housing

- 4.35 The 2017 Household Survey found that families (that is couples and lone parents) with dependent children (aged under 18) account for just over one-quarter (32.1%) of households across Tameside. A further 13.9% are couples and lone parents with adult children (aged 18 or over) living with them. The analysis assumes therefore a total of around 46.0% of households who are families (including those with adult children still living at home).
- 4.36 The current dwelling profile and market aspirations of families, as identified in the Household Survey, are summarised in Table 4.9. This suggests a particular aspiration for houses with three, four or more-bedrooms (80.9% of families). Of these, 41.5% would like to move to a property with 4 or more-bedrooms. In comparison, 41.5% expect to move to a 3-bedroom property and 15.5% to a 4 or more-bedroom property. Relatively few families have an aspiration or expectation of moving to a flat or bungalow.

¹⁸ Greater Manchester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment update 2018 page 63

People wishing to build their own homes

- 4.37 The National Planning Policy Framework (NPPF) set out that the Government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option. The Self-Build and Custom Housebuilding Act 2015 and subsequent Self-Build and Custom Housebuilding (Register) Regulations 2016 require authorities to maintain a register of those who have expressed an interest in buying serviced plots. Local authorities are under a duty to have regard to these registers in carrying out their planning function.
- 4.38 The 2017 Household Survey identified 83 households who would be interested in self-build. The household survey identified that households considering self-build:
- were all owner occupier households;
 - were couples under 65;
 - were on incomes of over £950 per week; and
 - mainly aspired towards two bedrooms.

Dwelling type	Current dwelling	Like	Expect
Detached house 1 or 2 bedrooms	0.6	1.1	1.8
Detached house 3-bedrooms	3.7	14.5	3.4
Detached house 4 or more-bedrooms	9.2	34.4	12.5
Semi-detached house 1 or 2 bedrooms	6.5	2.2	8.1
Semi-detached house 3-bedrooms	29.3	24.9	30.3
Semi-detached house 4 or more-bedrooms	6.2	7.1	3.0
Terraced house 1 or 2 bedrooms	18.1	2.2	10.0
Terraced house 3-bedrooms	16.7	2.8	7.8
Terraced house 4 or more- bedrooms	2.1	-	-
Bungalow 1 or 2 bedrooms	1.1	2.5	7.9
Bungalow 3-bedrooms	0.6	2.9	0.9
Bungalow 4 or more-bedrooms	0.1	-	-
Flat/Apartment 1-bedroom	0.9	-	1.9
Flat/Apartment 2-bedrooms	3.7	3.2	10.0
Flat/Apartment 3 or more-bedrooms	0.7	-	-
Other 1-bedroom	0.0	-	1.1
Other 2-bedrooms	0.1	1.2	1.3
Other 3 or more-beds	0.5	0.9	-
Total	100.0	100	100
Base (Valid responses)	47,277	8,099	4,225

SUMMARY			
Houses 1 or 2 bedrooms	25.2	8.0	19.9
Houses 3-bedrooms	49.6	39.4	41.5
Houses 4 or more-bedrooms	17.5	41.5	15.5
Bungalow	1.7	5.4	8.8
Flat	5.3	3.2	11.9
Other	0.6	2.0	2.4
Total	100.0	100.0	100.0
<i>Base (Valid responses)</i>	<i>47,277</i>	<i>8,099</i>	<i>4,225</i>

Source: 2017 Household Survey

Homelessness

- 4.39 The household survey identified 883 households who had been previously homeless or living in temporary accommodation and had moved to their present accommodation in the past five years.
- 4.40 Table 4.10 presents a range of information relating to the characteristics of previously homeless households and the dwelling choices that they have made. 72.1% of households previously homeless have moved to the Private Rented Sector and 23.3% into affordable housing. They have moved into a range of dwelling sizes, with 34.6% moving to one bedroom dwellings, 56.7% moving into two bedroom dwellings and 8.7% into dwellings with three or more bedrooms. The incomes of previously homeless households are generally low with around 79.0% receiving less than £250 each week and 20.8% receiving between £250 and £500 each week. 15.1% are singles under 65, 20.8% are lone parents and 4.6% are couples (no children).

Table 4.10 Characteristics of households previously homeless			
Household Type	%	Property Type	%
Single Adult (under 65)	15.1	House	62.4
Single Adult or Couple (65 or over)	3.8	Bungalow	0.0
Couple only (both under 65)	4.6	Flat/maisonette	37.6
Couple with child(ren)	36.4	Total	100.0
Lone parent with 1 or 2 child(ren) under 18	10.9		
Lone parent with 3 or more child(ren) under 18	0.0		
Lone parent with children aged 18+	9.9		
Other types of household	19.3		
Total	100.0		
Current tenure	%	Origin	%
Owner Occupied	4.6	Within Tameside	9.7
Private Rented	72.1	From outside Tameside	90.3
Social/Affordable Rented	23.3	Total	100.0
Total	100.0		
Current income (Gross weekly)	%	Property size	%
Under £250	79.0	1 bed/bedsit	34.6

£250 to <£500	20.8	2 beds	56.7
£500+	0.2	3 or more beds	8.7
Total	100.0	Total	100.0

Base: 883 households previously homeless

Source: 2017 Household Survey

Summary

Older persons' need

- 4.41 The number of people across Tameside aged 65 or over is projected to increase from 40,467 in 2020 to 52,003 by 2037, a 28.5% increase.
- 4.42 Most (75.5%) want to stay in their own homes with help and support when needed. There is also interest in sheltered, extra care, co-housing, buying on the open market and residential care.
- 4.43 In order to support people living in their homes for longer, the main types of assistance required for older person households were help with practical tasks (26.1%), help with repair and maintenance of the home (17.3%) and help with personal care (13.3%). The main adaptations required by older person households are bathroom (16.8%), better heating (13.2%), internal handrails (12.3%), external handrails (11.1%), stairlift (10.6%), and downstairs WC (10.1%). A range of grant and loan finance is available from the council to provide adaptations that are needed.
- 4.44 Across the borough in 2020 there are around 3,520 units of specialist older persons accommodation. This includes 1,518 units of residential care (C2 planning use class) and 2002 units of specialist older person accommodation (C3 planning use class). Based on population projections to 2037¹⁹, there is an additional need for 777 specialist older persons' accommodation (C3) units and 589 units of residential care provision (C2) with a total of 1,366 units needed.

Wheelchair accessible housing

- 4.45 Given the ageing population in the borough and the identified levels of disability amongst the population it is suggested:
- that a minimum of 4% of new dwellings are built to M4(3) wheelchair accessible standard^{20 21}; and
 - the council should consider building all remaining dwellings to M4(2) standard, subject to viability considerations in line with the GMSF²²

¹⁹ ONS 2018-based Subnational Population Projections

²⁰ Based on footnote 32

²¹ Note to council – an alternative calculation based on the average of the four % requirements in Table 6.14 would result in a 4.4% requirement or 12 each year

²² GMSF Policy GM- H3

Other specialist needs

4.46 Regarding people with additional needs, there are a range of trends regarding specialist housing need which help to inform strategic priorities:

- An estimate that in 2020, 47,855 people (21.0%) had a disability and this is projected to rise to 49,834 (21.4%) by 2025.
- The most prevalent conditions for illness/disability in Tameside are longstanding illness or health condition (20.0%) followed by hearing impairment (10.1%) and mental health issue 9.7%.
- Estimates of adults aged 18 years to 64 years show that for Tameside there are around 3,259 people with a learning disability, of these approximately 1,332 (41%) are autistic, 930 have a mild learning disability (30%), 742 (23%) have a moderate learning disability, 195 (6%) have a severe learning disability and around 60 (2%) have challenging behaviour.
- In Tameside & Glossop there are 2,160 people registered with a serious mental health condition, 2,539 people who were newly diagnosed with depression in 2017/18 and more than 23,500 people with a history of depression.
- There is likely to be a slight fall of 2.8% in percentage of total population in Tameside aged 18-64 who are predicted to have a serious physical disability by 2035.
- There is a range of supported accommodation for young care leavers. This includes supported lodgings, semi-independent multi occupancy provision, and a transition support service for supported social housing tenancies.
- Appropriate support for people leaving the armed forces and moving to accommodation in Tameside.
- It is estimated that over 9,000 people will have experienced domestic abuse in the previous 12 months. There is an objective to increase capacity of outreach and housing provision for victims of domestic abuse.
- 23.2% BAME households were in some form of housing need (compared with 9.1% of all households), with key needs factors being overcrowding (48.1% of households in need) and couples/people with children sharing facilities (38.5%).
- The MHCLG traveller caravan count identified 52 private caravans with either temporary or permanent planning permission. It is estimated that there is a net need of 7 additional pitches by 2036.

5. Overall Housing need, affordable need and dwelling mix

Overall housing need

- 5.1 The target for housing delivery is 466 each year over the plan period to 2037.

Affordable housing need

- 5.2 A detailed analysis of affordable housing need in accordance with PPG is presented at Appendix C. This establishes an overall gross affordable need of 2,407 and after taking into account affordable lettings and newbuild the net shortfall is 828 each year. This number is higher than the 421 need evidence in the 2017 HNA. The main reasons for the differences are: revised PPG for calculating affordable need; increasing levels of need amongst existing households who cannot afford open market solutions; and increasing levels of homelessness and households living in temporary accommodation. Note that if the backlog was cleared over a 10-year period, the net annual need would reduce to 188 each year.
- 5.3 Analysis would suggest an overall affordable tenure split of 60% affordable rented and 40% affordable home ownership across Tameside.
- 5.4 The overall mix of affordable housing (rented and affordable home ownership) is summarised in Table 5.1.

Table 5.1 Dwelling type and bedroom mix for social/affordable rented need					
Social/Affordable rented					
Dwelling type	Number of bedrooms (Table %)				
	1	2	3	4	Total
House	1.4	11.8	30.0	17.3	60.5
Flat	20.4	6.9	0.1	0.0	27.4
Bungalow	2.1	2.5	2.9	0.0	7.5
Other	1.6	1.6	1.4	0.0	4.5
Total	25.4	22.8	34.5	17.3	100.0
Affordable home ownership					
Dwelling type	Number of bedrooms (Table %)				
	1	2	3	4	Total
House		20.9	70.9	4.2	96.0
Flat	0.4	3.2			3.6
Bungalow					
Other		0.4			0.4
Total	0.4	24.5	70.9	4.2	100.0

Overall dwelling type and mix

- 5.5 Table 5.2 sets out an appropriate dwelling type, number of bedrooms and tenure mix based on analysis which takes account of the current relationship between dwelling stock and household type, future demographic change and a dwelling stock to help retain and attract residents to the borough. This analysis is set out in detail at Appendix D.

Dwelling type/size	Tenure			Total
	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	
1-or 2-bedroom house	111	6	6	122
3-bedroom house	146	13	20	179
4 or more-bedroom house	40	7	1	48
1-bedroom flat	32	9	0	41
2-bedroom flat	23	3	1	27
3-bedroom flat	2	0	0	2
1-bedroom bungalow	8	1	0	9
2-bedroom bungalow	27	1	0	28
3 or more-bedroom bungalow	4	1	0	5
Other	4	2	0	6
Total	396	42	28	466
Dwelling type	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	Total
House	297	25	27	349
Flat	57	11	1	69
Bungalow	39	3	0	42
Other	4	2	0	6
Total	396	42	28	466
Number of bedrooms	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	Total
1	41	11	0	52
2	162	10	7	178
3	154	14	20	188
4	40	7	1	48
Total	396	42	28	466

6. Conclusion: policy and strategic issues

Introduction

- 6.1 This document has been prepared to equip the council and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of the National Planning Policy Framework (2019) and associated Planning Practice Guidance.
- 6.2 The HNA will help the council plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Specifically, the HNA identifies the size, type and tenure of market housing required by considering current market demand relative to supply, and also identifies a continued affordable housing need across Tameside.
- 6.3 This concluding chapter summarises key messages from the research findings, structured around the key findings from chapters within the report.

Housing market and key drivers

- 6.4 This local HNA provides up to date information on the housing stock in the borough and how the stock profile varies by market area is presented in data tabulations accompanying this report.
- 6.5 Across Tameside there are an estimated 102,890 dwellings and 98,594 households and 2.3% of dwellings are vacant.
- 6.6 In terms of dwelling stock:
- 63.4% of occupied dwellings are owner occupied, 14.2% are private rented and 22.4% are affordable (including social/affordable renting and shared ownership).
 - 78% of dwellings are houses (39.6% terraced, 30.3% semi-detached and 8.1% detached), 15.3% are flats and 6.7% are bungalows).
 - Most dwellings have two or three bedrooms, with 10% having 1-bedroom, 38.1% two-bedrooms 44.5% three-bedrooms and 7.4% for or more bedrooms.
 - 42.6% of dwellings were built before 1945 and an estimated 21.8% of all dwelling stock is non-decent.
- 6.7 Over the past four years, the target for newbuild has been 680 and an average of 433 dwellings have been built.
- 6.8 The population in 2020 was 227,556 and this is due to increase by 14,854 to 242,410 by 2037, with projected increases across most age groups, with the largest increases across older age groups (30.8% increase across 75-84 and 63% increase across 85+ age groups). Latest 2018-based ONS projections suggest an increase of around 8,800 households by 2037, with largest increases in older person households.

Prices, rents and affordability

- 6.9 Tameside is one of the more expensive boroughs within Greater Manchester and the HNA has evidenced challenges around the affordability of market renting and buying. To access the market, households need at least £23,904 for entry-level renting and £28,543 for buying.
- 6.10 Across the borough, minimum income required for entry-level/lower quartile renting was £23,904. For buying an entry-level/lower quartile property, the minimum income required was is £28,543. Income analysis would suggest that, for those on lower quartile incomes, around 40% of income needs to be spent on renting. For buying, income multiples in excess of 3.5x are needed and without substantial deposits the ability to buy is a challenge to many households.
- 6.11 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent. Private renting was generally affordable to households with multiple minimum/living wages. For buying, analysis assumed that a 10% deposit was available but indicated that multiples in excess of 3.5x were generally needed.

The needs of different groups

- 6.12 Particular needs which have been recognised in the HNA include:
- An additional supply of 1,366 older persons specialist housing units comprising 777 units of specialist older person housing (such as extra care) and 589 units of residential care.
 - A minimum of 4% of new dwellings are built to M4(3) wheelchair accessible standard; and the council should consider building all remaining dwellings to M4(2) standard, subject to viability considerations in line with the GMSF.
 - Ensuring appropriate housing and support for the 3,259 people within a learning disability across the borough, the 2,610 people with a serious mental health condition and those experiencing domestic abuse.
 - Ensuring appropriate housing and support for BAME households as 23.2% are in some form of housing need compared with 9.1% of all households.
 - Ensure appropriate support is given to those leaving the armed forces.
 - A need for 7 additional authorised Gypsy and Traveller pitches to 2036.
- 6.13 The LHA has also evidenced a range of adaptations and home improvements needed by households. This includes bathroom adaptations (16.8%), better heating (13.2%), internal handrails (12.3%), external handrails (11.1%), stairlift (10.6%), and downstairs WC (10.1%) for older person households.

Overall housing need, affordable need and dwelling mix

- 6.14 The target for housing delivery across Tameside is 466 each year over the plan period to 2037.
- 6.15 There is a gross annual affordable housing shortfall of 2,407 and a net shortfall of 828 each year. This compares with a shortfall of 1,811 gross and 421 net in the 2017 LHA. This marked change is attributed to: revised PPG for calculating affordable need; increasing levels of need amongst existing households who cannot afford open market solutions; and increasing levels of homelessness and households living in temporary accommodation. Note that if the backlog was cleared over a 10-year period, the net annual need would reduce to 188 each year.
- 6.16 An affordable tenure split of 60% rented and 40% affordable home ownership.
- 6.17 The overall dwelling mix for Tameside has been calculated based on:
- The overall change in households over the period to 2020-2037, taking into account the types and sizes of dwellings occupied by households and adjusted to take account of the type and size choices of households with a HRP aged under 45. This analysis therefore seeks to identify the range of dwellings to support the existing population whilst delivering dwellings to retain and attract younger households.
 - Detailed analysis of affordable housing need to establish a profile of dwelling stock for existing households in need and newly-arising need.
 - Analysis of the dwelling type and size preferences of households considering affordable home ownership.
- 6.18 The recommended dwelling mix is summarised in Table 6.1. In summary this shows most need is for houses (74.9%) and in particular three bedroom dwellings; 15% of need is for flats and 9.1% is for bungalows.
- 6.19 In summary, key drivers in determining the tenure and type of future development include:
- the need to continue development to satisfy household aspirations, in particular the development of houses;
 - developing an increasing range of housing and support products for older people;
 - delivering additional affordable housing to help offset the identified net shortfalls; and
 - diversifying the range of affordable options by developing affordable home ownership tenure dwellings and products.

Dwelling type/size	Tenure			Total
	Market (85%)	Affordable rented (9%)	Affordable home ownership (6%)	
1-or 2-bedroom house	111	5	6	122
3-bedroom house	146	13	20	179
4 or more-bedroom house	39	8	1	48
1-bedroom flat	32	8	0	41
2-bedroom flat	23	3	1	27
3-bedroom flat	2	0	0	2
1-bedroom bungalow	8	1	0	9
2-bedroom bungalow	27	1	0	28
3 or more-bedroom bungalow	4	1	0	5
Other	4	2	0	6
Total	396	42	28	466
Dwelling type	Market (85%)	Affordable rented (9%)	Affordable home ownership (6%)	Total
House	296	26	27	349
Flat	57	12	1	69
Bungalow	39	2	0	42
Other	4	2	0	6
Total	396	42	28	466
Number of bedrooms	Market (85%)	Affordable rented (9%)	Affordable home ownership (6%)	Total
1	42	10	0	52
2	162	9	7	178
3	153	15	20	188
4	39	8	1	48
Total	396	42	28	466

Final comments

- 6.20 Appropriate housing and planning policies have a fundamental role to play in the delivery of thriving, inclusive and sustainable areas. These policies need to be underpinned with high quality data. This study has provided a wealth of up-to-date social, economic, demographic and housing data for Tameside.
- 6.21 This research has reflected upon the housing market attributes of Tameside and interactions with other areas. The report signposts future strategic challenges which include the ongoing delivery of new market and affordable housing to address need and support economic growth; diversifying the range of affordable tenures available to local residents; improving the condition and energy efficiency of existing stock; and addressing the requirements of older people and vulnerable groups.

Introduction to Technical Appendices

- Technical Appendix A: Affordable housing definitions
- Technical Appendix B: Research methodology
- Technical Appendix C: Affordable housing need calculations
- Technical Appendix D: Dwelling mix analysis

Technical Appendix A: Affordable housing definitions

Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2019 (Annex 2):

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for social rent or affordable rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

Technical Appendix B: Research methodology

Overall approach

- B.1 To deliver the HNA 2020 update, a multi-method approach has been adopted, comprising:
- The continued use of household survey data collected as part of the 2017 HNA. A total of 3,401 responses were achieved from contacting 33,200 households across the borough. Although the response rate (10.5%) was lower than expected, the data are sufficiently robust to provide reliable data relating to the current and future housing market, with a borough-wide sample error of +/-1.65 and sample errors at the ward level ranging between +/-6.48% and +/-8.91% (see Appendix B). The number of questionnaires returned was well in excess of the 1,500 specified in former government guidance.
 - A consideration of the findings of a stakeholder consultation and interviews with estate and lettings agents carried out in 2017.
 - A updated review of relevant secondary data including the 2011 Census, house price data, private rental data, Housing Association CORE lettings data, CLG Statistics and Housing Register information.
 - A consideration of the overall housing target for the borough and how this is broken down by type, size and tenure of market and affordable dwellings.

Baseline dwelling stock information and survey sample errors

- B.2 Table A1 summarises total dwelling stock and the number of households contacted by survey area and sample errors. All accuracy levels are based on the Census 2011 as this was used as the core data when weighting the sub-area responses.

Table A1 Total Household Survey responses

Ward	COUNCIL TAX OCCUPIED Mar-17	Achieved Interviews	SAMPLING ERROR Result
Ashton Hurst	5093	177	± 7.24%
Ashton St Michael's	5376	158	± 7.68%
Ashton Waterloo	5050	219	± 6.48%
Audenshaw	5486	169	± 7.42%
Denton North East	5275	177	± 7.24%
Denton South	5380	184	± 7.10%
Denton West	5178	218	± 6.50%
Droylsden East	5664	139	± 8.21%
Droylsden West	5174	155	± 7.75%
Dukinfield	5801	162	± 7.59%
Dukinfield Stalybridge	5258	206	± 6.69%
Hyde Godley	6160	161	± 7.62%
Hyde Newton	6339	173	± 7.35%
Hyde Werneth	5022	173	± 7.32%
Longdendale	5305	198	± 6.83%
Mossley	5367	227	± 6.37%
St Peter's	7158	119	± 8.91%
Stalybridge North	5837	194	± 6.92%
Stalybridge South	4917	191	± 6.95%
TAMESIDE BOROUGH	104,840	3,400	± 1.65%

Source: arc⁴

Weighting and grossing

B.3 In order to proceed with data analysis, it is critical that survey data is weighted to take into account non-response bias and grossed up to reflect the total number of households. Weighting for each survey area was based on:

- **tenure** (the proportion of affordable (social rented and intermediate tenure) and open market dwellings based on 2011 Census data;
- **age of Household Reference Person** based on the proportions of household reference people aged under 65 and 65 or over living in affordable and open market provision derived from the 2011 Census; and
- **2016 baseline households** derived from council tax data (total dwellings minus vacant dwellings).

B.4 Ultimately, the survey element of the assessment is sufficiently statistically robust to undertake detailed analysis and underpin core outputs of the study down to the survey areas presented in Table A1. Furthermore, the survey findings are enhanced and corroborated through analysis of secondary data and stakeholder consultation.

Technical Appendix C: Housing need calculations

Introduction

C.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard model and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.

C.2 PPG states that 'all households whose needs are not met by the market can be considered in affordable housing need'²³. PPG then considers how affordable housing need should be calculated:

*'Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).'*²⁴

C.3 The PPG focuses on the use of existing (secondary data). Where possible this is supplemented with primary household survey data. For Tameside, arc⁴ has access to a suite of primary and secondary data which informs the analysis of affordable need.

C.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:

- Step A. Existing household in need (current unmet gross need).
- Step B. Future households in need.
- Step C. Affordable supply.
- Step D. Annual need for affordable housing.

C.5 To be consistent with the standard method for calculating overall housing need, the affordable housing need is annualised over a ten-year period.

Affordability assumptions

C.6 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the 'need to identify the minimum household income required to access lower

²³ PPG 2019 Paragraph: 018 Reference ID: 2a-018-20190220

²⁴ PPG 2019 Paragraph: 019 Reference ID: 2a-019-20190220

quartile (entry level) market housing²⁵. The last guidance to consider affordable prices/rents was published in the 2007²⁶, which stated that gross household incomes should be used to assess affordability and:

- a household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner of 2.9x the gross income for dual-income households; and
- a household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.

C.7 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

C.8 Mortgage lending practices in 2020 would suggest that 4.75x a single or joint income could be considered²⁷.

C.9 Based on this data, the principle assumption considered by arc⁴ with reference to affordability is:

- for buying up to 3.5x gross household; and
- for renting up to 25% gross household income.

Step A: Current unmet gross need

C.10 PPG 2019²⁸ states that 'strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- the number of homeless households;
- the number of those in priority need who are currently housed in temporary accommodation;
- the number of households in over-crowded housing;
- the number of concealed households;
- the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
- the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'

C.11 PPG 2019 notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market.

²⁵ PPG 2019 Paragraph 021 Reference ID 2a-021-20190220

²⁶ DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007

²⁷ This is the maximum single or joint household income multiple offered by First Direct December 2020

²⁸ Paragraph: 020 Reference ID: 2a-021-20190220

Table C1. Sets out the overall scale of current need before affordability of market housing is considered.

Table C1 Current gross unmet need (before affordability testing)			
Reason for need	Total in need	Comment	Source
A1 Homeless households	662	Number of households identified as homeless and homeless duty owed	MHCLG Statutory Homeless Live Tables
A2 Priority need / temporary accommodation	734+121	Households identified as threatened with homelessness in 2019 plus households living in temporary accommodation (based on quarterly average) in 2019	MHCLG Statutory Homeless Live Tables
A3 Overcrowded	3,737	Census refers to 3,737 households	2011 Census LC4108EW
	4,343	Used in analysis	Based on 2017 household survey
A4 Concealed household	1,098	Census definition refers to couples and lone parents living within another family unit.	2011 Census LC1110EW
	837	Used in analysis	2017 household survey
A5 Existing affordable tenants in need	849	Based on 2017 household survey	2017 household survey
A6 Other tenures in need	3,676	Based on 2017 household survey	2017 household survey
A7 Sum of households in A3 to A6 with one or more needs	9,116	Sum of A3 to A6 Bold figures but excludes double counting*	
A8 All households in Need	10,633	Sum of A1, A2 and A7	

*Row A7 reports the total number of households with one or more needs.

Further Notes to Table C1:

A3. Overcrowding

The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

Note: higher levels of overcrowding were evidenced in the 2017 households survey and has been included in the total at A7. For consistency, the number of concealed households used in the model has been derived from the 2017 household survey.

A4. Concealed households

The number of couples and lone parents living within a household.

A5. Existing affordable tenants in need and A6. Other tenures in need

Households in need based on the numbers who have one or more of the following needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7. Sum of households

This is the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need).

Affordability of open market options

C.12 Table C2 sets out ward-level lower quartile prices and rents which are used as a basis for testing the affordability of open market options.

Ward	Lower quartile price (£)	Lower quartile private rent (per calendar month)
Ashton Hurst	£117,500	£494
Ashton St Michael's	£87,000	£494
Ashton Waterloo	£105,000	£511
Audenshaw	£125,000	£545
Denton North East	£106,375	£494
Denton South	£120,500	£524
Denton West	£131,250	£550
Droylsden East	£110,000	£550
Droylsden West	£120,000	£576
Dukinfield	£100,000	£498
Dukinfield Stalybridge	£120,000	£521
Hyde Godley	£119,500	£494
Hyde Newton	£116,383	£522
Hyde Werneth	£130,000	£524
Longdendale	£110,000	£498
Mossley	£114,250	£497
St Peter's	£85,000	£451
Stalybridge North	£107,000	£451
Stalybridge South	£122,500	£524
Tameside Total	£111,000	£498

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla 2020

C.13 Table C3 sets out the proportion of households in need who could not afford open market prices or rents. The principal affordability analysis uses data on ward-level lower quartile prices and rents and assumes that a property is affordable if up to 25% of household income is spent on rent and buying costs up to 3.5x household income.

- C.14 It is reasonably assumed that all households in A1 (homeless) and A2 (priority need/in temporary accommodation) cannot afford open market prices or rents given their housing circumstances (and income information is not available from secondary data source).
- C.15 The affordability of open market options is tested on the remaining households in need (rows A3 to A6 in Table C1) based on 2017 household survey data.
- C.16 Analysis concludes that **6,395** households across Tameside are in housing need and cannot afford to buy or rent at lower quartile market prices.

Needs groups	Number of households	% cannot afford to buy or rent	Number cannot afford to buy or rent
Sum of A1 and A2 households	1,517	100%	1,517
Sum of households in A3 to A6 with one or more needs	9,116	53.51%	4,878
Total cannot afford to buy or rent			6,395

Step B: Future households in need

- C.17 PPG 2019²⁹ states that ‘projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.’

New household formation

- C.18 The most useful data sources for assessing the level of new household formation are:
- MHCLG/ONS household projections, from which an annual net increase in households can be derived;
 - the English Housing Survey, from which a national gross household formation rate can be derived; and
 - household survey evidence, which provides local evidence of the extent to which households have formed and likely to form.
- C.19 Table C4 presents a summary of data used to establish a view on household formation.
- C.20 Interestingly, gross formation rates derived from the 2017 household survey are very similar to the projections based applying national gross formation rates to the 2014-

²⁹ PPG Paragraph 021 Reference ID: 2a-021029190220

and 2018-based household projections. The household survey showed a strong aspiration for household to form new households.

- C.21 PPG makes specific reference to the use of household projections and the English Housing Survey. Combining these sources results in gross household formation rates of 1,484 each year which is corroborated by the household survey which establishes a gross rate of 1,464.
- C.22 Based on the requirements of PPG, the gross formation rate used in analysis is **1,484**, whilst recognising that more households have expressed a desire to form. Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

Table C4 Net and gross household formation 2020-2030			
	Annual household formation	Notes	Source
A. MHCLG 2014-based household projections	571	5,705 NET increase between 2020 and 2030	MHCLG 2014-based household projections
B. ONS 2018-based household projections	501	5,007 NET increase between 2020 and 2030	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2020-2030 (2014-based projections)	1,484	Gross household formation rate of 1.439%	English Housing Survey 3-year average 2016/17 to 2018/19
D. Average gross household formation rate based on applying national rate to total households over the period 2020-2030 (2018-based projections)	1,465	Gross household formation rate of 1.439%	English Housing Survey 3 year average 2016/17 to 2018/19
E. Past rate of household formation	1,464	7,319 households identified as forming over preceding 5 years	2017 household survey
F. Households intending to form and remain in Tameside in the 5 years following survey	2,255	11,267 households identified as planning to form in next 5 years	2017 household survey

G. Blended rate of gross household formation (C, E, F)	1,734		
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New households likely to be in affordable housing need

- C.23 Analysis of the incomes of households who have formed in the past 5 years concludes that 60.4% could not afford buying or renting lower quartile (entry level) properties. Based on a gross formation rate of 1,484, 896 households are estimated to be in housing need.

Existing households expected to fall into need

- C.24 An estimate of the number of existing households falling into need each year has been established using the 2017 household survey evidence. This indicates that around 1,160 households moved into affordable/social renting because they fell into housing need in the preceding 5 years. This results in an annualised figure of 232.

Total newly arising affordable housing need (gross per year)

- C.25 Total newly arising need is therefore 1,128 each year as summarised in Table C5.

Table C5 Total newly-arising affordable housing need		
A. Number of newly-forming households		1,484
B. Proportion unable to afford market housing	60.4%	896
C. Existing households falling into need		232
Total newly arising affordable need (B+C)		1,128

Step C: Affordable housing supply

- C.26 PPG notes that 'there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply.'³⁰ There are three aspects to affordable supply to be considered:

Table C6 Affordable housing supply

³⁰ PPG Paragraph 022 Reference ID: 2a-022-20190220

Source of supply/stock loss	Data source	Data
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	CORE lettings data over most recent 3-year period	Annual average of 1,488 general needs affordable dwellings have been let 2017/18 to 2019/20
Suitable surplus stock (vacant properties)	MHCLG vacant dwelling statistics	176 vacant PRP dwellings reported as vacant in 2019 representing 0.9% of total stock. Below transactional rate of around 2% to allow movement in stock so no suitable surplus stock available
The committed supply of new net affordable homes at the point of assessment number and size)	Local authority planning data	MHCLG table 1011C reports average annual completions of 91 over the period 2017/18 to 2019/20 (78 affordable rented and 13 shared ownership)
Units taken out of management	Local authority data	None identified
Total annual supply	Calculation	1,488 lettings + 0 vacant + 91 newbuild – 0 Units taken out of management = 1,579

Note: stock losses through right to buy/acquire are not referenced in PPG and not included in this table. Any losses through right to buy/acquire would increase the level of need.

C.27 Overall, the model assumes a total affordable housing stock supply of **1,579** dwellings.

Step D: Total annual need and breakdown by size, type and tenure

C.28 Table C7 summarises the total annual need for affordable housing across Tameside which establishes a gross annual need of 1,841 and after taking into account supply a net need of 828 affordable dwellings each year.

Table C7 Gross and net annual affordable need						
	Factor				Number	Data source/assumption
A1	Current	gross	unmet	need (before affordability test)	10,633	Table C1

A2	Current gross unmet need (after affordability test)	6,395	Table C2
A3	Annualised need	1,279	Assume unmet need is cleared over a 5 year period
B	Newly-arising annual need	1,128	Table C5
TGN	Total gross need	2,407	A3+B
C	Affordable annual housing supply	1,579	Table C6
	Total annual net need	828	TGN – C

Note if backlog need is cleared over a 10 year period, the total annual net need reduces to 188 each year.

C.29 As detailed information on affordable supply by size/type is not readily available, a breakdown of affordable need is based on the gross need of 2,407. This is summarised in Table C8 (percentage) and Table C9 (number).

Table C8 Gross affordable need (%)						
Ward	Number of bedrooms					
	1	2	3	4	5	Total
Ashton Hurst	13.2	15.4	71.4	0.0	0.0	100.0
Ashton St Michael's	51.2	34.3	14.5	0.0	0.0	100.0
Ashton Waterloo	67.0	5.2	0.1	27.7	0.0	100.0
Audenshaw	37.6	3.6	58.9	0.0	0.0	100.0
Denton North East	9.7	30.0	35.1	13.5	11.6	100.0
Denton South	19.4	56.4	24.2	0.0	0.0	100.0
Denton West	10.9	33.0	56.1	0.0	0.0	100.0
Droylsden East	15.6	49.4	35.0	0.0	0.0	100.0
Droylsden West	14.5	18.6	0.1	42.8	23.9	100.0
Dukinfield	7.5	3.3	59.8	29.4	0.0	100.0
Dukinfield Stalybridge	26.6	34.8	38.5	0.0	0.0	100.0
Hyde Godley	15.0	18.5	35.6	31.0	0.0	100.0
Hyde Newton	6.6	48.1	45.3	0.0	0.0	100.0
Hyde Werneth	20.3	3.6	51.4	19.8	4.8	100.0
Longdendale	27.5	5.0	0.2	33.6	33.6	100.0
Mossley	35.1	5.7	0.2	0.0	59.0	100.0
St Peter's	32.2	5.2	62.6	0.0	0.0	100.0
Stalybridge North	24.1	37.9	38.1	0.0	0.0	100.0
Stalybridge South	93.6	6.2	0.3	0.0	0.0	100.0
Total	25.4	22.8	34.5	11.6	5.7	100.0

Table C9 Gross affordable need (number)						
Ward	Number of bedrooms					
	1	2	3	4	5	Total
Ashton Hurst	17	20	91	0	0	127
Ashton St Michael's	62	42	18	0	0	122
Ashton Waterloo	103	8	0	43	0	154
Audenshaw	50	5	78	0	0	133
Denton North East	15	47	55	21	18	156
Denton South	27	78	33	0	0	138
Denton West	10	31	53	0	0	95
Droylsden East	18	56	40	0	0	114
Droylsden West	21	27	0	62	35	146
Dukinfield	12	5	92	45	0	154
Dukinfield Stalybridge	26	34	37	0	0	96
Hyde Godley	26	32	61	53	0	173
Hyde Newton	13	92	86	0	0	191
Hyde Werneth	24	4	62	24	6	120
Longdendale	25	5	0	31	31	91
Mossley	29	5	0	0	48	82
St Peter's	39	6	75	0	0	120
Stalybridge North	31	48	48	0	0	127
Stalybridge South	65	4	0	0	0	69
Total	611	548	831	279	138	2,407

Comparison of current housing stock and current/future needs

C.30 PPG states that 'strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future needs.'³¹ Table C10 sets out this comparison and shows that there are particular shortfalls of dwellings with 3 or more bedrooms.

Table C10 Comparison between current supply and annual gross need

³¹ PPG Paragraph 023 Reference ID: 2a-023-20190220. This is interpreted as all dwelling types and not just houses

Number of bedrooms	Current supply	%	Annual gross imbalance need %	Variance
1-bedroom	5924	31.0	25.4	-5.6
2-bedroom	7232	37.8	22.8	-15.1
3-bedroom	5585	29.2	34.5	5.3
4-bedroom	328	1.7	11.6	9.9
5-bedroom	47	0.2	5.7	5.5
Total	19116	100.0	100.0	

Source: 2019 SDR

Dwelling type profile

- C.31 The dwelling type of affordable housing has been derived from 2017 household survey data. Households in need were asked to state their aspiration and expectation for house type and analysis is based on a blend of aspirations and expectations by the number of bedrooms needed. This has been carefully applied to the sub-area needs analysis. The overall summary of dwelling type by bedroom need is presented in Table C11 and by ward in Table C12.

Table C11 Affordable dwelling type and size mix					
Dwelling type	Number of bedrooms (number)				
	1	2	3	4	Total
House	33	284	723	417	1,457
Flat	491	165	4	0	660
Bungalow	50	60	71	0	181
Other	37	38	34	0	109
Total	611	548	831	417	2,407
Dwelling type	Number of bedrooms (Table %)				
	1	2	3	4	Total
House	1.4	11.8	30.0	17.3	60.5
Flat	20.4	6.9	0.1	0.0	27.4
Bungalow	2.1	2.5	2.9	0.0	7.5
Other	1.6	1.6	1.4	0.0	4.5
Total	25.4	22.8	34.5	17.3	100.0

Table C12 Affordable dwelling mix by ward, number of bedrooms and dwelling type

Ward	1					2					3					4 or more					Grand total
	House	Flat	Bung	Other	Total	House	Flat	Bung	Other	Total	House	Flat	Bung	Other	Total	House	Flat	Bung	Other	Total	
Ashton Hurst	0	17	0	0	17	10	3	6	0	20	78	0	12	0	91	0	0	0	0	0	127
Ashton St Michael's	7	55	0	0	62	28	8	6	0	42	16	0	2	0	18	0	0	0	0	0	122
Ashton Waterloo	0	103	0	0	103	7	0	1	0	8	0	0	0	0	0	0	43	0	0	0	154
Audenshaw	0	37	0	13	50	3	2	0	0	5	78	0	0	0	78	0	0	0	0	0	133
Denton North East	0	2	0	13	15	25	1	3	18	47	43	0	12	0	55	39	0	0	0	0	156
Denton South	0	7	20	0	27	24	33	18	4	78	21	0	12	0	33	0	0	0	0	0	138
Denton West	0	0	8	3	10	8	17	6	0	31	41	0	9	3	53	0	0	0	0	0	95
Droylsden East	0	18	0	0	18	22	34	1	0	56	40	0	0	0	40	0	0	0	0	0	114
Droylsden West	0	21	0	0	21	18	10	0	0	27	0	0	0	0	0	0	97	0	0	0	146
Dukinfield	0	12	0	0	12	2	0	3	1	5	92	0	0	0	92	45	0	0	0	0	154
Dukinfield Stalybridge	0	26	0	0	26	8	26	0	0	34	7	0	4	26	37	0	0	0	0	0	96
Hyde Godley	0	26	0	0	26	25	0	4	3	32	55	0	7	0	61	53	0	0	0	0	173
Hyde Newton	0	13	0	0	13	79	5	8	0	92	82	0	4	0	86	0	0	0	0	0	191
Hyde Werneth	0	21	4	0	24	0	1	3	1	4	57	0	5	0	62	30	0	0	0	0	120
Longdendale	0	20	5	0	25	1	3	1	0	5	0	0	0	0	0	0	61	0	0	0	91
Mossley	0	16	13	0	29	3	1	1	0	5	0	0	0	0	0	0	48	0	0	0	82
St Peter's	20	19	0	0	39	6	0	0	0	6	75	0	0	0	75	0	0	0	0	0	120
Stalybridge North	0	28	0	3	31	16	23	0	9	48	36	4	5	4	48	0	0	0	0	0	127
Stalybridge South	6	53	0	6	65	1	0	1	1	4	0	0	0	0	0	0	0	0	0	0	69
Total	33	491	50	37	611	284	165	60	38	548	723	4	71	34	831	417	0	0	0	417	2407

Tenure mix

- C.32 Analysis has carefully considered the range of affordable tenures that may be appropriate for existing households in need and newly-forming households. Table C13 summarises the overall tenure split between affordable rented options (social and affordable rent) and affordable home ownership solutions (including shared ownership, discounted for sale and other tenures as set out in Annex 2 of the NPPF)
- C.33 For need arising from homeless households and those in temporary accommodation, it is assumed they all require affordable rented accommodation. For newly-forming households and existing household in need, the split is based on the proportions who would consider affordable rented and affordable home ownership options.
- C.34 Analysis would suggest an overall tenure split of 60% affordable rented and 40% affordable home ownership across Tameside.

Table C13 Affordable tenure split		
Ward	Affordable Rented	Affordable Home Ownership
	%	%
Ashton Hurst	66.0	34.0
Ashton St Michael's	55.9	44.1
Ashton Waterloo	56.9	43.1
Audenshaw	64.9	35.1
Denton North East	67.8	32.2
Denton South	59.2	40.8
Denton West	59.6	40.4
Droylsden East	62.4	37.6
Droylsden West	74.5	25.5
Dukinfield	62.5	37.5
Dukinfield Stalybridge	58.3	41.7
Hyde Godley	70.2	29.8
Hyde Newton	59.6	40.4
Hyde Werneth	49.5	50.5
Longdendale	62.4	37.6
Mossley	59.1	40.9
St Peter's	48.7	51.3
Stalybridge North	74.8	25.2
Stalybridge South	60.8	39.2
Total	62.2	37.8
Base	2,407	2,407

Source: 2017 Household Survey

C.35 Table C14 confirms that a reasonable proportion of households could afford intermediate tenure prices based on equity shares of between £80,000 and £160,000, with 37.8% able to afford a property priced at up to £100,000. There is clearly scope for expansion of the affordable home ownership market in Tameside.

