



An aerial photograph of Manchester, UK, taken at sunset. The city's skyline is visible in the distance under a dramatic, cloudy sky with warm orange and yellow light. The foreground shows a dense residential area with a river winding through it. The text is overlaid in a bold, dark green font.

Manchester City Council Housing Strategy 2022-2032

Martin Oldfield
Head of Strategic Housing

- 
- ▶ Council's 10-year strategy
 - ▶ Specific zero carbon commitments
 - ▶ Progress to date
 - ▶ The cost
 - ▶ Next steps

The background features abstract, overlapping green geometric shapes in various shades of green, primarily on the right side of the page. The text is centered on the left side of the page.

10-year strategy 2022-2032

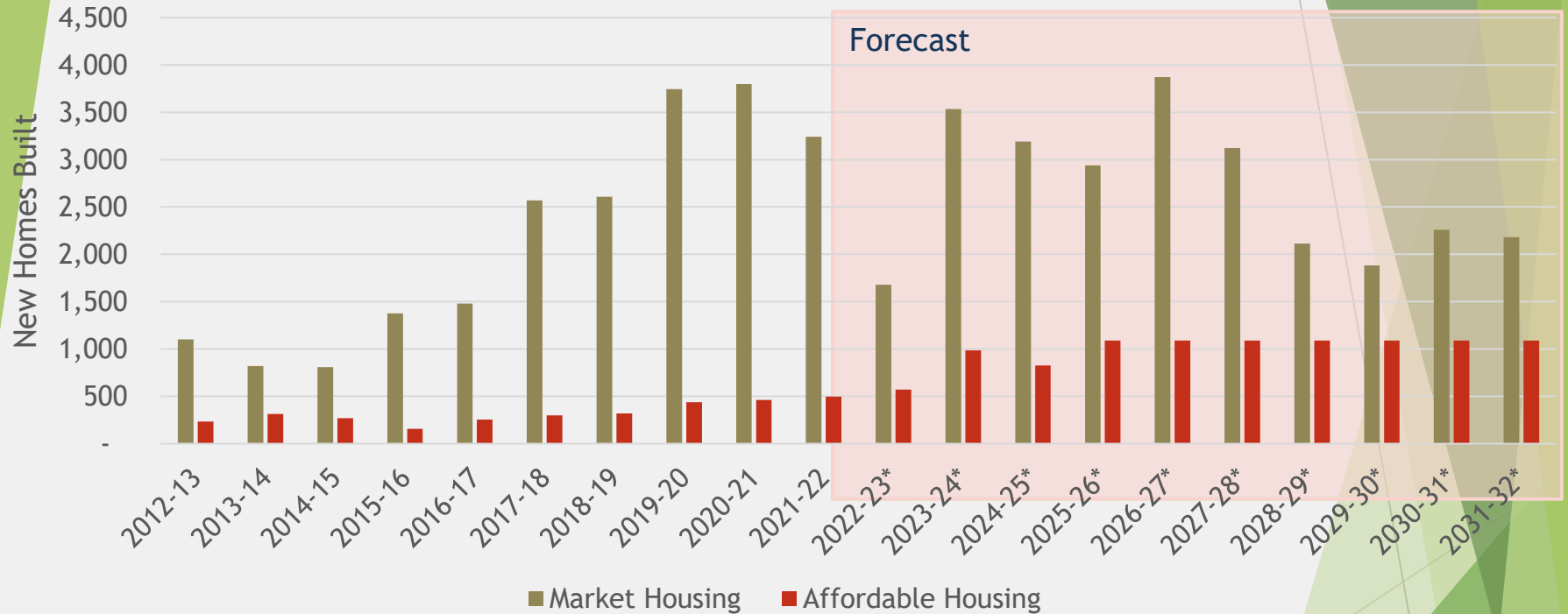
Manchester Housing Strategy 2022 - 2032

Four Vision Principles

1. Increase affordable housing supply & build more new homes for all residents
2. Work to end homelessness and ensure housing is affordable & accessible to all
3. Address inequalities & create neighbourhoods where people want to live
4. Address the sustainability & zero carbon challenges in new and existing housing

