

Housing First: a brief overview

Housing First, Planning & Infrastructure Commission

October 2025

Collaborating

Empowering

Delivering

Healthy homes for all

A healthy, safe place to call
home is the cornerstone of a
healthy, happy life.

1.

Healthy homes for all.

Everyone will live in a good, warm, safe place they can call home. With support from the Government, our Housing First approach and unit will turn the tide on the housing crisis.

Over the coming decade, we will have built new homes and improved existing ones, driven up standards for renters, reduced the number of people living in temporary accommodation, and ensured residents have the support they need to access, improve and retain a decent, affordable home.

Creating a healthy, safe, warm space for everyone to call home

By 2030 there will be at least 10,000 new, energy efficient homes for social rent across all 10 local authority areas.

By 2027 we will be building more social housing than we are losing through Right to Buy.

By 2030 everyone living in rented accommodation will have the right to request a property check under the Good Landlord Charter.

We will ensure that homelessness in Greater Manchester is prevented wherever possible and end the need for rough sleeping.

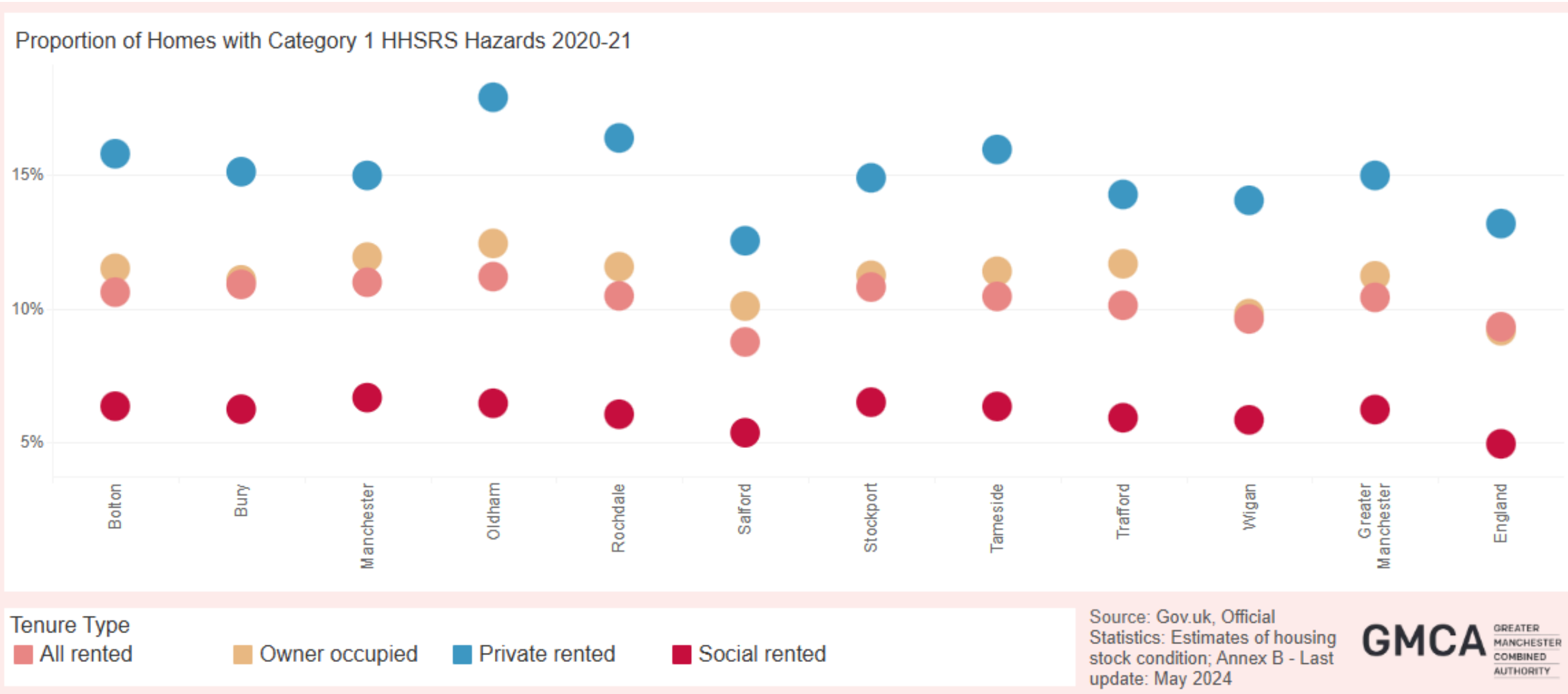
We will minimise the number of children in bed & breakfast accommodation beyond the statutory limit (6 weeks).

