



**STOCKPORT**  
METROPOLITAN BOROUGH COUNCIL

# One Stockport Housing Plan

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September 2022



**Ambitious Stockport, creating opportunities *for everyone***

## SECTION 1: FRAMING THE PLAN

### - Foreword

The homes we live in impact on every aspect of our lives: our physical and mental health, and wellbeing, how and where we travel, and how we manage day to day tasks. Many of the challenges and opportunities faced by our communities, the Council and its partners, are directly related to the homes we live in.

Much is already happening in Stockport to invest in homes. We are determined to raise the level of aspiration and drive the momentum of ethical and green public and private sector investment across homes in Stockport. We are home to the first Mayoral Development Corporation in Greater Manchester at Town Centre West where land assembly and close partnership working is already kickstarting delivery. We are part of a pilot Strategic Place Partnership with Homes England and our Greater Manchester neighbours which is testing new ways of partnership working. We are also nationally recognised as an Age Friendly borough and are leading the way with our work to deliver and improve lifelong housing options, including through the delivery of the St Thomas' scheme.

The UK housing market, however, is a challenging and fragmented one. Many of the biggest challenges have been exacerbated by the covid-19 pandemic. There are systemic challenges which cannot be solved in Stockport alone and require substantial improved input and support from central government and other stakeholders, including private developers.

Day to day, people are finding it increasingly difficult to secure stable homes, with some stuck in unsuitable accommodation who can't afford to move, and those who need additional support facing rising costs and reduced budgets. The extraordinary cost of living crisis is aggravating an already situation for the majority of our families. Housing is one key tool that can contribute to improving Stockport as a whole and address inequalities. It can also help to level up within the Borough, and help assist in our determination to make Stockport a fairer and more inclusive place. It is, therefore, vital that we get our approach to housing right and that we look beyond the bricks and mortar and consider the impact of homes on people and the environment where new and existing homes are.

We recognise that we increasingly need to work to make better use of existing homes so that residents are able to stay and enjoy independence for longer; so those Stockport residents who need extra support are able to access suitable supported accommodation; so that the quality of homes is high; and so that our homes play their role in addressing the crucial concerns of the climate emergency. We are also keen to see an increased focus on fairness and high standards throughout homes in the private rented sector across the borough and would welcome positive changes in legislation to enable councils with these objectives.

As with the climate emergency no council can achieve results in isolation. Our plan has been developed collaboratively with our partners as Stockport Council cannot achieve the best outcome for the borough alone. As we have demonstrated through the creation of the Town Centre West MDC and through the ongoing introduction of new integrated care system structures, the Council and its partners have multiple roles to play, as landlords, funders, planners and regulators. The council recognises the need to continue to work closely with the private sector, who are leading in the delivery of many new homes across the borough. Many feel the council have a once in a generation opportunity to put housing issues at the centre of the vital health and social care agenda

through the establishment of the new challenging Integrated Care System work for the people of Stockport.

Lastly, the significance of our award-winning partner, Stockport Homes Group, cannot be underestimated in the much-needed social housing market. Since we first initiated the development of Stockport Homes the innovative approach to affordable housing and projects has continued apace. In spite of the harsh challenges in funding and loss of stock through Right to Buy, we will continue to develop ambitious initiatives alongside Stockport Homes Group and our other valued partners in the Stockport Housing Partnership.

This plan is a live document and will need to evolve, but has at its heart a clear ambition for housing in a thriving Stockport. We must recognise the importance of housing if we are to achieve Stockport's new vision to become a greener, stronger and safer borough, aiming to be a leader in Greater Manchester and the region, whilst building on the ONE vision shared with our partners.

**Cllr Helen Foster-Grime**  
**Portfolio Holder for Communities and Housing**

## - One Stockport

The One Borough Plan sets out a clear vision for the future of Stockport where a successful, growing and thriving economy supports the health, happiness and prosperity of our communities. Housing is an integral theme which interfaces with all parts of the 'One Heart, One Home, One Future' vision.

This plan outlines our vision and priorities for housing in Stockport and the actions we will deliver with our partners to achieve that vision. The ambitions outlined in this plan do not sit in isolation but support our One Stockport Borough Plan and are fundamentally intertwined with our ambitions around climate, the economy, health and care, ageing well and young people.

In particular, the priorities and actions in this plan are intended to complement, influence and reinforce the Stockport Economic Plan, the Climate Action Plan, Active Communities Strategy, the One Stockport Health and Care Plan, MDC Business Plan, and the emerging Local Plan.



## - How the Housing Market Operates in Stockport

The housing market in Stockport involves a diverse range of stakeholders. Stockport Council is a major stakeholder, acting in multiple roles as a landowner, commissioner, policy maker, funder, enforcer and enabler. The Council also acts as the Local Housing Authority for Stockport. The Council also works closely with registered providers (RPs), the largest of whom is Stockport Homes Group who are an arm's length body owned by the Council but who operate independently on a day to day basis. Stockport Homes Group act as Stockport's largest landlord, managing over 12,400 homes on behalf of the Council and private landlords.

Alongside the Council and Stockport Homes Group, the Stockport Housing Partnership (SHP) plays a key role in the delivery of the housing strategy. The members of the SHP are Stockport Homes Group, Onward Housing Group, Great Places, The Guinness Partnership, Your Housing Group, Johnnie Johnson Housing Trust, Mosscares St Vincents (MSV), and Arawak Walton. These Partner Registered Providers (RPs) work with the Council to develop a joint approach in the delivery and development of housing and related services.

Housing in Stockport is also influenced by a range of private developers, landlords, VCSE sector organisations and specialist providers who provide a variety of housing options and support services across the borough.

Funding of housing delivery is complex and remains a key challenge. Funding comes from a variety of sources:

- Housing Revenue Account – rents from the 11,500 council houses in Stockport are used to fund the work of Stockport Homes Group to manage and maintain the housing in accordance with the Management Agreement (signed in 2015 for a period of 27 years). This funding source is also used to fund capital programme work to council housing and towards the cost of developing new housing.
- Council loan facility – the Council has provided a loan facility for Stockport Homes Group through the Viaduct Partnership. This is used by Stockport Homes Group to develop new housing.
- Homes England – Homes England provide a variety of funding pots, particularly focused on grants for affordable homes.
- Government funding – The Government provides funding for homelessness services via the Homelessness Grant, and funding is also provided to deliver disability facilities through the Better Care Fund. These are complemented by more ad hoc government funding pots which may be focused at specific priorities such as renewable energy and retrofit. It is important that the Council and its partners remain agile to respond to these funding opportunities as and when they arise.
- Section 106 planning gain – Developers of new developments are required to make section 106 contributions to mitigate the impacts of development on local areas. Funding contributions are secured to support the delivery of affordable homes on site. In certain cases where this is not feasible, the Local Planning Authority may accept a financial contribution, known as a 'commuted sum'. These affordable housing 'commuted sums' are used to support the delivery of additional affordable homes elsewhere in the Borough.
- Private investment – much investment in housing in Stockport comes from private sources either through private developers or individual homeowners.

Stockport's housing market is closely linked and influenced by the wider regional and national picture and, as such, this Housing Plan is also informed by a range of regional and national strategies and ambitions:

- Greater Manchester Housing Strategy (2019)
- Levelling Up and Regeneration Bill (2022)
- Adult Social Care Reform White Paper (2021)
- Social Housing White Paper (2020)
- A Fairer Private Rented Sector White Paper (2022)

#### - Insight and evidence that has informed the plan

There is a wealth of data and evidence which tells us about the housing market in Stockport and some of the challenges and opportunities we collectively face.