Deliver 36,000 new homes by 2032 including 10,000 affordable homes (c.28% of total delivery)

Facilitated by density, commuted sums / s.106, new entrants (including This City / MHPP / larger Strategic Partner RPs / private sector partners) & an acceleration of activity on large scale mixed-tenure sites in the core of the conurbation



* Completions from 2025-26 onwards represent required delivery to meet 10,000 affordable homes target *Measure of success: MCC Residential Development Tracker*

Increase affordable housing supply & build more new homes for all residents

Out of the 10,000 new affordable homes by 2032 - 3,000 will be delivered in the city centre

Over a third will be shared ownership or rent to buy to help first time buyers get a foothold on the ladder
MHPP partners & other new entrants will be supported to begin to build more high density developments in the city centre



Measure of success: MCC Residential Development Tracker

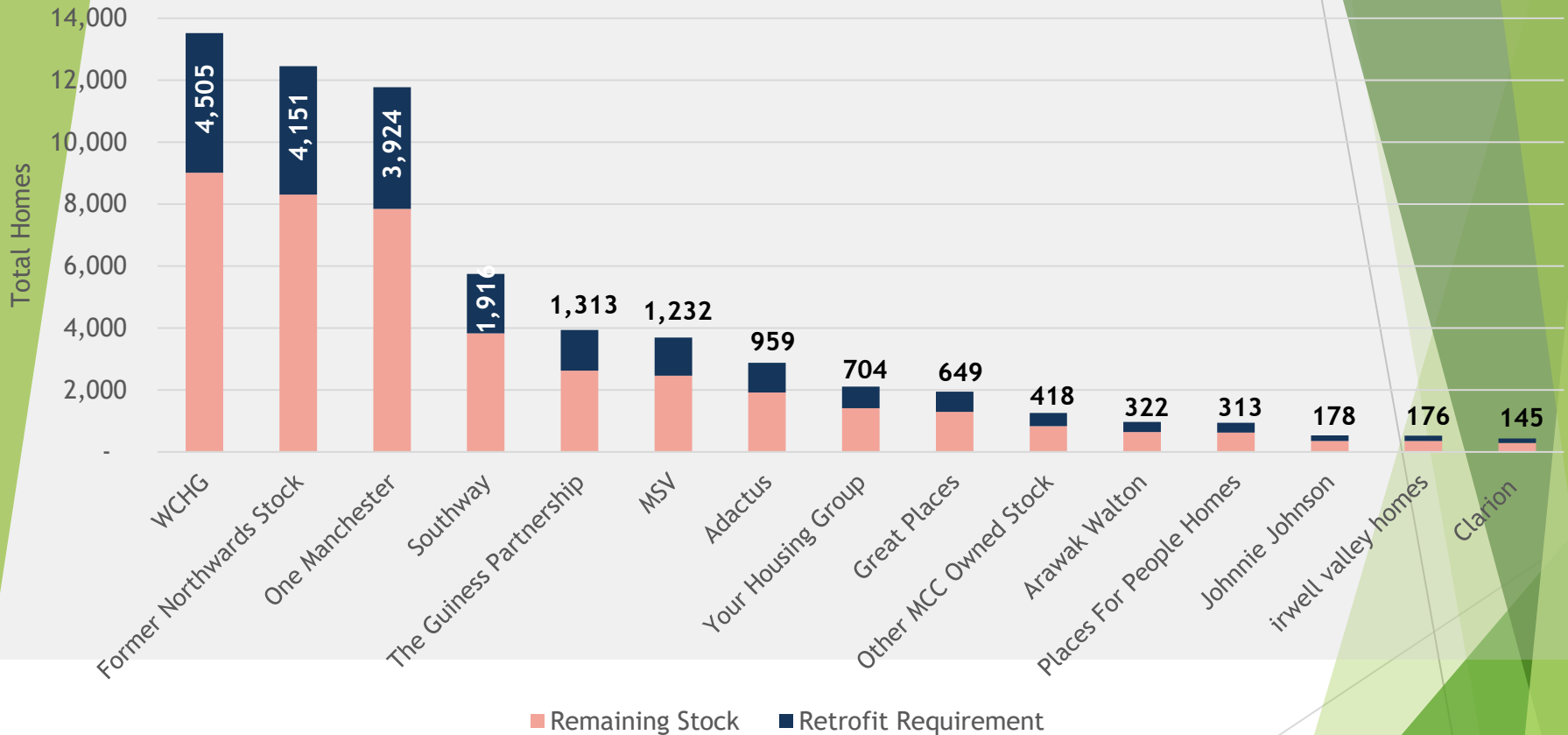
Increase affordable housing supply & build more new homes for all residents