There will be a sustainable reduction in the number of families in unsuitable temporary accommodation in Greater Manchester overall.

We will continue A Bed Every Night scheme to ensure that rough sleeping is a rare, brief and non-recurring experience.

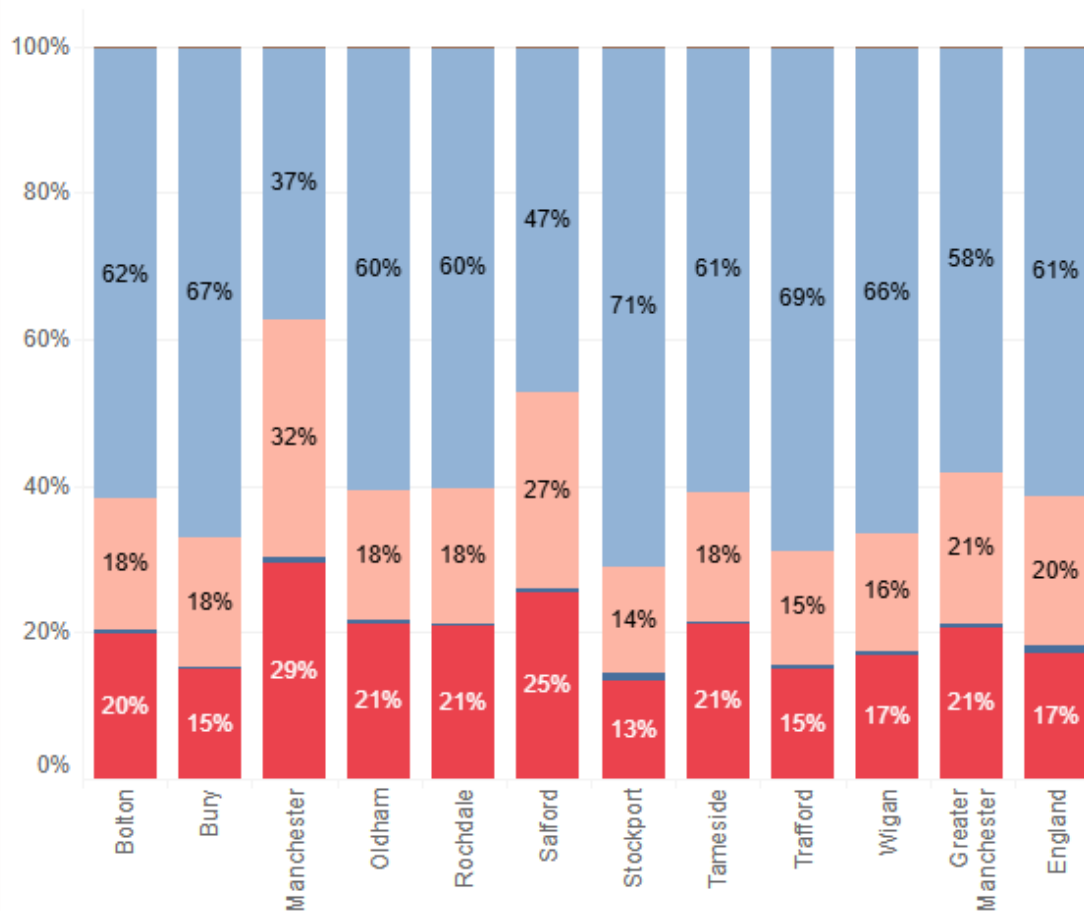


Unsafe at Home: Category 1 HHSRS Hazards

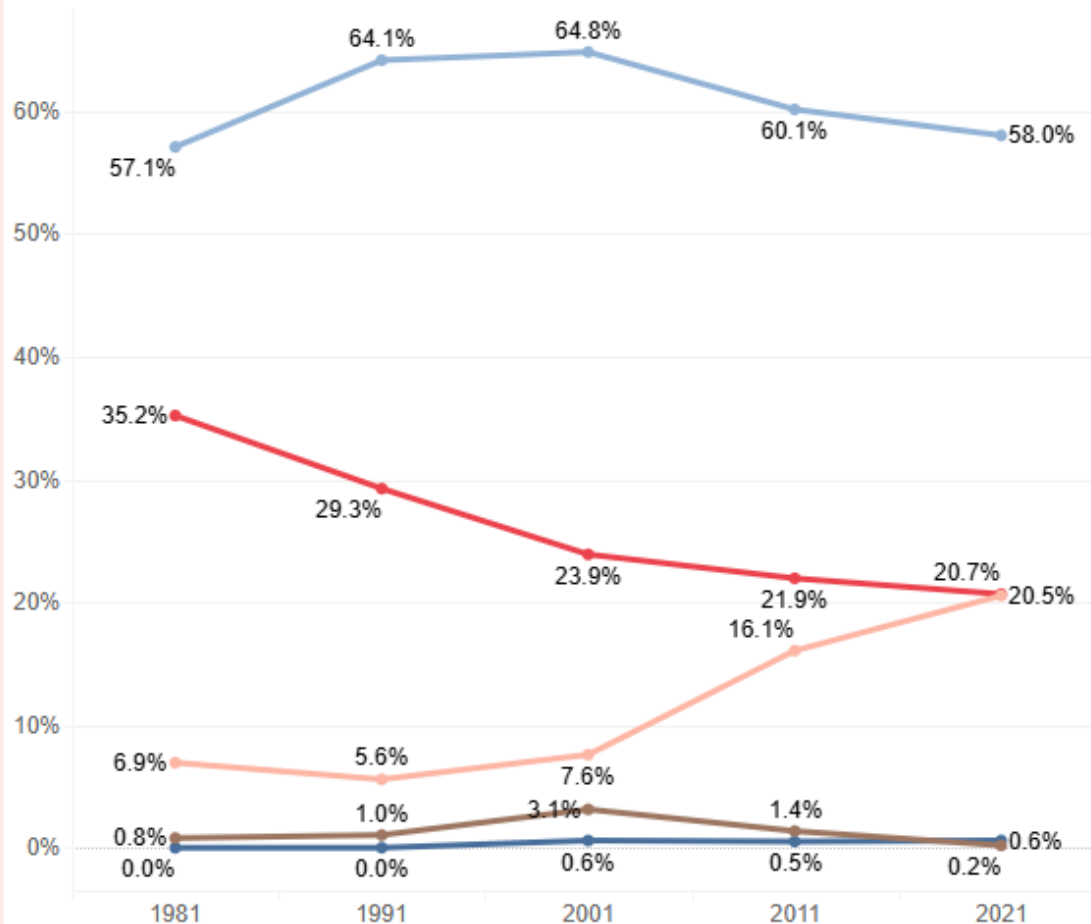


Changing tenure

Housing Tenure Proportion 2021



Housing Tenure Change 1981 to 2021



Tenure Type

■ Lives rent free/Other
■ Owned

■ Private rented
■ Shared ownership

■ Social rented

Source: Nomisweb.co.uk,
Census of population: 2021,
TS054 - Tenure; 2011; 2001;
1991; 1981 - Last update:
May 2024

GMCA GREATER
MANCHESTER
COMBINED
AUTHORITY

A market under pressure: vacant homes

In 2024 the **Share of vacant dwelling stock** was **2.7%**, or 34,560 homes, across **Greater Manchester**.