- Our population is growing and we will need in the region of 20,162 new homes by 2039
- Our population is getting older with 33% increase more residents aged over 65 by 2035.
- Home ownership levels are high, with 73% of homes being owner-occupied.
- Fewer people rent their homes (13.4% rented from social landlords and 12.3% private rented) than the national average
- Existing homes are mainly houses (78%) but flats make up 15% of existing stock. The majority of these homes are 3 or 4 bedroom properties (68%)
- As of April 2022, 2.6% of homes were empty, of which 0.48% had been empty for more than 2 years. These levels are in line with accepted levels for a healthy housing market.
- 11,265 of households are classed as being 'in need' and 63% of those could not afford open market prices or rents.
- 3,283 households are living in overcrowded conditions (2.6% of all households).
- Our overall shortfall of net affordable housing is 549 homes each year.
- There are over 6,500 people on the Council Housing register, and over half of these are in priority need because they are homeless; have a medical, social or welfare need; or they are living in seriously hazardous or overcrowded conditions.
- Overall, average house prices have increased from £180,000 in 2015 to £279,000 in 2022, an increase of 55%. Stockport is the 2nd least affordable Borough in GM with a house price to income ratio of 10.01
- Private rents are also increasing, with the average cost of renting flats increased by 26% and terraced houses increased by 31% since 2016.
- Although most private rental properties are well managed, there are a small number that present challenges in terms of property condition and standards of management. 14% of properties in the PRS in Stockport have serious 'Category 1' hazards compared to 11% in the owner-occupied sector; nationally these figures are 17% and 13% respectively.
- The vast majority of the private lets in Stockport are through small portfolio landlords with fewer than 6 properties, although more recently we have started to see institutional investment, particularly within the town centre and through permitted development of office to residential accommodation.
- The housing market in Stockport is significantly polarised with the most deprived and low value areas occurring where there are the highest concentrations of social housing.
- Research has demonstrated people living in extra care housing require less formal care, experience fewer admissions into a care home and fewer deaths. Care package costs can be reduced up to 16%, with a saving to Adult Social Care of over £2,400 per person per year
- Despite efforts to improve the energy efficiency of homes, 30% of all homes in Stockport have uninsulated cavity walls and 60% have less than 200mm loft insulation. Despite the ongoing challenge of retrofitting existing homes, there remain opportunities for shared heating

networks, particularly in more densely developed areas in and around the town centre.

More detailed data can be found in the Stockport [Housing Needs Assessment](#) and regular Stockport Housing Market [bulletins](#).

In addition to the data, we have also heard from people across Stockport about their views on housing and what is important to them. This has already informed the development of the Borough Plan and other supporting documents such as the Economic Plan and draft Local Plan.

- Children and young people told us that they would like to see more affordable housing so that they could continue to live in Stockport long into the future
- Parents and carers of children and young people with SEND told us that accessible and well-located housing was essential in helping to develop independence for young people, particularly those with additional needs.
- Many people told us that they wanted to see housing retrofit as part of our plan to address the climate emergency. At the Schools' Climate Assembly, young people raised the importance of insulating and retrofitting homes
- The availability and affordability of housing was identified as being one of the most important things for the future of Stockport
- Members of the LGBTQ+ Community stated that they were proud of Stockport due to the regeneration and the investment in businesses and housing
- Older people told us that we should do more to consider the priorities and needs of older people in relation to housing.
- Members of the Stockport Race Equality Partnership told us that housing options for ethnically diverse families and those with disabilities were essential for addressing inequalities
- Businesses told us that having well connected and affordable homes were important to enable them to attract and retain the best staff
- People told us that they wanted us to take a 'Brownfield first' approach to building new housing in order to protect our greenspaces where-ever possible
- People also told us that the accessibility of new homes was important and that local infrastructure was needed to make attractive places to live.
- Research by Citizens Advice Bureau has found that in England, 1 in 3 tenants feel insecure in being able to stay in their tenancy, with parents, disabled renters and carers much more likely to be worried about evictions.
- Surveys of Stockport Homes Group tenants have identified that dealing with repairs, addressing anti-social behaviour, making improvements to external environments, and providing more affordable housing, continue to be priorities for tenants.

#### - Opportunities and Challenges that have shaped our plan

From listening to what our communities have told us, and combined with the data we have gathered, we are able to understand those local, national and global trends which will have an impact on us and our housing needs.

- The organisation of health and social care is changing with the introduction of the integrated care system. This presents a once in a generation opportunity to integrate health, public sector and housing partners.

- There are long standing inequalities in the borough with Stockport being the eighth most polarised borough in England. Housing has a direct impact on education, health and employment outcomes and existing inequalities have been exacerbated by the covid-19 pandemic. As we look to the future, inequalities need to be addressed holistically with the impact of housing considered alongside employment, equalities, education, skills and financial inclusion.
- We have good quality supported housing options in the borough for groups such as those with complex needs and care leavers. However, demand outstrips supply and a lack of follow-on options means that some people find it hard to move on from supported accommodation which further limits supply. There is an opportunity to have a clearer strategy in place for how we identify and allocate supported housing for those Stockport residents who need it, particularly if we are to meet the savings targets identified in our Medium Term Financial Plan and ongoing budget pressures.
- Partners across the public and private sectors have a strong track record of delivering new housing in Stockport, but the number of potential new sites is limited and challenges around viability make delivery harder in some parts of the borough.
- Although there has been an increase in the delivery of affordable homes in Stockport this has been insufficient to keep pace with demand.
- With our partners we continue to secure funding from a variety of sources to help deliver more and improve existing homes, but price inflation and market supply issues means that funding doesn't go as far as it used to
- Through the Stockport Housing Partnership we have established relationships with our Partner Registered Providers who, together with Stockport Homes are responsible for nearly 17,500 homes across Stockport. Unfortunately, sales through right to buy continue to erode Council-owned stock, making us increasingly reliant on the private sector to meet housing needs
- With the Town Centre Mayoral Development Corporation at Town Centre West we have developed strong partnership relationships and a clear strategic vision which is already progressing at pace with delivering new homes in the town centre.
- The number of homes for private rent has been increasing, but the Local Housing Allowance (LHA) in Stockport has not kept pace with private rents, which undermines landlord confidence to rent to tenants on low incomes and in receipt of benefits. This in turn increases pressures on our homelessness and housing option services. The effect of rising property prices and rents is that there are now very few affordable housing properties available to households on lower incomes.
- A lack of affordable homes means that people are increasingly reliant on the private rental sector. As rents continue to rise faster than wages this is creating a significant generational challenge, with younger people trapped in a cycle of reliance on private rents which makes long term ownership of a home more challenging. Alongside this, there is an increasing cohort of older people who are also unable to afford their own home but do not qualify for social housing. As a result, these older people are also forced to rely on the private rental sector which is becoming increasingly unaffordable for those reliant on pension income.
- Following the Grenfell tragedy, safety remains a major concern for many residents in our borough, particularly those living in high rise blocks. We have improved networking with landlords to drive up standards in the private rental sector, but we still have limited influence over privately owned homes, particularly in terms of retrofit and standards.

- We have an ageing population and one with increasingly complex needs. We are already working with partners on our plans for All Age Living, but providing supported housing for those who need it remains very challenging.
- The number of long-term empty homes has reduced significant in recent years but there is still more to do to make sure that available homes are used as effectively as possible and that we minimise both under-occupation and overcrowding.
- There are some positive examples of the Council working with Partner Registered Providers and the third sector to provide supported housing options, but a lack of revenue support means it can be challenging to offer the wraparound support which is so beneficial for those with the most complex needs. There is an opportunity for us to work more closely with service user groups to help co-design these services.
- There is increasing interest from residents in reducing the impact of our homes on the environment, however, the condition of current stock, the increasing costs of such works and a lack of skilled contractors means that our current trajectory to retrofit existing homes is slow and costs are prohibitive.
- The way that we live is changing and many homes were built when lives were lived differently. Our climate is also changing and we need to make sure our homes are resilient to the impacts of climate change. There is an opportunity to make sure that the new homes we are building reflect demographic trends and how our borough is changing, with strong digital infrastructure, physical accessibility and climate resilience being of key importance.