Table C14 Ability of existing households in need and newly-forming households requiring affordable housing to afford intermediate tenure dwellings

Price	% could afford		
	Existing households in need	Newly-forming households	Total
up to £80,000	52.8	42.8	48.1
up to £100,000	47.2	32.4	40.3
up to £120,000	33.3	22.7	28.3
up to £140,000	29.2	18.8	24.3
up to £160,000	23.9	15.7	20.1
<i>Base</i>	1,279	1,128	2,407

Source: 2017 Household Survey

Comparison with 2017 HNA affordable need

C.36 The 2017 HNA reported a gross shortfall of 1,811 and a net shortfall of 421 which is lower than the 828 revised figure. This variation is attributed to:

- modelling of affordable need based on revised PPG guidance;
- increasing levels of need amongst existing households who cannot afford open market solutions;
- increasing levels of homelessness and households living in temporary accommodation.

Technical Appendix D: Dwelling mix analysis

Introduction

- D.1 This technical appendix describes the method used by arc⁴ to establish future dwelling type and size mix across the borough. It presents the baseline data used as a starting point for the analysis and how data are interpreted to establish a reasonable view on dwelling type and mix.

Starting points

- D.2 There are four main data sources which underpin the analysis:
- household projections;
 - dwelling stock information;
 - data identifying the relationships between households and dwellings derived from the 2017 household survey; and
 - data derived from affordable housing need analysis.

Household projections

- D.3 These are used to establish the number of households by Household Reference Persons (HRP) and household type using the 2014-based data, and how this is expected to change over the period 2020 to 2027 to tie in with the local plan period. The 2014-based projections are specifically used in this analysis as this accords with PPG on assessing future housing need.
- D.4 The change in the number of households over this period can be established and, assuming that the dwelling needs of these households do not change significantly over the plan period, the potential impact on type and number of bedrooms of future dwellings can be determined.

Dwelling stock

- D.5 The latest Valuation Office Agency (VOA) data provides a summary of dwelling type (house, flat, bungalow) and size (number of bedrooms) as at September 2019.

Relationship between households and dwellings

- D.6 The relationship between the age of Household Reference Person, household type and dwellings occupied by type and size can be derived from the 2017 household survey.
- D.7 The data available is summarised in Table D1. For each age group, the proportion of Household Reference Persons (HRPs) by household type living in different type/size and size of dwelling has been estimated based on the projected demographic change (demographic baseline analysis). Additionally, modelling has considered the specific needs of households where the HRP is aged under 45 to support population retention

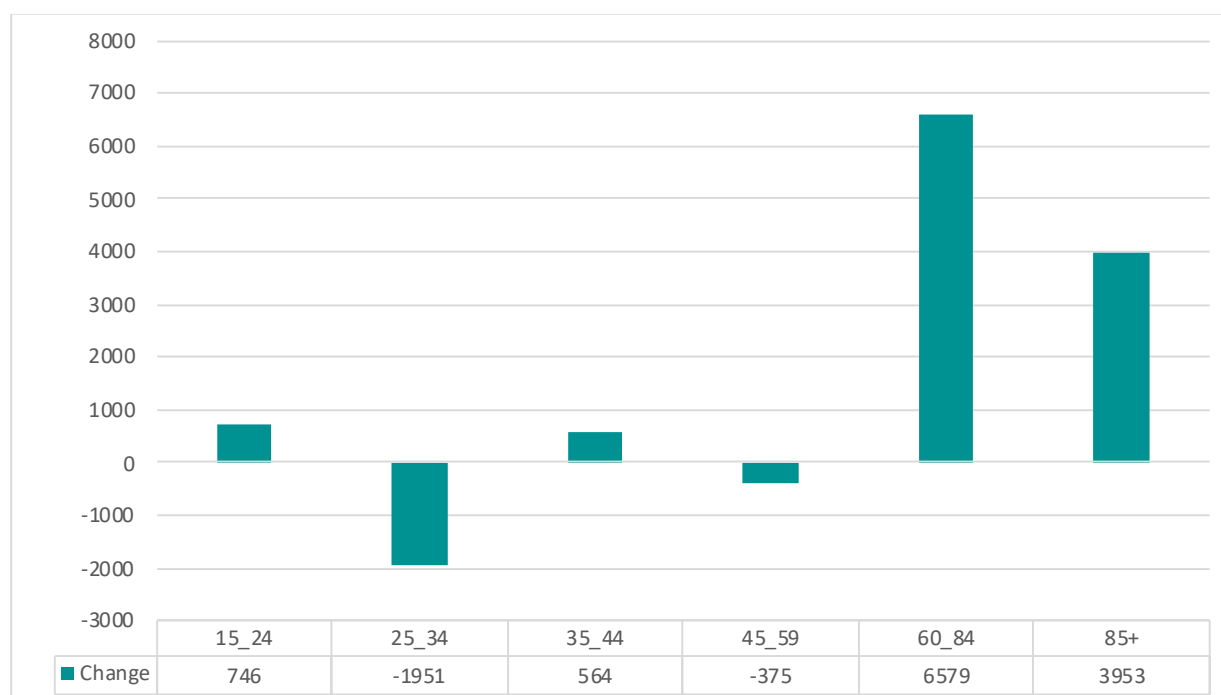
and encourage younger people to live in the borough. The final analysis is a blend of the demographic baseline analysis and the specific needs of the under 45 HRPs.

Table D1 Age groups, household type and dwelling types used			
Age group of Household Reference Person	Household type	Dwelling type	Dwelling size
15 to 24	One-person household	1-bedroom house	1-bedroom
25 to 34	Couple only household	2-bedroom house	2-bedrooms
35 to 44	Household with 1 or 2-child(ren)	3-bedroom house	3-bedrooms
45 to 59	Households with 3-children	4 or more-bedroom house	4 or more-bedrooms
60 to 84	Other multi-person household	1-bedroom flat	All
85+	All	2-bedroom flat	
All		3 or more-bedroom flat	
		1 or 2-bedroom bungalow	
		3 or more-bedroom bungalow	
			All

Source: Household Survey 2019

Applying the data at borough level

- D.8 Applying the data at borough level is done in a systematic way. Firstly, the change in the number of households by age group and household type is established from household projections. Assuming that the dwelling needs of these households do not change over the plan period, the overall impact on type/size of dwellings can be determined.
- D.9 Tables D2A and D2B present the baseline demographic data for the borough. The total number of households is expected to increase by around 9,300 over the period 2020-2037 under 2014-based MHCLG household projections. Growth is mainly expected across older age cohorts, with absolute declines in HRPs aged 25-34 and 45-59. Figure D.1 illustrates how the number of households by HRP age is expected to change over the plan period 2020-2037.

Figure D1 Change in HRP age groups 2020-2037

Source: 2014-based MHCLG household projections

Table D2A Change in number of households by age group 2020-2037				
Age group	Household (HH) Type	Year		Change in households 2020-2037
		2020	2037	
15-24	One person	1,045	1,454	409
	Couple only	270	181	-89
	Household with 1 or 2-children	1,561	1,990	429
	Household with 3-children	108	140	32
	Other multi-person household	159	124	-35
	Total		3,143	3,889
25-34	One person	3,003	2,678	-325
	Couple only	2,273	1,897	-376
	Household with 1 or 2-children	6,140	5,239	-901
	Household with 3-children	1,363	1,094	-269
	Other multi-person household	545	465	-80
	Total		13,324	11,373
35-44	One person	3,796	4,476	680
	Couple only	1,682	1,767	85
	Household with 1 or 2-children	8,648	8,583	-65
	Household with 3-children	1,944	1,760	-184
	Other multi-person household	995	1,043	48
	Total		17,065	17,629

Continued overleaf/...

Table D2B Change in number of households by age group 2020-2037				
Age group	Household (HH) Type	Year		Change in households 2020-2037
		2020	2037	
45-59	One person	9,009	10,052	1,043
	Couple only	5,006	3,011	-1,995
	Household with 1 or 2-children	8,647	9,889	1,242
	Household with 3-children	1,004	1,260	256
	Other multi-person household	6,349	5,428	-921
	Total	30,015	29,640	-375
60-84	One person	14,036	15,640	1,604
	Couple only	12,888	16,322	3,434
	Household with 1 or 2-children	830	1,189	359
	Household with 3-children	26	9	-17
	Other multi-person household	5,062	6,261	1,199
	Total	32,842	39,421	6,579
85+	One person	2,428	4,503	2,075
	Couple only	627	1,576	949
	Household with 1 or 2-children	20	42	22
	Household with 3-children	0	0	0
	Other multi-person household	503	1,410	907
	Total	3,578	7,531	3,953
ALL	One person	33,317	38,802	5,485
	Couple only	22,746	24,754	2,008
	Household with 1 or 2-children	25,846	26,930	1,084
	Household with 3-children	4,445	4,263	-182
	Other multi-person household	13,613	14,731	1,118
	Total	99,967	109,480	9,513

Source: MHCLG 2014-based household projections (subject to rounding)

D.10 Table D3 summarises the change in the number of households by age group.

Table D3 Change in number of households by age group 2020-2037							
Year and Household Type	Household Reference Person Age Group						
2020	15_24	25_34	35_44	45_59	60_84	85+	Total
One person	1,045	3,003	3,796	9,009	14,036	2,428	33,317
Couple only	270	2,273	1,682	5,006	12,888	627	22,746
Household with 1 or 2-child(ren)	1,561	6,140	8,648	8,647	830	20	25,846
Household with 3-children	108	1,363	1,944	1,004	26	0	4,445
Other multi-person household	159	545	995	6,349	5,062	503	13,613
Total	3,143	13,324	17,065	30,015	32,842	3,578	99,967
2037	15_24	25_34	35_44	45_59	60_84	85+	Total
One person	1,454	2,678	4,476	10,052	15,640	4,503	38,803
Couple only	181	1,897	1,767	3,011	16,322	1,576	24,754
Household with 1 or 2-child(ren)	1,990	5,239	8,583	9,889	1,189	42	26,932
Household with 3-children	140	1,094	1,760	1,260	9	0	4,263
Other multi-person household	124	465	1,043	5,428	6,261	1,410	14,731
Total	3,889	11,373	17,629	29,640	39,421	7,531	109,483
Change 2020-37	15_24	25_34	35_44	45_59	60_84	85+	Total
One person	409	-325	680	1,043	1,604	2,075	5,486
Couple only	-89	-376	85	-1,995	3,434	949	2,008
Household with 1 or 2-child(ren)	429	-901	-65	1,242	359	22	1,086
Household with 3-children	32	-269	-184	256	-17	0	-182
Other multi-person household	-35	-80	48	-921	1,199	907	1,118
Total	746	-1,951	564	-375	6,579	3,953	9,516

Source: MHCLG 2014-based household projections (subject to rounding)

D.11 Table D4 applies household survey data on dwelling occupancy to the demographic trends across the borough over the period 2020-2027. This is the output of the demographic scenario modelling. The two right hand columns indicate the likely change in demand for dwelling types and sizes and how this translates to an overall percentage change in dwelling requirement.

Dwelling type/size	Age group of Household Reference Person						Total	% change
	15-24	25-34	35-44	45-59	60-84	85+		
1-bedroom house	0	0	14	0	21	0	34	0.4
2-bedroom house	309	-669	274	115	1,342	709	2,080	21.9
3-bedroom house	7	-810	68	-288	2,645	1,390	3,011	31.6
4 or more-bedroom house	0	-142	-7	-168	962	195	839	8.8
1-bedroom flat	316	-76	115	155	482	378	1,369	14.4
2-bedroom flat	98	-212	67	-119	315	239	387	4.1
3 or more-bedroom flat	0	-5	0	36	15	2	47	0.5
1-bedroom bungalow	0	0	3	19	234	70	326	3.4
2-bedroom bungalow	0	0	34	-15	361	738	1,118	11.7
3 or more-bedroom bungalow	0	-9	3	-103	164	117	171	1.8
1-bedroom other	0	0	0	8	14	38	60	0.6
2-bedroom other	0	-7	0	0	25	75	92	1.0
3 or more-bedroom other	16	-18	-6	-13	0	2	-19	-0.2
Total	746	-1,951	564	-375	6,579	3,952	9,515	100.0
Dwelling size	Age group of Household Reference Person						Total	% change
	15-24	25-34	35-44	45-59	60-84	85+		
1	316	-76	132	181	751	485	1,789	19
2	407	-889	375	-19	2,042	1,761	3,677	39
3	23	-843	65	-369	2,824	1,510	3,210	34
4 or more	0	-142	-7	-168	962	195	839	9
Total	746	-1,951	564	-375	6,579	3,952	9,515	100

Note totals by age group may vary slightly due to rounding errors

Source: MHCLG 2014-based household projections and 2019 household survey

Variant analysis

- D.12 The specific dwelling requirements of the under 45 age cohort have been identified and Table D5 presents the blended average of the demographic baseline analysis and the under 45 requirement analysis. The blended average is then taken forward as an expression of the overall dwelling mix requirements for the borough.

Table D5 Dwelling mix scenarios			
Dwelling type and number of bedrooms	Dwelling mix scenario		
	A. Demographic baseline	B. Under 45 requirements	Blended average of A and B
1-bedroom house	0.4	0.1	0.2
2-bedroom house	21.9	30.0	25.9
3-bedroom house	31.6	45.1	38.4
4 or more-bedroom house	8.8	11.8	10.3
1-bedroom flat	14.4	3.1	8.8
2-bedroom flat	4.1	7.5	5.8
3 or more-bedroom flat	0.5	0.2	0.4
1-bedroom bungalow	3.4	0.3	1.8
2-bedroom bungalow	11.7	0.1	5.9
3 or more-bedroom bungalow	1.8	0.6	1.2
1-bedroom other	0.6	0.0	0.3
2-bedroom other	1.0	0.2	0.6
3 or more-bedroom other	-0.2	1.0	0.4
Total	100.0	100.0	100.0

Overall dwelling mix by tenure

- D.13 Table D6 summarises dwelling type/size mix based on the blended scenario. This analysis assumes an annual target of 466 dwellings based over the period 2020-2037, an overall affordable housing delivery of around 15% in line with current planning policy and an assumed 60% affordable/social rented and 40% affordable home ownership split. The analysis factors in the dwelling type/size analysis carried out as part of the affordable housing needs calculation and also the realistic dwelling type/size choices of households in need considering affordable home ownership solutions.
- D.14 The analysis can be revised if annual targets and affordable housing delivery targets are updated.

Table D6 Overall annual dwelling type/size and tenure mix under blended scenario				
Dwelling type/size	Tenure			Total
	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	
1-or 2-bedroom house	111	6	6	122
3-bedroom house	146	13	20	179
4 or more-bedroom house	40	7	1	48
1-bedroom flat	32	9	0	41
2-bedroom flat	23	3	1	27
3-bedroom flat	2	0	0	2
1-bedroom bungalow	8	1	0	9
2-bedroom bungalow	27	1	0	28
3 or more-bedroom bungalow	4	1	0	5
Other	4	2	0	6
Total	396	42	28	466
Dwelling type	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	Total
House	297	25	27	349
Flat	57	11	1	69
Bungalow	39	3	0	42
Other	4	2	0	6
Total	396	42	28	466
Number of bedrooms	Market (85%)	Affordable rented(9%)	Affordable home ownership (6%)	Total
1	41	11	0	52
2	162	10	7	178
3	154	14	20	188
4	40	7	1	48
Total	396	42	28	466

Overall dwelling mix by tenure (alternative)

D.15 Table D7 is based on a 25% affordable housing target and a 60% rented and 40% affordable home ownership split.

Table D.7 Overall dwelling type/size and tenure mix under baseline demographic scenario - variant analysis and 25% affordable housing target assumption

Dwelling type/size	Tenure				
	Market (75%)	Affordable Rented (15%)	Intermediate (10%)	Total	%
1 bedroom house	0	1	0	1	0.2
2 bedroom house	103	8	10	121	25.9
3 bedroom house	125	21	33	179	38.4
4 or more bedroom house	34	12	2	48	10.3
1 bedroom flat	26	14	0	41	8.8
2 bedroom flat	21	5	1	27	5.8
3 or more bedroom flat	2	0	0	2	0.4
1 bedroom bungalow	7	1	0	9	1.8
2 bedroom bungalow	26	2	0	28	5.9
3 or more bedroom bungalow	3	2	0	5	1.2
1 bedroom other	0	1	0	1	0.3
2 bedroom other	1	1	0	3	0.6
3 or more bedroom other	1	1	0	2	0.4
Total	350	70	47	466	100.0
Dwelling type	Market (75%)	Affordable Rented (15%)	Intermediate (10%)	Total	%
House	262	42	45	349	74.9
Flat	48	19	2	69	14.9
Bungalow	36	5	0	42	8.9
Other	3	3	0	6	1.3
Total	350	70	47	466	100.0
Number of bedrooms	Market (75%)	Affordable Rented (15%)	Intermediate (10%)	Total	%
1	34	18	0	52	11.2
2	151	16	11	178	38.2
3	131	24	33	188	40.3
4	34	12	2	48	10.3
Total	350	70	47	466	100.0

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Subject / Title	Housing Strategy 2021-2026
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Team	Department	Directorate
Development and Investment	Investment, Development and Housing	Growth

Start Date	Completion Date
7 June 2021	12 August 2021

Project Lead Officer	Patrick Nolan
Contract / Commissioning Manager	Patrick Nolan
Assistant Director/ Director	Gregg Scott

EIA Group (lead contact first)	Job title	Service
Mick Coogan	Housing Growth Project Manager	Development and Investment
Patrick Nolan	Head of Housing	Development and Investment
John Hughes	Housing Growth Lead	Development and Investment

PART 1 – INITIAL SCREENING

An Equality Impact Assessment (EIA) is required for all formal decisions that involve changes to service delivery and/or provision. Note: all other changes – whether a formal decision or not – require consideration for an EIA.

The Initial screening is a quick and easy process which aims to identify:

- *those projects, proposals and service or contract changes which require a full EIA by looking at the potential impact on, or relevance to, any of the equality groups*
- *prioritise if and when a full EIA should be completed*
- *explain and record the reasons why it is deemed a full EIA is not required*

A full EIA should always be undertaken if the project, proposal and service / contract change is likely to have an impact upon, or relevance to, people with a protected characteristic. This should

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be undertaken irrespective of whether the impact or relevancy is major or minor, or on a large or small group of people. If the initial screening concludes a full EIA is not required, please fully explain the reasons for this at 1e and ensure this form is signed off by the relevant Contract / Commissioning Manager and the Assistant Director / Director.

1a.	What is the project, proposal or service / contract change?	A new holistic Housing Strategy is proposed to be adopted.
1b.	What are the main aims of the project, proposal or service / contract change?	The strategy manifests challenges, objectives, priorities and key actions which will shape the housing offer over the next 5 years and beyond. The strategy supports the delivery of the Corporate Plan and the aims of GM Housing Strategy. Key actions emanating from the strategy have been or will be subject to their own governance requirements and could need their own EIAs dependant on their nature.

<p>1c. Will the project, proposal or service / contract change have either a direct or indirect impact on, or relevance to, any groups of people with protected equality characteristics?</p> <p>Where there is a direct or indirect impact on, or relevance to, a group of people with protected equality characteristics as a result of the project, proposal or service / contract change please explain why and how that group of people will be affected.</p>				
Protected Characteristic	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Age	✓	✓		There are direct positive impacts for people in both younger (16-25) and older age (55+) age groups. There are actions contained specifically to support older people such as Extra Care schemes and well as younger

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				<p>people coming through the Children’s Social Care route. The Council has legal duties under legislation such as the Care Act 2014, Children Act 1989, and Housing Act 1996 (as amended) amongst others more than justify the relevant actions.</p> <p>The Council has duties and powers under the Housing Act 2004 and Environmental Protection Act 1990 to improve PRS stock, and how powers and incentives to provide affordable housing.</p> <p>Whilst homes ownership was recorded at 64.1% at the last Census, and rented from private landlords and letting agents was 11.9% for Tameside households, for</p>
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				<p>the 16-34 year old housing reference person cohort, only 39.8% own a house and 30.5% were in the private rented sector (PRS). Therefore affordable housing initiatives and improvements to the Private Rented Sector will disproportionately benefit households under 35.</p>
Disability	✓			<p>The council has a legal duty to adapt properties to make them safe and accessible under the Housing and Regeneration Act 1996, and the strategy expands on this act using flexibilities allowed under the Regulatory Reform (Housing Assistance) Order 2002. Adaptability and Accessibility of</p>

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				new homes are promoted through the M4(2) optional Building Regulation reflection the spatial framework and GM Strategy. There is direct provision of housing for people with Learning Disabilities, Autism and Mental Health problems.
Ethnicity		✓		There are differences in home ownership between different ethnic groups in Tameside, Asian /Asian British households or more likely to own their own home than average, however black/black british and mixed heritage households are significantly less likely to be home owners than average and therefore more likely to have insecure tenures, threatened with

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				homelessness and in need of affordable housing,
Sex			✓	Whilst services are not gender specific, it is clear demand for certain services can be highly skewed towards gender. For example single homeless people and those at risk of rough sleeping are far more likely to be male, and the families at risk of homelessness and domestic abuse are far more likely to have a female as the lead applicants. The gender differences are due to societal reasons and typical across the country. However on balance there will be positive impacts irrespective of gender.
Religion or Belief		✓		Larger homes and increased supply of larger affordable

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				housing will have a positive impact on faiths which have been identified as having larger households and increased instances of overcrowding from census information.
Sexual Orientation			✓	No evidence has been found to suggest a positive or negative impact compared to the population as a whole.
Gender Reassignment			✓	No evidence has been found to suggest a positive or negative impact compared to the population as a whole.
Pregnancy & Maternity		✓		Indirectly due to increasing supply of affordable housing to assist households with additional bedroom needs.
Marriage & Civil Partnership			✓	There is no evidence to suggest that the strategy will have any impact on positive or

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				negative based on marital status.
Other protected groups determined locally by Tameside and Glossop Strategic Commission?				
Group (please state)	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Mental Health	✓	✓		There will be direct provision for this group were there is a duty under the care act to provide more suitable accommodation where required.
Carers		✓		This group has community contribution priority through the allocations policy, and also a priority banding if foster carers, and it expected that the strategy will be conducive to an increased supply of social housing to be allocated.
Military Veterans		✓		This group has additional priority through the allocations policy, and it expected that the strategy will be conducive to an increased supply

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				of social housing to be allocated.
Breast Feeding			✓	No likelihood on any impact on breastfeeding.
<p>Are there any other groups who you feel may be impacted by the project, proposal or service/contract change or which it may have relevance to?</p> <p><i>(e.g. vulnerable residents, isolated residents, those who are homeless)</i></p>				
Group (please state)	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Low or no income groups	✓	✓		Households on low incomes are the most likely to benefit from priority 2, which seeks to maximise the delivery of a wide range of affordable housing. Most housing services assist households based on need, and lower income households are far more likely to be in need of the whole range of housing services.
Disadvantaged Families	✓	✓		Disadvantaged families are more likely to be in need of a range of housing services, including

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				affordable housing and assistance from the Housing Advice teams and with Private Sector Landlord issues, and the majority of the strategy will have positive direct or indirect impacts on this group.
Gypsies and Travellers	✓			Need identified by the GM GTTSAA is being directly addressed.

“Low or no income groups” should be included as a key consideration when assessing the impact of your project, proposal, policy or service/contract change.

Wherever a direct or indirect impact or relevance has been identified you should consider undertaking a full EIA or be able to adequately explain your reasoning for not doing so. Where little / no impact or relevance is anticipated, this can be explored in more detail when undertaking a full EIA.

1d.	Does the project, proposal or service / contract change require a full EIA?	Yes	No
		✓	

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1e.	What are your reasons for the decision made at 1d?	<p>The Strategy as a whole promotes positive impacts in terms of and improved housing offer which will help the most vulnerable and disadvantaged cohorts more than the population in Tameside in general. It is anticipated that the development and implementation will not have direct or indirect negative impacts in a significant sense. Positive direct impacts have been identified for several areas.</p> <p>As this high level strategy will be implemented via various policies, strategies and action plans, it is considered that equalities implications of actions arising should be assessed by completing EIAs on a case-by-case basis.</p>
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If a full EIA is required please progress to Part 2.

PART 2 – FULL EQUALITY IMPACT ASSESSMENT

2a. Summary
<p>An EIA was undertaken as the Housing Strategy is a major document, housing affects everyone’s lives, and the strategy aims to have a significant positive impact on the borough.</p> <p>This is the first overarching Housing Strategy since 2010 and the following priorities were devised as part of the strategy formulation process:</p>

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- Delivering sustainable housing growth to support economic development and the increasing population
- Maximising the delivery of a wide range of affordable housing to meet the needs of all household
- Meeting the housing and related support needs of an ageing population.
- Ensuring the specialist and supported housing offer meets current and future needs
- Improving the quality standards and management of the private rented sector
- The prevention of homelessness and rough sleeping

2b. Issues to Consider
<p>Age</p> <p>2 priorities of the strategy are age related, for young people coming through the care system and older people in particular the provision of general needs and specialist accommodation to meet the needs of these client groups which were identified by the Children’s and Adults social care services as well as the Housing Needs Assessments. Whilst the strategy should have a positive impact on people of all ages, home ownership in adults under 35 is around a half of those over 35 so the provision of increased numbers of affordable housing will indirectly benefit younger people more.</p> <p>Over the period 2014 to 2035, there is expected to be a 157% increase in the requirement for older persons’ specialist provision. However, when the current (2014) supply of accommodation is compared with change in demand to 2035, data would suggest a need to increase the current level of provision for older people, particularly the provision of sheltered housing and Extra Care 24/7 support. By 2035 there will be a shortage of 1,711 units of sheltered housing in Tameside and 866 units of accommodation with support by 2035. The current social housing stock for older people may become unfit for purpose over the next two decades. Decommissioned provision will need to be replaced. The updated Housing Needs Assessment confirms that there is no supply in Tameside of enhanced sheltered housing but a demand for 584. The need for specialist accommodation to be provided for adults has been addressed by the strategy, including 5 extra care schemes in the pipeline with over 400 units in the medium term.</p> <p>Given the above, it is considered that there are both direct and indirect positive impacts expected from the strategy in relation to age.</p> <p>Disability</p> <p>Across Tameside, the 2017 Household Survey identified a total of 33,281 households (31.7%) which contained at least one person with an illness/disability. The most frequently mentioned</p>

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illnesses/disabilities across the borough were physical / mobility impairment (experienced by at least one person in 9.0% of households), long standing illness or health condition (7.1%) and ' other' illness / disability (5.3%). 7.2% of households said they required care or support to enable them to stay in their current home. The local housing authority has a statutory duty to make people's homes safe and accessible if there is a disable person within the household, however his is means tested with adults. Using flexibilities under RRO 2002 will improve the outcomes for disabled people, along with the adoption of optional M building control standards as indicated. There are also people covered by the Care Act 2014 who will be provided with more suitable homes to meets their needs. These direct positive impacts stated are intentional.

Ethnicity

Identified in the Census 2011, of all Ethnic Groups 6.1% were over-occupied by at least 1 bedroom, however this figure was 15.8% for Asian/Asian British households and 18.7% Black/African/Caribbean/Black British households. The overcrowding issue is clearly linked to household sizes and availability of suitable affordable homes. The Strategy seeks to increase the supply of larger homes across the board, along with increased numbers of affordable homes, and will help to mitigate overcrowding. Therefore positive impacts caused by the strategy in relation to ethnicity are expected.

Religion or Belief

Similar to the above, 21.4% of Muslim households were overcrowded in Tameside as of 2011 compared to 6.1% of all households, and issue to strategy hopes to mitigate there the delivery of larger affordable homes, as well as enabling other innovative routes to home ownership. Therefore positive impacts caused by the strategy in relation to religion or belief are expected.

Pregnancy or Maternity

There would be some indirect impact expected for women who are pregnant or on maternity from a housing perspective, as some will be looking for an extra bedroom which would be awarded through the social housing allocations policy dependant on household composition. Whilst the strategy will not change the policy, it is seeking to increase the number of properties that would be allocated in the borough, and whilst this benefits everyone on the Housing Register, households with a member pregnant or who have a new born child are more likely to find themselves in acute need for an extra bedroom. Therefore there is a suggestion of an indirect positive impact for this cohort.

Mental Health

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Research from St. Mungo's suggests that over half the people who rough sleep and are UK nationals need help for a mental health problem, and evidence from Tameside's homelessness database shows that 455 out of 2,909 (15.6%) households that contacted the Tameside Housing Advice service from August 2020 to July 2021 are in need of support due to their mental health, and 205 out of 717(28.6%) of households who were or became homeless in the same time period needed support due to mental health. Therefore improvements to homelessness, allocations, and the housing offer through the strategy, whilst potentially benefiting all households, will disproportionately have a positive impact on those with mental health issues as they are more likely to be in housing need. As well as the indirect positive impacts there are also expected to be positive direct impacts Priority 4 - Ensuring the specialist and supported housing offer meets current and future needs.

Carers

Under the Localism Act 2011 Local Authorities have been given powers to set their own qualifying criteria on who can join their schemes. In Tameside it has been decided to use our own qualifying criteria and to restrict the scheme to the following households who have a proven housing need, and people who need to move home to allow them to undertake foster parent duties requested by the council are included.

Applicants where a member of the household needs to move to another locality and in doing so relieve hardship for either themselves, or for someone they will be providing care for will be placed in band 2. On top of this foster carers will also receive community contribution priority within band 2 to give them more chance of being housed quicker

Reasonable Preference Criteria needed to qualify for an allocation in Tameside, and people who need to move to a particular locality to give or receive care are explicitly stated in the policy as being in a reasonable preference category.

Whilst the strategy does not change the policy itself, and will be reviewed in the lifetime of the strategy and become more conducive to its priorities. The additional social housing generated as a result of actions in the strategy will help all households looking for social housing in Tameside, however carers will have a greater positive impact given their priority.

It is therefore considered that there will be an indirect positive impact on Carers.

Military Veterans

To qualify for allocation in Tameside the household has to live in the borough for 2 years, however there are exceptions, and people who are serving/have served in the UK armed forces, is one of them, as otherwise there is a possibility they would not meet the local connection criteria of any local authority. This exemption applies to all current serving UK Armed Forces members and their immediate families, as well as those who have left the armed forces providing they apply within 5 years of their leaving date. Armed forces members/former

Tameside & Glossop Strategic Commission Equality Impact Assessment (EIA) Form

members in housing need are also given additional priority within the policy allowing them to be placed in band. The additional social housing generated as a result of actions in the strategy will help all households looking for social housing in Tameside, however carers will have a greater positive impact given their priority.

It is therefore considered that there will be an indirect positive impact on Military Veterans.

Low or no income groups

Households on low incomes are most likely to benefit from Affordable Housing, with 64% of household in social housing not economically active, compared to 38% in all tenures. Delivering increased numbers of affordable homes to meet a diverse range of need is a key objective of the strategy, and therefore there are direct positive impacts expected. Also the majority of households who need assistance from the council, housing advice, social housing or help with homelessness are also not economically active, and improving the housing offer will therefore help people with lower incomes disproportionately higher than the population as a whole.

Disadvantaged Families

Every improvement to the housing offer will have a positive impact wither directly or indirectly on disadvantaged households, as meeting unmet need is core to strategic housing due to the overlaps between disadvantage and priority need in homelessness legislation and reasonable preference in allocation law., and will benefit directly from improvements in the housing offers across the strategy including enhanced services, increased affordable housing and the prevention of homelessness.

Gypsies and Travellers

The Housing Act 2004 gave us a duty to assess the housing needs of Gypsies, Travellers and Travelling Showpeople when the needs of the wider population are assessed in Strategic Housing Market Assessments, Housing Needs assessment or similar. Due to the housing needs of these groups being so specific and specialist, there needs would be lost in a general assessment and specialist studies have been carried out over the past 15 years on regional and sub-regional levels. The Greater Manchester Gypsy and Traveller and Travelling Showperson Accommodation Assessment Update 2018 identified the need for one additional Gypsy Traveller pitch in Tameside to cover the period from 2017-2036. This need is accounted for by the strategy, so there is considered to be a positive impact by the strategy on this cohort.

2c. Impact/Relevance

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After reflecting on the issues to consider the impacts of the Housing Strategy, it is expected that they will be:

Directly and Indirectly positive for Age, Mental Health, Low Income Groups and Disadvantaged Families.

Directly positive for Disability and Gypsies & Travellers

Indirectly positive for Ethnicity, Religion or Belief, Pregnancy & Maternity, Carers and Military Veterans.

Have no significant impact on Sex, Sexual Orientation, Gender Reassignment and Marriage and Civil Partnership.

The strategy is a high level document, further consultation will be taken to ensure that other strategies and policies arising from this strategy do not have any unintended consequences affected any cohort in particular at the time when they are formulated

2d. Mitigations *(Where you have identified an impact/relevance, what can be done to reduce or mitigate it?)*

There are no undesirable impacts expected so there is no reason to mitigate them.

It is expected that the strategy would affect certain cohorts in a more positive way than others, as is the cohorts who are more likely to have housing need, and housing strategies focus on meeting housing need.


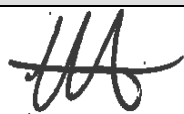
2e. Evidence Sources

- Census 2011
- Housing Needs Assessment 2020
- Greater Manchester Gypsy and Traveller and Travelling Showperson Accommodation Assessment Update 2018
- Tameside Homelessness Data
- Tameside Housing Register Data
- 4 Week consultation via Survey Monkey July 2021
- PEN Consultation Event July 2021

**Tameside & Glossop Strategic Commission
Equality Impact Assessment (EIA) Form**

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2f. Monitoring progress		
Issue / Action	Lead officer	Timescale
Consultation process review and learning.	Mick Coogan	July 2021
Review EIA annually.	Mick Coogan	August 2022
Review service user data from Tameside Housing Advice on an annual basis, along with other new data available, such as new studies or possible GMCA releases.	Mick Coogan	August 2022
Investigate 2021 Census data for changes to housing related equality data.	Mick Coogan	April 2023

Signature of Contract / Commissioning Manager	Date
 <div style="text-align: center; margin-top: 10px;">Patrick Nolan, Head of Housing, TMBC</div>	25/8/2021
Signature of Assistant Director / Director	Date
 <div style="text-align: center; margin-top: 10px;">Gregg Stott, Assistant Director Investment, Development and Growth, TMBC</div>	25/8/2021

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Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Cllr Gerald Cooney – Executive Member (Housing, Planning and Employment)
Reporting Officer:	Jayne Traverse – Director of Growth Gregg Stott – Assistant Director, Investment, Development and Housing Growth
Subject:	TAMESIDE REGISTERED PROVIDER COLLABORATIVE PARTNERSHIP
Report Summary:	The report identifies that the working relationship between the Council and Registered Providers, the latter who develop, manage and deliver housing provision and housing services in the Borough can be enhanced by re-establishing the Housing Partnership working arrangements. The proposed development of the Tameside Registered Provider Collaborative Partnership builds and expands on existing arrangements to achieve a greater quantity and quality of new accommodation and services as identified in the draft Housing Strategy 2021-26.
Recommendations:	That Executive Cabinet be recommended to: <ul style="list-style-type: none">(i) Approve the development and implementation of the Tameside Registered Provider Collaborative Partnership Agreement as set out in the report and in line with the aim and objectives as set out in the draft Housing Strategy 2021-26(ii) Approve the engagement with Registered Providers for the implementation of the Tameside Registered Providers Collaborative Partnership(iii) Subject to the approval and implementation of the Tameside Registered Provider Collaborative Partnership approve development and implementation of the Draft Terms of Reference July 2021 with the Executive Member (Housing, Planning and Employment) and the Director of Growth.
Corporate Plan:	The Council's ambitions for the Housing Strategy and associated Collaborative Partnership with Registered Providers are reflected in the Corporate Plan by aspiring to build successful lives, strong and resilient new communities and to invest in a local and vibrant economy.
Policy Implications:	The Registered Provider Collaborative Partnership supports the aims of the Council's emerging Tameside Housing Strategy 2021-26, the Greater Manchester Housing Strategy 2019-24, the emerging joint development plan 'Places for Everyone' and the Council's Unitary Development Plan.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	The report requests approval for the development and implementation of the Tameside Registered Provider Collaborative Partnership Agreement, the details of which are contained within the report. Approval of this partnership agreement will strengthen the arrangements to secure appropriate, affordable accommodation

expediently and more importantly, that meet the requirements of our most vulnerable service users across the borough.

The agreement will support the existing cross cutting savings initiative that is underway to identify and source appropriate accommodation to meet the requirements of service users within Adult Services, Children's Social Care and the Homelessness Service.

The initiative is expected to identify and realise savings by sourcing appropriate accommodation at a lower cost to existing accommodation arrangements. The initiative will also help to ensure that the Council has advance sufficiency of accommodation to meet the requirements of new additional service demand, again at a lower cost to previous sufficiency proposals. This will support the avoidance of future levels of increased expenditure that the Council will have been liable for had this initiative not been in place.

Examples of projects that have been recently delivered by this cross cutting initiative are set out in sections 6.3 to 6.5. It should be noted that the projects supporting Adult Services (sections 6.3 and 6.4 refer) have resulted in estimated savings of £0.177m and estimated cost avoidance of £1.150m per annum to date.

These are examples of the positive impact that the embryonic collaborative partnership arrangements has had on the budget position of the Council and improved outcomes for our most vulnerable service users.

**Legal Implications
(Authorised by the Borough
Solicitor)**

The project officers have identified that developing the current arrangements with Registered Providers will not only improve the delivery of services especially by providing in area accommodation for service users but also deliver savings for the Council.

Legal services will provide support finalising the collaboration agreement which it is hoped that the Registered Providers will sign up to. It is not intended that the agreement will be a legally binding document; rather it will codify the partnership working between the Council and the registered providers.

It is hoped that the further development of this partnership working will be a valuable tool for the project officers but care will still have to be taken, especially as and when the Procurement Regulations are updated to ensure that all projects are compliant.

Members may wish to have regular quarterly updates setting out the progress and outcomes of this project particularly in relation to the delivery of services and savings. This report sets out the sort of accommodation opportunities and to support this what is also required is the amount and nature of housing accommodation required so there is absolute clarity where resources are required to scale up to deliver such accommodation and the savings it will achieve as a consequence of having appropriate and vfm provision.

Risk Management:

A project of this size has a number of risks across each of its phases and life.

These initial risks include;

- Not refreshing the Registered Provider working relationship will mean the Council is unable to deliver the ambitions set

out in both the draft Tameside Housing Strategy 2021-26 and the GM Housing Strategy 2019-24

- Registered Providers unable or unwilling to enter into the Collaborative Partnership
- Housing market being depressed due to the competing economic and demand pressures including Covid and Brexit affecting delivery of programmes, capacity and resources.
- Post Grenfell Tower implications on Registered Provider business plans resulting in smaller development programmes from existing Providers, requiring a focus on delivery in Tameside by existing Providers complimented by new Provider entrants in the Tameside market.

Background Information:

Appendix 1: Developing a Registered Provider Collaborative Partnership

Appendix 2: Tameside Registered Provider Collaborative Partnership – Draft Terms of Reference July 2021

The background papers relating to this report can be inspected by contacting

Patrick Nolan



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e-mail: patrick.nolan@tameside.gov.uk

1. INTRODUCTION

- 1.1 There are 30 Private Registered Providers who own and manage approximately 22,500 units of social housing in Tameside. Approximately 70% are owned and managed by Jigsaw Homes.
- 1.2 Whilst the Council does not own or manage housing stock it still has Strategic Housing responsibilities, including homelessness, allocation, private sector standards and enforcement. In addition the Council is required to have oversight of the local housing offer as a whole by ensuring a balanced housing market is maintained and provision is made for a range of new homes to be supplied to meet demand. This also includes appropriate affordable housing. Currently the Council is reliant on Nominations Agreements with Registered Providers to meet its duties under the Housing Act 1996 Parts VI and VII (as amended) for allocations and homelessness respectively. The Council does not have Registered Provider status to access Homes England funds for development of new Affordable Housing. While the draft Housing Strategy references investigation and exploration in to the possibility of the Council securing Registered Provider status, this will take time to undertake and there is no guarantee that the Council will want to be a provider of housing again. The Council therefore relies on the Registered Provider sector to be the main provider of now affordable homes in the borough.
- 1.3 The Council is seeking to build on existing working relationship with Registered Providers creating a revitalised collaborative partnership to achieve wider economic and social impact in the areas in which they operate and across the borough as a whole. This will support the delivery of the Tameside Council and NHS Tameside & Glossop CCG's Corporate Plan, the Inclusive Growth Strategy and the Council's emerging Housing Strategy.