Addressing the sustainability & zero carbon challenges in new and existing housing

Complete the zero-carbon retrofitting of a minimum of 1/3rd of the 68,000 homes MHPP members manage by 2032 & reduce energy use across the whole of the estate so that all homes achieve an EPC rating of B or above

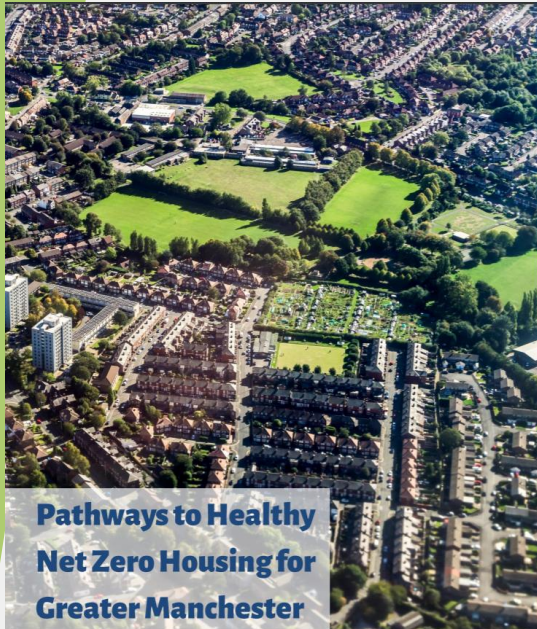
Funding is a major constraint but new technology should emerge over the lifetime of the strategy to facilitate retrofit more easily & cheaply. Budget constraints in the HRA remain a significant barrier to meeting & exceeding this target within former Northwards stock



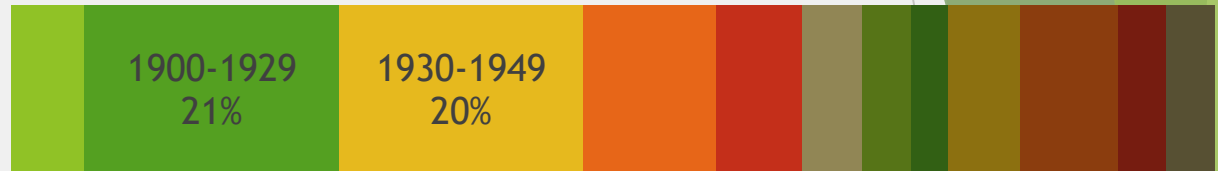
Addressing the sustainability & zero carbon challenges in new and existing housing

Develop a Retrofit Plan for Manchester across all tenures

This could be based around the suite of retrofit policy options set out in the GMCA's Pathways to Healthy Net Housing report