## SECTION 2: OUR PRIORITIES

- Our vision and what we want to achieve

Our vision is that *by 2030, everyone in Stockport will be able access the right homes in the right places at the right time. Those homes will be affordable, safe, sustainable and contribute towards flourishing communities and independent living.*

In order to achieve our vision, our plan is built around 4 themes

### **Delivering new homes**

We have a housing need of around 20,162 new homes by 2039. We need these to be the right homes to meet the different needs of current and future communities, and they need to be in the right places. We will take a Brownfield First approach to delivering new housing and have ambitions for a significant number of new homes in our town centre including at Town Centre West. We will continue to bring long term empty homes back into use, and we will work with partners to unlock sites for new homes where delivery has stalled. We will consider modern methods of construction and innovative approaches to delivering new homes.

This theme aligns to the following One Stockport Borough Plan objectives:

- A caring and growing Stockport
- An enterprising and thriving Stockport
- A fair and inclusive Stockport
- A climate friendly Stockport

## **Fair and Inclusive Homes**

There is a clear link between the homes we live in and our physical and mental health. With our ageing population, we recognise that we need to continue to deliver our All Age Living ambitions, helping people to remain independent in their own homes for longer if they want to. We also continue to face challenges in how we support those who have the most complex needs and those who are homeless or sleeping rough. We will need to continue to work in partnership to respond to ongoing budget pressures and deliver well-designed and well-managed supported and specialist housing for Stockport residents, with options for people to move on when they are ready.

Affordability and the accessibility of homes has been identified as a key priority for our communities and we recognise that increasing the delivery of affordable homes of a range of types and tenures will continue to be a major challenge. Community-led housing and opportunities for digital innovation may present opportunities to address inequalities and support independent living.

This theme aligns to the following One Stockport Borough Plan objectives:

- A caring and growing Stockport
- A healthy and happy Stockport
- A strong and supportive Stockport
- A fair and inclusive Stockport
- A radically digital Stockport

## **Safe, healthy and climate friendly homes**

Housing plays a major role in our ability to tackle the climate emergency and make sure we are able to adapt and respond to the impacts of climate change. Intertwined with this is the cost of energy and quality of living standards within these homes. The standards we expect for new homes and how they operate is vital, but there is a significant challenge around how we decarbonise and retrofit our existing social and private homes. We must also work with private landlords to improve standards for those living in privately rented homes. Through our Local Plan and changes to building regulations, there is an opportunity to improve the quality of new homes which are built in our borough.

This theme aligns to the following One Stockport Borough Plan objectives:

- A caring and growing Stockport
- A healthy and happy Stockport
- A fair and inclusive Stockport
- A climate friendly Stockport

## **Flourishing neighbourhoods**

Homes are at the heart of communities across Stockport and need to be supported by appropriate physical and social infrastructure if we are to address the inequalities faced by many communities. As new homes are built and we invest in our existing homes, there is the potential to deliver skills and employment opportunities, and harness wider investment in our Borough.

This theme aligns to the following One Stockport Borough Plan objectives:

- A caring and growing Stockport
- A healthy and happy Stockport
- A strong and supportive Stockport
- A fair and inclusive Stockport
- An enterprising and thriving Stockport
- A skilled and confident Stockport

- [Our progress so far](#)

Through the work of the Council, Stockport Homes Group and the other registered providers and partners working in the Borough, we are already working hard to deliver against these themes. For example

- We have established the Town Centre West Mayoral Development Corporation and established a £100m investment facility from the Council which has already seen 1,100 new homes either built-out or on site for delivery by early 2024. Alongside this, acquisitions have created an 8-acre development plot for up to 1,200 new homes.
- At [Croft House](#) we have built 24 affordable rent apartments at the heart of the community in Offerton, bringing a disused area back into use.
- In Cheadle we have used innovative modular technology to build 14 family houses in an area of high demand. By constructing these homes in a factory, we reduced construction waste and delays on site due to bad weather.
- At Covent Garden in the Town Centre we brought a vacant commercial premises back to life, delivering 74 new homes in a sustainable location
- In Brinnington we built 275 new family homes for open market sale, diversifying the housing offer in an area with a high number of social rented properties.
- At St Thomas' Gardens in the Town Centre we are refurbishing a listed building to deliver 100% affordable apartments and new build town houses, alongside a 70 bed intermediate and dementia care facility. This 'Academy of Living Well' will provide a new approach to care through the innovative household model.
- We have engaged with older people all over Stockport about what its like to live here and how we can make things better to help older people stay connected with the community and stay healthy and independent. We have used this feedback to produce our [All Age Living Prospectus](#), an ambitious document setting out our vision for all age living in Stockport.
  - We offer a wide variety of apprenticeship opportunities, including those through B4BOX who help construction trainees deliver projects on our properties. This supports some of our most disadvantaged tenants who face multiple barriers to work, whilst at the same time addressing a national challenge of attracting, training and qualifying the next generation of recruits to the construction industry.
- We have delivered new 2 and 3 bed flats with 24/7 staffed support for post-18 care leavers in Cheadle Heath. The development also includes 7 independent flats for when our care leavers are ready to move on into more independent accommodation.
- We have invested £13m to upgrade old heating systems to a new, efficient biomass district heating system to serve 2174 properties, reducing the carbon impact of heating these homes.

- [How do we get there: Actions to deliver our vision](#)

Whilst there are lots of examples of how we are already working together with our partners to deliver our vision for housing in Stockport, there is much more to do. The nature of the housing challenges we face mean that we need to be bold in our actions. Therefore, a series of ‘big ticket’ actions have been identified. These are the transformational actions we need to deliver to achieve our vision.

What?	How?	Why?
Big Ticket Action 1 – become a nationally-recognised Age Friendly Borough	<ul style="list-style-type: none"> <li>• Undertake our ‘big conversation’ with residents around all age living</li> <li>• Deliver the flagship all age living scheme at St Thomas’</li> </ul>	<p>Our population is ageing. Helping people remain independent for longer in suitable accommodation, accessing support when they need it, not only reduces pressure on our limited housing stock, but also reduces the costs of public services.</p> <p>This can be aided by technology and digital care options to proactively support people to age well and remain healthy, active and enjoy a good quality of life in line with our All Age Living Prospectus and Active Communities Strategy.</p>
Big Ticket Action 2 – fully integrate housing within our wider health and wellbeing agenda	<ul style="list-style-type: none"> <li>• Establish a Task and Finish Group to coordinate our approach to supported housing</li> <li>• Embed housing issues in the work of the new One Health and Care Board and ensure our registered providers play an active role in the work of the Board.</li> </ul>	<p>The landscape of health and social care is undergoing fundamental change through the introduction of the new integrated care system. If health and social care is to be better coordinated with wider public service delivery it is essential that housing is central on the agenda. Making a clearer link between housing and health outcomes will help us more effectively focus on the underlying causes of inequalities, delivering better outcomes for our residents and delivering savings efficiencies.</p> <p>There is increasing demand for appropriate supported housing schemes to meet the needs of Stockport residents who are older, have learning difficulties, have disabilities, are care leavers, or have complex needs. We need to allocate stock more effectively to meet needs, including having clearer move on plans for those accessing supported housing and strengthen referral pathways to reduce the number of voids. This will in turn improve provision for local people whilst also achieving savings efficiencies in how we deliver this support.</p>
Big Ticket Action 3 – continue to be	<ul style="list-style-type: none"> <li>• Continue to deliver the vision for the</li> </ul>	As our population grows and ages there is a need for us to deliver new homes. These need