2. CURRENT SITUATION

- 2.1 The Tameside Registered Provider Collaborative Partnership has been in existence for many years through the Strategic Housing Forum, which did not have any legal status but operated on a voluntary co-operative basis between participating parties. However, following the collapse of the Strategic Housing Forum in 2013 and changes in the Registered Provider operations and structures, including Riverside Housing disposal of all its stock in Tameside and New Charter merging with Adactus to form Jigsaw, working arrangements with Registered Providers have diminished and been operating on a very adhoc and informal basis.
- 2.2 Although there has been some continuity of collaborative working relating to housing management functions including allocations and nominations, this is not at a pace or level that can be achieved through a proactive and collaborative Partnership approach.
- 2.3 As noted above, the Strategic Housing Forum ceased to function, Registered Providers are not part of the Council's allocation and nomination process and interaction beyond nominations there has been limited interaction with Registered Providers. The proportion of lettings directly facilitating the Council's ability to provide accommodation through Tameside Housing Advice is seen as limited. Generally Councils would expect to achieve between 50% to 100% nominations and this is clearly an area where the Registered Provider Collaborative Partnership will have an important role to play and achieve a significant improvement. There were 1,783 social housing lettings in 2019/20 in Tameside. Of these 1,407 were general needs lets and 376 were supported housing lets mainly in sheltered housing for older people. Despite the number of lettings, only 194 households were accommodated via the Council's housing register through a nomination by a Registered Provider, representing just 11% of the total lettings.

- 2.4 In addition sites or development opportunities are treated on a case by case basis, more recently as opportunities that Registered Providers bring to the table, not a managed programme basis which set out to deliver accommodation to meet identified housing needs and requirements of the Council.
- 2.5 Apart from Homes England grant funded sites where there has been a fluctuating annual provision of affordable housing in the borough, the only other affordable provision has been through recent Planning Obligations/S.106 agreements, most of which deliver home ownership tenures.
- 2.6 There are growing acute needs for housing across Tameside demonstrated by increasing numbers of households who are Statutorily Homeless, and those who are housed in Temporary Accommodation. There is also acute unmet need relating to housing young people leaving care and Adult Social Care service users, which in some cases leads to high cost housing options/ out of borough placements. The 2020 Housing Needs Assessment demonstrates a rise in homes needed for all tenures to 788 per annum for the next ten years, 1,366 units of specialist older people's accommodation are needed in the borough by 2037 and the household projections indicate this is to rise of 8,800 by 2037 also.
- 2.7 The draft Housing Strategy sets the following priorities to help it achieve the aims of the Corporate Plan
- Priority 1- Delivering sustainable housing growth to support economic development and the increasing population
 - Priority 2 - Maximising the delivery of a wide range of affordable housing to meet the needs of all household
 - Priority 3 - Meeting the housing and related support needs of an ageing population.
 - Priority 4 - Ensuring the specialist and supported housing offer meets current and future needs
 - Priority 5 - Improving the quality standards and management of the private rented sector
 - Priority 6 - The prevention of homelessness and rough sleeping
- 2.8 In order to meet the Council's housing needs, and achieve the priorities of emerging Housing Strategy and the Corporate Plan, working in partnership is key and in particular with Registered Providers. Formalising the working arrangements through a refreshed Collaborative Partnership will be conducive to achieving the above.

3. BENEFITS TO THE COUNCIL AND PARTNERS

- 3.1 Refreshing the Partnership with Registered Providers can have immediate positive benefits for the Council. It will bring the Registered Providers together to a single and central point for housing related matters working with the Council with the intent to;
'improve the housing offer in Tameside by delivering the priorities set out in the Tameside and GM Housing Strategies, through a collaborative approach to deliver place based management of existing stock, the development of new homes to meet a diverse range of needs, investing in communities and neighbourhoods to achieve and enhanced social and economic outcomes.'
- 3.2 The Council expects a long term commitment from Partner Registered Providers to invest in housing provision and services which in turn have shown to create social, economic and environments benefits in the borough.
- 3.3 The Council hopes to accelerate the delivery of all housing, including affordable and specialist accommodation, with new mechanisms of delivery and requires partners to work collaboratively achieve this aspiration. The Tameside Registered Providers have a track record of working with the Council and across GM.

The Registered Provider sector have made commitments through the GM Housing Strategy to continue to support and investigate opportunities to deliver new housing and services which contribute to delivering additional improvements in education, training and employment initiatives, Home Improvement Agencies, and also help address long standing issues in the private rented sector including but not limited to empty property initiatives, fuel poverty and poorly managed stock.

- 3.4 While it is envisaged that the partnership will develop new innovative Affordable Home Ownership property to meet the requirements of first time buyers, and this is a major focus of Homes England funding for the next five years, the Council will be seeking through the Registered Providers programmes and individual projects homes to meet needs of the most vulnerable people in the borough, including those currently faced with homelessness, vulnerable adults and children.
- 3.5 The Council can support Registered Provider Partners in bids for Affordable Housing Programme funding and other national and sub-regional funding in a structured and on a co-ordinated basis where Registered Providers working together, bringing a greater resource and 'asset base' in the broadest sense to support the bids and bid processes. The Council may, subject to existing policies, procedures and potential new ways of working, following due process and investigation as set out in the draft Housing Strategy, contribute to and facilitate the unlocking of sites that would not otherwise be considered viable, as well as creating new sites and land packaged deals which can assist in accelerating delivery of new homes and investment in the borough. This in turn can result in the Registered Providers delivering the type, tenure and location of housing accommodation delivered and required in the borough.

4. PROPOSED NEXT STEPS

- 4.1 The Council currently has working relationships with Registered Providers who develop, manage and deliver good housing provision and housing services for local residents. This relationship is on a piece meal basis, has many partners and its continued delivery is not effective, efficient or sustainable. The need to build and expand upon these arrangements to achieve one strategic conversation from which, as set out in the draft terms of reference, the vision and direction once agreed and signed up to as a voluntary memorandum of understanding between all parties, will support/ enhance the delivery of homes and housing services.
- 4.2 Creating a collaborative partnership with Registered Providers and the route this may take building on existing practice has been explored. The Legal team working with Growth confirm that in order to assist in the Councils requirements for new homes and housing services, in the broadest sense, the Council can develop relationships through ad-hoc alliancing and collaboration with Registered Providers. This may be undertaken in accordance with Tameside's best value obligations, which are unlikely to give rise to a procurement exercise under the Public Contract Regulations (PCR) 2015. For example these may include arrangements where the Registered Provider builds homes for its own affordable/social rent/ homes for sale/ specialist and supported accommodation and management of physical assets (inc unadpoted public realm/open space in ownership of the Registered Provider or other end users who are not the Council) and housing management services provided as part of tenancy arrangements.
- 4.3 Benefits of the ad hoc alliancing/collaborative approach include, expediency and flexibility, building on existing relationships and access to development capacity of partners and immediate access to Homes England Funding 2021-26.
- 4.4 Where works and services fall within PCR 2015, procurement options are available to the Council to work with Registered Providers. Where works and services required procurement in line with the Council's policy and procedures/ legislative requirements, these will only be

delivered by Registered Provider partners as part of the proposed Registered Provider Collaborative Partnership after such procurement is undertaken.

- 4.5 It is proposed to invite all Registered Provider partners currently working in Tameside, in addition to those Registered Providers who have expressed an interest in partnership working to complete an expression of interest/questionnaire, 'Developing a Registered Provider Collaborative Partnership'.
- 4.6 Set out in appendix 1, Registered Providers are asked to share information about their organisation, including their interest, ability, resources and commitment to working in Tameside and with the Council. Registered Providers collectively will be asked to confirm their commitment by signing up to a Terms of Reference (ToR) document as a memorandum of understanding, a draft of which is shown in appendix 2. The parties to the ToR will work together to develop a joint working agreement for an initial 5 year term. The ToR will be subject to review alongside the timetable for review of the draft Tameside Housing Strategy.
- 4.7 In order to develop and promote an area based approach conducive to place management and utilise the specialism and the strong asset base, the Council is looking for Registered Providers to lead in areas including delivering area based regeneration, developing new housing accommodation/ services and to support the Council delivering initiative such as dealing with empty properties.
- 4.8 As in other Local Authority Partnership with Registered Providers, the lead and operational delivery/support roles can be decided through the Collaborative Partnership working arrangements. Organisations decide based on their strengths, ie asset base and where they are best placed to focus their resources, the roles they are able and committed to deliver
- 4.9 The expression of interest/questionnaire focuses on deliver against the following aims:
- (i) Creating Leaders in our Places
 - (ii) Delivering new homes
 - (iii) Delivering specialist housing
 - (iv) Creating a better quality Private Rented Sector market
 - (v) Supporting homelessness and homelessness prevention
 - (vi) Better Health creation
 - (vii) Supporting social value and a low carbon society
- The Lead Registered Providers will be the main contact with the Council, and have a role to play working closely with other Registered Providers in the operational and delivery function.

5 OPTION CONSIDERED

5.1 Option 1 – Do Minimum

The current working relationship with the Registered Provider sector is on a one to one basis, is not as efficient in terms of staff involvement and the return from the activity in terms of;

- access to housing accommodation to meet the Councils Statutory Housing Function,
- new development to meet housing needs identified through 2020 Housing Needs Assessment and Specialist housing
- the value that can be obtained through inclusive growth strategies and approach building on the strength of a collective and collaborative Registered Provider partnership.

5.2 Option 2- Proceed through Public Contract Regulations 2015

Develop a new partnership approach with the Registered Provider sector through a full procurement process in line with Public Contract Regulation 2015.

This process is required for Contracts and Services which fall within the remit of PCR 2015. In the case for the majority/ broadest sense of the delivery of housing accommodation and services for residents from our Registered Provider partners, there is no requirement to

procure their delivery through PCR 2015. Where procurement will be required, the contracts and Services will only form part of the preferred option if procured/ delivered as required within legal requirements.

The time, cost and other resource implications to set up a PRC 2015 option for both the Council and the Registered Provider Sector, when the majority of the Registered Provider work can be undertaken through a Collaboration Agreement is prohibitive.

The opportunities and availability of programmes for Registered Providers to deliver and especially in the GM area are extensive, and Registered Providers can and do choose which opportunities to pursue and sometimes opt to follow those which are easy to access and provide a good return on resources employed.

5.3 **Preferred Option 3 – Tameside Registered Provider Collaborative Agreement**

This is the preferred option as it is considered to provide for;

- business as usual, and since the changes as set out in 2.1 above, the benefits of a coordinated Registered Provider partnership have diminished and the Partnership working needs to be brought back in a structured manner
- the set up and delivery will be cheaper than option 2 and the administration compared with option 2 will be straight forward with Registered Provider having full involvement and accountability even if only reputational to the partnership
- the housing delivery and services proposed through the partnership working generally do not require procuring through PCR 2015, and if they did a separate route for that work and services will be followed.
- Registered Providers are used to working in this way and already are in Tameside (although not effectively as is possible)
- a quick route to set up and codify how Registered Providers and the Council work together
- will seek to provide better access to existing/new housing stock and enable planned development of accommodation and delivery of coordinated housing services quickly and in line with the Council's Cross Cutting Accommodation Theme as part of the corporate Cost Avoidance and Budget Saving Plan
- provision of quality sustainable accommodation meeting clients' needs and potential financial benefits can be achieved at a greater scale and in a planned way rather than adhoc and informal basis than as at present.

6 **LINKS TO SAVINGS AND COST AVOIDANCE CROSS CUTTING ACCOMMODATION**

6.1 Three projects which have been delivered over the last 2 years working within the current working arrangements with Registered Providers.

6.2 Of the projects noted below, two were secured from Registered Providers by way of opportunities, which were available and suitable with some adjustment for service users of the relevant directorate. The third scheme required extensive work on an individual basis with Registered Providers to identify and secure both existing and new developments to meet the required need. While limited success has been achieved, it is noted that the Council does not have a Homes England funded development programme, the Registered Provider development programme in Tameside is not geared to deliver the type, size and location of accommodation required and the programme is small compared with the needs identified, this route to secure accommodation is not fit for purpose to deliver for the identified need.

6.3 Mount Street, Hyde – 24 new Registered Provider apartments developed and funded by a Registered Provider for affordable rent accommodation. The project nearing completion was switched to a supported housing project, secured through a management agreement for Adult Services. The apartments provide service users, with the right type and sized accommodation for existing clients. The accommodation rent levels are supported by

Housing Benefit. It is estimated that direct savings of £0.177m will be realised in 2021/22. The accommodation creates capacity for new placements to be made in-house, rather than via more expensive contracted provision. It is estimated that the project has also avoided expenditure of £0.900m per annum when compared to the estimated costs of related external placements.

6.4 Dean Street, Mossley – 1 bungalow developed and funded by a Registered Provider, for sale through shared ownership. The project nearing completion was switched to a supported housing project, secured through a management agreement for Adult Services. The bungalow provides the right type and sized accommodation for a particular client and is flexible to accommodate changing needs. Access to this bungalow has enabled the Directorate to avoid estimated expenditure of £0.250m per annum.

6.5 10 Individual properties across the borough for young adults transitioning to independence. Over a 2 year period, the Council working with different Registered Providers has secured one and two bed homes for Children's Services and their service users. Each property is subject to an individual management agreement/ lease with a Registered Provider.

6.6 Accommodation demand across Adult, Children's and Homelessness Service areas

Extensive work has been undertaken by all directorates to identify housing accommodation needs and demand over the short, medium and long term. This work continues to be developed including identification of the potential for cost avoidance and cost saving which can be secured from new provision and relet / recycling of existing housing accommodation in the ownership of Registered Providers to meet needs/demand. Each directorate will identify the cost avoidance and saving from accommodation types and provision as part of their plans.

6.7 A summary of the types of accommodation by directorates identified to date:

Adult Services – accommodation types reported to SCB/ Cabinet including, older persons extra care, older persons bungalows and self-contained homes, shared and self-contained houses and apartments for service users with complex needs and disabilities. The accommodation count in terms of units to be delivered over the next 5 years is 392 units excluding pipeline schemes.

6.8 Operations and Neighbourhoods - Homelessness and General Let accommodation for waiting list applicants. The accommodation types range from one bed apartments to large family houses and specialist accommodation for homelessness. The current annual ask is 130 units per annum for the next five years.

6.9 Children's Service – a range of accommodation types to meet service users' needs from those ready for independent living to more supported accommodation based on person centred needs. Initially for financial year 2021/22 up to 48, one and two bed properties for young adults aged 18+

7 CONCLUSION

7.1 The establishment of the Registered Provider Partnership will allow a robust and holistic approach to tackling housing and related issues on a neighbourhood level, as well as meeting the priorities of the Council's Corporate Plan, the emerging Tameside Housing Strategy and the GM Housing Strategy.

7.2 The success of the partnership will be monitored and reviewed on an annual basis with a view to extending the arrangement beyond the initial 5 years.

8 RECOMMENDATIONS

8.1 As set out at the front of the report.

Developing a Registered Provider Collaborative Partnership

Tameside Borough Council

July 2021

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Directors Helen Brzozowski and Michael Bullock

1. Introduction

- 1.1 Tameside is a Borough of significant opportunity and is actively seeking to work more closely with a preferred number of Registered Providers. This will help us to strengthen partnerships, create innovative and tailored solutions together and deliver for the specific needs of the area and local people. We are a progressive authority; we do things differently and we are currently mobilising to further build on our current strengths and assets.
- 1.2 The Council and NHS Tameside & Glossop CCG have come together to form one organisation – Tameside & Glossop Strategic Commission and ‘Our People Our Place Our Plan’ outlines our aims and aspirations for the area, its people and how we commit to work for everyone, every day. The plan is structured by life course – Starting Well, Living Well and Ageing Well, underpinned by the idea of ensuring that Tameside & Glossop is a Great Place, and has a Vibrant Economy. Within each life course we have identified a set of goals that set out what we want to achieve for people in the area throughout their life. <https://www.tameside.gov.uk/corporateplan>.
- 1.3 People want to live in places with great schools, good jobs and excellent transport connections, access to sport and leisure and retail and social opportunities and this all needs to be underpinned by an excellent choice of homes. For our neighbourhoods to be attractive places to live, work and invest, an integrated and connected approach is essential. Tameside along with the GMCA is currently driving huge changes in the way public services are delivered. This is redefining our relationship with residents – doing with, not to. We are re-designing services at the place level to ensure that they deliver better outcomes for local people. Having access to a safe, decent affordable home is an essential part of this transformation. We see housing as the cornerstone to Starting Well, Living Well and Ageing Well.
- 1.4 A safe, warm affordable home is the bedrock for positive health creation on which to build resilient communities, deliver our ambitions for future generations, and create opportunity. The influence of ‘good’ housing is far reaching, which is why our newly emerging housing strategy places housing as a ‘launch pad’ to challenge the way in which we deliver new homes and services. The principal aim of the new Housing Strategy must be to accelerate the pace of housing development and improve the quality and choice of the local housing offer. New homes are an important part of ensuring we can meet the housing demands of existing and prospective residents and enable reductions in dependency on expensive public services by better matching our residents changing housing needs.
- 1.5 We understand the value of partnership and are an active partner within the Greater Manchester Combined Authority and we understand the significant role that Registered Providers (RPs) will have working alongside the Council to create solutions and deliver our objectives. We also have positive partnerships with developers and private landlords and are working to strengthen those to also support the Council to deliver its objectives set out in the Corporate Plan.
- 1.6 We will expect RPs to take an asset and strength-based approach to creating and maintaining communities that are cohesive and sustainable with a focus on supporting the following outcomes that:

- maximise the delivery of new homes at pace across the Borough;
- utilising existing stock and nomination arrangements together with delivery of new affordable rented homes, contributing to rebalancing communities and demonstrating that these homes are truly affordable to local people;
- create intermediate products that support households into tenures of their choice as they move through their lifecycle;
- develop models of delivery for new homes and services in partnership with the Council;
- support the borough to develop a higher quality secure private rented sector offer;
- develop place-based management solutions that promote community engagement, promote financial and digital inclusion and reduce social isolation;
- positively disrupt the private rented sector market to create more stable and better managed communities, reducing fuel poverty and tackling anti-social behaviour;
- demonstrate a long-term commitment to social and economic investment which supports local people and communities, particularly supporting tenants into education, training and employment;
- deliver specialist accommodation that meets our evidence-based need requirements and also provides person centred solutions;
- support the authority to meet its homelessness obligations and supports preventative approaches;
- create an accommodation and service offer for older people to remain living in their homes for longer and access to specialist accommodation as it is required; and
- bring empty homes back into use.
- demonstrate social value that benefits the communities and neighbourhoods of Tameside
- support the Council's plans for re-purposing the borough's town centres
- support other relevant Council initiatives e.g. Home Improvement Agency, Handy Person Service

Covid-19

- 1.7 The Covid-19 outbreak has demonstrated both the fragility of how the world's economy was organised, but also the immense power of communities working together. The strength of community working was particularly true in Tameside. We will play our part in supporting our residents and partners to meet these exceptional challenges. We recognise that all organisations will need to adapt to new working arrangements, and we anticipate our policies and practices will need to adjust to the new circumstances. Through the coming months, we will continue delivering our services to residents and partners and crucially, lay the foundations for meeting future needs. This document is one example of that.

2. The role for Registered Providers

- 2.1 Tameside wants to work with committed Registered Providers who will have a wider economic and social impact. We want to build relationships over a longer time period, creating solutions to our challenges, sharing risk and reward and delivering with a focus on the needs of local people.
- 2.2 We intend to create a Registered Providers Partnership that we can work with on a more permanent basis. We want Registered Providers to make commitments to the Council about future investment and resources and in return the Council is setting out the benefits of joint working arrangements.
- 2.3 The Partnership intends to ensure that Registered Providers who we work with can support all or some of the outcomes outlined in the introduction and we want Registered Providers to work to their strengths both in terms of expertise and geographical impact. We understand that there are likely to be lead Registered Providers in some specialist areas or geographical locations and others who play a supporting role. All are important.
- 2.4 As part of this process, we understand that some Registered Providers will be considering their future role in Tameside and will work with you to fully support a managed exit if Tameside is not a preferred location for investment in the future. There may be a role for us to broker stock swaps or alternative management arrangements of your current stock in Tameside.
- 2.5 We are asking Registered Providers to explain how they plan to work alongside the Council, and we are asking for specific commitments to be made over the next five years. Those organisations that can commit to meeting the outcomes that Tameside has identified as priorities, will be invited to be a member of the Registered Provider framework. In addition, we are asking providers who wish to be Area Leads to set out the areas where they wish to be the Lead.

3. Our offer to Registered Providers

- 3.1 The Council is currently developing a new five year Housing Strategy that very clearly sets out our commitments to improve the pace of delivery of new housing, how we intend to deliver our services and our commitments to local people. We are maximising our powers and partnerships, thinking differently and looking for create people centred solutions. Details of our emerging thinking can be found in in our Corporate Plan and the presentation about the Housing strategy.
- 3.2 For Registered Providers who are part of the partnership, we will investigate the opportunities to;
 - Enter into continuous market engagement, identifying opportunities for development, providing support to access funding through National programmes and sub regional partnerships.
 - Work in partnership to unlock challenging sites. We intend to work within the Greater Manchester Combined Authority framework to maximise resources available from the Housing Investment Fund but we also intend to develop a Housing

Investment Fund that can provide investment funding to support viability. We anticipate this will include commuted sums, capital receipts, new homes bonus and prudential borrowing. This fund can be used flexibly to unlock sites with our partners members.

- Work with Registered Providers to create new sites. This would include detailed examination of public sector and social landlord held assets and land to explore radical options for creating new sites;
- Share risk on sites. The Council intends to become more engaged with housing delivery, which may be direct delivery, investment in new housing and utilising our assets. We will be working with our preferred Registered Providers to look at joint site delivery where this is appropriate, particularly in more challenging locations.
- Support Registered Providers with land packaged deals enabling Registered Providers to access better quality sites in return for delivering more challenging sites.
- Support Registered Providers to develop intermediate housing products. Building on the previously successful LAMS product and some of the exciting products developed by GM partners, we intend to establish a legal mechanism to develop equity loans. This will enable equity loans to be provided on new developments to help to reduce sale values and improve access to home ownership for local people. For Registered Providers, it can be used to de-risk commercial schemes and provide flexibility to enable schemes to move forward. The Council will manage this process, hold charges and fund equity loans where this supports scheme viability.
- Develop equity loans to create person centred solutions, this may include funding equity loans to achieve our outcomes in partnership with our Registered Providers. For example, the potential to purchase larger property for families who foster children in Tameside but whose home is too small. An equity loan could fund the difference in the cost of their original home and the larger home. The equity loan would be repaid to the Council in the future. Equity loans could be used for other property purchases too.
- Work with Registered Providers to financially support alternative delivery models such as custom build, co-operative living and Community Land Trusts.
- Provide a fast track route through our planning system where schemes meet local need as set out in our evidence base.

3.3 This is not an exhaustive list and we would be happy to discuss these in more detail but are keen that Registered Providers work with us to develop solutions in more detail.

3.4 The Council intends to adopt a LIFE (Lead Influence Follow Exit) model approach for Registered Providers. To that end, we are keen to ensure that we have lead Registered Providers across the Borough and recognise that your existing footprint and investment plans may be defined spatially. We consider this to be appropriate and would ask that you set out preferred locations for working with the Council.

3.5 The following section sets out the challenges in the Council and the type of support that is needed from Registered Providers. We are asking Registered Providers to consider these challenges and respond to the questions asked. We are particularly looking for

specific commitments that Registered Providers can make to Tameside over the next five years and beyond in terms of:

- Building new homes
- Place management
- Delivering for people with specialist accommodation requirements

4. Creating Leaders in our Places

4.1 We need strong place management of neighbourhoods in Tameside. This needs to be coordinated, area-based and involve a multi-stakeholder approach to improve locations, harnessing the skills, experiences and resources of those living there. We are redefining our relationship with residents – doing with, not to and we are re-designing services at the place level to ensure that they deliver better outcomes for local people.

4.2 We want to work with named Registered Providers across our towns and neighbourhoods. This does not mean that we would expect a lead Registered Provider to deliver all of the homes in an area where it was leading. We expect lead Registered Providers to work alongside the Council to ensure that individual locations have a holistic investment approach across all tenures that creates better balanced and healthy neighbourhoods. The role of a lead Registered Provider would be to work with the Council and supporting Registered Providers:

- to create a pipeline of deliverable sites across the Borough, maximising the provision of affordable housing and ensuring that delivery meets the needs of that location.
- to create innovative approaches to new delivery and take an investment role as necessary
- to develop intervention strategies with the Council and partners to improve poorly performing locations e.g. empty homes, poor private renting, open space management etc.
- to attend appropriate partnership meetings and be a ‘voice’ for their lead area
- to contribute to strategy making for the area
- to share pre-agreed data with the Council on matters relating to local area
- to encourage social cohesion through community organisations

Consultation Questions

Where do you believe your organisation should the lead manager of Place and why?

What approach will you take and what will your priorities be?

What support do you need from the Council?

5. Delivering new homes

Well-designed, quality housing

- 5.1 The design and quality of new housing is an important part of any new provision in the borough. It makes a crucial contribution to successful placemaking. We anticipate that homes built by partners will be consistent with the national aspirations for well designed, quality homes in good settings as well as our objectives for attractive and sustainable communities.

Delivering new affordable and low costs home ownership properties

- 5.2 The importance of delivering sufficient new housing provision, and especially affordable housing, has returned to the top of national political priorities. There is no single definition of affordability and no single agreed point where housing becomes un-affordable. Every local authority in the UK has issues with affordability and demand for affordable housing remains strong. Tameside lost over 5,000 socially rented homes through Right to Buy since the policy's introduction in 1980.
- 5.3 One in ten households in Tameside are in some form of housing need, ranging from overcrowding, accessibility and adaptability issue through to living with domestic hazards like damp and mould.
- 5.4 The solution should not simply focus on providing more affordable housing in all locations. Instead, the Council needs to emphasise flexibility in delivery, based not only on viability but also existing provision. In some areas, we need more affordable housing; in other areas what is lacking is a higher value offer.
- 5.5 The Council has an established relationship with Ashton Pioneer Homes that has brought over 150 empty properties back into use and provides high quality management services to private tenants. <https://www.tameside.gov.uk/emptyhomes>.
- 5.6 The Council is interested in approaches that will encourage better use of existing stock e.g. acquisition and upgrading of existing stock, bungalows that can free up family houses or incentives to encourage people to right size.

Consultation Questions

How many (and type) of new affordable homes can you commit to delivering in Tameside? What are your preferred locations?

Will you require grant support from Homes England or do you plan to deliver through the planning system or via your own resources? (Please give an indication of scale)

What is your approach to delivering social rent, affordable rent, Low Cost Home Ownership products and what is your preference? Explain any tailored products you could offer in Tameside such as a bespoke shared equity product.

Provide details of any alternative models you could offer to bring empty homes back into use and how many homes you would commit to bringing back into use using that model or the model currently being used by the Council?

What support will you require from the Council?

How much land i.e. generating approximately how many potential units (all tenures), do you already own in the borough, and how much do you intend to acquire?

Can you confirm your nominations commitment with the council, how you performed against them during the last financial year and if you did not meet them, why and your plans to improve performance including your on going commitments to support the needs of clients in the Borough including Children's Services, Adults and the needs of the homelessness Team.

Delivering market housing

- 5.9 The current housing offer in Tameside is focused around 2 and 3-bed properties with very few smaller and larger properties. Tameside needs to ensure new build homes are well-designed, safe, and environmentally sustainable, in a range of types, sizes and tenures as well as being age-friendly.
- 5.10 70% of house moves within Tameside are from households already in Tameside, making it a self-contained housing market. Tameside needs to take advantage of the wider Greater Manchester economic catchment area, with good quality housing options being a key driver in attracting investment and catalysing economic growth.
- 5.11 Estate agents involved in the HNA Stakeholder survey in 2017 confirmed that the greatest demand is for detached and semi-detached houses with 3 and 4 bedrooms and gardens. The HNA 2017 also noted the potential for alternative provision of housing, including co-living (particularly for developments catering for an ageing population) and custom self-build options.
- 5.12 Future developments will make the best use of land, reflect household aspirations, taking account of density and addressing the local mix of housing to create neighbourhoods of choice.

Consultation Questions

How can you help us to deliver more market housing, how many homes can you commit to developing, what value of homes will you develop?

Where would you like to develop?

For market housing, our priority is to invest to earn and we are interested in hearing about delivery models you can develop with the Council utilising its assets and resources?

Does your organisation have any experience of developing or managing build to rent market housing?

Does your organisation have an appetite to deliver build to rent housing/apartments in Tameside? If so, what type of scale would you envisage?

What are the challenges to developing and how can the Council help?

6. Delivering specialist housing

- 6.1 For better outcomes and for ensuring vital services are financially sustainable we must aim for long-term plans over short-term crisis prevention; Our priority is to create solutions that 'invest to save'.
- 6.2 Addressing the number of children looked by the authority needing housing and support services are fundamental priorities for the Council. For these children, moving towards independence, crisis management is more expensive in the short term and less effective in the long-term. There are now significant budget pressures emerging from young people who have recently turned 18 and have delayed transition due to lack of appropriate supported accommodation.
- 6.3 Access to suitable accommodation; intensive and safeguarding support to particularly vulnerable children and young people will be a critical part of the new housing strategy. Officers from Housing and Children's Services in partnerships with our Registered Provider partners that own existing stock and accommodation and those who specialise in supported housing are working pro-actively on a pipeline of new opportunities, this has already delivered two new units (at the time of writing) of accommodation and is actively progressing bringing a former supported housing project back into use.
- 6.4 Our priority is to plan ahead for specialist housing for families and children with physical and learning disabilities. There is a current need to provide alternative appropriate accommodation in the borough for existing clients. In addition by 2031 there will be a need for an additional 83 units of specialist accommodation for people with learning disabilities and 281 units of supported accommodation for residents with mental health needs. By 2035 we need an extra 720 wheelchair friendly homes, including 187 fully wheelchair adapted properties.
- 6.5 More local young people who are also care leavers are now in need of support to make the transition from care to living independently. The support available for children and young people in care is intended to bridge the gap between leaving care and living in the adult world. The focus is to support the young person throughout their transition to independence.
- 6.6 Recent research by the Housing LIN commissioned by the Association of Directors of Adult Services (ADAS) included a housing census that has identified a broad client group living in over 2,400 units of supported accommodation across 150 schemes in Tameside. More importantly the research predicts that without growth in the current stock, there will be a shortfall of 866 units of accommodation with support by 2035.

Consultation Questions

What commitments can you make to the Council in terms of provision of specialist accommodation in terms of type, numbers, locations?

What innovative approaches and best practice have you delivered that you can replicate in Tameside? And are there other approaches that you are aware of and willing to develop/deliver?

What support will you require from the Council?

Delivering for older people

- 6.7 We know that in future years Tameside will be home to a much larger and diverse group of older people. In 2018 Greater Manchester became the UK's first age-friendly region, as recognised by the World Health Organisation.
- 6.8 The number of people aged 65 or over in Tameside is expected to increase from 39,600 in 2017 to 58,600 in 2039, a 48% increase¹ At the same time, the proportion of people aged 80 years or over is set to increase from 4.3% to 7.3% of the population over the next twenty years. A key challenge is in ensuring support and choice for older people wanting to stay in their own home or find appropriate housing choices for older people as their circumstances change.
- 6.9 The range of housing options available to older people across Tameside will need to be constantly reviewed, with homes needing to be more adaptable and designed with potential care needs in mind. This will include development of different forms of open market housing for older people to downsize into. At the same time, demand for Residential and Extra Care Support is expected to increase dramatically over the coming decade.
- 6.10 There is a predicted shortfall of 1,711 units of sheltered housing by 2035 and a shortfall of 866 units of housing with care by 2035.

Consultation Questions

What new housing can you commit to developing for older people, explain how this meets our specific requirements, the client groups the accommodation will support and preferred locations?

Will you develop new housing in line with the principles of the Housing an Ageing Population Panel for Innovation (HAPPI)?

What services can you offer/support to help older people remaining living in their own home for longer?

If you have stock specifically for older people in Tameside will it be fit for purpose over the next two decades and if not, what plans do you have for replacement?

What support will you require from the Council?

¹ Tameside Council, *Tameside Housing Needs Assessment*

7. Creating a better quality PRS market

- 7.1 The PRS has grown substantially in Tameside over the past 10 years. The growth in this sector has been driven in part by trends in other tenures, with more households unable to access mortgage required to secure homeownership or a social home.²
- 7.2 Most landlords offer a good service to their tenants. However, it is estimated that more than a quarter of privately rented homes in Tameside fail to meet the Decent Homes standard.
- 7.3 We have commenced developing our work with Let Us, the GM ethical letting agency and have a range of links with landlords to lease properties. Work is already underway to explore the potential to augment existing regulatory powers with initiatives such as selective licencing in areas that are having a detrimental impact on the local community.
- 7.4 The Council has an established arrangement to co-host local meetings with the National Landlords Association which is a representative body for private landlords. The Council has used this forum to raise awareness of a range of issues including adult and children's safeguarding and the introduction of Welfare Reform.

Consultation Questions

What more could we do and how may you assist the Council in delivering this ask?

Would you be interested in leasing private rental stock to improve quality and management and what models would you propose and at what scale?

What support would you require from the Council?

Are you planning to deliver Build to Rent products in Tameside? How many units, in what locations and what type of property would you plan to deliver?

What support would you require from the Council?

² Rhodes, D. and Rugg, J. (2018) *Vulnerability amongst Low-Income Households in the Private Rented Sector in England*, University of York and Centre for Housing Policy

8. Supporting homelessness and homelessness prevention

- 8.1 Whilst spending by local authorities on homelessness services such as temporary accommodation has steadily increased since 2010 nationally, spending on overall housing services has fallen by 21% in real terms over the same period.
- 8.2 Fundamental factors in homelessness include the lack of affordable homes, the insecurity of private renting and changes to the welfare system since 2010.
- 8.3 We intend to take an increasingly targeted approach, identifying those households who are most vulnerable and providing them with personalised support. This will enable us to spend limited resources in the best way possible. We specifically want to reduce the number of people in expensive temporary accommodation and reducing the number of rough sleepers.

Consultation Questions

What tools/partnerships/innovations can you bring to assist in delivering solutions to the increasing demand in this area?

What specific commitments can you make?

How many properties can you make available to the Council to provide temporary accommodation, in what locations, what type and size and over what period?

9. Better Health creation

- 9.1 A safe, warm and secure home underpins people's ability to build a better quality of life; it improves general health outcomes and enables people to maintain independence. Poor housing is a driver of poor health and of pervasive and growing health inequalities. However, housing also has a huge influence on our mental health and wellbeing, affordability has a major impact on our ability to keep homes warm, how we are able to travel to work and how we maintain social connections. Living where you can afford and having security in knowing you won't be 'kicked out' at a moment's notice helps us to put down roots and have a stable base, a sense of community and belonging.
- 9.2 Unfortunately, not everyone has the same opportunities for good health. Those who are elderly or young, isolated, without a support network, and adults with disabilities are more likely to be affected and this has a significant impact for society and individuals. People are unable to work because of poor health and will need more support and care. Poor health carries a high financial cost for the state, including the costs of treating avoidable illness and social security costs associated with poor health.

Consultation Questions

What can you do to help us to build on our commitments for better health creation in Tameside?

What examples can you give us of how your work/developments/services has impacted on supporting improvements in the Health and Social care services

10. Supporting social value and a low carbon society

- 10.1 The Council's Social Value Charter commits to ensuring that value created is retained within local communities as areas of Tameside are developed and transformed.
- 10.2 The Council is committed to addressing the challenges of climate change. The borough's housing provision needs to contribute towards a low carbon society and specifically to support the city region's ambition is to be carbon-neutral by 2038. This will be through measures such as new zero carbon homes, as well as measures to reduce the carbon footprint of existing stock by improved energy efficiency.

Consultation Questions

How can you support us to bring benefits to the residents of Tameside in the following areas:

- *Sustain long-term investment in communities?*
- *Encouraging community participation?*
- *Create cohesive and sustainable communities?*
- *Creating employment and training opportunities?*
- *Delivering on the climate change agenda and zero carbon targets?*
- *Supporting wider community agendas?*
- *Investing in public realm?*
- *Any other areas of social value?*

We are fully committed to reducing the carbon footprint of existing stock. Can you set out your existing plans, milestones to improve and measure success, in reducing your carbon footprint of existing stock. Can you outline your achievements to date for stock held in Tameside?

11. Submission Requirements

- 11.1 The consultation questions are lengthy however only brief answers are required unless you wish to provide details, and these should be completed in the table in Appendix B, we will have regard to all the submissions and these will help to shape the partnership in its initial stages. For example they will give the Council an idea of the resources it needs to commit to the partnership.
- 11.2 Any supporting documents you wish to provide will be gladly received.
- 11.3 The Council requires that Registered Providers who join the partnership are committed to meeting the Council's objectives.
- 11.4 The Council requires all Registered Providers who join the partnership to commit to offering the Council at least 75% of nominations on relets of current stock. The Council also requests that on any new build grant funded rented properties, 100% will be offered as nominations to the Council on first and subsequent lets as long as the RP remains in the partnership. Any s.106 properties delivered will have local connection

and nomination writes covered in the agreement, and neither s.106 nor grant funded properties should be counted towards the 75% nominations for existing stock.

- 11.5 We are happy to answer any questions. Please contact xxx phone/email. We will keep responding organisations apprised of any clarifications ***of a general nature***. So, it is essential you supply us with two email contact points for this.

12. Selecting Area Leads

- 12.1 We hope to be able to select Area Lead organisations through discussion and mutual agreement by all or the majority of partnership members, and this process will start at the partnership's initiation meeting.
- 12.2 Area Leads working rationally and collaboratively with other RPs seeking to ensure any S106 units in the area are taken forward by the most appropriate RP to achieve the best return for the Authority.

Appendix A: - Expressions of Interest Questionnaire

1. Which Areas of Tameside are you Most Interested in Working In?



The map below shows the 19 Tameside wards colour coded into 9 neighbourhood areas. Please indicate if you are interested in working in area as the Area Lead or any other role by placing an X in the relevant boxes below. Multiple roles can be selected as all may apply.

Interest Area	Neighbourhood Area								
	1	2	3	4	5	6	7	8	9
Area No.									
Area Lead									
Managing RP									
Developing RP									
Empty Buildings									

If you have indicated you would like to be an Area lead, please answer the four questions below, otherwise please skip to question 2:

a. Why do you believe your organisation should be Area Lead for the neighbourhoods indicted about?

b. What approach will you take and what will your priorities be?

c. What resources to you already have invested in these areas, and what additional capacity can you bring?

d. What support do you need from the Council?

2. Which Tenures of General Needs Housing are you Interested in Delivering in Tameside?

Subsidy	Tenure	X if Applicable
None	Open Market Sale	
None	Open Market Rent	
s.106	Social Rent	
s.106	Affordable Rent	
s.106	Shared Ownership	
s.106	Rent to Buy	
s.106	New Affordable Home Ownership Tenures	
Grant	Affordable Rent	
Grant	Shared Ownership	
Grant	Rent to Buy	
Other	If Other please state below	

3. Which specialist areas or initiatives would you like to have involvement with in Tameside?

Area	Type	X if Applicable
Supported Housing	Purpose built self-contained new build	
Supported Housing	Dispersed accommodation (existing or new build)	
Supported Housing	Young Adults Leaving Care	
Older Peoples	Sheltered	
Older Peoples	Extra Care	
New Initiatives	New Affordable Home Ownership Tenures	
New Initiatives	Custom and Self Build	
New Initiatives	Co-living	
Long Term Care/Support Schemes	Up to 12 units self-contained	
Long Term Care/Support Schemes	Over 12 units self-contained	
Long Term Care/Support Schemes	Shared accommodation (existing, purpose built or adapted)	

Empty Properties	Bringing existing dwellings back into use	
Empty properties	Repurposing existing buildings	
Private Sector	Housing Association Leasing schemes	
Private Sector	Regeneration work e.g. town centres.	
Other	If 'Other' please state below	

Appendix B: - Consultation Responses

Delivering new homes

How can you help us to deliver more market housing, how many homes can you commit to developing, what value of homes will you develop?

For market housing, our priority is to invest to earn and we are interested in hearing about delivery models you can develop with the Council utilising its assets and resources?

Does your organisation have any experience of developing or managing build to rent market housing or have appetite to do so?

What are the challenges to developing and how can the Council help?

Delivering specialist housing

What new housing can you commit to developing for older people, explain how this meets our specific requirements, the client groups the accommodation will support and preferred locations?

Will you develop new housing in line with the principles of the Housing an Ageing Population Panel for Innovation (HAPPI)?

What services can you offer/support to help older people remaining living in their own home for longer?

If you have stock specifically for older people in Tameside will it be fit for purpose over the next two decades and if not, what plans do you have for replacement?

What support will you require from the Council?

Creating a better quality PRS market

What more could we do and how may you assist the Council in delivering this ask?

Would you be interested in leasing private rental stock to improve quality and management and what models would you propose and at what scale?

What support would you require from the Council?

Are you planning to deliver Build to Rent products in Tameside? How many units, in what locations and what type of property would you plan to deliver?

What support would you require from the Council?

Supporting homelessness and homelessness prevention

What tools/partnerships/innovations can you bring to assist in delivering solutions to the increasing demand in this area?

What specific commitments can you make?

How many properties can you make available to the Council to provide temporary accommodation, in what locations, what type and size and over what period?

Better Health creation

What can you do to help us to build on our commitments for better health creation in Tameside?

What examples can you give us of how your work/developments/services has impacted on supporting improvements in the Health and Social care services

Supporting social value and a low carbon society

How can you support us to bring benefits to the residents of Tameside in the following areas:

- ***Sustain long-term investment in communities?***
- ***Encouraging community participation?***
- ***Create cohesive and sustainable communities?***
- ***Creating employment and training opportunities?***
- ***Delivering on the climate change agenda and zero carbon targets?***
- ***Supporting wider community agendas?***
- ***Investing in public realm?***
- ***Any other areas of social value?***

We are fully committed to reducing the carbon footprint of existing stock. Can you set out your existing plans, milestones to improve and measure success, in reducing your carbon footprint of existing stock. Can you outline your achievements to date for stock held in Tameside?