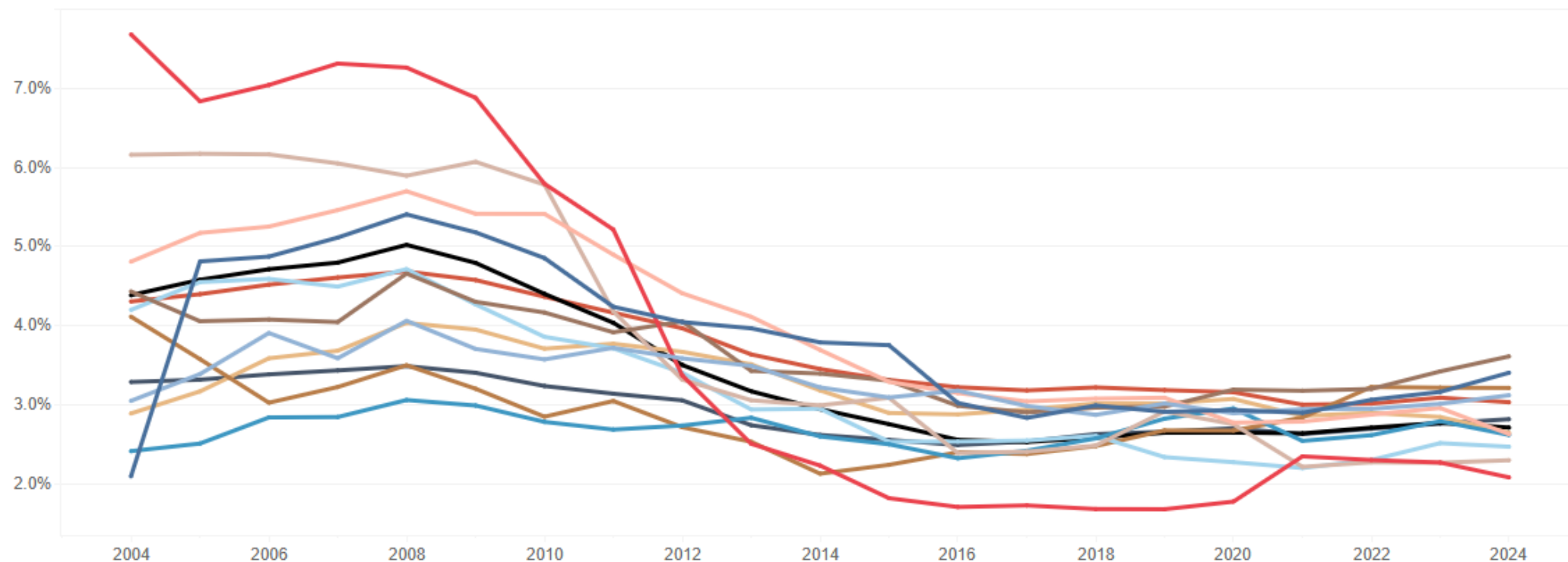
Area

(All)