Age



EPC Rating



Heating Fuel Type



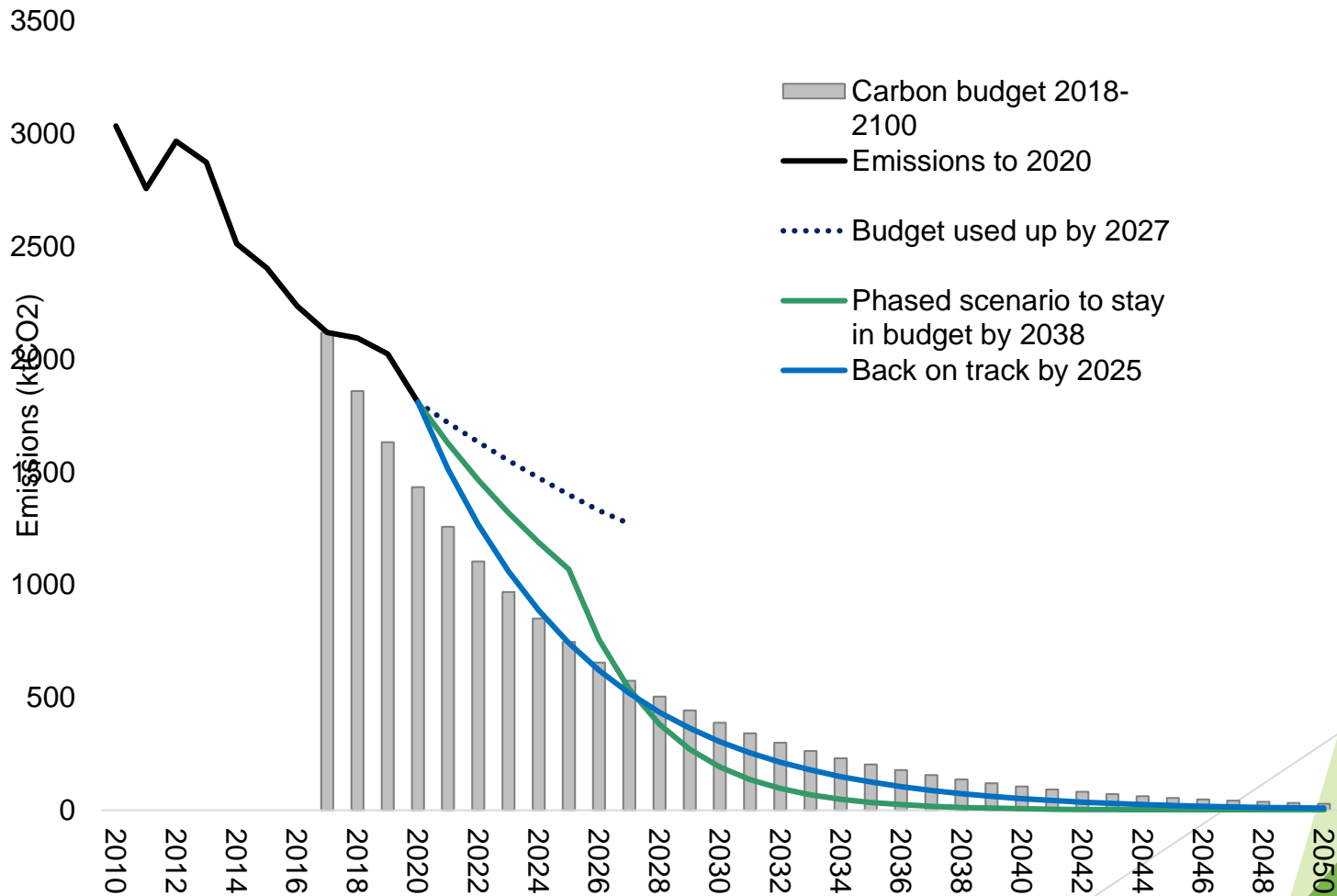
Measure of success: MCC Residential Development Tracker utilising the Pathways to Health Net Zero Housing Standard

Addressing the sustainability & zero carbon challenges in new and existing housing

How are we doing?

7/10

Good but could do better





We've
got a
team

Council-owned properties



**CHECK OUT THE DATA SHEET
PROVIDED IN YOUR PACK**



**GOOD WORK SO FAR BUT
NEED A STEP CHANGE IN
DELIVERY**



Registered providers (Housing Associations)

Baseline housing stock and share best practice.