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Tameside Registered Provider Collaborative Partnership

Draft Terms of Reference

July 2021

The Tameside Registered Provider Collaboration has been in existence for many years and more recently following changes in the structure of housing delivery and partners across the Borough has been operating on an informal, ad hoc basis.

The development of the Tameside Housing Strategy 2021 to 2025, provides ideal timing and opportunity to review and refresh the partnership working arrangements with all Registered Providers who own, manage, develop stock and provide housing services in the Borough.

The purpose of the refreshed Collaborative Partnership is;

'To improve the housing offer in Tameside by delivering the priorities set out in the Tameside and GM Housing Strategies, through a collaborative approach to deliver place based management of existing stock, the development of new homes to meet a diverse range of needs, investing in communities and neighbourhoods to achieve and enhanced social and economic outcomes.'

It is proposed that all Registered Providers operating in Tameside become members of the Tameside Registered Provider Collaborative Partnership, signing up to the Terms Of Reference and support the Council in delivering the Corporate Plan, through the Housing Strategy.

The full membership would convene on an annual basis, as a minimum, to celebrate the previous year's achievements, review the housing strategy forward plan for delivery to ensure;

- the membership of the operational 'Strategic Collaboration Group' which sits below the Tameside Registered Provider Collaborative Partnership has the appropriate membership bringing relevant skill , knowledge , experience, resource and expertise to meet the delivery requirements of the Strategy, and agree any changes necessary.
- the structure and delivery function of the 'Strategic Collaboration Group', including sub groups/ task and finish working groups, is relevant to ensure priority projects and work programmes can be met.
- the priorities projects and programmes are in line with Housing Strategy keeping to the vision and aims.
- Partners are fully engaged, taking up opportunities to deliver projects and work programmes deriving from the Strategic Collaboration Group.

Proposed Terms of Reference

1. Set the overall vision and direction for collaborative working between Registered Providers, Private Sector and the Council.
2. Support the delivery and achievement of the Tameside Corporate Plan through the Housing Strategy's priorities, objectives and desired outcomes.
3. Collaborate to maximise the delivery of new homes at pace across the Borough, including identification of bid and funding opportunities to create new housing accommodation and service provision, research and support for new models of delivery, unlocking sites, supporting land assembly and through collaborative working, utilise available resources to ensure development opportunities, both revenue and capital, across the borough are brought to fruition.
4. Utilise existing stock to support the Councils allocations process, enter into nomination arrangements for existing and newly developed homes, contributing to rebalancing communities and working to ensure that these homes are truly affordable for local people.
5. The creation of home ownership products that support households into tenures of their choice.
6. Enabling an improved quality private rented sector offer in the borough, bringing empty homes back into use, reducing fuel poverty and creating better managed communities.
7. Develop place-based management solutions that promote community engagement and cohesion, promote financial and digital inclusion, reducing social isolation.
8. Deliver long term social and economic investment and development opportunities which support local people and communities, including tenants and their family members into education, training and employment.
9. Deliver specialist accommodation to meet the needs of the borough's residents promoting a person centred approach.
10. Assisting the prevention of homelessness, through provision of appropriate support, advice and accommodation.
11. Support the Council to build up on and develop an accommodation and service offer enabling older people to remain living in their homes for longer and access to appropriate accommodation to meet need as required.
12. Deliver and promote added value and social value through activities including investment, development, housing provision and services.
13. Support the Council with capital and revenue funding bids to enable delivery of projects and work programmes in the borough. These activities will assist to ensure contribution to the aims and objectives of Tameside's Inclusive Growth Strategy 2021-26 and beyond.
14. Support ambitions for re-purposing the borough's town centres.
15. Support initiatives to assist vulnerable people remain in their own homes e.g. Home Improvement Agency, Handy Person Service

Registered Provider ‘Strategic Collaboration Group’

Tameside Council will have a place on the Strategic Collaboration Group and will be represented on all Sub Groups which flow from the work streams. Representatives will be drawn from Housing Growth, Operations and Neighbourhoods (including Homelessness), Planning, Adult Services, Children’s Services and Strategic Property and other departments including Legal, Policy and Finance as appropriate.

Homes England / CCG/ NHS representation and other Partners supporting capital and revenue programmes will be invited to have a role on the Strategic Collaboration Group.

Registered Providers as members of the Tameside Registered Provider Collaboration Partnership

- leading on Key areas of the Housing Strategy Delivery Plan
- Chair Sub groups delivering on key areas of the Housing Strategy Delivery Plan
- Registered Providers with a specialism which brings relevant skill , knowledge , experience , resource and expertise

The Chair for the Strategic Collaboration Group will be decided at the initial meeting for a term of 1 year. The election of Chair will be an agenda item for resolution on an annual basis, and any changes will be implemented following the annual meeting of the Tameside Registered Provider Collaboration.

Meeting frequency will be monthly initially to set the work plan and programme, this will be reviewed with the Sub Groups taking on more operational work reporting back to the Strategic Collaboration Group.

The Strategic Collaboration Group is initially expected to run for the life of the strategy and will be reviewed alongside the Housing Strategy.

New members may join the ‘Tameside Registered Provider Collaboration Partnership at any time provided they sign up to the Terms Of Reference which will enable access to the Strategic Collaboration Group.

Sub Groups/ Task and Finish Working Groups

The Strategic Collaboration Group, will establish the sub groups/ task and finish working groups as required.

It is proposed that the following sub groups/ task and finish working groups are established and lead on the following themes;

Supported Housing

- Children’s Services including Leaving Care
- Older People
- Learning Disabilities &Autism

- Mental Health
- Domestic Abuse
- Complex Needs & Other needs

Housing Management/Allocations & Nominations/ Homelessness

- Housing advice all tenures
- Housing letting systems, allocations & nominations
- Homeless Families
- Single Homeless
- Complex needs

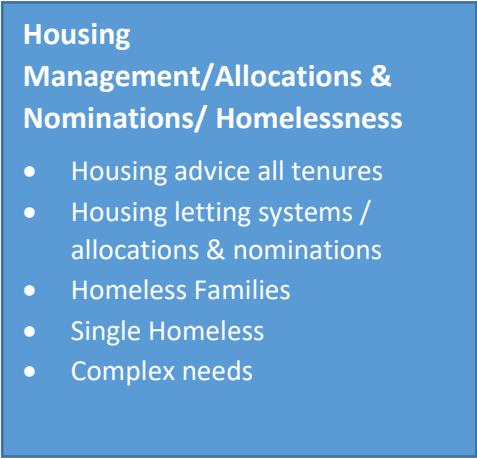
Place Making /Regeneration/Town Centres

- Ashton/ Hyde/ Stalybridge/ Droylsden/ Denton
- Empty Property
- PRS / Housing Standards
- Estate based initiatives
- Planning and Health, Safety and Welfare

Growth and Development

- Needs and Demand, Type/ Tenure/ Location
- Asset Management
- Public and Private Sector Land and Property/ Procurement/ Collaboration
- Allocations /Funding and Funding Bids/ 5 year Development Programme
- Section 106 on site and Commuted sums.

Meeting for specific projects related to the sub groups/ task and Finish groups will be facilitated by the relevant Council Directorate/ Department.



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Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Councillor Warren Bray – Executive Member (Transport and Connectivity)
Reporting Officer:	Jayne Traverse – Director of Growth Gregg Stott – Assistant Director Investment, Development & Housing
Subject:	THE A57 LINK ROADS INITIATIVE UPDATE
Report Summary:	This report provides an update on the proposed A57 Link Roads Initiative and seeks approval for Tameside's input to the Planning Inspectorate as part of the Development Consent Order approval process.
Recommendations:	That Executive Cabinet be recommended to <ul style="list-style-type: none">(i) Note the proposed Development Consent Order (DCO) programme and the work undertaken to date;(ii) Approve the submission of the Local Impact Report (LIR), once completed, in consultation with the Executive Member for Transport and Connectivity;(iii) Approve the submission of required documentation and responses to the Planning Inspectorate, in consultation with the Executive Member for Transport and Connectivity, including the Written Representation and input into the Statement of Common Ground, when required.
Corporate Plan:	Key aims of the Corporate Plan are to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The A57 Link Roads Initiative will support the delivery of these aims.
Policy Implications:	The A57 Link Roads Initiative support the policy aims of the Council's Inclusive Growth Strategy (2021), the Council's growth priorities agreed at Council February 2020 and the emerging draft Greater Manchester Places for Everyone joint development strategy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	This report provides an update on the proposed A57 Link Roads Initiative. There are no direct financial implications arising from the report at this stage. Members should note that if the initiative is subsequently approved at a later date, all infrastructure works undertaken will be wholly funded via Central Government
Legal Implications: (Authorised by the Borough Solicitor)	Participation by a local authority during the Development Consent Order process is not obligatory but is strongly advised by the Planning Inspectorate. In coming to a decision on whether or not to make a DCO authorising the project, they must have regard to any Local Impact Reports that are submitted by the deadline set down by the Examining Authority's timetable.

During the examination it is likely that there will be numerous deadlines for the local authority to submit further representations. These often require swift responses to ensure all matters can be fully explored before the close of the examination.

Guidance from the Planning Inspectorate warns that late submission of an important document such as the LIR or Statement of Common Ground may prejudice the ability of other interested parties to consider and comment on its content, potentially disrupting the examination timetable and resulting in additional costs for other interested parties.

Accordingly appropriate resources and project management need to be allocated to ensure delivery of this priority

Risk Management:

The A57 Link Roads Initiative is a Highways England led initiative and as such there are no specific risk management issues for the Council except to ensure any documentation is provided on an expedient basis.

Background Information:

The background papers relating to this report can be inspected by contacting Mike Reed, Head of Major Programmes



Telephone: 07974111756



e-mail: mike.reed@tameside.gov.uk

1. INTRODUCTION

- 1.1 The “A57 Link Roads” project, formally known on the Highways England (HE) website as the “Trans-Pennine Upgrade”, is referred to as the “Mottram Moor Link Road and A57 Link Road project” in the Government’s second Roads Investment Strategy (RIS2).
- 1.2 The A57 and A628 strategic roads between Manchester and Sheffield currently suffer from heavy congestion, carrying more traffic than is appropriate and runs through a number of local towns and villages, resulting in unreliable journeys, poor air and noise quality and a general blight on communities. This restricts potential economic growth, as the delivery of goods to businesses is often delayed. The route is not appropriate for commuting, which limits employment opportunities and village and local centres struggle to retain a sense of place and provide a focal point for community activities.
- 1.3 The current projected scheme has evolved over more than 50 years as alternative ideas have been explored. In 2017, after a wide consultation around a number of different options, HE announced a package of Trans-Pennine Upgrade work, to improve the existing route connecting the M67 at Mottram in Longdendale to the M1, north of Sheffield.
- 1.4 HE’s Trans-Pennine Upgrade Programme is part of Government’s commitment to spend £27.4 billion during the RIS2 period. The A57 Link Roads project will include the creation of two new link roads:
 - Mottram Moor Link Road – a new dual carriageway from the M67 junction 4 roundabout to a new junction on the A57(T) at Mottram Moor; and
 - A57 Link Road – a new single carriageway link from the A57(T) at Mottram Moor to a new junction on the A57 in Woolley Bridge.
- 1.5 The proposed A57 Link Roads Scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008. This means there is a requirement for HE (as the applicant) to make an application to the Planning Inspectorate under Section 37 of The Planning Act 2008 for a Development Consent Order to authorise construction of the scheme. Should permission be granted, HE estimate that construction work will begin in early 2023.

2. PROGRESS UPDATE

- 2.1 The Planning Act 2008 sets out the decision-making process for major infrastructure projects. In 2012, the Planning Inspectorate became the government agency responsible for operating the planning process for Nationally Significant Infrastructure Projects (NSIPs). NSIPs are major infrastructure projects which require a type of approval known as “Development Consent” under procedures governed by the Planning Act 2008. Development Consent, where granted, is made in the form of a Development Consent Order (DCO).
- 2.2 The relevant Secretary of State, for final decision on the application for the A57 Link Roads, is the Secretary of State for Transport.
- 2.3 The DCO approval process consists of the following six separate stages:
 - Pre-application: Before submitting an application, potential applicants have a statutory duty to carry out consultation on their proposals.
 - Acceptance: Submission of an application for development consent to the Planning Inspectorate.
 - Pre-examination: The public will be able to register with the Planning Inspectorate to become an Interested Party by making a Relevant Representation.
 - Examination: The Planning Inspectorate has up to six months to carry out the examination.

- Recommendation and Decision: The Planning Inspectorate must prepare a report on the application to the relevant Secretary of State for a final decision.
- Post decision two months period in which the decision may be challenged in the High Court.

2.4 HE submitted an application to the Planning Inspectorate for an Order granting development consent on 28 June 2021. Prior to any decision on whether or not to accept the application the Planning Inspectorate must, amongst other matters, have regard to any representations received from any local authority consultees about the Adequacy of Consultation during the Pre-application stage. This application was accepted for examination by the Inspectorate (on behalf of the Secretary of State) on 26 July 2021.

Adequacy of Consultation

2.5 On 9 July 2021 the Council responded to the Planning Inspectorate following their request as to whether it considered that HE had complied with the adequacy of consultation requirements under Section 55 of the Planning Act 2008, in relation to the application, and complied with its duties under Sections 42, 47 and 48 of the Planning Act 2008. The Council has confirmed its opinion that HE have carried out adequate consultation at the pre-application stage in accordance with the requirements of the Planning Act 2008 HE has engaged extensively with the Council since 2015 in relation to consultation on the A57 Link Roads Scheme. Pre non-statutory consultation was undertaken between October 2015 and March 2017 comprising of early engagement with the Council and stakeholders. HE have consulted widely regarding a number of different options following which a proposed package of Trans-Pennine Upgrade work was identified and subject to consultation in 2018 via statutory consultation for 6 weeks from 12 February to 25 March 2018 and 4 weeks from 4 June to 1 July 2018. In 2020 HE consulted for a 6 week statutory consultation from 5 November 2020 to 17 December 2020 on changes to the A57 Link Roads scheme since the 2018 consultation focused on changes to design and anticipated environmental impacts.

2.6 HE produced a Statement of Community Consultation (SOCC) to which the Council formally responded on 19 October 2020 supporting the approach to consultation. HE engaged with the Council to identify the appropriate consultation target area for the distribution of relevant consultation materials.

2.7 As a consequence of the Covid-19 pandemic and associated restrictions it was necessary to make arrangements for the consultation to be adapted accordingly, with HE responsive to the requirement to provide printed materials, host public webinars and facilitate a telephone line in lieu of what would ordinarily have been delivered in person.

2.8 The consultation ran from 5 November to 17 December 2020. HE shared full details of the consultation via the Council's engagement channels, including hosting on the Council's Big Conversation consultation and engagement webpages for duration of consultation period. The following specific engagement was also undertaken:

- Engagement Session with Tameside Executive Cabinet and Longdendale Ward Members (26 October 2020)
- Engagement Session open to all Tameside Ward Members (2 November 2020)
- Public webinars (Wednesday 18 November 2020 afternoon and evening, and Saturday 21 November 2020)
- Engagement at the Tameside Partnership Engagement Network Conference on 19 November 2020

2.9 It is considered that HE have demonstrated an extensive consultation programme in relation to the A57 Link Roads scheme that is adequate and in accordance with Sections 42, 47 and 48 of the Planning Act 2008.

3. LOCAL IMPACT REPORT

- 3.1 As part of the examination process, the Examining Authority will invite relevant local authorities to submit a Local Impact Report (LIR). The purpose of the LIR is to enable a local authority to give details of the likely impact of the proposed development in its area. In August 2021 the Council has procured Arup via STaR to undertake the LIR following Executive Cabinet approval in December 2020 to drawdown funding in support of the Council's input into the Development Consent Order approval process. The LIR document is programmed for completion by the end of September 2021.
- 3.2 In addition to Tameside MBC, where the vast majority of the proposed scheme sits, other local authority areas directly affected by the initiative are:
- High Peak Borough Council;
 - Derbyshire County Council; and
 - Peak District National Park Authority.
- 3.3 Each are preparing individual LIRs for their own areas.
- 3.4 The LIR will identify the delivery impacts of the proposed scheme within Tameside. In addition the LIR will need to ensure the positive and negative impacts are reported around the headings noted below:
- Economic Growth and Transportation, especially around:
 - Existing key businesses in and around the A57 including the Hattersley, Mottram, Hollingworth and local area;
 - Existing and potential strategic Housing Sites in the local area to include areas around Hattersley, Hyde and Godley Green;
 - The proposed Bredbury Industrial Estate on the Tameside/ Stockport boundary;
 - The effects of the initiative on land values / commercial property rental values at employment sites in and around the A57 as noted above;
 - Existing areas of underutilised economic development potential along the A57 corridor;
 - The benefits of the new initiative forming the first stage of a wider road programme around Mottram, Hollingworth and Tintwistle.
 - Noise and Vibration
 - Geology, Soil and Ground Condition as a result of the proposed scheme
 - Material impacts on the scheme
 - Air Quality especially linking in with the developing Greater Manchester Clean Air Plan
 - Landscape and Visual Impacts
 - Archaeology and Cultural Heritage
 - Ecological and Nature Conservation
 - Road Drainage and Water Quality
 - Construction Traffic
 - Road Safety
- 3.5 The LIR will be prepared in consultation with relevant Tameside officers, elected members, third parties and others as required for completion. The final version of the LIR will be agreed with the Executive Member for Transport and Connectivity prior to submission to the Planning Inspectorate. Subject to confirmation by the Planning Inspectorate, it is likely that the LIR will need to be submitted in November 2021.

4. NEXT STEPS

- 4.1 Provisional dates supplied by HE below set out the next steps in the process for the A57 Link Roads Initiative. These dates are subject to confirmation and may change.

Pre-examination (3 months)	HE will advertise the Application has been accepted	October 2021
Local Impact Report	Local Authority Submission as part of Examination process	November 2021
Examination (6 months)	The application will be examined	December 2021
Report and Decision (6 months)	The Inspector will report to the Secretary of State	December 2022
Issue Secretary of State's decision letter confirming a made DCO, plus 2 month challenge period		
Proposed Start of Works on Site		March 2023
Roads open to traffic		March 2025

- 4.2 Once the Examination is underway there will be a need to respond to requests for representations from the Planning Inspectorate in a timely manner through the Director of Growth, in consultation with the Executive Member for Transport and Connectivity.

5. CONCLUSION

- 5.1 The A57 Link Roads Initiative is a Highways England led initiative that supports delivery of the Tameside Corporate Plan and Tameside Inclusive Growth Strategy.

6. RECOMMENDATIONS

- 6.1 As set out at the front of the report.

- Report to:** EXECUTIVE CABINET
- Date:** 29 September 2021
- Executive Member:** Councillor Oliver Ryan – Executive Member (Finance and Economic Growth)
- Reporting Officer:** Jayne Traverse – Director of Growth
Gregg Stott – Assistant Director Investment, Development & Housing
- Subject:** ST. PETERSFIELD LEGACY AND FUTURES WORK
- Report Summary:** The report outlines the existing Legacy issues in St Petersfield which are primarily associated with St Petersfield Management Company. The report establishes the current position and goes on to suggest options for resolving the issues as well as a preferred option involving a surrender of the existing leases and re-granting new leases to tenants in the St Petersfield area. A service charge would be collected to ensure the maintenance and upkeep of the common areas.
- Recommendations:** That Executive Cabinet be recommended to :
- (i) Approve to enter into a new management agreement with St Petersfield tenants and to take control of the management of the estate going forward as set out in section 4;
 - (ii) Approve the striking off of St Petersfield Management Company only once a new management agreement is in place;
 - (iii) Approve to adopt the insurance liabilities for the common parts of the development area only when the St Petersfield Management Company has been struck off;
 - (iv) If it is agreed that external provision in Estates and Legal is required to deliver the identified work, a contingency budget sum of £0.023m (as set out in section 5.18 and table 2) is allocated to cover the costs of Legal and Estates fees related to the surrendering of the existing leases and re-granting new leases to tenants. The sum will be allocated via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate as set out in table 4 section 8.1.
 - (v) Approve the current estimated non-recovery of £0.014m in relation to void/undeveloped land service charge payments in 2021/22 as set out in section 5.19, table 3. This liability will reduce as land is developed and the responsibility for payment falls to the new occupants. The non-recovery will be financed via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate as set out in table 4 section 8.1. The liability from 2022/23 will need to be resourced via the Growth Directorate revenue budget with savings identified elsewhere within the budget until the area is fully developed.
 - (vi) Approve expenditure of £0.010m (per section 4.3) to undertake technical and condition surveys. The budget will be allocated via the 2021/22 St Petersfield non recurrent

revenue budget within the Growth Directorate as set out in table 4 section 8.1. The surveys will inform details for the consideration of a future capital investment report together with the supporting robust business case that demonstrates the affordable financing arrangements for any investment required.

- (vii) Approval to accept and enter into any contract relating to works and services required as set out within this report on behalf of the Council;
- (viii) Approval for the Growth Directorate to manage the programme of works and services as set out within this report and to drawdown and incur all expenditure related to delivery of new management arrangement, obtaining such governance as required within the Council's financial and legal framework. On-going performance and reporting will be provided to the Strategic Planning and Capital Monitoring Directorate report
- (ix) Approve to procure (via STAR) Phase Two of the St Petersfield masterplan works (per section 7.3). The £0.127m is to be financed in equal proportions via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate and Evergreen 2 grant funding (£0.0635m via each funding source), section 8.1, table 4 refers.

Corporate Plan:

Key aims of Corporate Plan are to provide opportunities for people to fulfil their potential through work, skills and enterprise and to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The proposals outlined in this Report supports these aims in the areas of job creation and environmental sustainability.

This proposal supports the policy aims of the Council's Inclusive Growth Strategy 2021- 2026 as a Key Employment Site, the Council's growth priorities agreed at Council February 2020 and the emerging Places for Everyone at the Greater Manchester level.

Policy Implications:

The redevelopment of St Petersfield is intrinsically linked to the Legacy issues and the area is an integral part of the Eastern Growth Cluster and in the Borough's Inclusive Growth Strategy 2021- 2026. The areas delivery will contribute to improvements in job opportunities, workspace, local community, public realm and infrastructure.

St Petersfield is designated as an established employment area in the Tameside Unitary Development Plan and is covered under policy E3 of that document.

**Financial Implications:
(Authorised by the statutory
Section 151 Officer & Chief
Finance Officer)**

The report sets out details of legacy issues within the St Petersfield development Ashton-Under-Lyne.

There are a number of financial implications that Members need to consider relating to these issues, the majority of which will be financed via the existing 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate together with Evergreen 2 grant funding received via GMCA (section 8.1, table 4 refers).

Recommendation 9 requests approval of £0.127m to finance the procurement (via STAR) of Phase Two of the St Petersfield masterplan works (per section 4.3). This sum will be financed in equal proportions via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate together with Evergreen 2 grant funding (£0.0635m via each funding source) as set out in section 8.1, table 4. It is essential that procurement advice is sought via STAR and that Members have assurance that value for money has been realised within the procurement process and prior to award of contract. This will also require Section 151 officer assurance.

Recommendation 4 requests approval of a professional fees contingency sum of £0.023m (section 5.18 and table 2 refers) to support the Estates and Legal work relating to the surrendering of the existing leases and re-granting of new leases to tenants. The sum will be allocated via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate as set out in table 4 section 8.1.

Recommendation 5 requests approval to finance the current estimated non-recovery of £0.014m in relation to void/undeveloped land service charge payments in 2021/22 as set out in section 5.19, table 3. It is noted that this liability will reduce as land is developed and the responsibility for payment falls to the new occupants. The non-recovery will be financed via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate as set out in table 4 section 8.1. The liability from 2022/23 will need to be resourced via the Growth Directorate revenue budget with savings identified elsewhere within the budget until the area is fully developed. It is therefore essential that vacant units are marketed at the earliest opportunity to cease the void units service charge liability on the Council's revenue budget. In addition it is also essential that all related liabilities are included in the service charge levied on tenants to ensure full cost recovery is applied.

Recommendation 6 requests approval of £0.010m (per section 4.3) to undertake technical and condition surveys. The budget will be allocated via the 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate as set out in table 4 section 8.1. It is again noted that the surveys will inform details for the consideration of a future capital investment report together with the supporting robust business case that demonstrates the affordable financing arrangements for any investment required.

Members are reminded that there is no additional capital funding available for further investment as the estimated current balance of £7.2m available to finance any new capital investment has already been considered and prioritised against new proposals in June 2021.

For reference sections 2.8 to 2.10 of the report provide details of the existing budget implications (within the Operations and Neighbourhoods Directorate) relating to the multi-story car park located within the development. Members should note that the car park will be subject to a review of existing parking arrangements across the borough, the outcome of which will be provided in a subsequent report at a later date.

**Legal Implications:
(Authorised by the Borough
Solicitor)**

It is advised that the Council continues to object to the striking off of the Management Company until the associated surrender and re-grant of leases have been agreed. The Management Company is a party to the leases so it would be more practical to have the Management Company enter into the surrender documents. The Council needs a clear view of how the current tenants and their common areas fit within the larger St Petersfield scheme, to ensure that any re-grant fits within the final scheme. A robust system of checks and measures will need to be put in place to ensure that the various directorates within the Council understand the scope of their roles within St Petersfield; and that works are carried in time and to budget.

Risk Management:

Risks associated with the work are set out at section 9.

Background Information:

The background papers relating to this report can be inspected by contacting Damien Cutting, Economic Growth Lead.



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1. INTRODUCTION

- 1.1 The primary purpose of this report is to seek approval for the striking off of St Petersfield Management Company along with the establishment of a future approach to the management of the estate within the St. Petersfield development area and associated detail of works involved to carry out this task.
- 1.2 In order to ensure that St Petersfield fulfils its potential as being a location for high quality employment, innovation, design, tech and public realm, the Council are keen to progress with future aspirations associated with St Petersfield. This future work is underway and falls under the badge 'St Petersfield Futures'. Executive Cabinet approval was given on 28 April 2021 for the Council to procure a multidisciplinary consultant team to undertake a market appraisal and updated masterplan in the area. This report seeks approval to procure the Phase Two work in relation to the masterplan and delivery report for the area.
- 1.3 A budget of £0.020m was also approved in this report to ensure that measures were taken to improve the condition public realm in St Petersfield as an interim measure until a formal approach is taken to ensure the long term maintenance of the area to an appropriate standard.
- 1.4 Despite these St Petersfield Futures work priorities, in order to make meaningful progress in St Petersfield, there are a number of legacy issues that require resolution. If these legacy issues remain unresolved, progress could be inhibited and result in St Petersfield not fulfilling its potential and not delivering the economic, environmental and social improvements necessary for Ashton and the rest of the borough. It is therefore vital that the legacy issues are understood and resolved so as to lessen an impact of the Futures work.

2. BACKGROUND

- 2.1 On 26 March 2004, the Council entered into a development agreement with ASK Property Developments Limited. The development agreement related to the redevelopment of St. Petersfield in accordance with an agreed masterplan over a 10-year period.
- 2.2 The development was brought forward with other public sector partners - the former North West Development Agency (NWDA) and the former English Partnerships, now succeeded by the Department of Business Economy Innovation and Skills (BEIS) and the Homes and Communities Agency (HCA) respectively. The Council also entered into a funding agreement and a partnership agreement with these bodies.
- 2.3 The initial development phase delivered 32,359 sq.m of floorspace, with 0.75 hectares of public realm and infrastructure. The financial crisis of 2008 with its subsequent negative impact on the commercial national property market saw the development of St. Petersfield stall, with more than half of the scheme's proposed floor space undelivered. However, the St. Petersfield development was still successful in becoming Tameside's primary office location, offering the largest concentration of Grade A office space in the borough with the broadest range of floorplates.
- 2.4 The development agreement required the developer to set up a management company to take responsibility for the maintenance of the common parts, public realm and the future allocation of car parking within the development by virtue of several contractual agreements (**Appendix A**), having obligations under the Overriding Leases and Subleases.
- 2.5 On the 20 October 2005, the St. Petersfield Management Company Limited (company number 05597948) was incorporated, of which Ask Property Developments Limited owns 100% of its shares (one special share and 99 ordinary shares).

- 2.6 Under the lease granted for delivered schemes, an estate service charge is payable for the repair and maintenance of common parts. The management company is also responsible for recovering the costs for the mandatory services from the service charge paid by the tenants. The Council, as land owners of the undeveloped plots, has also contributed to the estate service charge in respect of void space in previous years. The most recent payment being made in 2016/17, a sum of £0.020m. The Council has no other obligations, role or responsibility relating to the management of the area, other than under the Council's statutory duties where adopted highway exists.
- 2.7 Following incorporation, the St Petersfield Management Company Limited entered into a contract with a services company, Jolivet Asset Management Ltd (company number 0769230), now named JPM Real Estate Management Limited to undertake the services relating to the common parts.
- 2.8 In 2014, the 240-bay Dale Street multi-story car park (MSCP) was developed in St Petersfield. The MSCP was part of the original development agreement with Ask, however whilst Ask were willing to deliver this element of the scheme, they were not willing to contribute to the costs. Therefore the MSCP was developed directly by the Council. The MSCP is currently managed by Ashton Pioneer Homes and is occupied by the Ministry of Justice (MoJ) (44 spaces) and the Pennine Care NHS Foundation Trust (169 spaces at £250 per parking bay). The £250 charge is an Outer Zone Parking Pass Charge. However, the MSCP is secured and under cover, therefore it is considered a higher rate would be justified that would help cover the costs associated with the management agreement. As the land was given to the Council for a peppercorn amount in order to deliver the MSCP, the lease states that the MoJ do not pay any rent for the MSCP.
- 2.9 Including the costs of the management agreement with Ashton Pioneer Homes (APH) and the lower market rate paid by the Pennine Care NHS Foundation Trust for their spaces, the MSCP currently operates at a net loss to the Council. In 2020/21, the costs of maintaining and operating the car park were £0.070m. The MSCP generates a yearly income of approximately £0.042m (solely from the contract with Pennine Primary Care NHS Trust). This equated to a net cost to the Council of £0.028m. For reference the 2021/22 net expenditure budget for the car park is £0.034m and is within the Operations and Neighbourhoods Directorate of the Council.
- 2.10 A number of options are being considered to ensure that the MSCP is able to operate in a financially sustainable way to the Council and a separate car parks review report by the Operations and Neighbourhoods Directorate at a later date will include these options and recommend a preferred option in relation to the management of the of the MSCP.

3. CURRENT POSITION

- 3.1 The Development Agreement with Ask Developments Ltd lapsed in 2014 and the company that was party to the Council in the formation of the St Petersfield Management Company (St Petersfield Management Company) with the Council was dissolved on 31 August 2017. However, this company was a subsidiary company and Ask Property Management still exists, as does St Petersfield Management Company, which remains responsible for the maintenance of the common parts of the St. Petersfield area. The St Petersfield Management Company has failed to sufficiently manage the maintenance of the area, nor has it discharged the outstanding invoices due to JPM Real Estate Management Limited. Equally it has also failed to liaise with the tenants, and collect the service charge for a number of years. Ongoing discussions between Council officers and representatives from Ask have taken place over the years and the Council have formally written to the St Petersfield Management Company outlining their responsibilities in respect of maintenance of the common areas.

- 3.2 The Council has received correspondence from JPM Real Estate Management Limited pursuing payment of invoices for the provision of the Services for the sum of £0.020m. The Council has no direct contractual relationship with the service company and the payment of the invoices remains the responsibility of the St Petersfield Management Company. However, it is acknowledged that the Council made a total of 7 payments between 2015 and 2017 totalling £0.041m to JPM relating to void service charges for undeveloped plots. More recently, St Petersfield Management Company (via the Council) has received correspondence from debt collection company, BPO Collections (on behalf of SSE Business) who have been appointed to collect an outstanding balance of £271.75. The Council are not aware of any other outstanding payments.
- 3.3 In an endeavour to ensure that St Petersfield Management Company will discharge the invoice to JPM Real Estate Management Limited, the Council's Legal Team wrote to the company on 21 April 2021, however, the Council received no response. The Council's Legal team has confirmed that payment of any outstanding invoices is the sole responsibility of St Petersfield Management Company, therefore there is no liability on the Council to pay outstanding invoices in the St Petersfield area relating to maintenance and upkeep of common areas. Ideally, St Petersfield Management Company would remain a party to agreement until the Council have been able to surrender the leases and re-grant new leases to existing tenants. This could be undertaken without St Petersfield Management Company still being in place but would possibly mean more work and expense to the Council. Therefore, the Council intend to continue to object to Companies House for the striking off of St Petersfield Management Company until new leases have been granted to tenants.
- 3.4 ASK Property Developments Limited wish to exit from the St Petersfield Management Company and have applied for striking off from Companies House on a number of occasions. Due to the fact there remains a number of unresolved issues in relation to the St Petersfield Management Company, the Council has repeatedly, and successfully, objected to the striking off. The most recent attempt (and successful Council objection) at striking off was in May 2021 which has now been deferred until 2 November 2021.
- 3.5 Once St Petersfield Management Company Limited has been struck off and no management company exist, there will still remain a requirement for maintenance and operation of the common parts and public realm as well as the allocation of car parking which is essential given the identification of surface level car parking as development sites in the St Petersfield Futures work that is underway. As landowner, the future liability in regards to maintenance and upkeep of the commons areas will default to the Council. It is therefore essential that a new agreement including roles, responsibilities, and liabilities is established with tenants in the St Petersfield area to maintain the common parts of the development area and to safe guard the quality of this area for future development opportunities in St Petersfield.
- 3.6 In order for the Council to take over the management responsibilities of the St Petersfield area, a variation or surrender and re-grant to each of the tenant leases shall be required which shall address the tenant obligations in relation to the failure of the management company, and enable a new management agreement and service specification to be executed. Being mindful of the likelihood of eventual striking off of the management company, a review has been undertaken to determine the extent of ownership/titles including adopted areas and public realm within the red line development area.
- 3.7 On 10 July 2021, a letter was issued to tenants in the area advising them that the Council are currently considering the future development opportunities of the area and are looking to engage with existing tenants as a consultee. The letter also advised that the Council is examining all leasing arrangements and is looking to consider how all parties (Council and tenants) might work together to ensure the success of St Petersfield moving forward.
- 3.8 Each service area within the Council shall need a clear understanding of the demise, assets and specification that shall transition into their remit upon the agreed date of intervention.

The service lines that shall gain additional responsibilities shall mainly include Facilities Management, Highways & Transport, Operations & Greenspace and Insurance. Some of these additional responsibilities will be carried out without an additional cost to the service, however, budgets shall need to be identified and agreed to enable some of these services to carry out the new requirements such as the upkeep of the common areas. The levy of a service charge under a new agreement between the Council and occupants will be used to finance these additional responsibilities.

- 3.9 A St Petersfield Steering Group comprising senior members of staff in the relevant service areas has been established and meets on a monthly basis in order to discuss how to resolve these legacy issues.

Insurance Liabilities

- 3.10 As previously noted, the Council currently has no responsibility to maintain the common parts of the St. Petersfield development area, however the responsibility and liability to maintain the area in a safe and responsible manner will default to the land owner (the Council) once the St Petersfield Management Company has been struck of the Companies House register.
- 3.11 Until the St Petersfield Management Company is struck off, and as an interim measure only, maintenance/site checks have been undertaken by the Council and sites are secured where appropriate with health and safety measures implemented. It is anticipated that regular maintenance shall be undertaken once the long term management arrangements for the area have been agreed. The Council should be mindful of not inadvertently accepting responsibility (including claims or liabilities) by maintaining any land where the authority have no obligation to do so. However, the Council also has a duty of care to employees and third parties as part of any property/land owning activities to ensure they do not sustain any injury/damage in this regard, from any hazards. It will be prudent to maintain a record of any checks and retain this, so if any issues arise in the future i.e. claims, the Council can demonstrate it has acted as reasonably as possible in the circumstances and complied with any obligations.
- 3.12 In the options presented in Section 5 of this report, it is proposed that the Council does not take on any historic liabilities held by St Petersfield Management Company. In order to do this, it is essential that the current condition of the area is ascertained and documented. Additional survey work and due diligence reports are required to determine the extent of works necessary to bring the area back up to an appropriate standard.
- 3.13 The Council are not obliged to provide its Insurers or brokers with a list of land/sites, which the Council own/acquire as part of its business activities. As a rule of thumb, anything within the boundaries of Tameside should be included as part of our insurance arrangements, subject of course to any policy terms/conditions/exclusions. Therefore, it is not anticipated that the proposals identified in this report shall impact the Council's premium. That said, the Council are obliged to disclose any material facts so, for example, if any hazardous activities were being carried out on land which we own or are responsible for, which may pose an increased liability risk, then an Insurer would want to know about this. At time of writing this report, there are no known outstanding claims in the St Petersfield area.

St. Petersfield Vision

- 3.14 The area of St. Petersfield, at the west end of Ashton Town Centre forms a key gateway into the Town Centre and will continue to create a high quality commercial-led mixed use environment, that has provided Ashton with its first town centre business park.
- 3.15 As set out in the Tameside Inclusive Growth Strategy (2021), St Petersfield provides a clear opportunity for Tameside to create a modern, tailored development that can provide a hub for the growth of the digital, creative and tech sector in the borough. The installation of a Dark Fibre network into the area, and the completion of a data centre in Ashton Old Baths, ensures digital connectivity to match that available in Media City. As part of the Eastern Growth

Cluster, and coupled with its location on the edge of Ashton Town Centre, with transport links to Manchester and Leeds digital hubs, this strategic connectivity means the area can help Tameside take advantage of the growth of an industry that GM is already at the forefront of.

- 3.16 Whilst there has been an impact on demand for office space and increase in remote working during the COVID-19 pandemic, recent market review studies undertaken as part of the St Petersfield Futures work, have identified a continued demand for offices and meeting space, as part of well-designed, flexible development with high levels of physical and digital connectivity.
- 3.17 The vision for St. Petersfield has been subject to a number of iterations since development of the area stalled with the financial crash of 2008. Reviews of the initial masterplan were undertaken in 2011 and 2013, with more space in the development area proposed for residential use. These previous iterations have been used to inform the most recent masterplan work taking into account the changing economic, social and environmental climate.
- 3.18 Following approval at Executive Cabinet on 28 April 2021, a multi-disciplinary consultant team has been appointed to prepare a masterplan (building on previous work carried out), and updated market appraisal in order to determine the demand for certain types of uses in the area. A development prospectus is also being prepared for two of the plots in the masterplan area that can be delivered in the short/medium term. The work is developing a vision for the area which would appeal to the city region's fast growing Digital, Creative and Tech Sector, utilising the boroughs newly installed dark fibre network. The next stage of this work will enable additional work to be carried out for the remaining plots in the area. **Appendix B** shows the masterplan boundary that the consultants are working to.
- 3.19 At the same Executive Cabinet meeting £0.020m was approved from the Growth Directorate budget to carry out intermediate improvement works in the area until the future management of the area is determined.

4. ST PETERSFIELD LEGACY - NEXT STEPS

Management Agreement and Tenancies

- 4.1 There is an assumption that internal Council officers will need to undertake a number of tasks in this regard:
- A full review of the existing tenancy agreements is underway;
 - Review the maintenance and service charge agreement(s) and specification and draft new terms of an agreement;
 - Liaise with tenants on the proposed terms;
 - Enter into a new agreement with tenants in order to collect a service charge and take control of the management of the estate.

Maintenance and Services

- 4.2 Officers have identified several technical and condition surveys that are required within the red line of the development area to assess the condition of above ground areas, and assess where possible below ground conditions, particularly in areas which may draw concern. The condition of the common areas will assist officers in understanding the extent of additional works required.
- 4.3 An estimated one-off cost of £0.010m is required in order to commission a number of technical and condition surveys to ensure that hard standing, services and infrastructure does not require immediate works, and to assemble a capital programme plan for all the works required within the realm. The surveys will be funded from the existing 2021/22 St Petersfield non recurrent revenue budget within the Growth Directorate and will inform a future report of potential investment together with the supporting robust business case that demonstrates

the affordable financing arrangements.

- 4.4 As discussed earlier in this report, car parking charges for the MSCP are linked to the service charges and current lease arrangements of some existing tenants in the St Petersfield area. Action is required to ensure the MSCP runs as a viable and financially sustainable asset for the Council. A number of options are currently being considered and involve a review of the existing management agreement with Ashton Pioneer Homes, current arrangements with the Pennine Care NHS Foundation Trust and Ministry of Justice, and the future management of the MSCP to ensure that any remaining spaces can be leased to nearby businesses and generate additional income. A preferred option will be recommended to the Executive Cabinet at a later date from the Council's Operations and Neighbourhoods Directorate.

5. MANAGEMENT AGREEMENT, TENANCIES AND SERVICES OPTIONS

Option 1 – Do nothing

- 5.1 Do nothing is not considered a suitable option. Once the St Petersfield Management Company is struck off and ceases to exist, the likelihood is the default expectation will be for the Council to not only maintain the area, but also to undertake Management duties and responsibilities.
- 5.2 This option would also have implications for the delivery and implementation of the work associated with St Petersfield Future project.