nationally recognised for our ambitious brownfield first regeneration approach	<p>Town Centre West Mayoral Development Corporation area</p> <ul style="list-style-type: none"> <li>• Embed our brownfield first approach within our planning policy framework via the new Local Plan</li> </ul>	<p>to be of the right type and in the right places to meet the needs of our residents. Land availability in our borough is limited and we need to use land efficiently to deliver new homes as well as the supporting social and physical infrastructure needed to deliver flourishing neighbourhoods.</p> <p>Our vision for the Town Centre West MDC area is already setting a benchmark for urban regeneration which can act as a blueprint for other local areas across the country. Delivering this vision will see us realise a new sustainable urban neighbourhood with thousands of new sustainable homes.</p>
Big Ticket Action 4 – Continue to work with our GM partners to decarbonise new and existing homes	<ul style="list-style-type: none"> <li>• Phase out gas boiler replacements in all council-owned properties by 2024/25</li> <li>• Pursue opportunities to invest in local renewable shared heating networks, accessing funding through routes such as the Green Heat Network Fund</li> </ul>	<p>Our Climate Action Now (CAN) Strategy recognises the scale of the challenge we face in decarbonising both existing and new homes. If we are to achieve our carbon reduction targets it is vital that we retrofit existing homes to make them more efficient, whilst also installing more sustainable ways to heat them. As we deliver new homes we need to make sure they are built to the highest sustainability standards in sustainable locations.</p> <p>We will need to work closely with our partners to secure the high level of funding needed to address these challenges and reduce our carbon emissions. Improving the efficiency of our homes has the potential to reduce their running costs for residents which has a direct relationship with the cost of living and health and wellbeing.</p>

Underpinning these big ticket actions, for each theme, we have identified the intended outcomes we want to see delivered, and the ongoing actions we need to deliver with our partners to achieve this. These actions have been broken down into those which are:

- Systems actions - those encouraging systems-wide change to how the housing market operates in the UK and Greater Manchester, requiring lead input from central government and the Greater Manchester Combined Authority.
- Strategic actions - those addressing our strategy and policy framework
- Delivery actions – those focusing on how we deliver schemes and change on the ground
- Communications actions – those focusing on how we communicate and provide information to our residents and partners

## Delivering new homes

The intended outcomes for this theme are to:

- Increase the provision of good quality housing across the Borough
- Increase the provision of new housing in the Town Centre, through the creation of a new neighbourhood in line with the vision for the Mayoral Development Corporation Town Centre West area.
- Improve the borough's mix of housing and meet increased demand for housing across all types and tenures to meet as wide a range of needs as possible
- Reduce the number of stalled sites and empty homes across the borough

To do this we will...

Systems	<ul style="list-style-type: none"><li>• Secure available funding to unlock delivery on Brownfield sites via Government and the GMCA</li><li>• Work with industry to understand and manage current supply chain and inflationary challenges to delivery</li><li>• Continue to work in partnership with Homes England and the GMCA to take a pipeline approach in order to get best value and integrate delivery</li><li>• Work with partners on the joint delivery of new housing under Greater Manchester Combined Authorities initiatives such as the GM Investment Fund.</li></ul>
Strategic	<ul style="list-style-type: none"><li>• Work with developers and landowners to identify new sites for housing delivery over the next 15 years through our Local Plan</li><li>• Continue to support those who want to pursue opportunities for self-build, by maintaining our self-build and custom build housing register</li></ul>
Delivery	<ul style="list-style-type: none"><li>• Work with landowners and developers to unlock sites where delivery has stalled.</li><li>• Continue to bring empty homes back into use by targeting and supporting landlords and owners and by the robust use of enforcement including compulsory purchase where necessary.</li><li>• Explore modern methods of construction and innovative approaches to delivering new homes to speed up delivery and improve energy efficiency and reduce GHG emission.</li><li>• Continue to work in partnership to facilitate delivery of new publicly-led schemes, working together to quickly unlock barriers to delivery when they occur</li><li>• Continue to identify opportunities to more effectively use the publicly-owned estate through the co-location of services, releasing land for housing where we can, including the new Marple Community and Leisure Hub, and Station Alliance schemes at Hazel Grove, Bramhall, Marple Rose Hill and Cheadle Hulme.</li></ul>
Communications	

## Fair and Inclusive Homes

The intended outcomes for this theme are to:

- Increase the provision of new affordable housing

- Increase the supply of affordable first time and family sized accommodation.
- Increase the number of supported homes and provide a greater choice of housing options including mixed tenure and forms of specialist housing which help Stockport's older, disabled and vulnerable residents people remain independent
- Reduce homelessness and rough sleeping
- Ensure that housing provision is fully integrated with the move to an Integrated Care System in Stockport.

To do this we will....

Systems	<ul style="list-style-type: none"> <li>• Continue to lobby government with our partners to increase funding for supported housing and wraparound support services</li> <li>• Work in partnership with Homes England to explore flexibility around grant rates, particularly in relation to affordable home delivery</li> </ul>
Strategic	<ul style="list-style-type: none"> <li>- Set an ambitious but viable target for affordable housing delivery in our Local Plan</li> <li>• Continue to maintain an up to date Housing Needs Assessment to understand the current and future needs of local residents and support Local Plan policies.</li> <li>• Continue to deliver against the priorities identified in the Homelessness Prevention and Rough Sleeping Strategy 2021-24, preventing homelessness and rough sleeping by minimising the use of temporary accommodation and maximising access to longer term housing solutions</li> </ul>
Delivery	<ul style="list-style-type: none"> <li>- Continue to work in partnership through with our partner registered providers to deliver our pipeline of affordable housing schemes</li> <li>• Continue to deliver supported housing in line with the guidance set out in the National Statement of Expectations for Supported Housing</li> <li>• In line with our Digital Strategy, review opportunities for technology and aids/adaptations to provide additional support for those who need it and help people remain independent</li> <li>• Secure GMHF programme and other external funding to deliver ongoing support services</li> <li>• Deliver the new extra-care scheme at Edinburgh Close</li> <li>• Establish a Stockport Local House Project (LHP) to help young people leaving care to create their own home and live independently.</li> <li>• Continue to work with our partners to provide appropriate housing and support for refugees and asylum seekers, including through programmes such as Homes for Ukraine.</li> </ul>
Communications	<ul style="list-style-type: none"> <li>• Ensure older, disabled or vulnerable people have increased choice and access to a wide range of information and advice about housing, and are able to move on to alternative housing when they are ready</li> </ul>

	<ul style="list-style-type: none"> <li>• Support those communities who want to explore opportunities for community-led housing by signposting them to the GM Community-led Housing Hub.</li> <li>• Work in partnership to review, amend and add as appropriate, housing information and advice in a variety of formats to improve accessibility for all</li> </ul>
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### **Safe, healthy and climate friendly homes**

The intended outcomes for this theme are to:

- Increase the supply of a well-regulated, fair and good quality private rented sector
- Reduce the carbon impact of homes across the borough by improving energy efficiency and increasing the use of renewable energy for heating and power
- Ensure the resilience of existing and new homes to the impacts of climate change, including higher incidence of flooding and extreme temperatures.

To do this we will...