Costed plan to net zero by 2038

Focus on similar properties to ours:

- ▶ Wythenshawe Community Housing Group (LSVT 1)
- ▶ One Manchester (LSVT 2)
- ▶ Southway (LSVT 3)



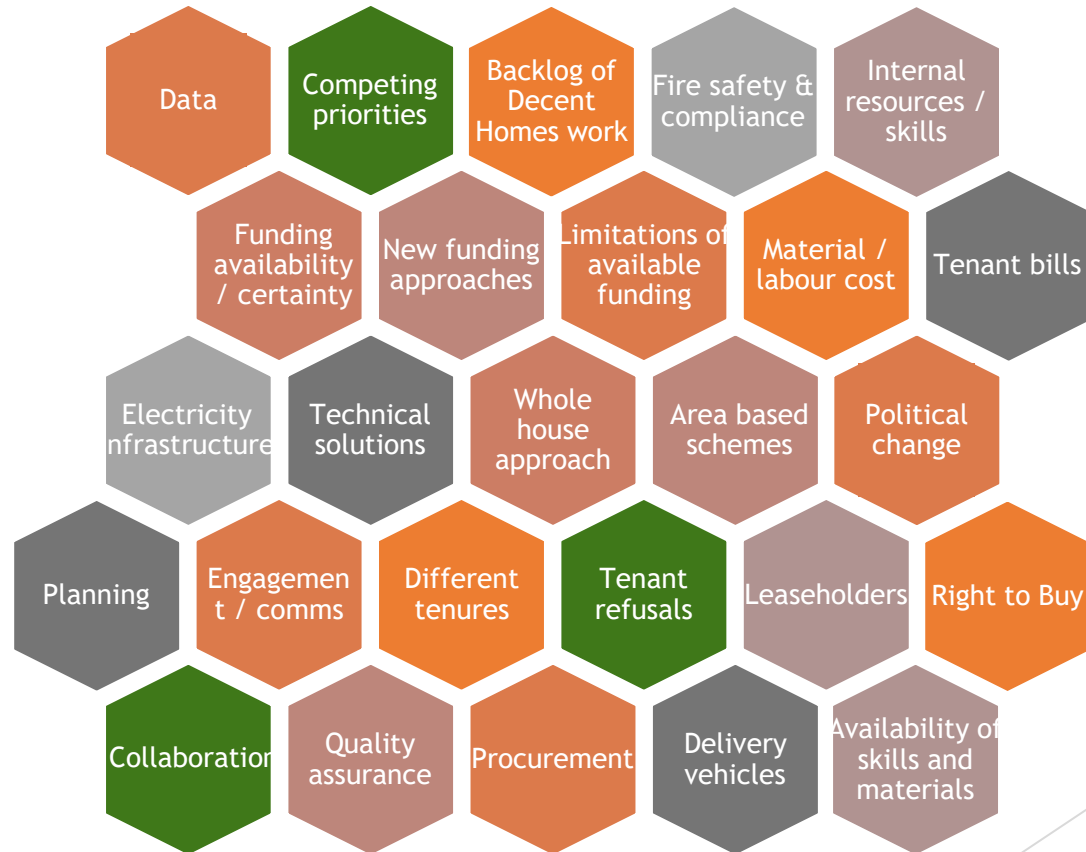
Achievements to date - Privately-owned homes

- ▶ Willing to pay
 - ▶ Your Home Better and Lendology
 - ▶ Carbon Co-op

- ▶ Low income/vulnerable households
 - ▶ ECO, LAD, HUG
 - ▶ Warm Homes Manchester, an area-based scheme in Longsight delivering 50 ASHPs (ongoing)

- BUT**
- ▶ Private landlords
 - ▶ MEES?

Challenges and barriers - Whole system approach



How much?