Option 2 – Council to adopt the temporary management and responsibility for the St. Petersfield common areas once the Management Company is struck-off, and to procure a new management company

- 5.3 Temporary responsibility and liability may complicate negotiations for an agreement with a new management company. The result of this is that negotiations are likely to become protracted. The question of value for money must also be considered, particularly if the Council's various in-house service areas are already capable of undertaking these duties.
- 5.4 This option does not keep the management control within Council's remit, and as such could impact on the Council's ambitions for the St Petersfield Futures project.

Option 3 – The Council to permanently adopt all future management and responsibility for the St Petersfield common areas. Once this has been achieved, to allow the striking off of the St Petersfield Management Company (Preferred Option)

Immediate interim position

- 5.5 As previously noted in this report, the Council has the option of applying to Companies House for the 'striking off' of the St Petersfield Management Company. If this was to happen, the tenants will need to be consulted as to the best way to achieve the necessary amendments to remove the management company from the leases.
- 5.6 A surrender and re-grant may have tax (Stamp Duty) implications for the tenants. There may also be implications for the tenant's accounts; and if the tenants have charged the properties then lender approval/consent will be required. The cleanest way to achieve the desired result and given the leases contain multiple instances of provisions which aren't now fit for purpose, would be a surrender and re-grant. The striking off of the management company wouldn't in and of itself revert service charge provisions back to the Council. The Council's Estates team have already begun to have conversations with the tenants in respect of their future ambitions and advising that their lease will likely be surrendered and re-grant.
- 5.7 There are also sub-leases to Tameside College and CCG which reference the Management Company as a party to the lease. If the St Petersfield Management Company was struck off,

this will not affect the sub-leases other than to the extent that there would be no entity to fulfil the management company's functions under the lease.

- 5.8 By taking on the responsibility for the maintenance and services, upkeep of roads and public realm, ongoing street scape services and car parks would enable the Council to take control of the future provision of the site to ensure that service charges are collected and are put to use in providing a high quality public realm that meets the requirements and needs of existing and future tenants. The £0.020m approved (at Executive Cabinet 28 April 2021) for the area will ensure that interim works are carried out in the above areas until the service charge is levied and a cost neutral approach is implemented.

Maintenance and Services

- 5.9 There are broadly four areas for consideration:
1. Restoration of roads and public realm back to its specified grade;
 2. Ongoing Streetscape services and maintenance of common areas;
 3. Car parking;
 4. Other property interests previously excluded from the initial agreements in part or in full such as the multi-storey car park.

Restoration of roads and public realm

- 5.10 Observations from site visits undertaken by Council services agree that the ground materials and infrastructure show little evidence of effective maintenance since its initial installation and a capital sum is required to restore the roads and public realm back to its specified grade. These items include but are not limited to:

- Road resurfacing
- Pot hole repair
- Reinstatement of block paving
- Restoration of cracked slabs and tiles
- Restoration of cracked bollards and anti-vehicle measures
- Restoration of bike racks and shelters
- Restoration of street furniture and benches
- Replacement and CCTV cameras and any required corresponding bureau upgrade
- Replacement of street lights
- Reinstatement or removal of water features
- Reinstatement or removal of flag staffs, hoardings and features
- Any repairs required to drains, underground infrastructure, conducting media and electrical services

- 5.11 It is envisaged that a capital sum (subject to condition and technical surveys) is required in order to carry out the above works. A further report will be presented for consideration in due course once the surveys have been carried out and the related works required have been developed.

- 5.12 A level of work may be required following the immediate transition, however it would be expected that some works can be scheduled over time and costs may be recovered from future developments within the area. However, a capital sum will be required in order to carry out works to bring the area back to an acceptable standard and create the required environment to attract investment. Condition surveys will inform the amount of capital funding required which will be accompanied with a supporting robust business case that demonstrates the affordable financing arrangements.

Ongoing Streetscape services

- 5.13 Ongoing Streetscape services are required to keep public realm clean and tidy and in good repair. These services include but are not limited to:
- Soft landscaping services
 - Hard landscape cleaning

- External bin collections
- Road and pedestrian gritting
- Maintenance and servicing of water features (should they be reinstated)
- Maintenance and servicing of street lighting
- Maintenance and servicing of CCTV
- Maintenance and servicing all other street furniture such as benches
- Servicing of any oil Interceptors should they exist

5.14 A specification would need to be produced and agreed by the tenants; however an indicative annual revenue cost of £0.023m (net of VAT) per annum is envisaged. Table 1 provides an analysis of likely revenue cost required in order to cover the costs associated with the upkeep and maintenance of the common areas in the St Petersfield development area. The revenue costs will inform the required service charge to be calculated and will be apportioned to each tenant based on the floor space occupied by the tenant.

Table 1: Estimated Service Charge Related Expenditure (2021/22 Estimated)

Service	2021/22 Estimate £	Services included
Security	8,160	CCTV maintenance for the site, to include adhoc repairs to CCTV infrastructure and monitoring.
Health & Safety	4,590	The cost for the Health & Safety Audit and Facilities Manager costs
Landscaping / Estate Maintenance	5,100	Fortnightly landscaping service and regular litter picking.
Planned Preventive Maintenance	4,080	General repairs to the hard surfaces within the public realm
Electricity	1,020	The cost for the electricity supply throughout the site
Total	22,950	

Car Parking

5.15 The car parks within the St Petersfield area have been operated and maintained in line with other car parks across the borough. It is anticipated that a higher grade maintenance specification be adopted in line with specification for the rest of the public realm.

5.16 Car parking charges will be an addition to the service charge collected. At present, the Pennine Care NHS Foundation Trust are paying below market value of the car parking spaces (approximately half) although this is not a specification of the lease agreement. As part of the negotiations with tenants in respect of a new lease arrangement, a car parking charge will need to be agreed in line with the market value in the area and consistent with charges across the Borough. This will not apply to the MoJ as the lease states that they will not be liable to pay rent for the MSCP.

Other Property Interests

5.17 Other property interests sit within the St Petersfield demise that were not part of the original development agreement and are able to benefit from the high specification public realm. These include but are not limited to a solicitor's, the Courts, the MSCP which is leased in part to Pennine Care NHS Foundation Trust, Network Connect, the Ministry of Justice and Ashton Old Baths. Some of these properties have independencies with the area and further work is required to ensure that the Council's interest is protected and are not inadvertently subsidising other organisations with services that they should otherwise be funding by themselves. These discussions with land/property owners have already started to be picked

up as part of the St Petersfield Futures work and will continue in order to establish a position of these land/property owners.

Council Provisions

- 5.18 Ongoing discussions are taking place with colleagues in Legal and Estates to understand whether the required works can be delivered using internal officers. However, if Council services are unable to deliver the required works internally, there may be a requirement to procure the assistance of external resource. As a contingency, approval is requested for the provision of the services to be adopted (table 2) and the associated budget necessary is allocated as stated in section 8.1 table 4. The estimates in table 2 are based on internal costs which may vary slightly if required to procure externally.

Table 2: Provision and costs of services necessary to deliver the recommendations of this report

Item	Non-Recurrent Revenue Requirement £'m	Annual Revenue Requirement £'m	One-Off Capital Requirements and business case affordability £'m	Comments
Legal Work	0.020	None	None	Fees may vary depending on complexity of work involved
Estates	0.003	None	None	Estimated that each lease re-grant will take approximately 8 hours on the provision that each tenant accepts the proposal put forward by the Council. If negotiations are protracted, the fee will increase.
Infrastructure, Assets & Public Realm	0.010	None	TBC	One off revenue payment for condition and technical surveys. Capital cost required will be determined by outcomes of surveys.
Other Properties/Misc.	TBC	None	None	Subject to negotiation. Sponsor? Occupants not obliged to contribute.
Total	0.033	0	TBC	

- 5.19 As landowner, the Council is liable for the payment of service charges related to undeveloped plots. As previously stated, the Council paid some invoices relating to void charges between 2015 and 2017 but no payments have been made since. Table 3 below outlines the estimated annual service charges for each tenant will be liable.

Table 3 – Service charge apportionment to tenants in St Petersfield. Calculation based on % land area occupied (Estimated 2020/21).

Tenant	Occupied land %	Annual Charge (£)
Pennine Care NHS	10.72	2,460
Pennine Care	10.12	2,323
Bury Tameside	13.07	3,000
Tameside College	2.07	475
Bury Tameside	4.33	994
Void/Undeveloped Land (Council liability)	59.69*	13,698
Total	100.00	22,950

*likely to reduce as vacant land is developed

- 5.20 Under the existing management agreement, the Council is liable for service charge payments to St Petersfield Management Company in respect of undeveloped (void) land. The estimated annual cost to the Council based on the status quo would be £0.014m per annum per table 3. This liability will decrease as vacant plots are developed and the service charge becomes the responsibility of the new occupants. The Council would need to absorb this liability within the existing Growth Directorate revenue budget. There will be no service charge liability for the Council once the site is fully developed.

Insurance

- 5.21 It is recommended that the Council adopts the full repair and maintenance responsibilities for the highway (which isn't already adopted) and common areas from the point in time at which the St Petersfield Management Company is struck off and ceases to exist. It is also recommended that the Council does not accept any historical/ legacy liabilities.
- 5.22 Insurance and liability extends to the land in which a Council owned building sits and whilst the Council is not required to declare its land assets, for good order, the Council will notify its insurers in this regard but will not receive any formal documentation as verification for this notification or issue an endorsement to specify this particular location.

6. LONG TERM POSITION

Long Term Stewardship of St Petersfield Development Area

- 6.1 Option 3 ensures that responsibilities and liabilities are clear and understood by all parties to the agreement in the long term. As the Council is the landowner and already undertakes such activities (repair and maintenance, street lighting) as part of its everyday duties, it is best placed to undertake these services in a timely and responsive manner. There is further benefit in that the Council will retain control of the long term stewardship of the completed areas, but also be in the preferred position of being able to extend the agreement, or adopt similar principles to future new buildings as they come online with new tenants.
- 6.2 The Council has longer term ambitions linked to the development proposals identified in the St Petersfield Futures work. It is absolutely vital that the Legacy issues outlined in this report are resolved to ensure that St Petersfield is an attractive place to secure development opportunities and to fulfil its potential as a place of digital, cultural, technical and creative excellence that stands out above the competition.
- 6.3 It is recommended that the Council applies for striking off and enters into a new management agreement with the existing tenants. This will enable the Council to adopt the full responsibility for the repair, maintenance and operation of the St. Petersfield development area including service charge collection, which it envisaged will in turn pay for activities undertaken by respective Council service areas.
- 6.4 The Council are liable for the void/undeveloped land in St Petersfield, which will mean that there is a financial liability on the Council until the vacant land is developed.
- 6.5 Officers will seek approval in a subsequent report with a supporting robust business case

that demonstrates financial affordability in relation to the capital related works required in order to bring the public realm areas back up to a high standard.

7. ST PETERSFIELD PHASE TWO PROCUREMENT

7.1 Phase One of the St Petersfield masterplan is underway. A multi-disciplinary team led by LDA Design have been appointed to prepare a masterplan for the St Petersfield area. The brief asked the consultant team to carry out the following:

- A study reviewing the deliverability of Grade A office development in the area considering both short and long-term delivery and identifying a quantum that is deliverable within these timescales.
- A Delivery Options Report for each development parcel considering short- and long-term possibilities.
- Feasibility works to bring St Petersfield development to the market including the delivery of two plots, factoring in RIBA Stage 2 design work, cost plans and a Development Prospectus to assist with bringing the plots to market.

7.2 The Council secured Evergreen Grant Funding of £0.127m to part fund a development prospectus and feasibility works to assist with bringing the St Petersfield development to the market. The Grant was match funded by an additional £0.127m via the Growth Directorate revenue budget (table 4, Section 8.1 of the report refers). Approval to undertake this procurement was given at Executive Cabinet, 28 April 2021.

7.3 Officers are seeking approval to undertake Phase Two of the masterplan in St Petersfield and to utilise the remaining £0.127 grant funding in order to complete the masterplanning works. The brief is currently being finalised by the Growth Directorate, however, it is proposed that the brief will ask consultants to provide expertise in developing Phase 1 proposals into workable, viable and deliverable projects. Phase 2 will build on work undertaken by LDA Design and their consultant team by carrying out the following tasks:

- **Task 1: RIBA Stage 2 Development for commercial buildings on a further three plots (to be determined)** - Design development of up to three commercial buildings up to end of RIBA Stage 2 with associated cost plan and risk assessments, sufficient for the submission of a detailed planning application.
- **Task 2: Details Open Space and Public Realm design work the common areas in the St Petersfield area.** Landscape design with associated cost plan and risk assessment with sufficient detail to enable delivery
- **Task 3 – Delivery Strategy** – a robust delivery strategy for each plot that will assist with ensuring viable options for delivery are considered in detail.

7.4 The delivery of the tasks set out above will bring more certainty to St Petersfield and lead to a more holistic delivery of the development area. The programme will be managed and monitored by the Director of Growth.

7.5 Due to the multi-phase nature of the consultancy to be undertaken, guidance will be taken from STAR Procurement to explore the best options to ensure value for money is realised. At this point it is envisaged that in order to maximise efficiency, gain economies of scale and minimise the staff time involved in project management, the best route would be to procure one consultant to manage the production of all the relevant documents and reports outlined in the recommendations.

8. ST PETERSFIELD REVENUE BUDGET – 2021/22

- 8.1 Table 4 provides a summary of the non-recurrent revenue budget and Evergreen 2 grant funding available within the Growth Directorate for 2021/22 to support the St Petersfield development together with details of the existing and proposed commitments.

Table 4

	Council – Non Recurrent	Evergreen	Total	
	£'m	£'m	£'m	Approval
Available Budget	0.200	0.127	0.327	
Funding Commitments				
Phase One Masterplan - Development Prospectus and Feasibility Works	0.063	0.064	0.127	Exec Cabinet 28/04/21
Interim Public Realm	0.020	0.000	0.020	Exec Cabinet 28/04/21
Phase Two Masterplan - Detailed Design and Delivery Strategy	0.064	0.063	0.127	Pending - Section 4.3 Refers
Technical Surveys	0.010	0.000	0.010	Pending – Table 2 Refers
Contingency Provision For Professional Fees	0.023	0.000	0.023	Pending – Table 2 Refers
Service Charge - Void Units	0.014	0.000	0.014	Pending – Table 3 Refers
Total	0.194	0.127	0.321	
Remaining Balance	0.006	0.000	0.006	

9. RISK MANAGEMENT

- 9.1 The main risks associated with the delivery of the St Petersfield Legacy and Futures recommendations have been identified in the table below.

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
Procurement	Lack of capacity in the consultancy sector to undertake the St Petersfield Future work.	Yellow	Early engagement with STaR procurement to understand the most appropriate procurement routes.	Green
Financial	Insufficient budget to ensure that condition surveys are able to be carried out.	Yellow	Budget identified within report on advice from Operations and Neighbourhoods based on similar pieces of work carried out.	Green
Financial	Insufficient budget to contribute to the Council's liability for	Red	Coverage identified for first year. The non-recovery will be financed via the 2021/22	Yellow

	void spaces in the area.		St Petersfield non recurrent revenue budget within the Growth Directorate as set out in table 4 section 8.1. A development prospectus is being prepared as part of the Futures work and will focus on marketing of vacant plots	
Programme	Lack of resource capacity to undertake workstreams in line with expectations.		Internal resource has been identified to meet expectations of the programme.	

10. RECOMMENDATIONS

10.1 As set out at the front of the report.

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APPENDIX A

St Petersfield Management Company Limited Contractual Agreements

Property	Agreement	Date	Parties	Obligations
Ashton Health Centre, Stamford Street West, Ashton-under-Lyne	Overriding Lease	29 June 2007	(1) Tameside Metropolitan Borough Council and (2) St Petersfield Management Company Limited	Tenant responsible for payment of rent and other outings and to keep the property in repair.
Same	Sublease	29 June 2007	(1) Tameside Metropolitan Borough Council (2) Bury Tameside and Glossop Community Solutions (1) Limited and (3) St Petersfield Management Company Limited	You are the management company responsible for the provision of services as set out in Schedule 6 to the lease, which includes maintenance of the Public Realm at St Petersfield.
Pennine Care, Stamford Street West, Ashton-under-Lyne	Overriding Lease	21 October 2005	(1) Tameside Metropolitan Borough Council and (2) St Petersfield Management Company Limited	Tenant responsible for payment of rent and other outings and to keep the property in repair.
Same	Sublease	21 October 2005	(1) Tameside Metropolitan Borough Council (2) Ask Property Developments Limited and (3) St Petersfield Management Company Limited	You are the management company responsible for the provision of services as set out in Schedule 6 to the lease, which includes maintenance of the Public Realm at St Petersfield.
Tameside College, Old Street, Ashton-under-Lyne	Overriding Lease	29 March 2011	(1) Tameside Metropolitan Borough Council and (2) St Petersfield Management Company Limited	Tenant responsible for payment of rent and other outings and to keep the property in repair.
Same	Sublease	29 March 2011	(1) Tameside Metropolitan Borough Council (2) Tameside College and (3) St Petersfield Management Company Limited	You are the management company responsible for the provision of services as set out in Schedule 6 to the lease, which includes maintenance of the Public Realm at St Petersfield.

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St Petersfield Futures Masterplan Area



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Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Councillor Warren Bray – Executive Member (Transport and Connectivity)
Reporting Officer:	Jayne Traverse – Director of Growth Gregg Stott – Assistant Director Investment, Development & Housing
Subject:	STALYBRIDGE INTERCHANGE OPTIONS DEVELOPMENT
Report Summary:	This report seeks approval for Tameside Council to drawdown allocated funding from Transport for Greater Manchester (TfGM) and progress the Stalybridge Interchange Options Study.
Recommendations:	That Executive Cabinet be recommended to: <ul style="list-style-type: none">(i) To drawdown the £0.100m funding from Transport for Greater Manchester (TfGM) allocated to Tameside for the Stalybridge Interchange Options Study and enter into offer letter as required.(ii) To procure appropriate consultancy support to undertake the Stalybridge Interchange Options Study (including preparation of baseline studies to inform the future development of an Outline Business Case) and manage the associated programme of works.
Corporate Plan:	Key aims of the Corporate Plan are to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The Stalybridge Interchange Options Study will support the delivery of these aims.
Policy Implications:	The Stalybridge Interchange Options Study supports the policy aims of the Council's Inclusive Growth Strategy (2021), the Council's growth priorities agreed at Council February 2020, the TfGM 2040 Transport Strategy and the draft Greater Manchester Places for Everyone joint development strategy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>The report sets out details for the utilisation of £0.100m allocated via TfGM to support the Stalybridge Interchange options study.</p> <p>It is noted that the funding must be spent by 31 March 2022, however the related conditions attached to the funding are not known at this stage. It is therefore essential that the terms of the funding agreement are known and complied with in advance of any contract award to facilitate the options study.</p> <p>The key expected outputs via the proposed study are provided in section 3 of the report. The study will be procured via STAR to ensure a compliant procurement process is followed and that value for money is clearly evidenced for the related expenditure up to a maximum sum of £0.100m.</p> <p>Members should note that the outcome of the study will be reported to the Executive Cabinet at a later date for consideration.</p>

**Legal Implications
(Authorised by the Borough
Solicitor)**

It is understood that £0.100m of funding has been allocated by TFGM to support the interchange options study and that this funding needs to be formally accepted. However, in order to do that and obtain the necessary governance from Executive Cabinet there needs to be a clear understanding of the conditions attaching to the grant as currently the only condition referred to is that it must be spent by 31 March 2022. So it is not clear if there is any liability to replay the grant and in what circumstances.

With regards, the procurement of works the project officers should ensure that they obtain advice from STaR in relation to running a compliant procurement process, which also provides the assurance that any spend represents value for money. It is also advisable to explore the running of a mini competition if a framework or similar arrangement is to be used to procure the consultancy support and to ensure that any such appointment has clear delivery and duty of care obligations.

Risk Management:

Risks associated with the work are set out at section 4.

Background Information:

The background papers relating to this report can be inspected by contacting Mike Reed, Head of Major Programmes



Telephone: 07974111756



e-mail: mike.reed@tameside.gov.uk

1. INTRODUCTION

- 1.1 Tameside Council has identified Stalybridge Town Centre as one of its growth priorities, supporting delivery of the Tameside Inclusive Growth Strategy 2021-26 in making our town centres hubs for living, culture, employment and services supporting a sustainable retail sector. Stalybridge Town Centre was selected as Tameside's focus for the GM Mayor's Town Centre Challenge in 2018. Initial work to plan and progress the delivery of Stalybridge's Town Centre Challenge was co-ordinated by the Stalybridge Town Centre Challenge (STCC) Board and a Stalybridge Town Centre Challenge Action Plan now sets out the aspirations for the town centre.
- 1.2 The Stalybridge High Street Heritage Action Zone (HSHAZ), funded through a £1.275m grant from Historic England and £1.275m match funding from the Council, is helping to regenerate Market Street and restore the town's local historic character. The project drew on the priorities expressed through the draft Strategy and Action Plan, matched against the criteria for HAZ funding, and has eight strands:
- The Historic Walk to provide connectivity, improve safety, remove clutter and improve signage.
 - Repairs to the Civic Hall to future proof this historic building.
 - A feasibility study to look at re-purposing of the market space in the Civic Hall.
 - Internal re-purposing of the market space in the Civic Hall.
 - A repair and reinstate grant scheme along the historic walk and into the cultural centre.
 - Project officer post to administer and provide liaison for the project.
 - The community engagement funds will provide money for events and workshops in relation to the scheme as well as a marketing budget to promote and raise awareness of the scheme.
 - Market Street Studies
- 1.3 The Stalybridge Masterplanning and Development Appraisals Study funded via Evergreen I and currently being finalised, supports the Action Themes identified through the Stalybridge Town Centre Challenge, primarily focussing on increasing the town centre population, and supporting a more sustainable transport strategy with the developments and associated public realm in turn, enhancing the overall environment.
- 1.4 This work and the Stalybridge Town Centre Challenge Action Plan has informed the £14.5m bid submitted by the Council to the Levelling Up Fund in June 2021 to seek further capital funding support to progress the regeneration of Stalybridge Town Centre focused on:
- Comprehensive redevelopment of vacant sites for a mix of uses including residential, retail, leisure, community, and commercial uses.
 - Rationalisation of surplus retail space for alternative commercial uses
 - Improvements to public realm and accessibility within the Town Centre, including consolidation of car parking provision.

2. STALYBRIDGE INTERCHANGE

- 2.1 The Stalybridge Town Centre Challenge Action Plan identified the need to determine the future role of Stalybridge Bus Station and consider the potential for its relocation into a more appropriate location. There are currently four stands at Stalybridge Bus Station covering an area of c0.25ha served by c7 buses per hour. It is located off Market Street c300 meters from Stalybridge Railway Station. The Action Plan also identified the requirement to engage with Transport for Greater Manchester (TfGM) to understand/influence the potential longer term delivery of an Interchange linked to any future Metrolink or train-tram provision and the role of Stalybridge Railway Station.

- 2.2 GMCA and TfGM have identified a need to provide Local Authorities with revenue funding to enable general project development expertise to be brought in at a local level to support the development of local place-based transport priorities. The outputs of this work across GM will support development of a pipeline of schemes for delivery against anticipated future capital funding streams. TfGM has specifically allocated £0.100m of transport revenue funding from the Intra-City Transport Fund (ICTF) to Tameside Council for scheme development relating to a potential Stalybridge Interchange.

3. NEXT STEPS

- 3.1 It is proposed that a consultancy team is procured in October 2021 by the Council through STaR Procurement to undertake a Stalybridge Interchange Options Study. This will support a programme of work that develops options for a potential new transport interchange (bus and rail) in and around the existing rail station linked to the wider programme of regeneration in the Town Centre and mindful of potential for future Metrolink/tram train services. This would align with the vision to improve access to and through the Town Centre, the broader GM transport priorities and the GM Clean Air Strategy, and support an integrated transport solution with buses, trains, rapid transit, new cycle infrastructure and improved walking routes. It will also support the wider programme of regeneration work being progressed within the Town Centre
- 3.2 The GM Stations Alliance, including TfGM; Network Rail; LCR; GMCA and the rail service providers (Trans Pennine and Northern) identified Stalybridge as a growth point for new development around the railway station area in the future. The Stalybridge Interchange Options Study will also need to be mindful of any feasibility and potential future schemes emerging from this work.
- 3.3 The proposed work programme would include an objective setting workshop with key stakeholders to develop the high level objectives for any new Interchange facility. A number of related baseline studies will then be prepared to inform the future development of an Outline Business Case. The baseline surveys required will include: bus boarding and alighting; traffic counts; pedestrian counts; interchange user surveys; demand estimation; commercial market assessment; Land Registry search; utility searches; and an options assessment for siting the facility.
- 3.4 The intention is to complete the Stalybridge Interchange Options Study by March 2022 following which a further report will be brought to Executive Cabinet for consideration.

4. RISK MANAGEMENT

- 4.1 The main project risks associated with delivery of the Stalybridge Interchange Options Study have been identified in the table below.

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
Procurement	Lack of capacity in the consultancy sector to undertake the work.	Yellow	Early engagement with TfGM and STaR procurement to understand the most appropriate procurement routes.	Green

Financial	Insufficient budget to complete the scope of works required.		Early engagement with TfGM and partners to clearly understand requirements.	
Programme	Lack of resource capacity to undertake workstreams in line with expectations.		Apply adequate resource to the project to ensure programme adherence. Seek additional support from TfGM partners.	

5. CONCLUSION

- 5.1 The Stalybridge Interchange Options Study supports delivery of the Tameside Corporate Plan, Tameside Inclusive Growth Strategy, and the Stalybridge Town Centre Challenge Action Plan. Furthermore it fully aligns with the broader GM transport priorities, GM Clean Air Strategy, and draft GM Places for Everyone joint development strategy.

6. RECOMMENDATIONS

- 6.1 As set out at the front of the report.

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Agenda Item 14

Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Councillor Warren Bray - Executive Member (Transport and Connectivity)
Reporting Officer:	Jayne Traverse, Executive Director for Growth Gregg Stott – Assistant Director, Investment, Development & Housing
Subject:	STREETS FOR ALL STRATEGY
Report Summary:	The Streets for All Strategy has been developed by Transport for Greater Manchester (TfGM), as a sub-strategy to the Greater Manchester Transport Strategy 2040. This report seeks approval to adopt the Strategy for use in Tameside.
Recommendations:	That Executive Cabinet be recommended to approve the Streets for All Strategy for use in Tameside.
Corporate Plan:	Key aims of the Corporate Plan are to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The Streets for All Strategy will support these aims through supporting the delivery of sustainable transport infrastructure.
Policy Implications:	The Streets for All Strategy will support the policy aims of the Council's Inclusive Growth Strategy, the Council's growth priorities, the GM 2040 Transport Strategy and the draft Greater Manchester Places for Everyone joint development strategy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	This report requests approval to adopt the Streets for All Strategy in the Borough. There are no direct financial implications arising from the report at this stage. However, it is important that Members note that the delivery of the strategy including the schemes and initiatives across the borough will be subject to affordability alongside the Council's other key priorities over the medium and longer term. As such, each scheme and initiative will be subject to robust business cases and related due diligence which will include affordable financing arrangements. Schemes will also require Member approval in advance of commencement.
Legal Implications: (Authorised by the Borough Solicitor)	As this is a high level strategy there are no immediate legal implications arising from this report. Officers and Members will be aware that as individual projects move forward they will be subject to their own due diligence, governance and decision making together with consultation as appropriate.
Risk Management:	The delivery of the Streets for All Strategy will require the Council to appropriately manage risks effectively in the design and delivery of specific schemes that come forward under the Strategy.
Background Information:	The background papers relating to this report can be inspected by contacting Mike Reed – Head of Major Programmes Telephone: 07974111756 e-mail: mike.reed@tameside.gov.uk

1. INTRODUCTION

- 1.1 The Streets for All Strategy has been developed by Transport for Greater Manchester (TfGM), in consultation with the ten District Councils and forms a sub-strategy to the Greater Manchester Transport Strategy 2040.
- 1.2 Updated Greater Manchester (GM) transport strategy documents were approved by GMCA in January 2021, including, a refreshed version of the long-term, statutory local transport plan (LTP), the GM Transport Strategy 2040; a final version of Our Five-Year Transport Delivery Plan (2021-2026); and ten new Local Implementation Plans (one for each GM council). These documents were approved by Tameside Council Executive Cabinet on 2 November 2020.
- 1.3 To support the overarching LTP documents a suite of GM Transport Strategy 2040 sub-strategies are being developed which set out more detailed policies, principles and guidance on how GM intends to deliver the 2040 ambitions. These sub-strategies will be crucial in helping to ensure we are focusing our finite resources on “doing the right things” (to achieve our 2040 vision); that we are “doing things right” in terms of delivering against consistently high standards to maximise the impact of our transport interventions; and to ensure we are creating a coherent network for GM (aligned with the 2040 network principles). These sub-strategies are at varying stages of development.

2. WHAT IS ‘STREETS FOR ALL’?

- 2.1 Streets for All is a new approach across GM that supports our place-based agenda as well as achieving our ambition for more travel by walking, cycling and public transport, which will help us to tackle our most pressing economic, environmental, quality of life and innovation challenges.
- 2.2 The ambition is to design streets which enable people to incorporate more physical activity into their daily lives; which have clean air; which are safe and secure for everyone; which provide good access to public transport; and which are accessible for those with mobility impairments.
- 2.3 The Streets for All Strategy will build on the policy direction set out in the Greater Manchester Transport Strategy 2040 and the GM Right Mix vision. It emphasises the importance of delivering active travel and public transport infrastructure and service improvements in a co-ordinated way and of supporting land use changes, which bring day to day services closer to where people live. Culture change around active and sustainable travel is also becoming more embedded across GM, and this also forms a key part of the Streets for All Strategy.
- 2.4 Streets for All offers a long term approach - rather than an overnight ‘quick fix’ - which will require changes to how streets are designed and managed. It will also involve changes to the role of some existing streets where, for example, place-making may be given greater emphasis than the movement of private vehicles. Close dialogue will be required with local communities as we transition towards Streets for All, linked to our ambitions for clean air and carbon neutrality, and our ongoing commitment to improving public health.
- 2.5 To achieve these ambitions within Tameside, our places need to be much easier to get around on foot, by cycle and using public transport, with streets which are more pleasant to spend time in. The purpose of Streets for All is to set out a consistent GM approach to making this happen, by putting people first as we shape and manage our streets.
- 2.6 As shown in Figure 1 below, Streets for All will be guided by seven ‘Essentials’ which set the priorities to support a people centred approach to streets across Greater Manchester.

Figure 1: Streets for All, Seven Essentials



3. STREETS FOR ALL APPROACH

- 3.1 The Covid-19 pandemic has brought the quality of our streets into sharp focus with residents spending more time in their local areas and high streets, and recognising the value of having safe places to walk and cycle and to spend time in. There is a need to continue to improve streets in local neighbourhoods and town centres to support better health, wellbeing and economic vitality.
- 3.2 The Streets for All approach is about working at three levels Spatial Planning; Network Planning; and Street Design & Management to ensure that our streets feel like Streets for All.
- 3.3 Central to the approach is reducing the distances people need to travel to reach everyday destinations such as work, healthcare, education, green spaces and leisure facilities. Shorter distances mean more trips that can easily be walked or cycled and new developments can be designed to be easy and safe to access on foot, by cycle and using public transport. The 15 minute neighbourhood concept, whereby in urban areas residents can meet most of their needs within a short walk, cycle or public transport journey, is an example of this.
- 3.4 Our streets have different roles. One objective of 'Streets for All' is to ensure the right movement is happening on the right kind of street. Some streets are 'Destination Places' or 'Active Neighbourhoods,' which have low levels of moving vehicles – we need to make sure these kinds of streets are pleasant places to live and spend time in, where it is easy to access local facilities on foot or by cycle. Active travel - alongside public transport - also plays an important role in supporting economically successful 'High Streets'.

- 3.5 'Connector Roads' are important for moving buses and making sure that public transport has adequate priority to be reliable and attractive to users they are also important for service and delivery vehicles accessing our city and town centres. Strategic Roads should be carrying larger vehicles on longer journeys to ensure that the impacts of motorised traffic on local streets are minimised.



- 3.6 A major benefit of this Streets for All approach is that it avoids pitting different transport users against one another (e.g., drivers vs. cyclists; bus users vs. pedestrians) and instead starts with a consideration of people and places and then considers what sorts of movement need to be facilitated within a broad corridor or across a local area. It also helps us to take a more strategic and integrated view of the transport networks we are delivering (whether that is walking and cycling networks; bus networks or networks for moving freight and general traffic) and makes sure we provide the right quality and capacity of transport and infrastructure to meet that need. It also doesn't require ring-fenced funding pots for different transport modes: for example, within a single Streets for All scheme, we can design the right facilities for walking and cycling, buses and general traffic.

- 3.7 TfGM are piloting elements of the Streets for All approach through a number of transport projects such as Quality Bus Transit. It will be important to review and report progress on the different elements of Streets for All, as part of the delivery of the overall transport vision for GM and Tameside. The Streets for All strategy and policies will be kept under regular review through existing GMCA and TfGM governance arrangements.

4. CONCLUSION

- 4.1 The Streets for All strategy sets out a consistent GM approach to improving accessibility on foot, by cycle and through using public transport, with streets which are more pleasant to spend time in. It will support delivery of the Council's corporate priorities by seeking to provide a sustainable environment and the appropriate strategic transport infrastructure.

5. RECOMMENDATIONS

- 5.1 As set out at the front of the report.

STREETS FOR ALL

Final Draft For Approval.

Version: 9/8/21

Part of the Greater Manchester
Transport Strategy 2040



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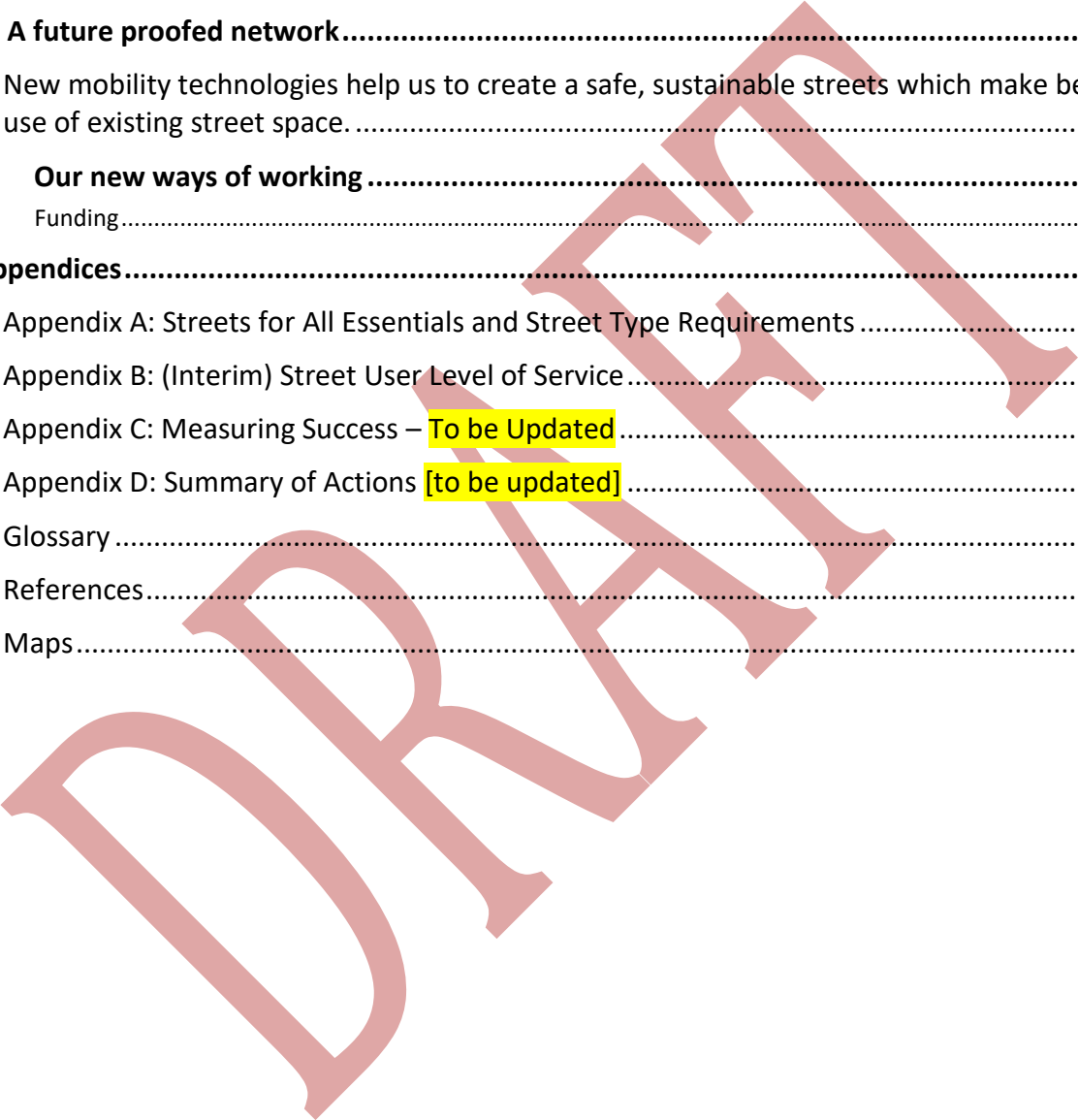
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Foreword

To be added

DRAFT

Our Streets for All Vision:

We will ensure that our streets are welcoming, green, and safe spaces for all people, enabling more travel on foot, by cycle and using public transport while creating thriving places that support local communities and businesses.

(Policy 20 – Greater Manchester Transport Strategy 2040)

1. Introduction

Greater Manchester's streets make up the majority of our public space. We use these spaces not only to travel through, but for living, learning, working, relaxing, playing, socialising and exercising in. In the past, our streets were not always designed with people in mind. Instead, there was a focus on designing streets for high volumes of motorised vehicles. As in many places across the UK, people in Greater Manchester live with the legacy of decisions that have not put people first, and that have led to a high dependence on cars for day-to-day travel.

This legacy means we need to improve the air we breathe, ensure our roads are safer for all people and that they support people to incorporate physical activity, such as walking and cycling, into their daily lives. It also requires us to address major roads dividing communities; parents worried about how to keep their children safe and active; and increased isolation for older people, those with mobility impairments and people without access to a car. People who live and work in Greater Manchester have told us that they want this to change¹.

The Covid-19 pandemic has brought the quality of our streets into sharp focus. Residents are spending more time in their local areas and high streets, and recognize the value of having safe places to walk and cycle and to spend time in. Our residential streets have started to feel more like community spaces as people have been interacting more. Now, more than ever, people understand the urgent need to improve streets in their local neighbourhoods and town centres to support better health, wellbeing and to enable local businesses to benefit from increased trade.

We also need to meet the challenge of reducing carbon emissions. Greater Manchester aims to be carbon neutral by 2038. As road transport generates nearly a third of all carbon emissions, we need to see significant changes in travel behaviour over the coming years. This will require a rapid transition to cleaner vehicles, a significant reduction in travel by private motor vehicles and a radical change in how people, goods and services move into and around our city-region.

For us to achieve all these important ambitions, Greater Manchester needs a more inclusive transport network that is more accessible to all people. That should include making it much easier to get around on public pathways, including for people with sensory impairments, wheelchair and scooter users, and those pushing prams, cycling and using public transport, with streets which are more pleasant to spend time in.

The purpose of this Streets for All Strategy is to set out Greater Manchester's progressive approach to making our streets easier for *all* to get around by putting people first as we shape and manage our streets.

Whilst most people would agree with this ambition, its delivery will require some tough decisions to be taken which challenge the status quo. We have a finite amount of road space to allocate to different uses and, in certain streets, some of that space will need to be taken away from cars to provide more safe space for sustainable and active modes of transport, such as walking, cycling and public transport.

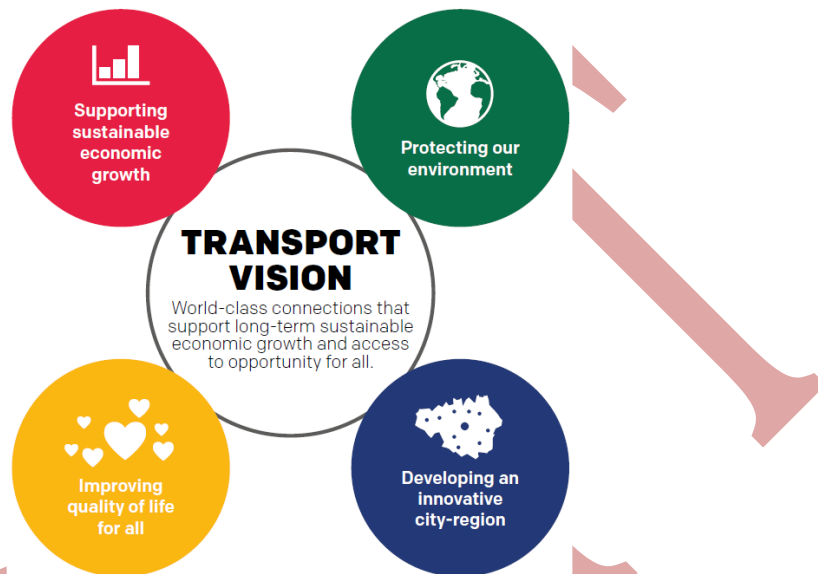
These decisions need to be made through close dialogue and consultation with local communities and road users, and support will ultimately be needed for political leaders who will sometimes need to make tough decisions to deliver this Streets for All vision at a local level. Achieving our Streets for All vision will not happen overnight. GM authorities' ability to improve all our streets is constrained by things like funding availability which is frequently out of our control. Over time, however, we will progressively improve streets across GM in line with the vision and principles in this strategy.

