



HOUSING THE
POWERHOUSE

Response to new method for calculating housing need

Secretary of State for the Department for Communities and Local Government, Sajid Javid MP, has announced a consultation on a new standardised method for calculating housing need. The Housing the Powerhouse Group comments on the implications for the Greater Manchester Spatial Framework and encourages GM Leaders to “go for growth”.

James Stevens from the Home Builders Federation, speaking on behalf of the Housing the Powerhouse Group, said:

“We welcome the emergence of a standard method for working out how many homes are needed in regions across the country. A new method presents an opportunity for the Government to deliver on its objective to stimulate a step-change in housing delivery to tackle the housing crisis and move development plans forward.

“It is already clear that the draft methodology will boost the housing requirement in the south and east, while depressing it in the north and midlands. This seems to be contrary to the wider government policies and ambitions for the area such as the industrial strategy and Northern Powerhouse, which aim to rebalance the UK economy.

“The draft method sets a slightly lower minimum housing delivery in Greater Manchester than that suggested by the GMSF. It does not factor in job growth, fails to recognise affordable housing need and suggests that planning new homes to match economic growth and job creation is discretionary.

“If Greater Manchester is serious about addressing housing affordability, securing investment in better infrastructure and closing the economic gap with London, its leaders must recognise that the draft method is inadequate for Greater Manchester’s needs and make a positive choice to go for growth to fulfil its ambition to become a leading European and Global city.”