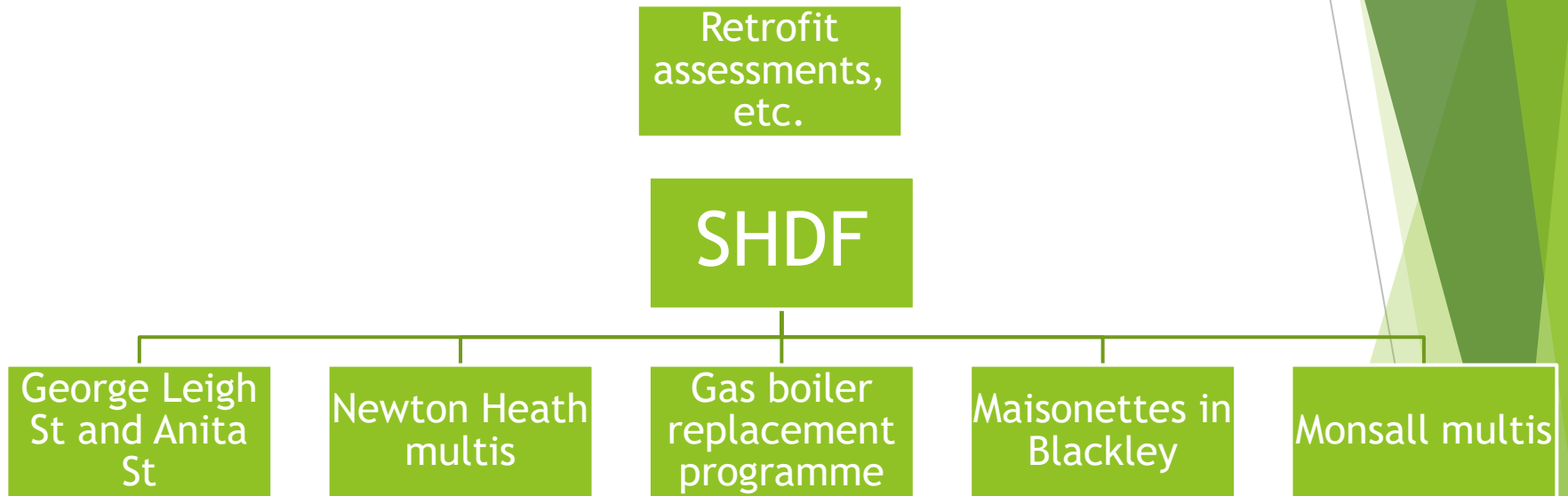


Manchester

- ▶ Social housing - 68,000 homes @ £25k = £1.7 billion
- ▶ Owner occupiers - 79,000 homes @ £30k = £2.37 billion
- ▶ Private landlords - 93,000 homes at £30k = £2.79 billion
- ▶ Total cost of domestic retrofit = **£6.86 billion**

What next ?

Next steps - Council properties (1)



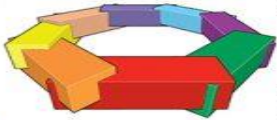
Next steps - Council properties (2)