This Strategy will be supported by other more detailed plans, focusing on issues such as traffic and road danger reduction, bus service improvements, local cycling and walking improvements and electric vehicle charging infrastructure requirements, to help manage the transition to cleaner, greener and more inclusive travel across Greater Manchester. We commit to reviewing the Streets for All agenda initially over the next two years, and throughout the lifespan of the Greater Manchester Transport Strategy 2040.

2. Greater Manchester Transport Strategy 2040

The **Greater Manchester Transport Strategy 2040** aims to ensure that people who live, work, visit and do business in Greater Manchester benefit from - **world class connections that support long-term, sustainable economic growth and access to opportunity for all.**

The four key elements of this transport vision - which represent the goals of our Greater Manchester Transport Strategy 2040 - are set out below.



As we work towards this vision, we are guided by seven mutually reinforcing Network Principles (set out below) which we apply consistently to meet the needs of all people who use our streets:



- **Integrated** – allowing people to move seamlessly between services and modes of transport on our streets;

- **Inclusive** – designing and maintaining accessible and comfortable streets for people of all ages and abilities;
- **Healthy** – promoting walking and cycling to improve activity levels;
- **Environmentally responsible** – delivering lower emissions, create and sustain better places for nature and to achieve our commitment to be a carbon neutral city-region by 2038;
- **Reliable** – giving people and those moving goods and providing services confidence in their journey times;
- **Safe and secure** – people feel safe, and are safe, day and night;
- **Well maintained and resilient** – ensuring our streets and urban public spaces are designed and maintained to a high standard and can withstand unexpected events and weather conditions.

Our ‘Right Mix’ vision is at the heart of our plans

This means achieving the ‘right mix’ of transport types - public transport, walking, cycling, car and others - on Greater Manchester’s transport network. We aim to improve our transport system so that we can reduce car use to 50% of daily trips (or less) with the remaining 50% made by public transport, walking and cycling. This will mean one million more trips each day being made by active travel and public transport in Greater Manchester by 2040.

Figure 1: Right Mix Targets by Journey Type (Spatial Theme)



Half of all journeys will continue to be made by car, and we will continue to support those journeys, but if we want more people to spend more time on streets, travelling sustainably, we need to champion a people-centred approach to the decisions we make about how our streets are designed and managed.

Through Streets for All we will see progress towards the Right Mix, particularly for Neighbourhood and Regional Centre trips. Figure 1 indicates our ambition for more active travel and public transport use for these key journey types. We will see this as we deliver the public transport and active travel infrastructure and services needed for people to leave their cars at home, and as we support land use changes which make it easier for people to access services from where they live. People should have access to local services that meet

their daily needs within a 15 minute walk of their front door. Culture change around active travel and public transport is also becoming more embedded across Greater Manchester through School Streets projects for example, which aim to improve conditions on surrounding roads and outside the school gates - and this will help us to achieve the Right Mix, too.

Rebalancing Greater Manchester's transport

11% of all journeys made by GM residents will need to switch to walking, cycling and public transport.



Streets for All sets out how we will progress towards our Right Mix vision, recognising that the streets of Greater Manchester vary greatly: each is unique, and many of them change in character throughout the day, across the week and along their length. Our role is to nurture the distinct character of each street, based on a good understanding of what both local communities and people travelling want from different streets, and how we can make them more welcoming for all.



National policy developments

Streets for All is well-aligned with national policy documents. In ‘Gear Change: A bold vision for Cycling and Walking’ report (2020) the Government says: ‘We will ensure that all new housing and business developments are built around making sustainable travel, including cycling and walking, the first choice for journeys’. In ‘Bus Back Better: National Bus Strategy for England’ (2021), Government makes clear that it expects all Local Transport Authorities to ‘commit to significant improvements in traffic management, including bus priority measures and active travel measures’.

Why does Greater Manchester need Streets for All?

Streets for All provides an overarching framework for everything we do on streets in Greater Manchester. Achieving our ambition for more travel by walking, cycling and public transport will help us to tackle our most pressing economic, environmental, quality of life and innovation challenges.

This includes improving public health, safety and clean air and addressing urgent environmental concerns around carbon, climate change, noise pollution and biodiversity. Our Streets for All approach is also important when it comes to meeting the travel needs of a growing population, supporting our high streets and town and city centres (especially during the recovery from Covid-19) and reducing the undesirable impacts of congestion. Streets for All also helps us to focus on harnessing new technologies, including by using data to gain better insight into how people travel and making best use of transport innovations to support the more flexible use of our streets.

IMPROVING QUALITY OF LIFE

IN GM, LIFE EXPECTANCY IS BELOW THE ENGLAND AVERAGE FOR BOTH MEN AND WOMEN



THE TOP CAUSES OF ILLNESS AND EARLY DEATH ARE RELATED TO HOW WE LIVE OUR EVERYDAY LIVES: **SMOKING, ALCOHOL, POOR DIET AND LACK OF PHYSICAL ACTIVITY**



1 in 4

ADULTS ARE COMPLETELY INACTIVE – THEY DO NOT MANAGE 30 MINUTES WORTH OF ACTIVITY A WEEK



ONLY A THIRD OF CHILDREN IN GM ARE MEETING MINIMUM WEEKLY ACTIVITY LEVELS



ONLY HALF

OF GREATER MANCHESTER RESIDENTS FEEL SAFE CYCLING DURING THE DAY, AND JUST UNDER 1/3 FEEL SAFE CYCLING AT NIGHT

WOMEN ARE MORE LIKELY THAN MEN TO FEEL UNSAFE WHEN WALKING OR CYCLING AT NIGHT IN GREATER MANCHESTER



PROTECTING OUR ENVIROMENT

TRANSPORT CURRENTLY
ACCOUNTS FOR

**ONE
THIRD**



OF GM'S CARBON EMISSIONS

ROAD TRANSPORT
CONTRIBUTES TO AROUND

65% AND **79%**
of emissions of nitrogen oxides AND of particulates in GM



EVERY YEAR IN GM,
OVER 1,000 DEATHS
HAVE AIR POLLUTION AS A
CONTRIBUTORY CAUSE



SOME OF GM'S POOREST
RESIDENTS SUFFER THE
MOST FROM ROADSIDE
AIR POLLUTION

CLIMATE CHANGE MEANS
**EXTREME WEATHER EVENTS,
LIKE FLOODING,**

RISK THE RESILIENCE AND RELIABILITY
OF OUR TRANSPORT NETWORK



**NOISE FROM ROAD TRAFFIC
HAS AN IMPORTANT
AND UNDER-RECOGNISED
IMPACT ON PEOPLE'S HEALTH**



SUPPORTING SUSTAINABLE ECONOMIC GROWTH

OVER THE COMING DECADES GREATER MANCHESTER EXPECTS TO SEE



OUR FUTURE PROSPERITY WILL BE AT RISK, IF INCREASED NUMBERS OF TRIPS ARE ONLY MADE BY CAR, THE ECONOMY WILL SUFFER.



PRE-PANDEMIC, CONGESTION WAS COSTING GM TAXPAYERS

AROUND

£1.3



BILLION PER YEAR



**+600K
MORE TRIPS
ON OUR TRANSPORT NETWORKS
EVERY DAY BY 2040**

ON AVERAGE EACH CAR IN GM HAS JUST

1.3
PEOPLE IN IT



DEVELOPING AN INNOVATIVE CITY REGION

NEW TECHNOLOGIES WILL CHANGE HOW PEOPLE IN GM GET AROUND.

WE NEED TO ENSURE THIS IS DELIVERED IN A TRULY USEFUL AND SUSTAINABLE WAY.



THE FUTURE WILL BE MORE DATA-DRIVEN

WE NEED TO MAKE USE OF THIS TO BENEFIT PEOPLE AND THE ENVIRONMENT.



THE FUTURE OF GM'S STREETS IS A FLEXIBLE ONE

WE NEED TO TAKE THE OPPORTUNITY TO IMPROVE NETWORK EFFICIENCY.



3. Streets in Greater Manchester – Our New Approach

Streets in Greater Manchester have many different roles and are used by a wide range of people. They are places where people live, shop, work, learn, play, eat and drink, access medical services or simply spend time. Our streets are also corridors for movement – to allow people to walk, cycle, drive and travel by bus or tram to a range of activities; and to move goods to where they are needed. We therefore need to apply a new, more tailored and sensitive approach to meet these varied needs, developed through careful engagement with local communities, businesses and other people who use different streets, and balancing the need for movement, with our ambition to create great, people-friendly places.

Street Types

In Greater Manchester we have identified five main street types.



Examples of the different Street Types

Destination Places -

This parklet in central Stockport is a fantastic example of a Destination Place. People who live, work and shop in the area use the place to stop, relax and spend time together, and there are low levels of vehicle movement in this area.



We also have a number of bigger and grander destination places across Greater Manchester, such as many of our iconic town and city centre squares.

Active Neighbourhoods

This Active Neighbourhood in Ashton (Tameside) has low levels of moving traffic. It provides a pleasant place for people of all ages to spend time, and enables people to access local facilities safely on foot or by cycle.



High Streets -

In Bolton, this High Street provides space for lots of people to walk, cycle and spend time in while shopping and accessing essential services. Lighting, benches and trees help provide a pleasant environment in which people want to dwell for longer (enabling the town centre to prosper).



Connector Roads - This is an example of a **Connector Road**, in Wigan. There are fewer people here, and although the street clearly has an important role in making sure people can access town centres on foot and by cycle, it also has a role to play in supporting the



movement of buses and making sure they are given adequate priority, to be reliable and attractive to users. As you can see, these streets are also important for service and delivery vehicles accessing our city and town centres.

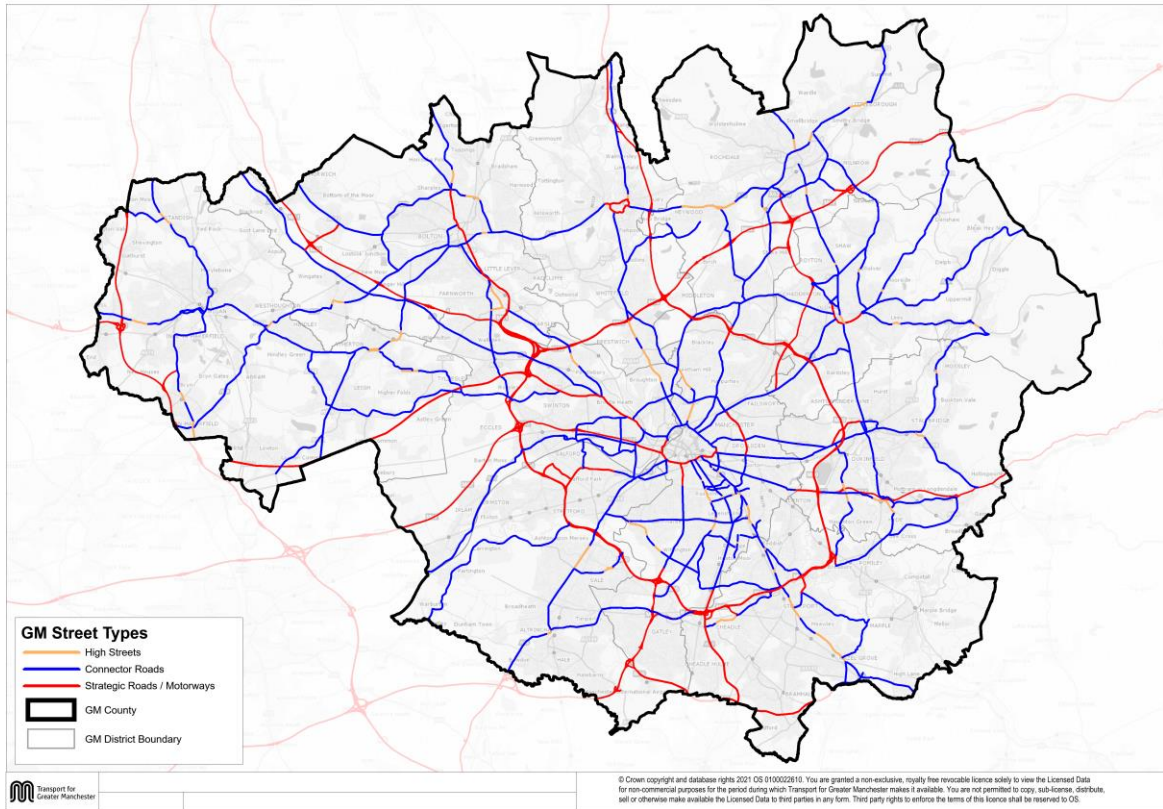
Motorways and Strategic Roads Finally, this is Regent Road on the Manchester/Salford boundary. It plays a key role in carrying motorised vehicles on longer journeys. Whilst these are important movement corridors, we also need to make sure that people walking and cycling can safely cross these roads to access other communities and facilities.



Greater Manchester's Key Route Network (KRN) consists of 660 km of important roads, which link our key centres and major employment areas and provide links to the motorway network. Whilst much of the KRN would be categorised as connector or strategic roads, many of these corridors also pass through residential areas or local high streets and need to be sensitively designed and managed in these locations to allow people to cross them easily and to minimise the negative impacts of traffic.

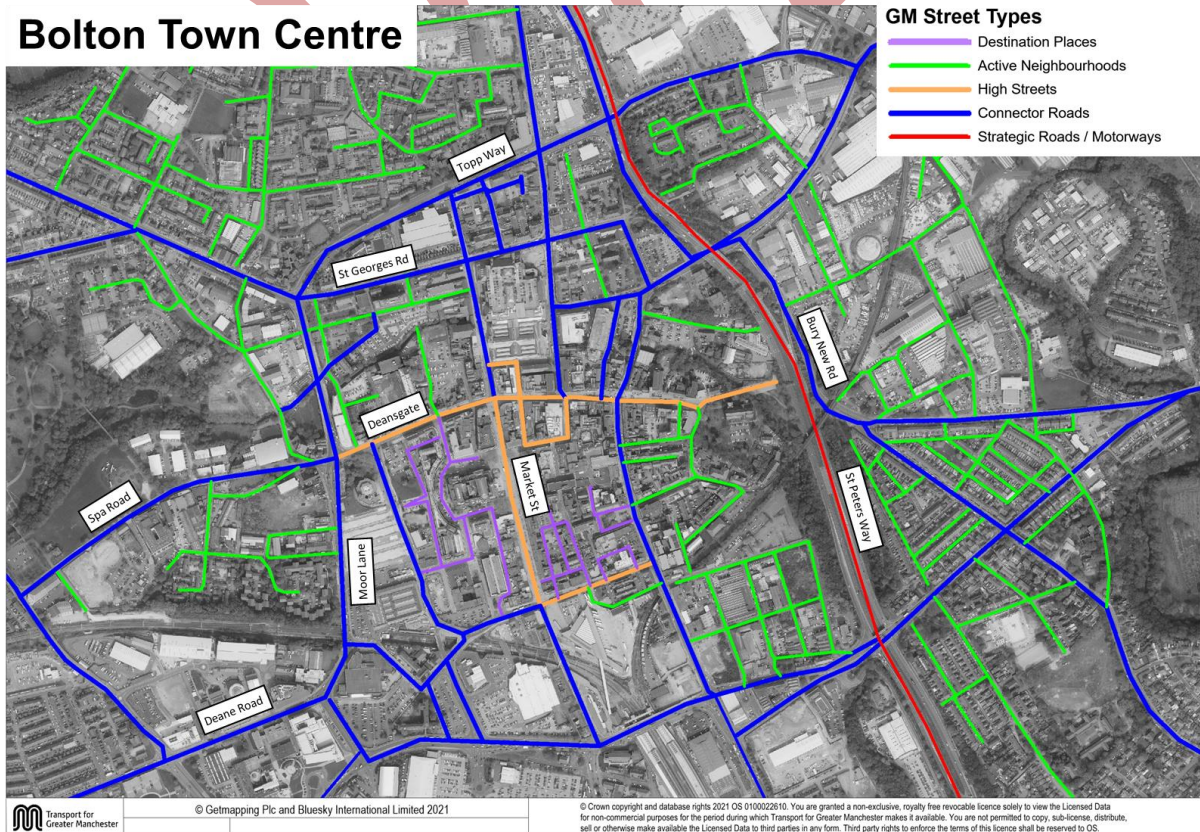
Each street type will be designed to offer a particular "level of service" for different user groups. Appendix A and B set out the role of each Street Type in supporting the Streets for All Essentials, for each user group. These more detailed aspects will inform design principles and will guide what people can expect to experience on our future streets in Greater Manchester.

Map 1 – Current Street Types for the Key Route Network



Map 2 – Street Types in Bolton Town Centre

Bolton Town Centre



Maps 1 and 2 show a classification of the Key Route Network and Bolton Town Centre. We will use the street typologies framework, illustrated below, to support shaping the future role of streets across Greater Manchester. This will help us to:

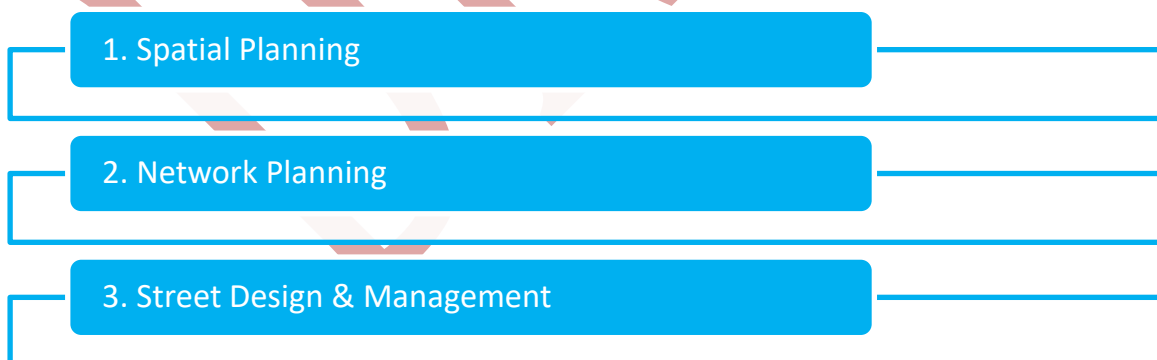
- Assess the extent to which a street or network of streets are delivering against the Streets for All essentials and therefore meeting user requirements, as streets and areas change.
- Highlight where there is a mismatch between street type and user requirements that is limiting a street or area from realising its potential.
- Set priorities for different streets and networks and support decisions on balancing the user requirements.

Our Three Levels of Delivery

Many historic practices for designing and managing streets have been focused on increasing the ease and speed of motorised vehicles passing through them. This is appropriate for a small number of roads - where people do not live, shop, work or need to walk, cycle or spend time! On most streets, however, designing and managing streets in this way can lead to unhealthy, unsafe and unwelcoming environments for people.

The majority of streets in Greater Manchester have many different roles and are used by a wide range of people for the different activities we have described above. We therefore need to apply a new, more tailored and sensitive approach to meet these needs, developed through careful engagement with local communities, businesses and other people who use the street.

This is not simply a collection of street redesign projects, however. Our new approach is about working at three levels to ensure that Greater Manchester's streets feel like, and are, Streets for All.



Level 1 – Spatial Planning

Considering the location and design of new developments is important. It provides the opportunity to reduce the distances people need to travel to reach everyday destinations such as work, healthcare, education, green spaces, and leisure facilities by locating these

conveniently closer to where people live or in accessible town and city centre locations. Shorter distances mean that more trips can easily be walked or cycled, and new developments can be designed to be easy and safe to access through active travel and public transport.

The 15-minute neighbourhood concept - where people can access services that meet their daily needs (such as school, a GP surgery and a station or other public transport stop) within a 15-minute walk from home - helps to summarise the sort of approach we are trying to implement in Greater Manchester. We want people of all ages and abilities to benefit from this approach.

Car ownership is the greatest influence on whether people choose to walk, cycle or use public transport. When it comes to trips that are just 1km in length, 30% are made by car. Of trips between 1 and 2km, 62% are made by car. There is huge potential to switch many of these short trips to walking and cycling. How we plan and design our city-region will greatly influence people's decision as to whether they need to own a car.

In our city-region, the emerging Places for Everyone plan (and related updates to Local Plans) will focus on sustainable sites and priority development locations and provides an opportunity to prioritise walking, cycling and public transport over private vehicle use in the design of developments. The significant growth in Greater Manchester means we will need to move people more efficiently to ensure our city-region continues to function and doesn't constrain economic growth or impact on quality of life or the environment. Planning a future that supports our Right Mix vision will enable us to achieve this. All Greater Manchester local authorities will be encouraged to embed the Streets for All essentials in Local Plans where they are being reviewed.

It is important that developers create safe and attractive cycle and walking routes through their sites and to key local destinations such as public transport hubs. Developers will need to consider access to public transport when designing new developments, for example by ensuring direct access to bus stops and making it easy for buses to pass through the development.

We will also work with developers to ensure that while new buildings are being constructed, safe and direct cycle and walking routes are maintained around the site.

In addition, at employment locations and other major destinations, facilities to support active travel - such as showers, lockers, secure, covered cycle parking and changing facilities - should be provided. Employers should also promote alternatives to private car ownership by developing Travel Plans which support the use of active travel and public transport, and opportunities for car sharing, for example.

Actions:

To ensure that new developments are meeting our new standards we will:

- Promote the 15 minute neighbourhood concept in our work on spatial and transport plans.

- Require all major developments to include a Streets for All check, proportionate and appropriate to the development, in their transport assessment and set out any mitigation measures to ensure the development aligns with streets for all essentials and design guidance. This can be discussed in early pre-planning application conversations with developers.
- Embed the 7 Streets for All Essentials in Local Plans, where they are being reviewed.
- Update the Transport for Sustainable Communities Guidance to reference Streets for All requirements and national policy such as Gear Change, Bus Back Better and the latest Manual for Streets guidance.

Level 2 – Network Planning

To enable people and goods to move around Greater Manchester sustainably and efficiently, each street needs to perform its role in the broader transport network. To plan this network, and resolve competing demands for street space on key routes, we will use network plans to shape proposals for individual projects.

The aim of this type of network planning is to ensure we are enabling appropriate movement on appropriate streets, and creating a coherent network for different types of use. For example, the M60 and other motorways within Greater Manchester should be carrying the larger vehicles on longer journeys to ensure that the impacts of motorised traffic on local streets are minimised. Similarly, we are planning and delivering a coherent active travel network for Greater Manchester which needs to be accommodated appropriately on different sorts of streets.

We will use network planning not just to help us to design changes in specific locations, but to manage how the consequences of new street design results in people moving differently around areas. For example, we may need to provide priority on a corridor for buses (which make much more efficient use of limited road space) but that may result in less space for general traffic. Similarly, it may be agreed that segregated cycle infrastructure is more appropriately provided on a parallel corridor away from major traffic flows.

We will work with Highways England, and traffic information providers, to ensure that technology is used to direct different users to the most appropriate networks. This means that when people are driving, they will be encouraged to use the key route network and strategic road network rather than local streets wherever possible.

We will also continue to work with Highways England and utility companies to manage planned and unplanned events and ensure that, when required, appropriate diversion routes are identified. As part of this, it is vitally important for us to develop a coherent bus network with appropriate levels of priority given to buses over general traffic on key corridors.

Actions:

To ensure individual transport projects come together to support our planned networks, and our long-term “right-mix” mode share ambitions, we will:

- Review and update the Highway Protocols to reflect changes in roles and responsibilities, and continue to review the priority routes for public transport, active travel, freight and general traffic across GM (aligned with the Right Mix mode share target and future Road Danger Reduction Plans).
- Through investment projects, identify alternate suitable routes or mitigation plans for key points on the network where there are competing pressures for priority from different modes.
- Within the design process for specific streets or corridors, agree what level of motorised traffic will be accommodated and how to manage traffic across the area to achieve traffic reduction.

Level 3 – Street Design and Management

Having considered 1) accessibility to local services and the need for new developments to be integrated with public transport and active travel planning and 2) the role of a street in the network for different modes of travel we can then go on to look at 3) the unique local context, to identify how we can make a street healthier, safer and more welcoming for everyone.

There are over 9,000km of local streets in Greater Manchester. These streets will not change overnight: the Streets for All approach will be a well-planned process supported by proper consultation and investment to support a long term change. It will take time for everyone to start to feel the benefits of our Streets for All approach. However, a key measure of success will be people seeing and experiencing positive change to the streets they regularly use. **Our Five-Year Transport Delivery Plan** describes the first projects where this approach is being implemented, how these are being funded and sets out further asks of Government to support delivery.

We will also explore the implementation of trials for certain street improvement schemes. This can help achieve changes more quickly and ensure a planned more permanent scheme is right for the street. This should avoid spending money and resources modifying a scheme that does not work as anticipated.

Actions:

To achieve this new objective of prioritising people in street design we will:

- Ensure that the process for designing projects which affect our streets includes engagement with local communities and stakeholders at an early stage, so that their views can be incorporated into designs. We will work with local stakeholders to develop a clear vision and supporting objectives for that street, corridor, or local area.

- Develop a Streets for All Design Guide tailored to the needs of Greater Manchester. In the interim refer to design guidance produced by the National Association of City Transportation Officials (NACTO) as a 'best practice' guide.
- Undertake a Streets for All check for every place we are proposing a new intervention.
- Establish a new process for reviewing project specifications at key stages to ensure each project is fully aligned with Streets for All.

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4. The Streets for All Essentials

Our Streets for All essentials respond directly to the challenges and ambitions set out earlier in this document. They are for us - TfGM and the 10 Greater Manchester councils - to deliver in partnership with residents, businesses, transport operators, the NHS, police service, fire service - all working together and doing our bit.

Seven Streets for All Essentials



Our 7 Streets for All Essentials are our priorities and our promise. They are:

A. Green and vibrant streets that are welcoming places to spend time in

We will adopt a people-centred approach to street design. This means more opportunities for people to sit, relax, play and socialise; more plants and trees and less traffic dominated streets. To do this we will create:

Healthy, green streets

We will create streets where all people feel welcome, relaxed and safe. Our streets will provide regular opportunities to stop and rest. They will provide clean environments where there are things to see and do. And they will offer plenty of shade and shelter, to ensure that all people can use the streets, whatever the weather.

We want to ensure that streets are welcoming to all people, regardless of their age. Our Streets for All approach supports the creation of play areas and more residential streets that are safe for children to play in.

By increasing tree planting on streets, where appropriate, we will make the environment more relaxing to encourage more people to walk and cycle as part of their daily routine and to spend more time outdoors relaxing and exploring. This will also help GM to adapt to climate change as trees remove harmful air pollutants, produce oxygen, help to keep the environment cooler in hot weather and help to reduce localised flooding and water pollution. Trees also provide important wildlife habitats.

Finally, we will take a coordinated and integrated approach to renewing greater Greater Manchester's surface water drainage systems while implementing travel improvements. This is crucial to helping to reduce the risk of flooding in a sustainable and cost-effective manner while contributing to amenity and biodiversity aspects of place. We will implement Sustainable Urban Drainage Systems (SuDS) within Streets for All proposals that are place-specific and take into account the needs of the water catchment, helping to mitigate flood risk.

Economically vibrant places

A Streets for All approach helps to create more economically vibrant places by providing more opportunities for people to meet and spend time on streets. Where needed, as we are delivering street improvements, we will work with local businesses, such as shops, cafes and restaurants to make their frontages more attractive. The importance of providing sufficient attractive street space has come into even sharper focus during the COVID-19 pandemic with more space being given to people to allow them to move around and socialise more safely on streets and in local centres.

Streets and spaces that are safe

Women, and people from identifiable minority groups, are more likely to feel unsafe when walking and cycling than other groups. This is unacceptable. Everyone people should feel safe, on all of our streets, whether it is during the day or after dark. Improving personal security, and people’s perceptions of it, are really important elements of our Streets for All approach. We must make sure that people feel safe enough to choose walking, cycling or public transport, rather than thinking that they have to travel by private car for personal security reasons. Maintenance and upkeep of local areas decreases crime and the fear of crime.

To achieve our ambition of Streets for All, we also need to tackle the dangers that result in road collisions - with the consequential loss of lives and serious injuries - and the perception of these dangers that discourage cycling and walking. Reducing road danger is a fundamental requirement for delivering Streets for All, and part of our focus is on maintaining and introducing measures that encourage vehicles to be driven safely, at safe speeds which - in turn – make cycling and walking safer for everyone, and streets more welcoming places to spend time.



Each year nearly
400
people are killed
or seriously
injured walking or
cycling on the
streets of Greater
Manchester.

In addition, we need to ensure that people with disabilities can enjoy the opportunities and facilities offered on our streets. Alongside the provision of seating we know that ramps, accessible toilets, clear signage, tactile paving and keeping streets in a state of good repair are some of a number of elements that ensure people are not excluded from spending time in our public spaces.

B. An attractive and inclusive walking environment

Greater Manchester is signing the International Charter for Walking. This globally-recognised Charter is designed to help authorities focus policies and activities on creating a culture where people choose to walk.

To achieve the pledges within this Charter, we are delivering our Active Bee Network which will create an environment where:

Walking is the natural choice for everyday journeys

Walking should be considered the most obvious way to make short, local trips. For many people, this is already the case.

Within this document, the terms 'walking' and 'pedestrian' encompass not only people walking, but also those using streets and spaces in a variety of other ways (in addition to spending time in), for example to rest and play. These include:

- Those using wheelchairs, including electric wheelchairs and mobility scooters;
- Those with sensory impairments, such as blind, partially sighted or deaf pedestrians who may experience the street environment quite differently; and
- Those pushing prams, buggies and double buggies.



We want to enable even more people to see walking as the natural choice for everyday travel. In order to do this, we will prioritise continuous, high-quality provision for walking on routes that link people's homes with shops, places of work and education, healthcare, public transport facilities and leisure, including connections to Public Rights of Way. We will do this through engagement with local people to help remove barriers to walking to these locations. This means that we will be making it easier, quicker and more direct to walk for short trips than to drive them. We will prioritise the needs of people who currently find it hardest to get around on foot because of mobility impairments.

We will make sure that crossing busy streets is as direct and safe as possible. Sometimes this will mean that vehicles have to slow down, or wait, while people cross. People will understand and have confidence that they have priority when crossing side-streets and when people are driving they will understand that they must let the people who are walking go first. This is why we are trialling side-road zebra crossings to understand how improved road markings might improve priority and safety for pedestrians.

A large number of future road crossing points were identified through the Active Bee Network mapping process (undertaken in 2018 and 2019). A delivery programme is in place and TfGM is leading on this project, in close collaboration with GM's Urban Traffic Control (UTC) team and the ten Greater Manchester Local Authorities. We will gradually increase the rate of delivery to support the aspiration to deliver the network by 2030.

Streets are welcoming places for everyone to walk

Some people do not walk when making short, local trips, because routes are not well designed with the amenities they need, such as seating, shelter, safe crossing provision or lighting. Sometimes these amenities are not well maintained, or do not include features that enable everyone to use them (for example, dropped crossing points). We need to make sure that our streets can be used by people of all ages and mobility levels.

We will work with local communities to make sure that there are regular opportunities to stop and rest along the way in suitable, convenient locations, and we will fix those locations where there is currently no step-free access.

We will explore opportunities to lower speed limits particularly in neighbourhoods and local centres, and make changes to those streets so it is clear to drivers what the appropriate speed is. We will seek to upgrade safety cameras to increase compliance of people driving within the speed limit. We will work with Greater Manchester Police to expand community speed watch to raise awareness of the impacts of excessive driving speed on local communities.

There is space on our pavements for everyone to walk in comfort

Pavements need to be wide enough to ensure that everyone feels comfortable when walking along them. This should be the case whether people are walking alone, or in a group; or if they're walking fast or slow.

We will increase dedicated space for walking on GM's streets. This includes tackling pavement parking, decluttering the streets, removing unnecessary and obstructive signage (including advertising) and repositioning street furniture, and widening pavements where this is needed and feasible.

Pavement parking is a problem across the country, not just in Greater Manchester. Blocking or reducing the width of the pavement can limit people's ability to walk; particularly for young families and those with disabilities. To achieve the 'double buggy test' outlined in Made to Move, Greater Manchester recommends that stronger action is taken in response to people parking on the pavement.

GM's Active Travel Interim Design Guide states that a 2 metre width, leaving enough space for a parent pushing a double buggy on pavements is required for Active Bee Network schemes. This could also represent someone who is partially sighted or in a wheelchair. We will work with residents, businesses, and visitors to understand where there are specific issues related to implementing the guidance and we will tackle them together.

We have the power to introduce the prohibition of pavement parking using Traffic Regulation Orders - either Greater Manchester-wide, authority by authority, or road by road. At present, the recommended approach is to introduce a 'No parking on the footway' Traffic Regulation Order. This is a sign-based approach (with zone entrance and exit signs as well as repeater signs) to make it clear that people should not park on the footway.

C. A safe and connected cycling experience

More people are cycling on streets in Greater Manchester and we want this to continue. We will create an environment where:

People can reach more everyday destinations easily and safely by cycle

Our ambition is for cycling to be a safe, convenient, and attractive option for people making everyday trips in Greater Manchester. As part of the Active Bee Network proposals - for a continuous, high-quality network for walking and cycling that connects all of the communities in Greater Manchester - we will work with local people to ensure that proposed improvements meet their needs.

People feel valued when they are cycling

In Greater Manchester, all cycle infrastructure will be built and maintained to a consistently high standard. This will include protected space for cycling where it is needed and practical; the use of easy-to-maintain, high quality materials; easy-to-understand signs and secure and convenient places to park cycles quickly and easily. We will work with communities, businesses, and visitors to determine where to build cycle routes and locate cycle parking.

Cycling is widely considered to be a safe and secure travel option

We will ensure that cycle routes are designed so that a 12-year-old would choose to use them, as set out in the GM Cycling and Walking Commissioner's Made to Move publication in 2017. That 12-year-old also represents a pensioner, or someone who has not cycled since childhood.

When people are cycling they will feel that they have enough safe space to move in, including disabled people of all ages and abilities, and people travelling in groups. The Active Bee Network will include new fully protected cycle lanes on streets with large numbers of faster-moving motorised vehicles; increased priority and protection at junctions; and well maintained, well-lit streets so people feel safe cycling at all times of the day and night.

We will work with professional drivers to raise and maintain high standards of safe driving with a particular focus on how to drive in a way that helps people who are cycling already, or who want to cycle to feel safe.

We will focus our education and enforcement on tackling road traffic offences and behaviour which make people who are cycling or walking feel unsafe. TfGM will also continue to run cycle skills training and maintenance sessions (for beginners and experienced cyclists) to help people feel more confident on Greater Manchester's roads.

D. A reliable, integrated, and accessible public transport network

We will improve the experience of using public transport so that it is seen as an attractive alternative to the car for longer journeys.

It is important to remember that this is ambitious but achievable. People who live in Greater Manchester are already using public transport - especially the bus, which accounts for approximately 75% of public transport trips made in Greater Manchester.

Streets for All has a focus on local bus services as the main form of public transport on our streets. We are committed to the Vision for Bus contained in the Greater Manchester Transport Strategy 2040, which is based on four objectives: network integration; a simplified and integrated fares system; offering a great customer experience; and achieving value for money.

Further details about how we will improve local bus services will be set out in Greater Manchester's Bus Service Improvement Plan.

Local buses use street space very efficiently, freeing up space for creating attractive urban places. Integrating bus services into a high-quality urban realm is expensive, however, and only worthwhile in locations where buses carry (or have the potential to carry) a substantial proportion of people travelling to that location.

We will improve our streets to support the growth of bus patronage so that:

Buses turn up, and arrive at their destinations on time

Bus services will be given more priority where it's needed, through bus lanes and the use of technology that gives priority to late running buses at traffic signals. This will mean buses are less likely to be delayed, enhancing customer experience by making bus journeys quicker and more reliable than driving in many areas. In many places, space is used inefficiently for parking vehicles. A good understanding of the how on-street parking is being used in different locations and what value it is really delivering will be important. Difficult decisions will need to be made, in some cases, in order to relocate road space to deliver these improvements.



Major centres are connected by “Quality Bus Transit” services

Our ambition is to upgrade entire bus routes, with a focus on creating more reliable journeys and developing “Quality Bus Transit” (QBT) connections between our main centres, including for orbital journeys around Greater Manchester. QBT will be focused on heavily congested routes into major town centres, and the Regional Centre, where improving the reliability of bus journeys is particularly important.

A good example of the sort of bus infrastructure that is being proposed for new QBT services is the Oxford Road Corridor in Manchester.



QBT will be integrated into the urban realm, upgrading walking and cycling infrastructure, where possible, and providing improved street furniture and landscaping. It will incorporate bus priority measures - to achieve reliable services - attractive waiting environments and high-quality vehicles.

It will be easier to access public transport by walking and cycling

Bus stops, Metrolink stops, suburban rail stations and transport interchanges will be easier to access on foot or by cycle, including for people who have mobility impairments, are travelling in groups or are handling a buggy or heavy luggage.

Park and ride facilities will be developed into multi-modal travel hubs that support people cycling as part of longer journeys, for example by providing secure cycle storage at stops and stations, in addition to other facilities, such as electric vehicle charging infrastructure and parcel lockers.

Taking the bus is seen as a safe and attractive option

Buses will run on streets which are attractive, clean and safe to wait on. Bus stops and interchanges will be designed to be comfortable, attractive, safe and accessible - particularly for those who use mobility aids, who are in wheelchairs or pushing prams - and buses will be modern, clean and well-maintained to ensure journeys are pleasant and reliable.

Engagement with communities, businesses and visitors will help shape the plans of the future bus network enabling people to make the journeys they need to for a variety of purposes.

Information on services, fares and ticketing options will be provided to customers in a way that is easy to access and understand.

Bus Reform and the National Bus Strategy

In March 2021, the Mayor of Greater Manchester announced his decision to bring buses under local control. In future, buses will be run under a system called franchising: TfGM (on behalf of GMCA) will coordinate the bus network and contract bus companies to run the services to a specification that that Greater Manchester wants and needs. This is good news for our Streets for All approach. It means:

- Better integration between buses and the rest of the transport system. This will mean passengers can change more easily between buses and trams - or buses and cycling or walking - and there will be simple, affordable price-capped tickets. Making journeys sustainably will be quicker, easier and cheaper.
- Environmental standards for a green bus fleet can be set by Greater Manchester. This will help us to meet our targets to tackle the Climate Emergency, reduce harmful emissions and clean up our air.

The Government has also published a National Bus Strategy which emphasises the importance of bus priority measures and traffic management, integration between bus and other modes. There is also a requirement to publish a local Bus Service Improvement Plan (BSIP), to be updated annually and reflected in the authorities' Local Transport Plan and in other relevant local plans, such as Local Cycling and Walking Infrastructure Plans.

E. Goods reach their destination on time with minimal impacts on local communities

We will ensure that:

Reliable freight routes are clearly defined

We will identify which streets and routes will be prioritised for carrying freight vehicles and we will implement plans to manage those vehicle movements. We will support the transfer of freight from streets to rail and water wherever possible.

The negative impacts of freight movement, deliveries and servicing on local communities are minimised

Deliveries and servicing can often be managed more efficiently to reduce the number of motorised vehicles on local streets, especially at peak times. We will do this by supporting micro-consolidation in regional and town centres, better management of loading and unloading on busy streets, and increasing the number of people using cleaner, quieter, smaller options such as electric assisted cargo cycles and electric vehicles for deliveries.

TfGM will work with the ten GM local authorities and large organisations and retailers to develop sustainable delivery and servicing plans that support the ambitions of Streets for All. While it is important to maintain the economic benefits of freight mobility, we do need to minimise the need for *road* freight deliveries in order to reduce congestion and improve air quality.

We will reduce the road dangers posed by freight and deliveries to people walking, cycling and spending time on the streets through enforcement of road traffic offences, engineering, promotion and regulation.

We will implement policies on night-time deliveries to reduce noise pollution which negatively affects quality of life.

Greater Manchester's significant economic growth aspirations – facilitated by vehicles on the roads servicing construction sites – must not lead to an increase in pedestrians, cyclists and motorcyclists being killed or seriously injured in collisions with HGVs on Britain's roads. We will take action to ensure we don't see a corresponding rise in collisions.

F. Streets that enable people to drive less

We have a large network of streets and roads which we need to use as efficiently as possible to accommodate the growth in travel that comes with our growing population and economy. We can't 'build our way out' of congestion, so we need to make better use of the infrastructure we already have. This is even more important as we seek to minimise embodied carbon in new infrastructure. We want to get the best out of what we have, which means:

Giving more space to the most efficient and sustainable modes

We will need to reallocate some road space currently used for the movement of general traffic to make space for the modes which make much more efficient use of the available space; particularly walking, cycling and public transport. This will involve making difficult and sometimes initially unpopular decisions in exchange for long term benefits.