Systems	<ul style="list-style-type: none"> <li>• Work with partners and national government to work towards ending the replacement of gas boilers in existing social properties in favour of alternative technologies such as air source or ground source heat pumps</li> <li>• Work with partners to encourage a national review of the Energy Performance Certificate (EPC) system to better reflect the low carbon agenda and role of renewable heating systems.</li> <li>• Work with GM colleagues to lobby government for funding and legislative change to deliver the scale of retrofitting needed in the private housing sector.</li> <li>• Continue to learn and collaborate with our GM partners to explore opportunities for financing options to support retrofit, such as Green Mortgages and Green Bonds.</li> <li>• Continue to work with our GM partners to explore opportunities to improve capacity for enforcement, including through apprenticeships and on-the-job training, and implementation of the proposed National Landlord Registration scheme.</li> <li>• Continue to support delivery of existing programmes and initiatives such as the GM PRS Partnership, GM High Rise Taskforce, GM Retrofit Accelerator Programme and Mayor's Retrofit Action Plan</li> </ul>
Strategic	<ul style="list-style-type: none"> <li>• Use our new Local Plan to ensure that new build developments exceed statutory energy efficiency requirements and design and materials quality standards so as to reduce our long term retrofit burden</li> <li>• Review the Stockport Homes Asset Management Strategy and Business Plan to ensure carbon reduction and resilience are fully embedded.</li> <li>• Use our Local Plan to ensure that Biodiversity Net Gain is considered and delivered in relation to all housing developments.</li> </ul>

	<ul style="list-style-type: none"> <li>• Ensure standards around the design and quality of new homes are reflected in our new Local Plan</li> <li>• Consider the use of an Article 4 direction to manage the conversion of office blocks into flats in our town centre via permitted development rights</li> <li>• Consult on a new Town Centre Residential Design Guide to provide interim advice to developers whilst we get our new Local Plan in place.</li> </ul>
Delivery	<ul style="list-style-type: none"> <li>• Continue to decarbonise our housing stock through the use of the latest renewable technologies that will see the phasing out of gas boiler replacements by 2024/25</li> <li>• Pursue opportunities to invest in local renewable shared heating networks, accessing funding through routes such as the Green Heat Network Fund</li> <li>• Explore opportunities for securing funding for electric vehicle charging infrastructure for social housing developments</li> <li>• Deliver the Homes as Energy Systems project to deliver improved ground source and air source heating to c.300 homes</li> <li>• Support private landlords in managing and maintaining their homes and effectively tackle poor and illegal practices by landlords and lettings agencies</li> <li>• Improve monitoring of PRS complaints received by the Council to highlight problem areas and to target resources adequately.</li> <li>• Consider and, when available, promote and robustly enforce the new measure announced by Government to register and improve the quality and energy efficiency of the private rented sector</li> </ul>
Communications	<ul style="list-style-type: none"> <li>• Raise awareness amongst our communities of retrofit and carbon reduction opportunities for people's own homes, including sources of funding where these are available</li> <li>• Increase knowledge amongst our social housing tenants of environmental issues and encourage behaviour change to help reduce the carbon footprint of homes through the offer of Carbon Literacy training</li> <li>• Continue to signpost residents to the Stockport Homes Energy Advice Service to help reduce energy consumption</li> <li>• Signpost vulnerable residents to the GM Healthy Homes service to help improve health and wellbeing</li> <li>• Simplify and improve the information we provide to landlords and tenants through continued involvement in the GM Good Landlord Scheme and GM Rogue Landlord Hub</li> </ul>

### Flourishing Neighbourhoods

The intended outcomes for this theme are to:

- Maximise opportunities for delivering wider social value through the significant public and private sector investment in housing planned in the next decade

- Deliver new homes at the heart of healthy, mixed and sustainable communities which complement and benefits existing communities and are supported by investment in physical and social infrastructure
- Increase opportunities for employment and training linked to the construction industry

To do this we will...

Systems	1. Work with employers and local training providers to identify skills gaps in relation to housing and construction, and identify sector-based training and recruitment programmes
Strategic	2. Require developer contributions through our Local Plan to fund investment in social and physical infrastructure linked to new housing developments 3. Include a requirement in our Local Plan for Employment and Skills Agreements for all new housing developments
Delivery	4. Ensure that new homes are designed in a way that supports flourishing neighbourhoods, by encouraging active communities, reducing anti-social behaviour, and reducing social isolation. 5. Create employment and training opportunities within the construction industry by using contracts and partnership working with our suppliers. 6. Work with the supply chain to increase the number of apprenticeship weeks provided by the delivery of local schemes
Communications	7. Work with local schools and colleges to raise awareness of housing and construction careers and pathways 8. Encourage all Registered Housing Providers operating in Stockport to sign up to the GM Good Employment Charter and to pay the living wage. 9. Work with Stockport Jobs Match and GM Bridge to develop careers information, advice and guidance in relation to housing and construction careers.

## SECTION 3: HOW WE WILL KNOW IF WE HAVE BEEN SUCCESSFUL

The UK housing market is a challenging and fragmented one and there are systemic challenges which cannot be solved here in Stockport and require input from central government and other stakeholders. Wider market and societal forces are beyond the direct control of the Council and its partners, and will limit our ability to influence major change. However, if we successfully deliver this strategy over the next five years, we will have achieved progress against:

- The delivery of more and a more diverse range of homes for Stockport residents, using funding from a wide range of sources.
- A new Local Plan which puts the delivery of quality homes in sustainable communities at its heart, and puts us in good stead to deliver the right new housing across the borough.
- a positive impact on our climate commitment, through a radical reduction in the climate impact of housing in Stockport, alongside an increase in resilience to the impacts of climate change

- a more cohesive and joined-up housing market, through increasing partnership working with providers, service users, and the supply chain.
- Increasing the number of people staying in their homes for longer, and more people with needs in the most suitable local accommodation.
- A wider range of skills and employment opportunities for Stockport residents linked to the significant public and private sector investment in housing
- National recognition of Stockport's role as a trailblazer in inter-generational housing and all age living

The Stockport Housing Partnership (SHP) plays a key role in the delivery of the housing strategy. This partnership approach is, and will continue to be, key to the future delivery of this action plan. The Greater Manchester Housing Strategy is due to be reviewed in 2025. We will do an interim review of our strategy at this point so as to ensure that it reflects the GM position.

We will continue to annually monitor and review our performance in delivering the aims and objectives of this Plan, in line with the Borough Plan Outcomes Framework, key metrics which will be reviewed may include:

Measure of Success	Proposed Indicators
Increased levels of affordable and appropriate housing	<ul style="list-style-type: none"> <li>• Number of new and affordable homes built per annum</li> <li>• Net additional homes built per annum</li> <li>• Number of people sleeping rough</li> </ul>
Reduced levels of carbon emissions	<ul style="list-style-type: none"> <li>• Percentage of the Council's housing stock incorporate renewable energy</li> </ul>
Improved health outcomes for children and young people	<ul style="list-style-type: none"> <li>• Percentage of care leavers (19-21) in suitable accommodation</li> </ul>
Early intervention and prevention keeps people independent for as long as possible and reduces admittance and re-admittance to hospital, residential nursing care	<ul style="list-style-type: none"> <li>• Proportion of older people (65+) who were still at home 91 days after discharge from hospital into reablement/ rehabilitation services</li> </ul>
Increased social investment in Stockport	<ul style="list-style-type: none"> <li>• £ of social value delivered through public service procurement</li> </ul>

## Section 4: Action Plan

Theme A - Delivering New Homes			
Systems			
What?	Who and what roles?	By when?	How will we know we have been successful?
HA1 - Secure available funding to unlock delivery on Brownfield sites via Government and the GMCA	<p>Stockport Council <i>(Enabler/ Promoter)</i></p> <p>GMCA <i>(Funder)</i></p> <p>Government <i>(Funder)</i></p> <p>Developers/ Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i></p>	Ongoing	We will have secured funding to unlock our pipeline of Brownfield housing sites.
HA2 - Work with industry to understand/manage current supply chain and inflationary challenges to delivery	<p>Stockport Council <i>(Facilitator/ Promoter)</i></p> <p>Developers/ Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i></p>	Ongoing	We will have used established relationships with developers and registered providers to continue to understand current supply chain and delivery pressures, and will have promoted these experiences with the GMCA and government. We will promote the Stockport picture via our quarterly Housing Needs bulletin.
HA3 - Continue to work in partnership with Homes England and the GMCA to take a pipeline approach in order to get best value and integrate delivery	<p>Stockport Council <i>(Delivery Lead/ Promoter)</i></p> <p>Homes England <i>(Enabler/ Funder)</i></p> <p>GMCA <i>(Enabler/ Promoter)</i></p>	Ongoing	We will have a clear pipeline for housing delivery, integrated within our wider Local Investment Framework.