Decent homes vs. energy
efficiency vs. full low
carbon

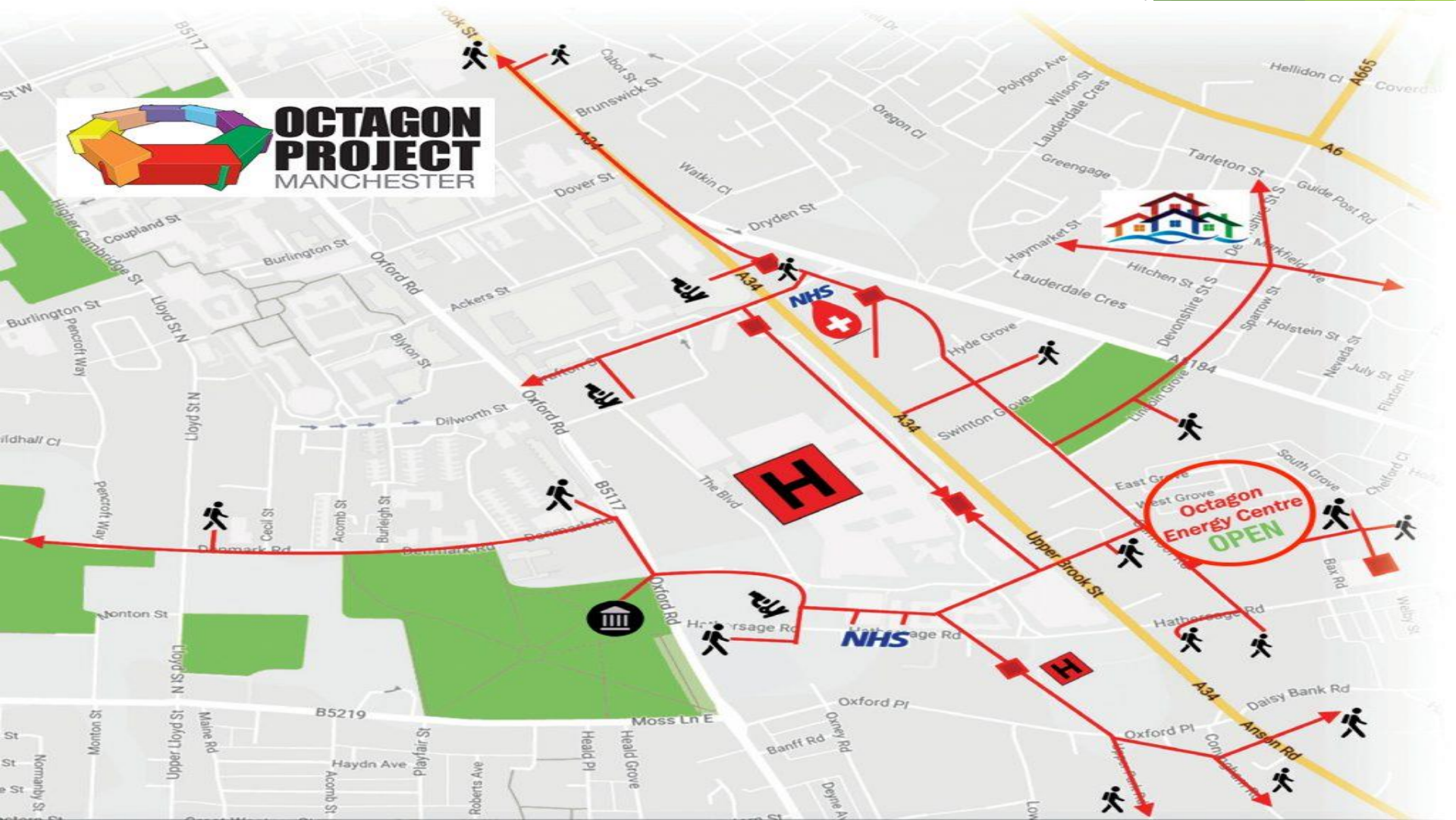
- ▶ Existing programme
- ▶ Relet standard
- ▶ Gas boilers
- ▶ Leaseholders
- ▶ Homeowners

Next steps - Council properties (3)

- ▶ Progress zero carbon plans and actions with PFI contractors and others
 - ▶ Miles Platting plan (PFI 2)
 - ▶ GSHP feasibility study planned.
 - ▶ Grove Village (PFI 1) and Brunswick (PFI 2)
 - ▶ Heat networks



**OCTAGON
PROJECT
MANCHESTER**



Next steps - Non-MCC Properties

- ▶ Social housing
 - ▶ Reconvene Manchester low carbon group
 - ▶ Project 500 - RP development on MCC land
- ▶ Private housing
 - ▶ Zero carbon for all future development on MCC land?
 - ▶ Offers for private home owners
 - ▶ Ways to address private landlords (own 39% of all Manchester properties)

Next steps - Delivery

Skills and
capacity gaps

Retrofit
assessments

Trials

Heat networks

Communications

Thank you

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.