Comparison of road space for different travel modes



In neighbourhoods we will maintain the most direct routes for people walking, cycling and using public transport; other motorised vehicle journeys may be less direct, particularly where we are addressing rat-running and speeding in local centres and residential areas. We will still allow access for local residents, and for those motorised vehicles required for various essential reasons such as disabled access and emergency services. We will identify opportunities to better integrate on-street and off-street cycling and walking routes to increase the connectivity for people travelling on foot or by cycle.

Reducing levels of traffic on our roads

Our city-region needs to be much easier to get around by walking, cycling and using public transport, with streets which are more pleasant to spend time in. Delivering this will require traffic reduction on some streets in Greater Manchester.

We are currently developing a Road Danger Reduction Strategy which will set out our approach, working in collaboration with the police and fire service, to creating safer roads that provide safe and accessible infrastructure for walking, cycling and public transport.

Decisions about re-allocating road space for this purpose will be made through close dialogue with local communities, road users and transport providers, working at three levels (spatial, network and street) to support sometimes difficult decisions that will need to be taken for the safety of people who use Greater Manchester’s streets.

Making productive use of kerb space

In consultation with local communities, we will review use of the road space next to the kerb to identify opportunities to use it more productively. In many places this space is used inefficiently for the long-term parking of vehicles and would better serve the community if it was used for walking, cycling, seating, planting, play space, landscaping, bus stops, loading areas or cycle parking.



Fewer trips are being made in the most congested periods

There are times of the day when our network of streets and roads struggles to handle the number of vehicles trying to move through it. In addition to supporting people to travel in more space-efficient ways, we will continue to work with residents, businesses and road freight operators to re-time their journeys to avoid peak times or reduce their journeys.

G. A future proofed network

We will invest more in maintaining our streets and embrace with technological innovations to ensure:

Good design makes maintenance easier

Maintenance, cleansing and enforcement on streets are often not prioritised. When people are travelling in motorised vehicles their exposure to the street environment is lessened. When people are walking, cycling and waiting for public transport they have a much greater sense of how well the street is being cared for. To improve the walking and cycling experience and to encourage more people to travel in this way more often we need to raise our performance in getting the details right and focusing on the human experience of being on-street. This is particularly important for meeting the needs of people who find travelling more challenging due to age, illness or impairment.

Ongoing maintenance can greatly increase the whole-life of street infrastructure, whether it is regular street cleaning through to replacement of damaged street elements and repair of utilities. We will ensure ongoing maintenance costs are accurately reflected in the initial project costs. Learn from past experiences and share good maintenance practices.

New mobility technologies help us to create a safe, sustainable streets which make better use of existing street space.

Vehicle emissions and noise will be reduced by enabling the transition to Ultra Low Emission Vehicles (ULEVs). We will deliver an expanded public EV charging network and will focus on the conversion of commercial and public sector fleets, as well as exploring shared forms of e-mobility, such as electric car clubs, electric cargo cycles and electric scooters. This will require working in partnership with local stakeholders to better manage the electricity supply to meet the needs of an increasingly electrified transport system.

We will coordinate and optimise traffic signals to reduce congestion and prioritise walking, cycling and public transport, working with communities, residents and visitors to understand their views. We will use smart technology to better manage assets and support good maintenance regimes. We will also explore the role that digital connectivity - such as 5G - will play in improving traffic signal management capability and resilience of its systems, as well as the new use cases future digital mobility will provide.

We will seek to harness the benefits of shared mobility through diversifying the use of Park and Ride facilities and introducing Travel Hubs which will create a focal point for shared mobility operators (such as cycle hire, shared e-scooter/e-cargo cycles and e-car clubs) and other shared use facilities, such as parcel lockers. Travel Hubs can also contribute to place making through the creation of safe, attractive, multi-use landscaped areas for socialising, resting and playing.

We will investigate the potential to implement new policies and management techniques to use the street space along the kerb much more effectively. This will include kerbside space being used for a wide range of activities throughout the day: in some places, for example, we can increase space for walking and cycling in peak periods while enabling deliveries and servicing at other times. Technology has the potential to help manage this space more dynamically at different times of the day and week through, for example, dynamic digital traffic regulation orders.

We will also work with our partners to develop new ways of using and collecting data, including mobile phone data and sensors to provide better real-time information on travel patterns, traffic congestion, traffic offences and transport emissions.

Technology also clearly has an important role to play in supporting inclusion for deaf, blind and disabled people, such as through the use of QR codes and apps to aid navigation. If this is done carefully, it can increase the levels of confidence and safety people feel when using our streets.

Essentials Spotlight Actions:

We will progress and deliver Streets for All redesign projects as part of our capital investment programme outlined in Our Five Year Transport Delivery Plan (2021-26).

We will build 500 miles of new Active Travel networks by 2024, working with local communities to make sure we are putting them in the right places

We will design our streets to deliver Quality Bus Transit services that make public transport a safe and attractive travel option, through bus priority, improved waiting facilities and better access to bus stops, as part of our Bus Service Improvement Plan.

We will work with businesses and the freight industry to trial innovations in zero-emission deliveries and servicing.

We will develop a Shared Mobility Strategy, setting out the role of mobility hubs in enabling seamless integration between more sustainable modes of transport and learning from our experience of e-scooter trials.

5. Our new ways of working

To systematically embed the Streets for All approach in our ways of working we will take the following actions over the next 3 years:

A more co-ordinated approach

We will develop a more coordinated approach to how we design, manage and fund streets with TfGM and Districts working in a collaborative and coordinated way to develop and deliver our new Streets for All approach.

We will review our funding arrangements so that we have a more joined-up system for deciding what we invest in. This will be challenging – as much of Greater Manchester’s funding is dependent on Government – but is important, in order to ensure our projects are coordinated and working together to deliver our Streets for All vision.

Local engagement

It is really important that the people who are making the decisions about which projects go forward fully understand the views of local people. We will continue and build upon existing Local Authority consultation and engagement processes, and we will develop new ways to engage with local communities, businesses and people travelling to make sure they are fully involved in decision-making, and to bring in the views of people we don’t always hear from, including disabled people. We need to support equity, and aim to hear all voices.

We will continue to lobby central government for the enforcement powers we need to make our streets welcoming and inclusive including the ability to enforce Moving Traffic Offences and implied zebra crossings.

When we are delivering a project on-street we will plan how that fits with our wider programmes of regeneration, new developments, behaviour change programmes, enforcement, cleansing and maintenance including ongoing coordination with external stakeholders.

Case making

To draw in new funding for delivering Streets for All each district needs local data which helps to understand and communicate the case for investment. Data sets covering key topics such as air quality, public health, road safety, walking and cycling levels and traffic flow will be produced for each district.

We will also strengthen our business case methodologies to better account for the health and social benefits that Streets for All projects will deliver.

Project design

We will take a new approach to designing street projects which considers the role of the location in the wider spatial and network plans, identifies the key functions of the street and then applying our new design guidance and design check to the proposal. In the design

process we will ensure that the maintenance, cleansing and enforcement implications of new schemes are carefully considered.

Project build

When we are building new projects or when there are road works we will make sure that sustainable travel is still prioritised throughout the construction period by working with our contractors to implement new protocols.

Measuring Success - Monitoring & Evaluation

To be able to demonstrate that we are delivering real, tangible benefits for the people of Greater Manchester we will get better at measuring and communicating the effects of what we do. The Greater Manchester Transport Strategy 2040 has a monitoring framework for tracking progress against our strategic objectives, such as customer responses or 'demand-side' indicators and operational or 'supply-side'. We will also report our progress in delivering our Streets for All Commitments, See Appendix C.

Investing in Streets for All - Funding

Our Five Year Transport Delivery Plan sets out the programme of actions, how these are funded and the asks of government to support delivery. They are reviewed and refreshed annually and enable us to ensure that, alongside our partners, we are continuing to develop and deliver the right transport schemes to support the city-region's priorities. The success of delivering Streets for All does not just depend on funding of new projects but on the prioritisation and adequate funding of routine activities including street maintenance and cleansing, and streets policing.

Appendices

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Agenda Item 15

Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth)
Reporting Officer:	Jayne Traverse, Director of Growth Gregg Stott – Assistant Director Investment, Development & Housing
Subject:	GREATER MANCHESTER COMBINED AUTHORITY EVERGREEN SURPLUS FUNDING ROUND III – HYDE AND GODLEY GREEN
Report Summary:	This report updates on the position with regard to external funding for these projects from Evergreen III and seeks approval to accept and spend the funding under the terms of the Grant Funding Agreements.
Recommendations:	That Executive Cabinet be recommended to: <ul style="list-style-type: none">(i) To enter into two Grant Fund Agreement's (Appendices 1 and 2) on behalf of Tameside MBC for £0.125m at Godley Green and £0.225m at Hyde Town Centre;(ii) Enable the Director of Growth to manage the programme of works associated with the Grant Fund Agreement's and to drawdown and incur all expenditure related to delivery. On-going performance and reporting will be provided as required;(iii) To approve match funding of £0.225m for Hyde Town Centre and £0.125m for Godley Green as set out in section 3.4, table 1.
Corporate Plan:	Key aims of the Corporate Plan are to provide opportunities for people to fulfil their potential through work, skills and enterprise and to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The programme of work funded by Evergreen III will support these aims in the areas of job creation, modern infrastructure and a sustainable environment.
Policy Implications:	The programme of work funded by Evergreen III support the policy aims of the Council's Inclusive Growth Strategy (2021), the Council's growth priorities agreed at Council February 2020 and the emerging draft Greater Manchester Places for Everyone joint development strategy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>The report sets out details of Evergreen 3 grant funding awarded via GMCA to the Council to support Hyde Town Centre (£0.225m) and Godley Green (£0.125m) scheme proposals.</p> <p>It is noted that the related grant funding agreements to support the allocations are extensively in line with the previous Evergreen grant rounds 1 and 2 grant allocations previously received by the Council and approved by Members.</p> <p>Members should note that there is a requirement to ensure that the Council provides equivalent match funding allocations to the grant sums awarded. Section 3.4, table 1 provides details of the related</p>

budget allocations within the Growth Directorate that will be utilised as match funding.

The deadline for utilisation of the round 3 grant allocations awarded is 31 March 2023. The match funding allocations will need to be profiled in line with the values stated within schedule 1 of both agreements (Appendices 1 and 2) and as detailed in table 2 section 3.5.

It is essential that advance agreement is confirmed with the Greater Manchester Combined Authority to amend the profiling of the values stated in each financial year (referenced in table 2) if, for example, there is an increased level of expenditure required in 2021/22. This is to ensure there is no detrimental impact on the Council's cashflow and that the related grant value is received by the Council in a timely manner. The match funding for both initiatives will need to be re-profiled in each relevant financial year and a proportion carried forward to the 2022/23 financial year as agreed with the awarding body.

It is essential that procurement advice is sought via STAR where appropriate when details of the proposed commitments and the profiling via the grant and match funding allocations are confirmed. Members will require assurance that value for money has been realised via any related procurement arrangements. This will also require section 151 officer assurance.

The milestones delivered and outcomes that will be realised via the investment and match funding will require robust monitoring and evaluation and reported to Members at a later date. In addition, Members will require assurance that the terms of the Evergreen grant agreements have been complied with.

**Legal Implications:
(Authorised by the Borough
Solicitor)**

The terms of the agreement are substantially the same as those for the earlier rounds of funding and so will not expose the council to any additional risk beyond that which it was already comfortable taking. The main consideration is likely to be with regards to the match funding, which the financial implications cover.

The only material change to the terms of agreement are provisions relating to Subsidy Control Rules, pursuant to which the Council must ensure that its use of the Grant complies with Subsidy Control Rules (including, where relevant, obtaining and retaining all declarations and information as may be required to enable both the Council and the Secretary of State to demonstrate compliance with the Subsidy Control Rules). The Council must ensure that this is picked up as part of the management of the grant. The Lead Officer will be responsible for ensuring compliance.

Risk Management:

Risks associated with the project are set out at section 4.

Background Information:

The background papers relating to this report can be inspected by contacting Mike Reed, Head of Major Programmes



Telephone: 07974111756



e-mail: mike.reed@tameside.gov.uk

1. INTRODUCTION

- 1.1 A total of £3.5m revenue funding has been made available to support GM Districts to bring forward schemes within agreed Growth Locations to support strategic development. The source of funding is from Evergreen Surpluses.
- 1.2 Consistent with the approach taken with previous rounds of Evergreen Surpluses all proposals for revenue support must demonstrate the following requirements:
- (i) A clear fit with at least one of the following ERDF Evergreen funding priorities
 - Creating a high employment region
 - Investing in science, research, and innovation
 - Building on the region's strength in culture and media
 - Supporting strong and diverse town centres
 - Promoting a wider, strong, and more sustainable industrial base
 - Ensuring sustainable sites are ready for development
 - (ii) Confirmation of the GM policies that will be supported by the scheme
 - (iii) Confirmation of match funding (for the revenue grant) from the Local Authority
 - (iv) Confirmation that the scheme includes a commercial element (mixed use developments can be considered but 100% residential or retail schemes are excluded due to ERDF requirements).
 - (v) Confirmation of site being located within a Growth Location and demonstration of fit with GM strategic priorities.
- 1.3 The Council submitted proposals to the Evergreen III bidding round in May 2021 for Hyde Town Centre and Godley Green that were successful with grant funding of and £0.225m and £0.125m being awarded respectively.

2. PROPOSED SCHEMES

Hyde Town Centre

- 2.1 There have been a number of studies undertaken in Hyde around current and future uses of the Town Centre in recent years but there is an identified need for a town centre masterplan that includes a movement and public realm strategy to support creation of a sustainable, accessible and community service rich centre with a contracted retail core linked to public transport entry points and releases of development space in town gateways where retail is currently sited.
- 2.2 This will enable Hyde to more effectively serve the existing large residential catchment area while also capitalising on the development of Godley Green Garden Village which will bring approximately 6,000 new residents to the town.
- 2.3 The re-purposing of the former Library site on Union Street has been identified for a proposed scheme delivering an 88 unit 1 and 2 bed apartment complex with associated community facilities including a café/bistro that should be accessible to all and also provide day care provision. This will provide a southern gateway into to the town and will kick start other interventions and underpin further regeneration work. Development appraisals and planning work is now required to progress the scheme to RIBA Stage 3.
- 2.4 The whole Town Centre redevelopment is seen as 15 to 20 year programme with short term, medium term and long-term goals that will holistically deal with the Town Centre and the surrounding area that feeds it. Infrastructure to support new housing i.e. Godley Green will be required and need to be built into the plan. New commercial floorspace will be provided by a combination of the refurbishment of existing buildings and provision of new purpose built space via the redevelopment of sites, including the Clarendon Centre, Astoria building, Beech House and Union Street.

2.5 This work will also align with the support that will be provided to Hyde Town Centre by the High Street Task Force (HSTF), where a team of experts are supporting the Council in the creation of an action plan.

2.6 The Evergreen III Funding will specifically support the progression of the proposals for the former Library site on Union Street RIBA Stage 3 and the preparation of a Town Centre Masterplan for Hyde that supports mixed use development.

Godley Green

2.7 Godley Green is identified as the key strategic site for Tameside. Without this site there is a shortfall of land supply to meet the need for new homes required in the borough over the next 5 to 20 years that are essential in providing the infrastructure needed to support job creation and proactively address barriers to economic growth and increased productivity in the area.

2.8 It will provide for the delivery of up to 2,350 homes and 56,000 sq.ft new employment space in an innovative Garden Village format. The development of the site will also provide an increased demand for retail, leisure and services supporting the regeneration of Hyde Town Centre, acting as a catalyst for further growth and investment. This will support additional demand for commercial floorspace development in Hyde and significant job creation.

2.9 The transformational change that is proposed by Godley Green Garden Village will help to satisfy the needs of current and future households across the spectrum of housing types and tenures, from affordable to executive homes. It will provide the step change in quality and aspiration required that will contribute to the re-balancing of the Tameside housing market and unlock wider economic growth.

2.10 Given the scale and complexity of Godley Green Garden Village there is a requirement for additional resource to progress the work streams associated with Godley Green through planning to the investment strategy and delivery partner stages.

2.11 To add to, complement and support the existing skills, resource and capacity within the Council the additional external Evergreen III funding together with the existing budget will provide for and support the provision of increased human resources over the period up to 31 March 2023. This additional capacity will be used to enhance, drive and contribute to delivery of the work programme during the period including a senior level lead role for the programme delivery, coordinating the project team and the interface with the wider Council team and governance structure. This additional resource will support the work to kick-start Hyde Town Centre regeneration referred to above.

3. FUNDING

3.1 A signed Grant Funding Agreement (**Appendices 1 + 2**) is required for each project.

3.2 Funds will not be released to the Council in advance, but rather it is intended that an application for reclaiming funds that have been spent will be made with supporting evidence and the budgets will be managed/ monitored accordingly.

3.3 The funding longstop date is 31 March 2023.

3.4 Match funding is required under the terms and conditions of the funding agreement the details of which are provided in table 1.

Table 1

	Hyde Town Centre		Godley Green	
	Match Funding	Grant	Match Funding	Grant
	£'m	£'m	£'m	£'m
GM Evergreen III Grant Funding		0.225		0.125
Match Funding via the £0.200m 2021/22 non-recurrent – Town Centre Masterplan revenue budget within the Growth Directorate	0.125			
Match Funding via One Public Estate grant received in 2020/21 and brought forward to 2021/22	0.100			
Match Funding via the £2.750m Godley Green budget (Growth Directorate) approved at Executive Cabinet on 2 November 2020			0.125	
Sub Total	0.225	0.225	0.125	0.125
Total	0.450		0.250	

- 3.5 Schedule 1 of the grant agreements (**Appendices 1 and 2**) for each scheme require the grant and match funding allocations to be profiled in line with the values stated in table 2 for each financial year.

Table 2

	Hyde Town Centre			Godley Green		
	2021/22	2022/23	Total	2021/22	2022/23	Total
	£'m	£'m	£'m	£'m	£'m	£'m
GM Evergreen III Grant Funding	0.100	0.125	0.225	0.050	0.075	0.125
Match Funding via the £0.200m 2021/22 non-recurrent – Town Centre Masterplan revenue budget within the Growth Directorate		0.125	0.125			
Match Funding via One Public Estate grant received in 2020/21 and brought forward to 2021/22	0.100		0.100			
Match Funding via the £2.750m Godley Green budget (Growth Directorate) approved at Executive Cabinet on 2 November 2020				0.050	0.075	0.125
Total	0.200	0.250	0.450	0.100	0.150	0.250

- 3.6 Advance agreement will need to be confirmed with the Greater Manchester Combined Authority to amend the profiling of the values stated in each financial year (table 2 refers) if, for example, there is an increased level of expenditure required in 2021/22. This is to ensure there is no detrimental impact on the Council's cashflow and that the related grant value is received by the Council in a timely manner. The match funding for both initiatives will need

to be re-profiled in each relevant financial year and a proportion carried forward to the 2022/23 financial year as agreed with the awarding body.

4. RISKS

4.1 The main project risks associated with this specific programme of works have been identified in the table below.

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
Financial	The deadline for spend of the grants is not met - given the extensive nature of the projects, there is a risk that grant will be to not spent in good time.	Yellow	Apply adequate resource to the project to ensure programme adherence. Resource subject to budget and recruitment processes.	Green
Legal and Financial	Conditions attached to funding agreement may not be acceptable.	Yellow	T&Cs are as those outlined in the Evergreen round I and II Funding Agreements. TMBC legal department to sense check to ensure nothing has changed. If any amendments are found, Officers to liaise with GMCA to agree T&C's.	Green
Programme	Lack of resource capacity to undertake workstreams in line with expectations.	Red	Apply adequate resource to the project to ensure programme adherence. Seek additional support from GMCA partners.	Yellow

5. CONCLUSION

- 5.1 Hyde Town Centre and Godley Green are projects that support delivery of GM strategic priorities, the Tameside Corporate Plan and Tameside Inclusive Growth Strategy.
- 5.2 GM Evergreen Surplus funds provide a significant financial contribution to these projects and provide a proactive and positive response to the impact of the recent COVID-19 pandemic in terms of economic recovery.

6. RECOMMENDATIONS

- 6.1 As set out at the front of the report.

GRANT AGREEMENT

Relating to Evergreen Surpluses Grant Funding for the Godley Green Garden Village proposals

NW EVERGREEN HOLDINGS LIMITED PARTNERSHIP

And

TAMESIDE METROPOLITAN BOROUGH COUNCIL

This Grant Agreement is made the day of 2021

Between

- (1) NW Evergreen Holdings (GP) Limited (incorporated and registered in England with company number 10372741) whose registered office is at 1st Floor Churchgate House, 56 Oxford Street, Manchester M1 6EU in its capacity as the general partner of NW Evergreen Holdings Limited Partnership (registered in England with company number LP017585) whose registered office is at 1st Floor Churchgate House, 56 Oxford Street, Manchester, M1 6EU (“the Funder”)
- (2) Tameside Metropolitan Borough Council whose registered office is at Tameside One, Market Place, Ashton-under-Lyne, Tameside, OL6 6BH (“the Recipient”)

WHEREAS

Evergreen Surplus Grant funding provided from the Funder to support strategic priority projects in Greater Manchester

- (A) The Funder holds the surplus generated through the Evergreen fund
- (B) The Funder has agreed to make available to the Recipient the Grant to carry out the Purpose. This Agreement sets out the terms and conditions on which the Grant is made by the Funder to the Recipient.

IT IS AGREED AS FOLLOWS:

1. Introduction and definitions

1.1 This grant agreement (the “Grant Agreement”) consists of these terms and conditions and the Schedules hereto

1.2 In this Grant Agreement:

- (i) **“Environmental Information Regulations”** means the Environmental Information Regulations 2004
- (ii) **“FOIA”** means the Freedom of Information Act 2000 and any subordinate legislation made under this Act from time to time together with any guidance and/or codes of practice issued by the Information Commissioner or relevant government department in relation to such legislation.
- (iii) **“Grant Period”** means the period specified in Schedule 1 or ending on earlier termination of this Grant Agreement.
- (iv) **“Grant”** means the grant payable by the Funder to the Recipient under the terms of this Grant Agreement, the maximum amount of which (the **“Grant Amount”**) is specified in Schedule 1.
- (v) **“Information”** has the meaning given under s84 of the FOIA
- (vi) **“Law”** means any applicable Act of Parliament, subordinate legislation within the meaning of Section 21(1) of the Interpretation Act 1978, exercise of the royal prerogative, enforceable community right within the meaning of Section 2 of the European Communities Act 1972, regulatory policy, guidance or industry code, or judgment of a relevant court of law.
- (vii) **“Match Funding”** means the monetary contribution to the Purpose from the Recipient, which is an amount equivalent or greater than the Grant Amount provided by the Funder.
- (viii) **“Purpose”** means the purpose set out in Schedule 1.
- (ix) **“Request for Information”** means a request for Information relating to this Grant Agreement under the FOIA or Environmental Information Regulations
- (x) **“Subsidy Control Rules”** means the rules governing the award of subsidies in the United Kingdom, which came into force from 11pm on 31 December 2020, including Part 2, Title XI (Level Playing Field), Chapter 3 (Subsidy Control) of the Trade and Cooperation Agreement between the European Union and the European Atomic Energy Community, of the one part, and the United Kingdom of Great Britain

And Northern Ireland, of the other part' incorporated into law by the European Union (Future Relationship) Act 2020 and, where relevant, the EU State aid rules as set out in Articles 107-109 of the Treaty on the Functioning of the European Union and associated regulations and guidelines under the Northern Ireland Protocol.

- 1.3 References to any statute or sub-ordinate legislation in this Grant Agreement include references to any amendments or replacements to the statute or sub-ordinate legislation that may be enacted from time to time.

2. Grant Offer and Capacity

- 2.1 Subject to the Recipient complying with the terms and conditions set out in this Grant Agreement, the Funder shall pay the Grant to the Recipient as a contribution towards eligible expenditure for the Purpose.

- 2.2 The Recipient acknowledges that the Funder agrees to fund it only for the Grant Amount and for the Purpose specified in this Grant Agreement.

- 2.3 The Recipient warrants and represents as follows:

- (i) the execution of and the observance of the Recipient's obligations under this Grant Agreement does not and will not contravene any of the provisions of its constitution, and
- (ii) on the date of this Grant Agreement it has taken all necessary action and has the power and authority to execute, deliver and perform its obligations under this Grant Agreement and the transactions contemplated by it and that all such authorisations are in full force and effect, and
- (iii) no litigation, arbitration or administrative proceedings are taking place, pending or, to the Recipient's knowledge, threatened against it, any of its directors or assets which, if adversely determined, might reasonably be expected to have a material adverse effect on its business, assets or condition, or its ability to perform its obligations under this Grant Agreement.
- (iv) ensure that its use of the Grant complies with Subsidy Control Rules (including, where relevant, obtained obtaining and retaining all declarations and information as may be required to enable both the Council and the Secretary of State to demonstrate compliance with the Subsidy Control Rules).

3. Purpose and extent of the Grant

- 3.1 The Recipient shall use the Grant for the Purpose for the Grant Period as set out in and in accordance with this Grant Agreement or as approved in writing by the Funder and the Recipient shall not use the Grant for any other purpose.

4. Amount of the Grant and VAT

- 4.1 The Funder has agreed funding of up to the Grant Amount, subject to compliance by the Recipient with the terms of this Grant Agreement.
- 4.2 The payment of Grant is believed to be outside the scope of Value Added Tax but if any Value added Tax shall become chargeable all payments shall be deemed to be inclusive of all Value added Tax and the Funder shall not be obliged to pay any additional amount by way of Value Added Tax.
- 4.3 The payment of Grant is conditional upon the Match Funding of £125,000 being committed to the Purpose.

5. Payment of the Grant

- 5.1 Subject to compliance with this Grant Agreement payments of the Grant Amount will be made as detailed in Schedule 2 and Schedule 3.
- 5.2 In order for any payment to be released, the Recipient is required to:
 - 5.2.1 have signed and returned a copy of this Grant Agreement to the Funder, and
 - 5.2.2 have provided the appropriate bank details, and
 - 5.2.3 have submitted a valid invoice and
 - 5.2.4 be in compliance with the terms and conditions of this Grant Agreement.
- 5.3 The Funder reserves the right to withhold all or any payments of the Grant if the Funder has reasonably requested information/documentation from the Recipient and this has not been received by the Funder in the timescales reasonably required.

6 Eligible expenditure

- 6.1 Eligible expenditure consists of payments by the Recipient for the Purpose.

7 Managing the Grant

- 7.1 Each party must notify the other of:
 - (a) the nominated person who will act as the party's authorised representative; and
 - (b) the contact details of the authorised representative and any deputies.
- 7.2 The Recipient shall submit the monitoring information as detailed in Schedule 2.

- 7.3 The Funder may, in addition, ask the Recipient to clarify information provided to it. If so, the Recipient shall comply with any reasonable request.
- 7.4 The Funder may, in addition, ask the Recipient to provide it with forecast information for the financial year end. If so, the Recipient shall comply with any reasonable request.
- 7.5 The Recipient must notify the Funder as soon as reasonably practicable that an underspend is forecast. Any underspend of Grant funds must be returned to the Funder.
- 7.6 If an overpayment of the Grant has been made, the Recipient shall return such overspend to the Funder promptly.
- 7.7 The Recipient may not vire funds between this Grant and other grants made to it.
- 7.8 The Recipient's Treasurer, Finance Officer, or equivalent will ensure that appropriate professional arrangements are put in place for the management of the Grant and the reporting of expenditure. The Treasurer, Finance Officer, or equivalent should take all necessary steps to ensure that the Grant is accounted for and monitored separately from the Recipient's other funding streams.

8. Records to be kept

- 8.1 The Recipient must:
- (a) maintain and operate effective monitoring and financial management systems; and
 - (b) keep a record of expenditure funded partly or wholly by the Grant and retain all accounting and other records relating to this for a period of at least six years after the end of the Grant Period. Accounting records include: original invoices, receipts, minutes from meetings, accounts, deeds, and any other relevant documentation, whether in writing or electronic form.
 - (c) The Recipient shall provide such information as the Funder requests to enable both the Recipient and the Funder to comply with Subsidy Control Rules and provide copies to the Funder when required to do so.
- 8.2 Where the Recipient is working in partnership and its partner(s) wish to retain such documentation, the Recipient should obtain from the partner(s):
- (a) an annual, written statement, signed by the partner's treasurer, of how the money was spent; and

- (b) a signed undertaking that the partner will retain such documents for the period prescribed above.

9. Audit and inspection

- 9.1 The Recipient, without charge, will permit any officer or officers of the Funder, external funding and/or auditing bodies (including but not limited to Ministry of Housing, Communities & Local Government, National Audit Office or Audit Commission) or their nominees, to visit its premises and/or inspect any of its activities and/or to examine and take copies of the Recipient's books of account and such other documents or records as in such officers' view may relate to the use of Grant. In addition, examinations may be carried out into the economy, efficiency and effectiveness with which the Grant has been used. The Funder shall endeavour, but is not obliged, to provide notice of its intent to conduct an audit.
- 9.2 The Recipient shall provide the Funder with such documentation and information as the Funder may require in connection with the Purpose and this Grant Agreement.

10. Lawful conduct, equal opportunities and activities funded by the Grant

- 10.1 The Recipient must ensure that it and anyone acting on its behalf complies with any applicable Law for the time being in force relating to the Purpose and this Grant Agreement.
- 10.2. No aspect of the activity funded by the Funder may be party-political in intention, use, or presentation.
- 10.3 The Grant may not be used to support or promote religious activity.

11. Value for Money

- 11.1 The Recipient must maximise value for money and shall act in a fair, open and non-discriminatory manner in all purchases of goods and services and shall comply with its internal procurement and contracting rules where applicable.
- 11.2. Without prejudice to clause 11.1 the Recipient shall comply with current Subsidy Control Rules at all times in relation to the Purpose and the Grant Funding.

12. Breach of Grant Terms

- 12.1 If the Recipient fails to comply with any of the terms set out in this Grant Agreement, or if any of the events referred to in clauses 12.2 occur, then without prejudice to any other rights or remedies of the Funder under this Grant Agreement, the Funder may reduce, suspend, or withhold Grant payments, or require all or any part of the Grant to be repaid (with interest if required). The Recipient must repay any amount required to be repaid under this clause within 30 days of receiving the demand for repayment.

12.2 The events referred to in Clause 12.1 are as follows:

- a) the Recipient purports to transfer or assign any rights, interests or obligations arising under this Grant Agreement without the prior written agreement in advance of the Funder; or
- b) Any information provided in the application for the Grant (or in a claim for payment) or in any subsequent supporting correspondence is found to be incorrect or incomplete to an extent which the Funder considers to be material; or
- c) The Recipient takes inadequate measures to investigate and resolve any reported irregularity; or
- d) The Recipient changes the nature of its operations to an extent which the Funder considers to be significant or prejudicial; or
- e) there is a finding of Subsidy Control Rules non-compliance relating to the Grant by the EU Commission.

12.3 The Recipient must act within 30 days (or earlier, depending on the severity of the problem) to address the Funder's concern or rectify the breach, and may consult the Funder or agree with it an action plan for resolving the problem. If the Funder is not satisfied with steps taken by the Recipient to address its concern or rectify the breach, it may take steps to withhold or suspend the further payment of Grant, or to recover Grant funds already paid.

12.4 On termination of this Grant Agreement for any reason, the Recipient as soon as reasonably practicable shall return to the Funder any assets or property or any unused Grant funds (unless the Funder gives its written consent to their retention) then in its possession in connection with this Grant Agreement.

13. Insurance

13.1 The Recipient shall ensure that it has adequate insurance coverage (including but not limited to public liability insurance) in place and shall provide evidence of such insurance to the Funder on request.

14. Indemnity

14.1 The Funder accepts no liability to the Recipient or to any third party for any costs, claims, damage or losses, however they are incurred, except to the extent that they arise from personal injury or death which is caused by the Funder's negligence.

14.2 The Recipient shall indemnify the Funder against any liabilities, costs, claims, damages or losses which arise as a result of negligence by the Recipient or out of any breach by the Recipient of any terms of this Grant Agreement.

15. Intellectual Property Rights

- 15.1 The Recipient shall grant to the Funder at no cost an irrevocable, royalty-free perpetual license to use and to sub-license the use of any material created by the Recipient pursuant to this Grant Agreement for such purposes as the Funder shall deem appropriate.
- 15.2 Publicity and written material relating to the work funded by the Grant shall acknowledge this either in the body of the copy or with 'Funded by:' written alongside the Funder

16. Grant Period and Termination

- 16.1. The Funder does not commit to renew or continue financial support to the Recipient beyond the Grant Period.
- 16.2 The Funder may terminate this Grant Agreement forthwith by serving a written notice on the Recipient if:
- a) the Grant or any part of it is being used for any purpose other than the Purpose set out in this Grant Agreement; or
 - b) the Recipient has made any false, incorrect or misleading statement in order to obtain this Grant or has been involved in any illegal activity or improper act in its administration; or
 - c) the Recipient has failed to comply with any of the obligations of this Grant Agreement and fails to remedy the same within 28 days (or such other period as the Funder specifies in writing) of being served with a notice pointing out the breach requiring its rectification; or
 - d) any meeting of creditors of the Recipient is held or any arrangement or composition with or for the benefit of its creditors (including any voluntary arrangement as defined in the Insolvency Act 1986) is proposed or entered into by or in relation to the Recipient; or
 - e) if a supervisor, receiver, administrator, administrative receiver or other encumbrancer takes possession of or is appointed over or any distress, execution or other process is levied or enforced (and is not discharged within seven days) upon the whole or any substantial part of the assets of the Recipient; or
 - f) the Recipient ceases to carry on business or is or becomes unable to pay its debts with the meaning of Section 123 Insolvency Act 1986; or
 - g) if a petition is presented, or a meeting is convened for the purpose of considering a resolution, for the making of an administration order, the winding up, bankruptcy, or dissolution of the Recipient; or

h) any competent authority directs the repayment of the Grant.

16.3 Where termination of this Grant Agreement is pursuant to clause 16.2 above the Funder shall cease to be under any obligation to make payments of any Grant and may require the Recipient to repay all or any part of the Grant (with interest if required). The Recipient must repay any amount required to be repaid under this clause within 30 days of receiving the demand for repayment. Any termination of this Grant Agreement will be without prejudice to any other rights or remedies of the parties under this Grant Agreement or at law and will not affect any accrued rights or liabilities of the parties at the date of termination

16.4 Nothing in this Grant Agreement shall effect the coming into force or the continuance in force of any provision of this Grant Agreement which is expressly or by implication to come into force or continue in force upon termination or expiry of this Grant Agreement

17. Entire Agreement and Amendments to the Grant Agreement

17.1 This Grant Agreement sets out the entire agreement between the parties and replaces all previous negotiations, agreements, understandings and representations between the parties, whether oral or in writing.

17.2 Any amendments to this Grant Agreement shall only be valid if they are in writing and signed by an authorised representative of both parties.

18. Freedom of Information

18.1 Both parties acknowledge that the other may be subject to the requirements of the FOIA and the Environmental Information Regulations (EIR) and each party shall assist and cooperate with the other party to enable the other party to comply with these Information disclosure requirements.

18.2 Each party shall itself and shall procure that its subcontractors (if any) shall:

(a) transfer any Request for Information relating to each party to the party it relates to as soon as practicable after receipt and in any event within two working days of receiving a Request for Information;

(b) provide either party with a copy of all Information relating to a Request for Information in its possession or power in the form that the party requires within five working days (or such other period as the party may specify) of the party requesting that Information; and

(c) provide all necessary assistance as reasonably requested by a party to enable the party to respond to a request for Information within the time for compliance set out in section 10 of the FOIA or regulation 5 of the Environmental Information Regulations.

18.3 In respect of any FOIA or EIR request, the recipient of the request shall be responsible for determining at its absolute discretion whether Information:

- (a) is exempt from disclosure in accordance with the provisions of the FOIA or the Environmental Information Regulations or is to be disclosed in response to a request for information;
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18.4 Each party acknowledges that either party may, acting in accordance with the Secretary of State for Constitutional Affairs' Code of Practice on the discharge of public authorities' functions under Part 1 of FOIA (issued under section 45 of the FOIA, November 2004), be obliged under the FOIA or the Environmental Information Regulations to disclose Information:

- (a) without consulting with the other party, or
- (b) following consultation with the other party and having taken its views into account.

18.5 Each party shall ensure that all Information produced in the course of this Grant Agreement is retained for disclosure and shall permit the other to inspect such records as requested from time to time.

18.6 The request recipient undertakes to notify the other party promptly (taking into account the timescales for responding to the same) on receipt of any FOIA or EIR request relating to the other party and to allow the other party to make representations prior to substantively responding to any such request (taking into account the timescale for responding to FOIA and EIR requests) as to the confidential nature of any information requested or any other grounds on which the information should be withheld under the FOIA or EIR (or both).

19. Notices

19.1 All notices, invoices and other communications relating to this Grant Agreement shall be in writing and in English and shall be served by a party on the other party at its address shown at the head of this Grant Agreement.

19.2 Notices delivered hereunder shall be delivered by hand or sent by 1st class recorded or special delivery post and shall be deemed to be delivered:

19.2.1 if delivered by hand, upon receipt;

19.2.2 if sent by first class recorded or special delivery post (providing it is not returned as undelivered to the sender), two (2) working days after posting;

20 Contract (Rights of Third Parties) Act 1999

20.1 No person who is not a party to this Grant Agreement shall have the right to enforce any its terms.

21. Governing Law

21.1 This Grant Agreement shall be subject to and construed in accordance with English Law and subject to the exclusive jurisdiction of the courts of England and Wales.

22 Electronic Completion and Signature

22.1 This Grant Agreement may be executed in any number of counterparts and by the different Parties in different counterparts each of which when executed and delivered shall be deemed to constitute one and the same instrument. Each Party agrees that the delivery of this Grant Agreement by electronic transmission, including copies of the executed signature pages via pdf, shall have the same force and effect as delivery of original signatures and that each Party may use such copies of the executed signature pages as evidence of the execution and delivery of this Grant Agreement by all Parties.

22.2 This Grant Agreement may be signed by any party by electronic signature (whatever form the electronic signature takes) and this method of signature is as conclusive of such party's intention to be bound by this Grant Agreement as if signed by each party's manuscript signature.

This Agreement is executed by the parties hereto as a deed the day and year first before written.

Schedule 1
Grant Amount, Purpose and Grant Period

Grant Amount: £125,000

Purpose: Funding is required to support delivery of the Godley Green Garden Village project through the following activities:

- Appointment of a Project Director to lead delivery of the project for the Council
- Preparation of a Development and Investment Strategy for Godley Green and regeneration of Hyde Town Centre

Outputs: The Grant will be used to support delivery of the following outputs:

Commercial Floorspace :	56,000 sq.ft
Number of New Jobs Created:	c3,500 jobs
Number of New Homes:	2,350 homes

Spend Profile:

2021/22	2022/23	2023+
£50,000	£75,000	£0

Grant Period: 31st March 2023

Schedule 2
Grant Payments
Monitoring Requirements

The Recipient can claim the Grant against costs incurred for the Purpose. In order to claim the grant the Recipient should provide copies of the following to the Funder:

- Completed Grant claim form (see Schedule 3)
- Evidence of costs being incurred and paid
- Evidence supplied of competitive tendering or agreed fee
- Confirmation of Match Funding

Schedule 3 Grant Claim Form

To: Evergreen Holding Board

From: Tameside Metropolitan Borough Council

Date: []

Evergreen Surpluses Grant Funding

1. I refer to the Grant Agreement. This is a claim form for the Purpose as referenced in the Grant Agreement.
2. I wish to claim the following amount of Grant funding:
 - 2.1 Grant amount to be claimed: []
 - 2.2 Date requested for payment of Grant: []
3. Payment Instructions
 - 3.1 Bank name: []
 - 3.2 Bank branch/address: []
 - 3.3 Bank sort code: []
 - 3.4 Bank account number: []
 - 3.5 Bank account number: []
4. Additional Information
 - 4.1 Total Grant amount approved: **£125,000**
 - 4.2 Total Grant amount claimed, approved []
and paid to date to date (excluding this claim):
5. The claim form and request for Grant funding is made in accordance with the Grant Agreement.
6. I confirm that:
 - 6.1 each condition specified in the Grant Agreement is satisfied;
 - 6.2 the Grant to be provided pursuant to this claim form is in respect of Purpose and will be used to meet the Grant Purpose and that no other claim form has been submitted or payment of Grant made in respect of such costs;
 - 6.3 supporting evidence (to the Funder's satisfaction) submitted with this claim form provides accurate and complete evidence of the costs incurred by us to date in relation to the Purpose;

- 6.4 we have not received and will not receive any other grants, financial support or contributions towards the Purpose for which payment is now being sought; and
- 6.5 the information in this form is true and correct.

By:

Section 151 Officer
for and on behalf of
Tameside Metropolitan Borough Council

Name (Printed):

Position:

Dated:

By:

ACCEPTANCE OF GRANT

We accept the offer of Grant contained in this Grant Agreement and agree to comply with the terms and conditions of this Grant Agreement.

