



Housing the Powerhouse Press Release July 2019

GMSF delay is an opportunity

The prospect of further delay to the Greater Manchester Spatial Framework (GMSF) is an opportunity to align the spatial plan with the numerous more ambitious strategies that Greater Manchester is supporting, according to a coalition of developers.

The GM Local Industrial Strategy, GM Housing Strategy and Northern Powerhouse Strategy, together with ongoing calls for greater devolution and increased funds, all set an ambitious direction of travel for GM under the leadership of Mayor Andy Burnham.

Despite the emergence of these strategies, the most recent version of the GMSF took a backwards step, by planning for the minimum possible number of homes, and in doing so, walking away from its £68 million housing deal in order to minimise Green Belt release.

With it being reported that the next version of the GMSF will be delayed until after May 2020, a window of opportunity has opened up to realign the emerging spatial plan with the GM Local Industrial Strategy in particular and to negotiate a new housing deal for GM, involving greater funding in exchange for a more ambitious housebuilding plan.

Housing the Powerhouse spokesman Rob Loughenbury said:

“Greater Manchester clearly now needs an ambitious spatial plan to match its ambitious industrial strategy. The prospect of another delay to the GMSF is frustrating, but it provides the opportunity to align the plan with everything else that Greater Manchester is doing and to negotiate a better housing deal with Government.

“Providing enough good homes, of the right kind and in the right places, is essential to improving productivity and attracting and retaining a skilled workforce in areas such as advanced manufacturing and healthcare. We remain supportive of seeing the best possible GMSF in place as soon as possible.”

ENDS

NOTES FOR EDITORS

Housing requirement figures

- **200,980 homes** is the number of homes included in the 2019 Draft GM Plan (2018-2037), reflecting the SOAN methodology minimum for the City Region. There would be two delivery phases: 9,200 homes pa from 2018-2023, and; 11,070 homes pa from 2024 – 2037.
- **227,200 homes** was the number of homes included in the 2016 Draft GMSF, reflected in the GM Industrial Strategy and required in the withdrawn Outline Housing Package. This equated to on average **11,360 homes pa** from 2015-2035.
- The **Northern Powerhouse Independent Economic Review** (TfN | SQW: 2016) set out a transformational growth scenario that would require on average circa **16,000 homes pa** in GM from 2015-2035.

About Housing the Powerhouse

The *Housing the Powerhouse* campaign was formed to give the development industry a clear and strong voice on the Greater Manchester Spatial Framework (GMSF). The Group represents an unprecedented coalition of home builders, land promoters and investors active in the North.

Housing the Powerhouse fully supports the GMSF process and wants to see a positive and ambitious Plan in place as soon as possible. We agree with the consensus that Greater Manchester (GM) is not building enough homes, nor planning enough growth in its key skill and employment sectors. We see the GMSF as an essential tool in achieving these linked objectives.

Our interest is not just about building more homes. We are just as interested in place-making and ensuring that GM gets the right sort of homes for all of its communities. Our interests include:

- Delivering a mixture of housing products to meet the variety of regional need;
- Providing more affordable homes where need is greatest;
- Improving the quality of housing stock and bringing more homes back into use; and
- Making attractive places that are well served by transport and social infrastructure.

Members of Housing the Powerhouse

Barratt Homes

David Wilson Homes

Peel Group

Home Builders Federation

GM Chamber of Commerce

HIMOR

Strategic Land Group

Richborough Estates

Bowsall Developments

Harworth Estates

Gladman

Jones Homes

Bloor Homes

Brookhouse Group