HA4 - Work with partners on the joint delivery of new housing under Greater Manchester Combined Authorities initiatives such as the GM Investment Fund.	Stockport Council <i>(Delivery Partner)</i>  GMCA <i>(Facilitator/ Funder)</i>  Developers/ Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i>	Ongoing	We will have accessed available funding to deliver new housing schemes identified in our pipeline
<b>Strategic</b>			
HA5 - Work with developers and landowners to identify new sites for housing delivery over next 15 years through our Local Plan	Stockport Council <i>(Policy maker)</i>	End of 2024	We will have an adopted Local Plan in place which allocates the sites needed to deliver our housing need.
HA6 - Continue to support those who want to pursue opportunities for self-build, by maintaining our self-build and custom build housing register	Stockport Council <i>(Policy maker)</i>	Ongoing	We will have maintained our Self-build and custom build register and we will continue to have had regard to the register in carrying out our function as a Local Planning Authority.
<b>Delivery</b>			
HA7 - Work with landowners and developers to unlock sites where delivery has stalled.	Stockport Council <i>(Enabler)</i> Developers/ landowners <i>(Delivery Leads)</i>	Ongoing	We will have positively engaged with landowners of stalled sites, identifying sources of support and funding partners to unlock delivery.
HA8 - Continue to bring empty homes back into use by targeting and supporting landlords and owners and by the robust use of enforcement including CPO where necessary.	Stockport Council <i>(Enabler/ Enforcer)</i>  Property owners <i>(Delivery leads)</i>	Ongoing	We will have helped bring empty homes back into use by offering advice to owners on sale, leasing, renting and refurbishment options.  We will have used formal action including CPO powers to bring empty homes back into use in cases where owners have not worked with us.

			We will have used initiatives such as National Empty Homes Week to raise awareness amongst property owners and communities.
HA9 - Explore modern methods of construction and innovative approaches to delivering new homes to speed up delivery and improve carbon efficiency.	<p>Stockport Council <i>(Enabler/ Promoter)</i></p> <p>Stockport Homes Group/ Registered Providers and Developers <i>(Delivery Partners)</i></p>	Ongoing	<p>We will have explored opportunities for MMC with our delivery partners and will have delivered new homes using MMC in the parts of the borough where it would be appropriate.</p> <p>We will have an adopted Local Plan in place (and a Town Centre Residential Design Guide in the interim) which include policies setting out standards for design and construction and supporting the use of MMC where appropriate.</p>
HA10 - Continue to work in partnership to facilitate delivery of new publicly-led schemes, working together to quickly unlock barriers to delivery when they occur	<p>Stockport Council <i>(Enabler/ Delivery Partner)</i></p> <p>Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i></p>	Ongoing	We will have continued to utilise our positive relationships with our partners to quickly unlock any barriers to delivery of new schemes, particularly in relation to planning and highways.
HA11 - Continue to identify opportunities to more effectively use the publicly-owned estate through the co-location of services, releasing land for housing where we can, including the new Marple Community and Leisure Hub, and Station Alliance schemes at Hazel Grove, Bramhall, Marple Rose Hill and Cheadle Hulme.	<p>Stockport Council <i>(Landowner/ Funder/ Enabler/ Delivery Lead)</i></p> <p>Public sector partners <i>(Landowner/ Funder/ Enabler/ Delivery Lead)</i></p> <p>Developers/ Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i></p>	2025/6	<p>We will have delivered the schemes identified by the Stockport Station Alliance, by unlocking space for new housing at Bramhall, Rose Hill Marple, Hazel Grove and Cheadle Hulme stations.</p> <p>We will have freed up land for development linked to the Marple Leisure and Community Hub.</p>

Theme B – Fair and Inclusive Homes			
Systems			
What?	Who and what roles?	By when?	How will we know we have been successful?
HB1 - Work in partnership with Homes England to explore flexibility around grant rates, particularly in relation to affordable home delivery	Stockport Council <i>(Influencer)</i>  GMCA <i>(Influencer)</i>  Homes England <i>(Delivery Partner/ Funder)</i>	Ongoing	We will have worked with the GMCA to set out a clear case to Homes England for having greater flexibility around grant rates.
HB2 - Continue to lobby with our partners to increase funding for supported housing and wraparound support services	Stockport Council <i>(Influencer/ Commissioner)</i>  Stockport Homes Group/ Registered and specialist providers/ VCSE sector <i>(Influencers)</i>  GMCA <i>(Influencers)</i>	Ongoing	We will have engaged with government and other funding partners to increase funding for supported housing and wraparound support services.
Strategic			
HB3 - Set and deliver an ambitious but viable target for affordable housing delivery in our Local Plan	Stockport Council <i>(Policy maker)</i>	End of 2024	We will have an adopted Local Plan in place which sets out a clear policy and target in relation to affordable housing delivery
HB4 - Continue to maintain an up-to-date Housing Needs Assessment to understand the current and future needs of local residents and support Local Plan policies.	Stockport Council <i>(Policy maker)</i>	Ongoing	We will continue to have an up-to-date Housing Needs Assessment published on our website.

HB5 - Continue to deliver against the priorities identified in the Homelessness Prevention and Rough Sleeping Strategy 2021-24, preventing homelessness and rough sleeping by minimising the use of temporary accommodation and maximising access to longer term housing solutions	Stockport Council <i>(Delivery Partner)</i>  Stockport Homes Group/ Registered providers, VCSE sector and public sector partners <i>(Delivery Partners)</i>	2024	We will have delivered the actions identified in the Stockport Homelessness Prevention and Rough Sleeping Strategy 2021-2024
<b>Delivery</b>			
HB6 - Continue to work in partnership through with our partner registered providers to deliver our pipeline of affordable housing schemes	Stockport Council <i>(Enabler, Funder, Delivery Partner)</i>  Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i>	Ongoing	We will have delivered a pipeline of affordable housing schemes across the borough, with a range of types and tenures.
HB7 - Continue to deliver supported housing in line with the guidance set out in the National Statement of Expectations for Supported Housing	Stockport Council <i>(Funder/ enabler/ delivery partner)</i>  Stockport Homes Group/ Registered Providers <i>(Delivery Partners)</i>	Ongoing	We will have continued to deliver new supported housing in line with the guidance set out in the National Statement of Expectations for Supported Housing.
HB8 – In line with our Digital Strategy, review opportunities for technology and aids/adaptations to provide additional support for those who need it and help people remain independent	Stockport Council <i>(Commissioner/ facilitator)</i>  Stockport Homes Group/ Registered and specialist providers/ VCSE sector <i>(Delivery partners)</i>	End of 2023	We will have review opportunities for technology and aids/adaptations and identified delivery plans with our partners