Year

2004 2024

Share of Vacant Homes



Area

Bolton

Oldham

Stockport

Wigan

England

Bury

Rochdale

Tameside

Greater Manchester

Manchester

Salford

Trafford

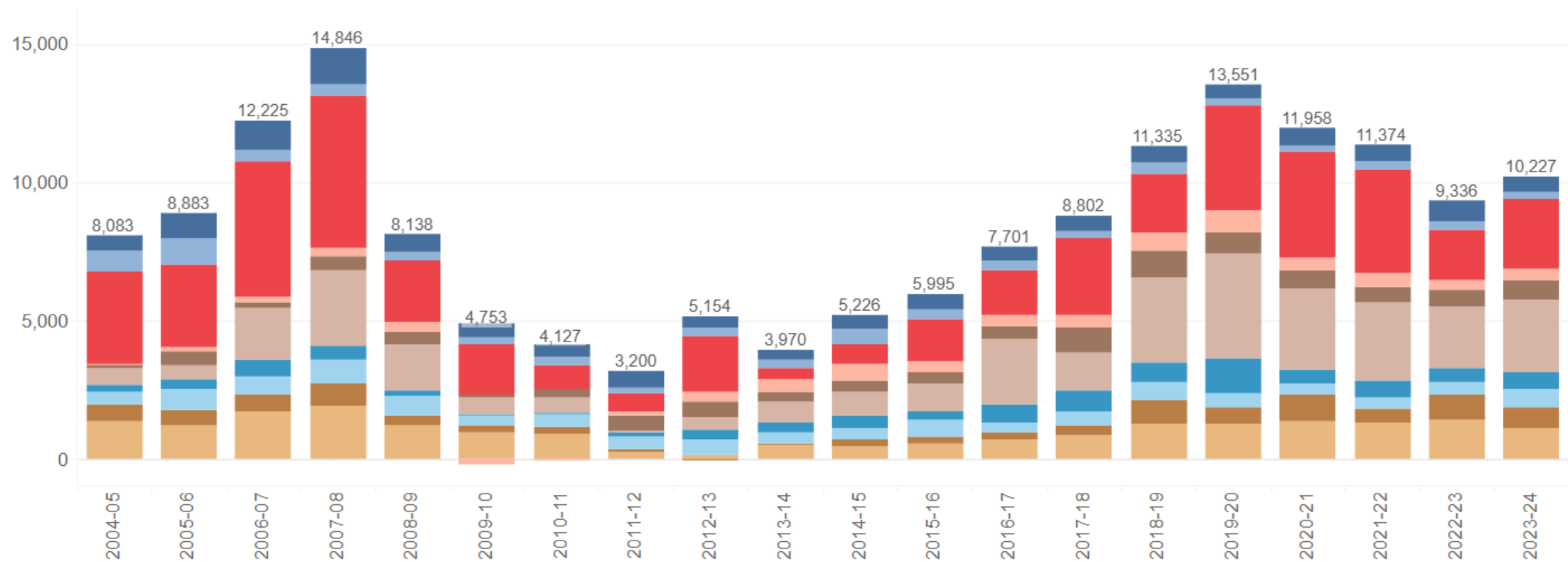
North West

Source: Gov.uk Statistical data set: Live tables on dwelling stock (including vacants); Table 615 - Last update: June 2025