EXECUTED AS A DEED
BY AFFIXING THE COMMON SEAL
OF TAMESIDE METROPOLITAN BOROUGH COUNCIL

In the presence of:

Authorised Signatory

Name:.....

Title:.....

EXECUTED AS DEED BY
NW EVERGREEN HOLDINGS (GP)
LIMITED IN ITS CAPACITY AS
THE GENERAL PARTNER OF
NW EVERGREEN HOLDINGS
LIMITED PARTNERSHIP,
acting by

Director

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

GRANT AGREEMENT

Relating to Evergreen Surpluses Grant Funding for the Hyde Town Centre proposals

NW EVERGREEN HOLDINGS LIMITED PARTNERSHIP

And

TAMESIDE METROPOLITAN BOROUGH COUNCIL

This Grant Agreement is made the day of 2021

Between

- (1) NW Evergreen Holdings (GP) Limited (incorporated and registered in England with company number 10372741) whose registered office is at 1st Floor Churchgate House, 56 Oxford Street, Manchester M1 6EU in its capacity as the general partner of NW Evergreen Holdings Limited Partnership (registered in England with company number LP017585) whose registered office is at 1st Floor Churchgate House, 56 Oxford Street, Manchester, M1 6EU (“the Funder”)
- (2) Tameside Metropolitan Borough Council whose registered office is at Tameside One, Market Place, Ashton-under-Lyne, Tameside, OL6 6BH (“the Recipient”)

WHEREAS

Evergreen Surplus Grant funding provided from the Funder to support strategic priority projects in Greater Manchester

- (A) The Funder holds the surplus generated through the Evergreen fund
- (B) The Funder has agreed to make available to the Recipient the Grant to carry out the Purpose. This Agreement sets out the terms and conditions on which the Grant is made by the Funder to the Recipient.

IT IS AGREED AS FOLLOWS:

1. Introduction and definitions

1.1 This grant agreement (the “Grant Agreement”) consists of these terms and conditions and the Schedules hereto

1.2 In this Grant Agreement:

- (i) **“Environmental Information Regulations”** means the Environmental Information Regulations 2004
- (ii) **“FOIA”** means the Freedom of Information Act 2000 and any subordinate legislation made under this Act from time to time together with any guidance and/or codes of practice issued by the Information Commissioner or relevant government department in relation to such legislation.
- (iii) **“Grant Period”** means the period specified in Schedule 1 or ending on earlier termination of this Grant Agreement.
- (iv) **“Grant”** means the grant payable by the Funder to the Recipient under the terms of this Grant Agreement, the maximum amount of which (the **“Grant Amount”**) is specified in Schedule 1.
- (v) **“Information”** has the meaning given under s84 of the FOIA
- (vi) **“Law”** means any applicable Act of Parliament, subordinate legislation within the meaning of Section 21(1) of the Interpretation Act 1978, exercise of the royal prerogative, enforceable community right within the meaning of Section 2 of the European Communities Act 1972, regulatory policy, guidance or industry code, or judgment of a relevant court of law.
- (vii) **“Match Funding”** means the monetary contribution to the Purpose from the Recipient, which is an amount equivalent or greater than the Grant Amount provided by the Funder.
- (viii) **“Purpose”** means the purpose set out in Schedule 1.
- (ix) **“Request for Information”** means a request for Information relating to this Grant Agreement under the FOIA or Environmental Information Regulations
- (x) **“Subsidy Control Rules”** means the rules governing the award of subsidies in the United Kingdom, which came into force from 11pm on 31 December 2020, including Part 2, Title XI (Level Playing Field), Chapter 3 (Subsidy Control) of the Trade and Cooperation Agreement between the European Union and the European Atomic Energy Community, of the one part, and the United Kingdom of Great Britain

And Northern Ireland, of the other part' incorporated into law by the European Union (Future Relationship) Act 2020 and, where relevant, the EU State aid rules as set out in Articles 107-109 of the Treaty on the Functioning of the European Union and associated regulations and guidelines under the Northern Ireland Protocol.

- 1.3 References to any statute or sub-ordinate legislation in this Grant Agreement include references to any amendments or replacements to the statute or sub-ordinate legislation that may be enacted from time to time.

2. Grant Offer and Capacity

- 2.1 Subject to the Recipient complying with the terms and conditions set out in this Grant Agreement, the Funder shall pay the Grant to the Recipient as a contribution towards eligible expenditure for the Purpose.

- 2.2 The Recipient acknowledges that the Funder agrees to fund it only for the Grant Amount and for the Purpose specified in this Grant Agreement.

- 2.3 The Recipient warrants and represents as follows:

- (i) the execution of and the observance of the Recipient's obligations under this Grant Agreement does not and will not contravene any of the provisions of its constitution, and
- (ii) on the date of this Grant Agreement it has taken all necessary action and has the power and authority to execute, deliver and perform its obligations under this Grant Agreement and the transactions contemplated by it and that all such authorisations are in full force and effect, and
- (iii) no litigation, arbitration or administrative proceedings are taking place, pending or, to the Recipient's knowledge, threatened against it, any of its directors or assets which, if adversely determined, might reasonably be expected to have a material adverse effect on its business, assets or condition, or its ability to perform its obligations under this Grant Agreement.
- (iv) ensure that its use of the Grant complies with Subsidy Control Rules (including, where relevant, obtained obtaining and retaining all declarations and information as may be required to enable both the Council and the Secretary of State to demonstrate compliance with the Subsidy Control Rules).

3. Purpose and extent of the Grant

- 3.1 The Recipient shall use the Grant for the Purpose for the Grant Period as set out in and in accordance with this Grant Agreement or as approved in writing by the Funder and the Recipient shall not use the Grant for any other purpose.

4. Amount of the Grant and VAT

- 4.1 The Funder has agreed funding of up to the Grant Amount, subject to compliance by the Recipient with the terms of this Grant Agreement.
- 4.2 The payment of Grant is believed to be outside the scope of Value Added Tax but if any Value added Tax shall become chargeable all payments shall be deemed to be inclusive of all Value added Tax and the Funder shall not be obliged to pay any additional amount by way of Value Added Tax.
- 4.3 The payment of Grant is conditional upon the Match Funding of £225,000 being committed to the Purpose.

5. Payment of the Grant

- 5.1 Subject to compliance with this Grant Agreement payments of the Grant Amount will be made as detailed in Schedule 2 and Schedule 3.
- 5.2 In order for any payment to be released, the Recipient is required to:
 - 5.2.1 have signed and returned a copy of this Grant Agreement to the Funder, and
 - 5.2.2 have provided the appropriate bank details, and
 - 5.2.3 have submitted a valid invoice and
 - 5.2.4 be in compliance with the terms and conditions of this Grant Agreement.
- 5.3 The Funder reserves the right to withhold all or any payments of the Grant if the Funder has reasonably requested information/documentation from the Recipient and this has not been received by the Funder in the timescales reasonably required.

6 Eligible expenditure

- 6.1 Eligible expenditure consists of payments by the Recipient for the Purpose.

7 Managing the Grant

- 7.1 Each party must notify the other of:
 - (a) the nominated person who will act as the party's authorised representative; and
 - (b) the contact details of the authorised representative and any deputies.
- 7.2 The Recipient shall submit the monitoring information as detailed in Schedule 2.

- 7.3 The Funder may, in addition, ask the Recipient to clarify information provided to it. If so, the Recipient shall comply with any reasonable request.
- 7.4 The Funder may, in addition, ask the Recipient to provide it with forecast information for the financial year end. If so, the Recipient shall comply with any reasonable request.
- 7.5 The Recipient must notify the Funder as soon as reasonably practicable that an underspend is forecast. Any underspend of Grant funds must be returned to the Funder.
- 7.6 If an overpayment of the Grant has been made, the Recipient shall return such overspend to the Funder promptly.
- 7.7 The Recipient may not vire funds between this Grant and other grants made to it.
- 7.8 The Recipient's Treasurer, Finance Officer, or equivalent will ensure that appropriate professional arrangements are put in place for the management of the Grant and the reporting of expenditure. The Treasurer, Finance Officer, or equivalent should take all necessary steps to ensure that the Grant is accounted for and monitored separately from the Recipient's other funding streams.

8. Records to be kept

- 8.1 The Recipient must:
- (a) maintain and operate effective monitoring and financial management systems; and
 - (b) keep a record of expenditure funded partly or wholly by the Grant and retain all accounting and other records relating to this for a period of at least six years after the end of the Grant Period. Accounting records include: original invoices, receipts, minutes from meetings, accounts, deeds, and any other relevant documentation, whether in writing or electronic form.
 - (c) The Recipient shall provide such information as the Funder requests to enable both the Recipient and the Funder to comply with Subsidy Control Rules and provide copies to the Funder when required to do so.
- 8.2 Where the Recipient is working in partnership and its partner(s) wish to retain such documentation, the Recipient should obtain from the partner(s):
- (a) an annual, written statement, signed by the partner's treasurer, of how the money was spent; and

- (b) a signed undertaking that the partner will retain such documents for the period prescribed above.

9. Audit and inspection

- 9.1 The Recipient, without charge, will permit any officer or officers of the Funder, external funding and/or auditing bodies (including but not limited to Ministry of Housing, Communities & Local Government, National Audit Office or Audit Commission) or their nominees, to visit its premises and/or inspect any of its activities and/or to examine and take copies of the Recipient's books of account and such other documents or records as in such officers' view may relate to the use of Grant. In addition, examinations may be carried out into the economy, efficiency and effectiveness with which the Grant has been used. The Funder shall endeavour, but is not obliged, to provide notice of its intent to conduct an audit.
- 9.2 The Recipient shall provide the Funder with such documentation and information as the Funder may require in connection with the Purpose and this Grant Agreement.

10. Lawful conduct, equal opportunities and activities funded by the Grant

- 10.1 The Recipient must ensure that it and anyone acting on its behalf complies with any applicable Law for the time being in force relating to the Purpose and this Grant Agreement.
- 10.2. No aspect of the activity funded by the Funder may be party-political in intention, use, or presentation.
- 10.3 The Grant may not be used to support or promote religious activity.

11. Value for Money

- 11.1 The Recipient must maximise value for money and shall act in a fair, open and non-discriminatory manner in all purchases of goods and services and shall comply with its internal procurement and contracting rules where applicable.
- 11.2. Without prejudice to clause 11.1 the Recipient shall comply with current Subsidy Control Rules at all times in relation to the Purpose and the Grant Funding.

12. Breach of Grant Terms

- 12.1 If the Recipient fails to comply with any of the terms set out in this Grant Agreement, or if any of the events referred to in clauses 12.2 occur, then without prejudice to any other rights or remedies of the Funder under this Grant Agreement, the Funder may reduce, suspend, or withhold Grant payments, or require all or any part of the Grant to be repaid (with interest if required). The Recipient must repay any amount required to be repaid under this clause within 30 days of receiving the demand for repayment.

12.2 The events referred to in Clause 12.1 are as follows:

- a) the Recipient purports to transfer or assign any rights, interests or obligations arising under this Grant Agreement without the prior written agreement in advance of the Funder; or
- b) Any information provided in the application for the Grant (or in a claim for payment) or in any subsequent supporting correspondence is found to be incorrect or incomplete to an extent which the Funder considers to be material; or
- c) The Recipient takes inadequate measures to investigate and resolve any reported irregularity; or
- d) The Recipient changes the nature of its operations to an extent which the Funder considers to be significant or prejudicial; or
- e) there is a finding of Subsidy Control Rules non-compliance relating to the Grant by the EU Commission.

12.3 The Recipient must act within 30 days (or earlier, depending on the severity of the problem) to address the Funder's concern or rectify the breach, and may consult the Funder or agree with it an action plan for resolving the problem. If the Funder is not satisfied with steps taken by the Recipient to address its concern or rectify the breach, it may take steps to withhold or suspend the further payment of Grant, or to recover Grant funds already paid.

12.4 On termination of this Grant Agreement for any reason, the Recipient as soon as reasonably practicable shall return to the Funder any assets or property or any unused Grant funds (unless the Funder gives its written consent to their retention) then in its possession in connection with this Grant Agreement.

13. Insurance

13.1 The Recipient shall ensure that it has adequate insurance coverage (including but not limited to public liability insurance) in place and shall provide evidence of such insurance to the Funder on request.

14. Indemnity

14.1 The Funder accepts no liability to the Recipient or to any third party for any costs, claims, damage or losses, however they are incurred, except to the extent that they arise from personal injury or death which is caused by the Funder's negligence.

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 - c) the Recipient has failed to comply with any of the obligations of this Grant Agreement and fails to remedy the same within 28 days (or such other period as the Funder specifies in writing) of being served with a notice pointing out the breach requiring its rectification; or
 - d) any meeting of creditors of the Recipient is held or any arrangement or composition with or for the benefit of its creditors (including any voluntary arrangement as defined in the Insolvency Act 1986) is proposed or entered into by or in relation to the Recipient; or
 - e) if a supervisor, receiver, administrator, administrative receiver or other encumbrancer takes possession of or is appointed over or any distress, execution or other process is levied or enforced (and is not discharged within seven days) upon the whole or any substantial part of the assets of the Recipient; or
 - f) the Recipient ceases to carry on business or is or becomes unable to pay its debts with the meaning of Section 123 Insolvency Act 1986; or
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19. Notices

19.1 All notices, invoices and other communications relating to this Grant Agreement shall be in writing and in English and shall be served by a party on the other party at its address shown at the head of this Grant Agreement.

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19.2.1 if delivered by hand, upon receipt;

19.2.2 if sent by first class recorded or special delivery post (providing it is not returned as undelivered to the sender), two (2) working days after posting;

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This Agreement is executed by the parties hereto as a deed the day and year first before written.

Schedule 1
Grant Amount, Purpose and Grant Period

Grant Amount: £225,000

Purpose: Funding is required to commission professional advice to support plans to redevelop Hyde Town Centre. The commission will include:

- RIBA Stage 3 plans for Union Street
- Preparation of a Town Centre Masterplan supporting mixed use development

Outputs: The Grant will be used to support delivery of the following outputs:

Commercial Floorspace (sqm):	c4,500 sq.m
Number of New Jobs Created:	c350 jobs
Number of New Homes:	88 bed extra care scheme with supporting facilities at Union Street Up to 150 additional town centre homes
Brownfield Land Regenerated (ha):	c2.5 ha

Spend Profile:

2021/22	2022/23	2023+
£100,000	£125,000	£0

Grant Period: 31st March 2023

Schedule 2
Grant Payments
Monitoring Requirements

The Recipient can claim the Grant against costs incurred for the Purpose. In order to claim the grant the Recipient should provide copies of the following to the Funder:

- Completed Grant claim form (see Schedule 3)
- Evidence of costs being incurred and paid
- Evidence supplied of competitive tendering or agreed fee
- Confirmation of Match Funding

Schedule 3 Grant Claim Form

To: Evergreen Holding Board

From: Tameside Metropolitan Borough Council

Date: []

Evergreen Surpluses Grant Funding

1. I refer to the Grant Agreement. This is a claim form for the Purpose as referenced in the Grant Agreement.
2. I wish to claim the following amount of Grant funding:
 - 2.1 Grant amount to be claimed: []
 - 2.2 Date requested for payment of Grant: []
3. Payment Instructions
 - 3.1 Bank name: []
 - 3.2 Bank branch/address: []
 - 3.3 Bank sort code: []
 - 3.4 Bank account number: []
 - 3.5 Bank account number: []
4. Additional Information
 - 4.1 Total Grant amount approved: **£225,000**
 - 4.2 Total Grant amount claimed, approved []
and paid to date to date (excluding this claim):
5. The claim form and request for Grant funding is made in accordance with the Grant Agreement.
6. I confirm that:
 - 6.1 each condition specified in the Grant Agreement is satisfied;
 - 6.2 the Grant to be provided pursuant to this claim form is in respect of Purpose and will be used to meet the Grant Purpose and that no other claim form has been submitted or payment of Grant made in respect of such costs;
 - 6.3 supporting evidence (to the Funder's satisfaction) submitted with this claim form provides accurate and complete evidence of the costs incurred by us to date in relation to the Purpose;

- 6.4 we have not received and will not receive any other grants, financial support or contributions towards the Purpose for which payment is now being sought; and
- 6.5 the information in this form is true and correct.

By:

Section 151 Officer
for and on behalf of
Tameside Metropolitan Borough Council

Name (Printed):

Position:

Dated:

By:

ACCEPTANCE OF GRANT

We accept the offer of Grant contained in this Grant Agreement and agree to comply with the terms and conditions of this Grant Agreement.

EXECUTED AS A DEED
BY AFFIXING THE COMMON SEAL
OF TAMESIDE METROPOLITAN BOROUGH COUNCIL

In the presence of:

Authorised Signatory

Name:.....

Title:.....

EXECUTED AS DEED BY
NW EVERGREEN HOLDINGS (GP)
LIMITED IN ITS CAPACITY AS
THE GENERAL PARTNER OF
NW EVERGREEN HOLDINGS
LIMITED PARTNERSHIP,
acting by

Director

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Agenda Item 16

Report to:	EXECUTIVE CABINET
Date:	29 September 2021
Executive Member	Councillor Allison Gwynne – Executive Member (Neighbourhoods, Community Safety and Environment)
Reporting Officer:	Emma Varnam – Assistant Director (Operations and Neighbourhoods)
Subject:	HIGHWAY ASSETS – MAINTENANCE AND FUNDING REQUIREMENTS
Report Summary:	The report provides a service wide overview of the Council's highway assets (carriageways/footways, bridges/retaining walls, gullies/culverts and street lighting/signs), their functions, condition and current funding. The future financial 'need' for these assets in terms of ensuring performance and minimising costs over time is detailed.
Recommendations:	<p>That Option 2 (section 9.1 refers) is approved:</p> <ul style="list-style-type: none">• That an additional capital allocation of £1.497m (Appendix 2 Table B refers) is allocated to the Council's Highways planned maintenance budget in 2021/22 which is additional to the grant allocation awarded by DfT. This sum to be included within the Council's Capital programme if approved• That a review of the current Highway and infrastructure condition is carried out and reported to the Executive Cabinet at a later date for consideration in advance of the 2022/23 financial year.
Corporate Plan:	The maintenance of the highway network is a vital part of supporting the infrastructure of the borough.
Policy Implications:	This report aligns with the priorities within the Corporate Plan, ensuring a modern infrastructure and a sustainable environment that works for all generations and future generations
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>The Council has received Highway Maintenance grant funding from the Department For Transport (via GMCA) of £2.415m in 2021/22 (Table 4, section 6.6. refers).</p> <p>The £2.415m grant is allocated to support planned and preventative maintenance on Carriageways, Footways, Drainage, Structures and Street Lighting across the borough. Of this sum £ 1.253m is allocated to support carriageway resurfacing schemes (table 4 refers).</p> <p>Appendix 2 provides a list of carriageway resurfacing schemes in order of priority including the estimated cost. The schemes are the 26 most urgent schemes across the borough in reducing priority order; i.e. scheme 1 being the most urgent priority.</p> <p>The appendix has been categorised into two tables. Table A provides details of the schemes that will be financed via the aforementioned £1.253m allocation of Highway Maintenance grant. Table B provides details of further schemes that can be carried out subject to additional investment. The total of these schemes is</p>

£1.497m as referenced in the recommendations.

Members are reminded that based on the current forecast of £15.4m of capital receipts and existing commitments on the capital programme, the Council currently has £7.7m of funding to finance any further capital investment proposals (including some maintenance related expenditure).

The report is recommending the allocation of £1.497m capital funding to finance the cost of schemes detailed in **table B of Appendix 2**, via the aforementioned remaining balance of £7.7m to finance capital investment proposals.

Members will need to be assured that the proposed allocation of this sum is deemed to be one of the key priorities for investment for the Council when compared to the schedule of capital investment bids received. If approved, the remaining balance available for any further capital investment will be £6.2m (this balance is the subject of a separate report on the Executive Cabinet agenda). This sum will only increase as additional assets are identified for disposal or alternative sources of funding identified.

Prudential borrowing costs are approximately £0.050m per £1m of borrowing. Therefore to finance the cost of schemes listed in **table B, Appendix 2** from borrowing would result in a recurrent revenue cost pressure of £0.075m. Members should note that these costs would be additional to the existing significant revenue cost pressures across the Council over the current and medium term.

**Legal Implications
(Authorised by the Borough
Solicitor)**

The Council is the local Highway Authority and as such has a statutory duty to maintain the safety and usability of the highways in its area. Section 41(1) of the Highways Act 1980 states that it is the Highway Authority's statutory duty ***to maintain the highway was an absolute duty to keep the fabric of the highway in such good repair as to render its physical condition safe for ordinary traffic to pass at all seasons of the year***

The duty does not extend to improving the roads, only maintaining them to ensure that they are safe and in appropriate condition to be used by the ordinary or expected amount of traffic that uses the highways.

The Highways Act also states that the highway authority can defend any claim brought for damages relating alleged breaches of its statutory duty by demonstrating that it has made adequate provision for the upkeep of the highways. Therefore, irrespective of what funding is ultimately agreed it is imperative that the service undertakes and documents a robust process to monitor the condition of the highways and have a clear programme of works.

This report is seeking an additional allocation of £1.497m from the capital budget, which would reduce the remaining available capital budget to £5.7million from which all of the other Council's capital projects are seeking funding. As such is it understood that Members are being presented with all of the projects that are seeking funding from the capital budget to be considered in the round.

This will enable Members to make an informed risk based decision in relation to which projects will be funded and which will be deferred. Members may therefore prefer to consider this request in

the context of all the other capital requests rather than take £1.497million from the capital budget without testing this request against the other requests in terms of impact on the delivery of statutory duties and value for money.

Risk Management:

Failure to provide sufficient standards of maintenance will negatively affect the standards of the Highway Assets and could compromise our statutory duty as Highways Authority. See Section 7 for a more detailed impact on the consequences of underinvestment.

Background Information:

The background papers relating to this report can be inspected by contacting Lee Holland, Head of Engineering Services:



Telephone: 0161 342 3978



e-mail: lee.holland@tameside.gov.uk

1. INTRODUCTION

- 1.1. As Highway Authority, Tameside Council has a duty to act as steward and custodian of our highway infrastructure assets. We ensure they are fit for purpose and maintained with regards to whole life costs in a sustainable way whilst taking into account associated risks and constraints.
- 1.2. The highway network is the single most valuable asset that the Council owns. Without it, none of the Council's priorities, values and visions can be realised. It is used daily by nearly all of our residents and businesses. It is fundamental to the economic, social and environmental wellbeing of our residents. It helps to shape the character and quality of the local communities that it serves and makes possible the authority's priorities such as regeneration, social inclusion, community safety, education and health.
- 1.3. As with all physical assets, the condition of the highway network deteriorates over time. The materials that constitute its makeup all degrade: asphalt becomes brittle, steel rusts, concrete reacts with the atmosphere. This deterioration by natural processes is augmented by both our use of them and changes in environmental conditions such as increased rainfall, higher carbon dioxide levels and severe winters.
- 1.4. Generally, the greater the deterioration of the highway, the quicker the rate of deterioration increases until failure sets in and no further deterioration is possible. Highways funding from the Department for Transport (DfT) is such that the Council has been allocated £2.415m (section 6 refers) for 2021/22 for planned and preventative maintenance on Carriageways, Footways, Drainage, Structures and Street Lighting.
- 1.5. Analysis undertaken by Council Engineers has determined that such a level of funding suggests that the network cannot be maintained in a steady state condition (i.e. no improvement or no decline) and, inevitably, will lead to an ever-accumulating highway maintenance backlog that increases year-on-year together with an accelerating rate of deterioration.

2. REPORT FORMAT

- 2.1. This report has been structured to give a service wide overview of our highway assets and current funding. It also sets out future financial 'need' in terms of ensuring performance and minimising costs over time.
- 2.2. The report will concentrate on the four main asset groups, these are;
 - Carriageways & Footways
 - Structures (Bridges, Retaining Walls etc.)
 - Drainage (highway gullies & drains, culverts / inlet structures etc.)
 - Street Lighting
- 2.3. Not included in this report are other vital services that keep our highway network safe and accessible such as; winter gritting, road safety / traffic calming measures, control of highway openings (GMRAPS) etc. Each of these functional areas are subject to their own budget pressures and expectations, however they do not have specific asset maintenance issues.

3. OUR HIGHWAY NETWORK

- 3.1. The network consists of 758 km of roads and associated footways, 268 km of public rights of way and bridle paths, 468 structures (including 159 bridges & 31km of retaining walls), over 26,000 street lights and the network is drained by over 48,000 road gullies.

- 3.2. In line with HM Treasury guidance, the replacement value of the network has been calculated as c.£1.41bn – this is detailed below;

Table 1: HM Treasury Whole of Government Accounts (WGA) Return August 2019

Highway Asset;	WGA Valuation (Gross Replacement Cost) £'000
Carriageways (including drainage grids etc.)	864,760
Footways & Cycle Tracks	212,839
Structures (Bridges & Retaining Walls)	262,074
Street Lighting (inc illuminated signs, bollards etc.)	48,664
Traffic Management / Signs	1,339
Street Furniture	22,484
Total	1,412,160

4. HIGHWAY MAINTENANCE

- 4.1. All physical assets have finite life spans. Accordingly the adoption of asset management principles enables the Council, as the Highway Authority, to provide consistent service standards which meet user expectations at minimum long term risk and costs.
- 4.2. Whilst all assets deteriorate over time, highway assets are uniquely subject to specific challenges that increase the rate of natural deterioration; weather, traffic impacts, damage of opening by utility companies (water, electricity etc.). They are also subject to the daily scrutiny of our residents, businesses and visitors.
- 4.3. As the Highways Authority we manage the network by undertaking maintenance activities that can be broadly classified as:

Planned Maintenance:

- Specific interventions following asset management life-cycle principles to replace or renew component parts of the network.
- For example: Carriageway resurfacing, replacing lamp columns, renewing retaining walls etc.

Preventative Maintenance:

- Mid-life interventions that extend the life of components thereby delaying the need for full renewal.
- For example: Carriageway microasphalt works, bridge element painting etc.

Reactive / Risk Management Maintenance:

- Works undertaken as a result of inspections or from reports received that could leave the Council open to claims for damage and compensation with regards to defects that exceed our stated intervention criteria.
- For example: Filling potholes, replacing failed lighting lanterns etc.

Routine & Cyclic Maintenance:

- Regular, on-going inspections or minor works that ensure day to day serviceability
- For example: Gully cleansing, electrical testing of lighting columns, structural inspection of highway structures, etc.

4.4 For a more detailed explanation of the type of intervention for each of the four main asset groups, please see **Appendix 1**. Also, as the Highways Authority, we are responsible for the payment of costs and charges associated with the management of the network;

Charges:

- Fees to organisations or service costs
- Such as - Transport for Greater Manchester levy, electricity charges for street lighting etc

4.5 In accordance with HM Treasury’s (HMT) *Whole of Government Accounts* principles, the Council is required to revalue our highway assets each year. At the last valuation (August 2019), Tameside’s highways assets have a gross replacement value of £1.41bn as detailed in Table 1.

4.6 HMT also requires local highway authorities to calculate the depreciation of their highway assets annually. Table 2 shows the accumulated depreciation for highway assets in each of the last five submissions. In effect, this is the amount of money required to bring the network back to an “as new” condition.

Table 2: Accumulated Depreciation of TMBC Highway Assets as per HMT requirement

Highway Asset Group;	Accumulated Depreciation (£,000)				
	2014/15	2015/16	2016/17	2017/18	2018/19
Highways (Carriageway, Footway, Cycle lanes etc)	98,028	105,011	111,993	120,933	122,456
Structures (Bridges & Retaining Walls)	80,569	99,921	102,721	107,327	115,634
Street Lighting (inc illuminated signs, bollards etc.)	40,530	40,926	44,060	46,922	46,428
Traffic Management / Signs	754	772	900	1,053	1,213
Street Furniture	12,557	15,203	17,549	19,593	14,130
Total	232,438	261,833	277,223	295,828	299,861

4.7 As can be seen, over the last five submissions the accumulated depreciation has increased by £67.4m over this period. During this period, the average annual Capital spend on maintaining our assets was £5.02m. A submission was not made in 2019/20 as it was not mandatory. Work is currently taking place to complete the 2020/21 data for submission to HMT later in the summer.

4.8 The Council also spends significant amounts each year with respect to on-going routine costs and charges such as small repairs to defects that could cause trips and claims, street lighting repairs and gully cleansing.

5. MANAGEMENT OF OUR HIGHWAY ASSETS

5.1 Historically, the highway network has been managed as a number of discrete functions within the Design & Delivery and Highways & Transport units of the Operations & Neighbourhoods directorate.

5.2 Accordingly for members and officers, there has been a lack of clarity as to roles, responsibilities and forward planning strategies.

5.3 As a result of changes to the management structure and in response to funding challenges, there is now an opportunity to review how we manage our highway assets and establish medium term financial certainty.

6. FUNDING

6.1. Generally, highway maintenance expenditure has been funded by capital and revenue resources made available each year. Also, when available, specific capital investments have been secured (e.g. Tameside TAMP, LED Lighting Replacement etc.).

Capital:

6.2. Capital funding is, in the main, used for Planned and Preventative Maintenance Works.

6.3. Each year the Department for Transport (DfT) allocates funding to local Highway Authorities based on the length of their highway network and traffic volumes and the authorities Incentive Fund ranking. The Council is an Incentive Fund 'Band 3' authority (the top band) and receives the maximum Incentive Fund allocation.

6.4. The 2021/22 DfT allocations have recently been published and the Council values are;

Table 3:

Maintenance Allocation	£1,289,000
Incentive Fund Allocation	£322,000
Pothole & Challenge Fund	£1,289,000
Integrated Transport Block	£1,015,000
Total	£3,915,000

6.5. The funding available for planned and preventative maintenance is £3.915m. Of this, £1.500m is allocated to the Highway's revenue budget to fund pothole repairs. This leaves a remaining balance of £2.415m available for planned and preventative maintenance.

6.6. The DfT allocation funds a range of functions across different asset types using a set formula – this is set out below;

Table 4:

Highway Asset Type	DfT Asset Allocation (%)	Asset Allocation (£'000)
Highways (Carriageways, Footways, Drainage)	75.2	1,816 (of this sum 1,253 is allocated to carriageways)
Structures (Bridges, Retaining walls etc.)	18.1	437
Street Lighting inc signs & bollards	6.7	162
Total	100.0	2,415

6.7. The DfT highways maintenance and incentive fund elements have never been intended to fully fund the needs of each Highway Authority in terms of maintaining their highway network. Each Highway Authority is expected to allocate appropriate local funding to ensure that the highway network is maintained sustainably.

6.8. Accordingly, over recent years, Tameside MBC has made available additional capital funding, for example a £20m investment in our carriageways and footways was approved in 2017 (Tameside TAMP). To the end of March 2020, £13m has been allocated but the remaining £7m was subject to further review.

Revenue:

6.9. Annual revenue funding is provided by the Council to deliver a range of functions such as; Reactive / Risk Management maintenance and Routine / Cyclic Maintenance etc.

The main revenue funded activities include:

Table 5

Function	Description	2021/22 Budget £'000
Risk Management	Pothole, flagging, kerb repairs etc.	433
Highway Drainage	Gully Cleansing	417
Culverts	Gratings repairs and clearing	30
Signs, road markings	Non-illuminated road signs, white lines etc.	63
Land Drainage	Culvert Maint and Collapses	50
Gully Cleansing	Routine & Reactive (gully machines)	249
Highway Drainage	Repairs, cavities etc.	168
Street nameplates, fences, wall	Signs, highway fences etc	15
Public Rights of Way	Stiles, fences, surfaces etc	10
Bridges & Structures	Structural Surveys	39
Street Lighting Maintenance	Repairs & Testing	417
Street Lighting Energy	Payment for electricity & tariffs	1,310

7. CONSEQUENCES OF UNDER INVESTMENT

- 7.1. The Council has a statutory duty under the Highways Act 1980 to maintain the highway in a fit state to accommodate the 'ordinary traffic which passes or may be expected to pass' along them.
- 7.2. Ultimately, the Council along with its residents, businesses and visitors will all suffer the following consequences of a decline in condition;-
- Increased vehicle operating costs
 - Slower journey times
 - Higher incidence of accidents
 - Reduction in ride quality and footway condition
 - Increased frequency of flooding incidents
 - More bridges with weight restrictions
 - Potential road closures
 - Potential increases in insurance claims
- 7.3. Table 6 below shows the number of claims the Council has received, due to defects, over the last seven years and the relevant costs. Although it is difficult to draw a direct correlation with the number of claims made and the cost to the Council, as each claim varies in their severity and damages. It can be seen first as a result of the recent TAMP investment in undertaking improvement to the highway the number of claims reduced.

Table 6

Accident Date by financial year	No. of claims received	No. claims settled/admitted	No. claims defended/denied	Total paid out/reserve costs (damages and legal costs) £	% claims repudiated
2020/2021	39	9	30	44,505	76.9
2019/2020	68	25	43	196,270	63.2
2018/2019	91	39	52	181,740	57.1
2017/2018	114	34	80	69,948	70.2
2016/2017	119	35	84	149,678	70.6
2015/2016	121	43	78	239,946	64.5
2014/2015	140	24	116	231,894	82.9

- 7.4. The Annual Local Authority Road Maintenance (ALARM) survey published in March 2021 by the Asphalt Industry Alliance indicates that the ideal ratio between spending on planned maintenance versus reactive maintenance is 84:16. Currently, in England, this ratio averages 79:21.

Palette of treatment options

- 7.5. Planned highway maintenance is not just about resurfacing or replacing a bridge deck. There are many different treatments available to the highway engineer depending on the particular condition of the asset in question. However, the breadth of the palette of available treatments is dependent on available finances. Generally, when talking about road surfaces for example, it is easier to communicate its condition by the use of bands known as purple, red, amber, yellow and green (PRAYG) with the purple band being the worst and green the best. Good asset management is not just about dealing wholly with assets languishing in the purple band. Whilst purple roads are in need of urgent attention (and will probably require resurfacing works as a minimum) roads in the amber band can receive much cheaper forms of treatment such as micro asphalt and this philosophy can even be extended further to roads still within the green band but close to amber.
- 7.6. The purpose of this approach is to be able to maintain the condition of the road in a high state of repair, thereby preventing it from falling into a lower state of repair which would then require more costly works to improve its condition. A useful analogy is to consider treating a scratch in the paintwork of a new car with a touch-up pen costing only a few pounds rather than letting it deteriorate to such a point where rust develops resulting in it having to be taken to a body shop for a much more costly repair.
- 7.7. Consequently, a comprehensive highway maintenance strategy would allow for the roads not in the purple/red bands to receive some form of intervention to offset deterioration. To what extent this is possible is directly related to the amount of available funding. For the current available funding within the budget, including recurrent revenue and DfT grant funding, it will not be possible to deliver a strategy and only the most urgent road works will be able to be repaired and maintained.

Developing a prioritisation matrix

- 7.8. The condition data collected for the highway assets is not sufficient alone to develop a methodology to facilitate the ranking of candidates in priority order. Factors other than condition need to be taken into account such as route importance, number of vehicles carried, previous insurance claims history, reactive maintenance history, population density, engineering judgement and political imperatives. As part of developing its Highway Asset Maintenance Plan, Engineers have been examining the options for implementing just such a prioritisation matrix. It is proposed that this matrix be developed fully in order to rank the candidate roads and assets.

8. PROPOSAL

- 8.1. Over the past 4 years Tameside MBC has made available additional capital funding, for the maintenance of our Highways. A £20m investment in our carriageways and footways was approved in 2017 (Tameside TAMP). To the end of March 2020, £13m has been allocated but the remaining £7m was subject to further review.
- 8.2. The current financial position of the Council and existing commitments on the Capital programme, means that the Council currently has only £7.693m of forecast funding available to support all essential capital works (including some maintenance costs).
- 8.3. In **Appendix 2** there are 2 tables that list schemes in order of priority and what can be achieved subject to available funding. The schemes listed are the 26 most urgent schemes for resurfacing, in reducing priority order (i.e. item 1 being the most urgent priority).

- 8.4. The priority of these schemes has been assigned based on: conditional data, engineering assessments, risk management input, complaints from residents, councillors and MPs, the relationship between the scheme and of other ongoing schemes, if the location ties into any cycling schemes, and the locality of the area to schools, shops and other high use areas. Another element that is considered is the rate of deterioration and the increasing cost to fix if left untreated.
- 8.5. In order to ensure value for money (VfM) is maximised and HAMP principles followed, consideration must be given as to which candidate roads would give the Authority the greatest return on its investment and what methods should be used to treat them. The Executive Cabinet is to choose the level of funding they wish to allocate to this statutory responsibility.

9 OPTIONS

9.1 There are two options to consider:

1. That no increase is made to the Highways planned maintenance budget, and the current DfT grant is utilised to a value of **£1.253m** (table 4 refers) which would include the roads highlighted in **Appendix 2 Table A**.
2. That an additional capital allocation of **£1.497m** is made to the Council's Highways planned maintenance budget. This funding is allocated on the basis of a programme of identified works drawn up in accordance with the principles and methodology explained in this report.. The roads identified to be maintained using this funding are identified in **Appendix 2 Table B**.

9.2 Option 2 is recommended for approval.

10 CONCLUSION

- 10.1 The Highway network is a crucially important asset with a high value and associated high maintenance requirement.
- 10.2 The consequences of underinvestment in this asset will be that the borough, its residents and businesses, suffer both economically and socially. By reducing the funding available for highways maintenance the general public will notice a deterioration in the road quality with consequential effects highlighted in paragraph 7.2. This report proposes that a review of current Highway infrastructure condition and funding is made and brought back to Executive Cabinet for consideration in a year's time.

11 RECOMMENDATIONS

11.1 As stated on the report cover.

APPENDIX 1

Asset Group ➔	Highways	Structures	Street Lighting	Drainage
Elements ➔	Road and Footways, Cycle paths, Public Rights of Way etc.	Bridges, Retaining Walls, Tunnels / Culverts	Columns, Lanterns, Illuminated Signs, Bollards	Gullies, Connections, Culverts, Inlets Structures
Works / Maintenance Type ⬇				
Planned	Road resurfacing, Footway reconstruction, Major patching, Renewing road markings	Reconstruction of retaining walls to modern standards. Bridges - waterproofing, bearing replacements, scour repairs, parapet replacements.	Non-Destructive column testing (NDT). Ultrasonic and Eddy current column testing. Visual inspections, Electrical inspections. Asset replacement	Renewal of collector drains. Installation of additional gullies, Upgrading of inlets structures / gratings.
Preventative	Road surface dressing / microasphalt surfacing, Joint sealing, Footway slurry seal	Painting of steelwork and routine maintenance of bridge elements	Visual and electrical inspections programme. of all assets. Regular Symology asset updates.	Inspections and cleaning of inlets and gratings
Reactive & Risk	Inspections and repairs, pothole reports, complaints	Repairs to traffic damaged assets (ie parapets), Bridges - scour debris removal or damage after floods, responses to public	Emergencies, public reports, requests, complaints and ad-hoc inspections.	Floods , blocked gullies, complaints, reports. Collapses & cavities
Routine & Cyclic	Condition surveys, skid resistance testing	General inspections every 2 years, Principal inspections every 6 years to bridges, retaining walls and culverts	Asset condition inspections and testing. Electrical testing.	Area and cyclic route gully cleansing

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APPENDIX 2:

TAMESIDE CARRIAGEWAY RESURFACING SCHEME

Table A – Resurfacing Schemes that can be completed with the DfT funding

Priority	Street Name	Local Area	Length	Area M2	Estimated Cost £
1	Darnton Road	Ashton	600	6,600	195,000
2	Quarry Rise/Quarry Street	Dukinfield/Stalybridge	515	3,500	115,000
3	Market Street	Longdendale	215	1,700	70,000
4	Cheetham Hill Road	Dukinfield/Stalybridge	230	2,200	90,000
5	Mossley Road	Ashton	385	3,900	165,000
6	High Street	Dukinfield/Stalybridge	320	2,150	90,000
7	Arundel Street	Mossley	240	2,400	105,000
8	Joel Lane	Hyde	300	1,900	75,000
9	Lees Road	Ashton	150	2,050	80,000
10	Clarence Street	Ashton	250	2,450	98,000
11	Orchard Street	Hyde	135	1,200	45,000
12	Greenfield Street	Audenshaw	150	1,280	45,000
13	Clark Way	Hyde	185	2,200	80,000
Total					1,253,000

Table B – Resurfacing schemes that can be completed with an additional £1,497,000

Priority	Street Name	Local Area	Length	Area M2	Estimated Cost £
14	Lewis Road	Droylsden	630	3,800	160,000
15	Anson Road	Denton	570	3,100	140,000
16	High Street/Sheffield Road	Hyde	310	2,300	85,000
17	Arundel Street	Ashton	170	1,200	45,000
18	Fields Farm Road	Hyde	750	6,100	178,000
19	Taylor Lane	Denton	350	3,300	119,000
20	Oldham Street	Denton	620	3,900	172,000
21	Mossley Road	Ashton	375	3,500	120,000
22	Market Street	Droylsden	220	2,700	110,000
23	Mossley Road	Ashton	350	3,480	150,000
24	Marina Avenue	Denton	105	1,950	70,000
25	Audenshaw Road	Audenshaw	200	2,650	105,000
26	Alexandra Street	Ashton	180	1,100	43,000
Total					1,497,000

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