HB9 - Secure GMHF programme and other external funding to deliver ongoing support services	Stockport Council <i>(Promoter/ enabler/ commissioner)</i>  Stockport Homes Group/ Registered/ specialist providers and VCSE sector <i>(Delivery partners)</i>	Ongoing	We will have secured external funding to deliver ongoing support services linked to our supported housing offer
HB10 - Deliver new extra-care scheme at Edinburgh Close	Stockport Homes Group <i>(Delivery lead)</i>	End 2024	We will have delivered a new extra-care scheme at Edinburgh Close.
HB18 - Establish a Stockport Local House Project (LHP) to help young people leaving care to create their own home and live independently.	Stockport Council <i>(Corporate parent/ commissioner/ funder)</i>  Registered /specialist providers and VCSE sector	End 2023	We will have established a Stockport Local House Project.
HB12- Continue to work with our partners to provide appropriate housing and support for refugees and asylum seekers, including through programmes such as Homes for Ukraine.	Stockport Council <i>(Policy maker/ commissioner/ facilitator)</i>  VCSE sector and public sector partners <i>(Delivery partners)</i>	Ongoing	We will have continued to work in partnership to provide appropriate housing and support for refugees and asylum seekers, including through programmes such as Homes for Ukraine.
<b>Communications</b>			
HB13 - Ensure older, disabled or vulnerable people have increased choice and access to a wide range of information and advice about housing, and are able to move on to alternative housing when they are ready	Stockport Council <i>(Delivery Partner/ Funder)</i>  Stockport Homes Group/ Registered Providers and VCSE sector <i>(Delivery Partners)</i>	Ongoing	We will have clear advice online and for dissemination through our partners which has been co-produced with service users.

HB14 - Support those communities who want to explore opportunities for community-led housing by signposting them to the GM Community-led Housing Hub.	Stockport Council ( <i>Enabler/ Promoter</i> )  GMCA ( <i>Enabler/ Promoter</i> )	Ongoing	We will have signposted interested parties to the GM Community-led Housing Hub.
HB15 - Work in partnership to review, amend and add as appropriate, housing information and advice in a variety of formats to improve accessibility for all	Stockport Council ( <i>Enabler/ Facilitator</i> )  Stockport Homes Group/ Registered providers and VCSE sector ( <i>Facilitators</i> )	End 2023	We will have worked with our partners to co-produce more accessible housing information and advice in a range of formats and for a range of audiences.

Theme C – Safe, healthy and climate friendly homes			
Systems			
What?	Who and what roles?	By when?	How will we know we have been successful?
HC1 - Work with partners and national government to work towards ending the replacement of gas boilers in existing social properties in favour of alternative technologies such as air source or ground source heat pumps	Stockport Council ( <i>Influencer/ Policy maker/ funder</i> )  Stockport Homes Group/ Registered providers ( <i>Influencers</i> )  GMCA ( <i>Influencer/ funder/ policy maker</i> )  National government ( <i>Funder</i> )	Ongoing	We will have worked with our partners to lobby national government around funding solutions to make ending the replacement of gas boilers in favour of alternatives, a viable option.
HC2 - Work with partners to encourage a national review of the EPC system to better reflect the low	Stockport Council ( <i>Influence</i> )	Ongoing	We will have worked with our partners and engaged with government to encourage a review of the EPC system.

carbon agenda and role of renewable heating systems.	<p>Stockport Homes Group/ Registered providers <i>(Influencers)</i></p> <p>GMCA <i>(Influencer)</i></p> <p>National government <i>(Policy maker)</i></p>		
HC3 - Work with GM colleagues to lobby government for funding and legislative change to deliver the scale of retrofitting needed in the private housing sector.	<p>Stockport Council <i>(Influence)</i></p> <p>GMCA <i>(Influencer)</i></p> <p>National government <i>(Policy maker)</i></p>	Ongoing	We will have worked with our partners and engaged with government to lobby for funding and legislative changes to deliver retrofit at scale in the private housing sector.
HC4 - Continue to learn and collaborate with our GM partners to explore opportunities for financing options to support retrofit, such as Green Mortgages and Green Bonds.	<p>Stockport Council <i>(Delivery partner/ facilitator)</i></p> <p>GMCA and partner local authorities <i>(Delivery partners/ facilitators)</i></p>	Ongoing	We will have worked with our partners to explore opportunities for financing options to support retrofit.
HC5 - Continue to work with our GM partners to explore opportunities to improve capacity for enforcement, including through apprenticeships and on-the-job training, and implementation of the proposed National Landlord Registration scheme.	<p>Stockport Council <i>(Delivery partner/ facilitator)</i></p> <p>GMCA and partner local authorities <i>(Delivery partners/ facilitators)</i></p>	Ongoing	We will have kept abreast of the potential development of a National Landlord Registration Scheme and supported its roll out in Stockport as required. We will have explored opportunities for apprenticeships and on-the-job training for our enforcement team.

HC 6 - Continue to support delivery of existing programmes and initiatives such as the GM PRS Partnership, GM High Rise Taskforce, GM Retrofit Accelerator Programme and Mayor's Retrofit Action Plan	<p>Stockport Council <i>(Delivery partner/ facilitator)</i></p> <p>GMCA and partner local authorities <i>(Delivery partners/ facilitators)</i></p> <p>Stockport Homes Group/ Registered Providers <i>(Delivery partners)</i></p>	Ongoing	<p>We will have worked with the GMCA, other local authority partners, and RPs operating in Stockport to deliver against the priorities identified in the Mayor's Retrofit Action Plan, and to deliver the GM Retrofit Accelerator Programme. .</p> <p>We will have continued to be an active member of the GM High Rise Taskforce and GM PRS Partnership</p>
<b>Strategic</b>			
HC7 - Use our new Local Plan to ensure that new build developments exceed statutory energy efficiency requirements and design and materials quality standards so as to reduce our long term retrofit burden	Stockport Council <i>(Policy maker)</i>	End of 2024	We will have an adopted Local Plan in place which sets out energy efficiency requirements and design quality standards for new developments
HC8 - Review the Stockport Homes Asset Management Strategy and Business Plan to ensure carbon reduction and resilience are fully embedded.	<p>Stockport Council <i>(Policy maker/ commissioner/ funder)</i></p> <p>Stockport Homes Group <i>(Delivery lead)</i></p>	End 2024	We will have reviewed and updated the Stockport Homes Asset Management Strategy and Business Plan
HC9 - Use our Local Plan to ensure that Biodiversity Net Gain is considered and delivered in relation to all housing developments.	Stockport Council <i>(Policy maker)</i>	End of 2024	We will have an adopted Local Plan in place which sets out requirements around Biodiversity Net Gain in relation to housing developments.
HC10 - Ensure standards around the design and quality of new homes are reflected in our new Local Plan.	Stockport Council <i>(Policy maker)</i>	End of 2024	We will have an adopted Local Plan in place which sets out design and construction standards

HC11 - Consider the use of an Article 4 direction to manage the conversion of office blocks into flats in our town centre via permitted development rights	Stockport Council ( <i>Policy maker</i> )	End of 2023	We will have considered the use of an Article 4 direction
HC12 - Consult on a new Town Centre Residential Design Guide to provide interim advice to developers whilst we get our new Local Plan in place.	Stockport Council ( <i>Policy maker</i> )	End of 2022	We will have adopted a Town Centre Residential Design Guide to provide interim advice to developers whilst we get our new Local Plan in place.
<b>Delivery</b>			
HC13 - Pursue opportunities to invest in local renewable shared heating networks, accessing funding through routes such as the Green Heat Network Fund	Stockport Council ( <i>Delivery Partner, Funder</i> )  Developers, Stockport Home Group and registered providers ( <i>Delivery partners/ funders</i> )  GMCA ( <i>Promoters/ supporters</i> )  National government ( <i>Funder</i> )	2027	We will have secured funding and delivered a district centre heating network in the town centre.
HC14 - Explore opportunities for securing funding for electric vehicle charging infrastructure for social housing developments	Stockport Council ( <i>Delivery Partner/ funder</i> )  Developers and private sector providers ( <i>Delivery partner/ funder</i> )  Stockport Homes Group, Registered providers ( <i>Landowners/ funders</i> )	Ongoing	We will have delivered the objectives of the Stockport Electric Vehicle Charging Infrastructure Strategy and will have secured funding and delivered electric vehicle infrastructure in social housing developments

HC15 - Deliver the Homes as Energy Systems project to deliver improved ground source and air source heating to c.300 homes	Stockport Council <i>(Delivery partner)</i>  Stockport Homes Group <i>(Delivery partner)</i>	2023	We will have delivered the Homes as Energy Systems project.
HC16 - Support private landlords in managing and maintaining their homes and effectively tackle poor and illegal practices by landlords and lettings agencies	Stockport Council <i>(Enabler/ Enforcer)</i>	Ongoing	We will have continued to work with landlords to encourage best practice, and will have taken enforcement action where poor and illegal practices are taking place
HC17 - Improve monitoring of PRS complaints received by the Council to highlight problem areas and to target resources adequately.	Stockport Council <i>(Enabler/ enforcer)</i>	End 2023	We will have reviewed our approach to monitoring PRS complaints and will have improved our ability to highlight problem areas.
HC18 - Consider and, when available, promote and robustly enforce the new measure announced by Government to register and improve the quality and energy efficiency of the private rented sector	Stockport Council <i>(Policy maker/ promoter/ enforcer)</i>  National government <i>(Policy maker)</i>	Ongoing	We will have reviewed, promoted and enforced government measures to improve the quality and energy efficiency of the private rented sector.
<b>Communications</b>			
HC19 - Raise awareness amongst our communities of retrofit and carbon reduction opportunities for people's own homes, including sources of funding where these are available	Stockport Council <i>(Facilitator/ promoter)</i>  Stockport Homes Group/ Registered Providers and VCSE sector <i>(Facilitator/ promoter)</i>	End 2023	We will have reviewed the advice and information provided on our and our partners' websites in relation to retrofit and carbon reduction.  We will have used the 2023 CAN summit to promote opportunities for home owners and tenants.
HC20 - Increase knowledge amongst our social housing tenants of environmental issues and encourage behaviour change to help reduce the carbon footprint of homes through the offer of Carbon Literacy training	Stockport Council <i>(Facilitator/ promoter)</i>	End 2024	We will have reviewed the advice and information provided on our and our partners' websites in relation to carbon reduction opportunities for social housing tenants

	Stockport Homes Group/ Registered Providers and VCSE sector <i>(Facilitator/ promoter)</i>		We will have used the 2023 CAN summit to promote opportunities for tenants.  We will have continued to offer Carbon Literacy training to social housing tenants.
HC21 - Continue to signpost residents to the Stockport Homes Energy Advice Service to help reduce energy consumption	Stockport Council <i>(Promoter)</i>  Stockport Homes Group <i>(Delivery partner/ promoter)</i>	Ongoing	We will have continued to signpost residents to the Stockport Homes Energy Advice Service.
HC22 - Signpost vulnerable residents to the GM Healthy Homes service to help improve health and wellbeing	Stockport Council <i>(Promoter)</i>  Stockport Homes Group/ Registered providers/ public sector partners/ VCSE sector	Ongoing	We will have continued to signpost residents to the GM Healthy Homes service
HC23 - Simplify and improve the information we provide to landlords and tenants through continued involvement in the GM Good Landlord Scheme and GM Rogue Landlord Hub	Stockport Council <i>(Promoter)</i>  GMCA <i>(Promoter)</i>	End 2023	We will have updated the information available to landlords and tenants on our website and will continue to play an active role in the GM Good Landlord Scheme and GM Rogue Landlord Hub.

Theme D – Flourishing Neighbourhoods			
Systems			
What?	Who and what roles?	By when?	How will we know we have been successful?
HD1 - Work with employers and local training providers to identify skills gaps in relation to housing and construction, and identify sector-based training and recruitment programmes	Stockport Council <i>(Promoter)</i>  Stockport Homes Group/ Registered providers <i>(Promoters)</i>	Ongoing	We will have worked with employers and local training providers to identify skills gaps and will have worked with local colleges to support them to develop their curriculum to include current industry skills, practices and materials; particularly energy efficient, low carbon designs and passive house technologies.

	Developers and suppliers (Promoters)		
	Schools/ colleges/ training providers (Enablers)		
<b>Strategic</b>			
HD2 - Require developer contributions through our Local Plan to fund investment in social and physical infrastructure linked to new housing developments	Stockport Council (Policy maker)	End of 2024	We will have an adopted Local Plan in place which sets out requirements for developer contributions
HD3 - Include a requirement in our Local Plan for Employment and Skills Agreements for all new housing developments	Stockport Council (Policy maker)	End of 2024	We will have an adopted Local Plan in place which sets out a requirement for Employment and Skills Agreements for new housing developments.
<b>Delivery</b>			
HD4 - Ensure that new homes are designed in a way that supports flourishing neighbourhoods, by encouraging active communities, reducing anti-social behaviour, and reducing social isolation.	Stockport Council (Policy maker)	End of 2024	We will have an adopted Local Plan in place which sets out design standards that support flourishing neighbourhoods
HD5 - Create employment and training opportunities within the construction industry by using contracts and partnership working with our suppliers.	Stockport Council (Commissioner/ Funder/ delivery partner)  Stockport Homes Group/ Registered providers (Delivery partners/ commissioners)  Developers and suppliers (Delivery partners)	Ongoing	We will have used our contracts to create increased employment and training opportunities for local people on local projects.

HD6 - Work with the supply chain to increase the number of apprenticeship weeks provided by the delivery of local schemes	<p>Stockport Council (<i>Commissioner/ Funder/ delivery partner</i>)</p> <p>Stockport Homes Group/ Registered providers (<i>Delivery partners/ commissioners</i>)</p> <p>Developers and suppliers (<i>Delivery partners</i>)</p>	Ongoing	We will have used our contracts to increase the number of apprenticeship weeks provided by the delivery of local schemes.
<b>Communications</b>			
HD7 - Work with local schools and colleges to raise awareness of housing and construction careers and pathways	<p>Stockport Council (<i>Promoter</i>)</p> <p>Stockport Homes Group/ Registered providers (<i>Promoters</i>)</p> <p>Developers and suppliers (<i>Promoters</i>)</p> <p>Schools and colleges (<i>Delivery Partner</i>)</p>	Ongoing	We will have worked with local schools and colleges to raise awareness of housing and construction careers and pathways through face to face events and update careers information, advice and guidance.
HD8 - Encourage all Partner Registered Providers operating in Stockport to sign up to the GM Good Employment Charter and to pay the living wage.	<p>Stockport Council (<i>Commissioner/ promoter</i>)</p> <p>Stockport Homes Group/ Registered providers (<i>Delivery partners</i>)</p>	End 2024	All Partner registered providers operating in Stockport will have signed up to the GM Good Employment Charter and will pay the living wage.
HD9 - Work with Stockport Jobs Match and GM Bridge to develop careers information, advice	Stockport Council ( <i>Promoter/ facilitator</i> )	Ongoing	We will have worked to update and refresh careers information, advice and guidance in relation to housing and

and guidance in relation to housing and construction careers.	<p>Stockport Homes Group/ Registered providers <i>(Facilitators)</i></p> <p>Stockport Jobs Match <i>(Delivery partner)</i></p> <p>GM Bridge <i>(Delivery partner)</i></p>		construction careers and this will be promoted on the GM Bridge and Stockport Jobs Match websites.
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