GMCA
Greater Manchester
Combined
Authority

New housing supply: medium term GM trends

Net Additional Dwellings

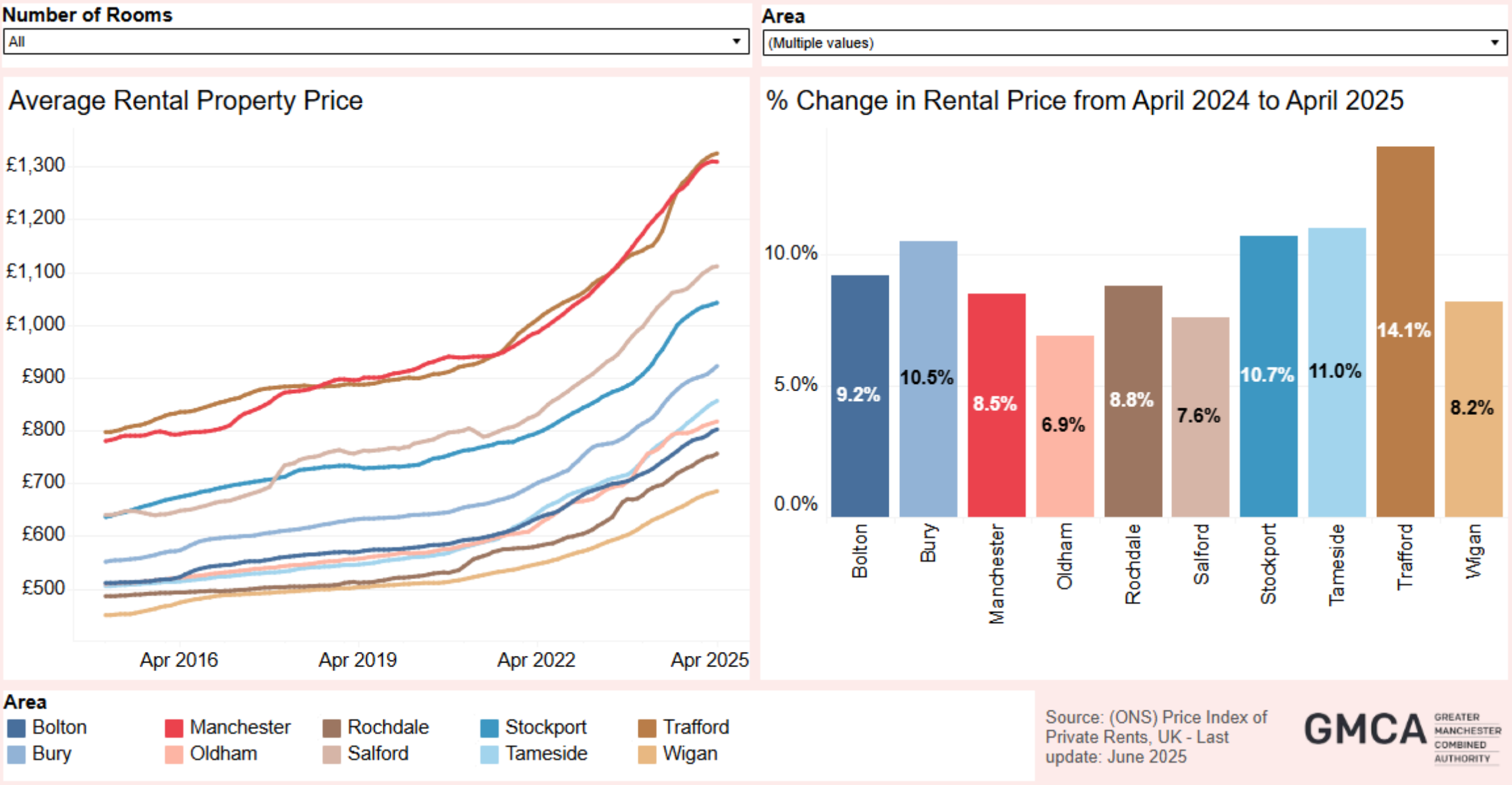


Local Authority

- | | | | | |
|--------|------------|----------|-----------|----------|
| Bolton | Manchester | Rochdale | Stockport | Trafford |
| Bury | Oldham | Salford | Tameside | Wigan |

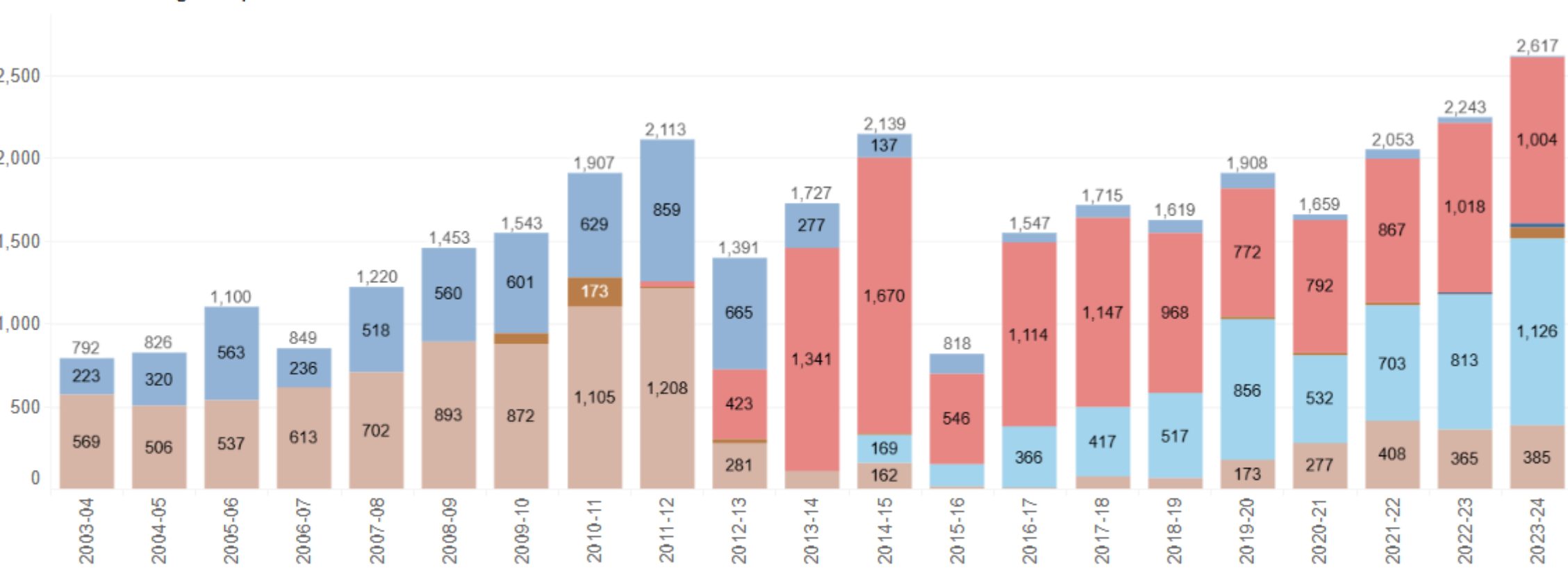
Source: Gov.uk, Statistical data set: Live tables on dwelling stock; Table 122 - Last update: November 2024

Paying the price: average private rents



Uphill struggle: affordable housing supply & products

Affordable Housing Completions



Tenure

- Affordable Home Ownership
- Affordable Rent
- First Homes
- Intermediate Rent
- Shared Ownership
- Social Rent

Source: Gov.uk, Statistical data set: Live tables on affordable housing supply - Last update: November 2024

GMCA GREATER MANCHESTER COMBINED AUTHORITY

Social Housing Sales & Demolitions vs Social Rent Completions

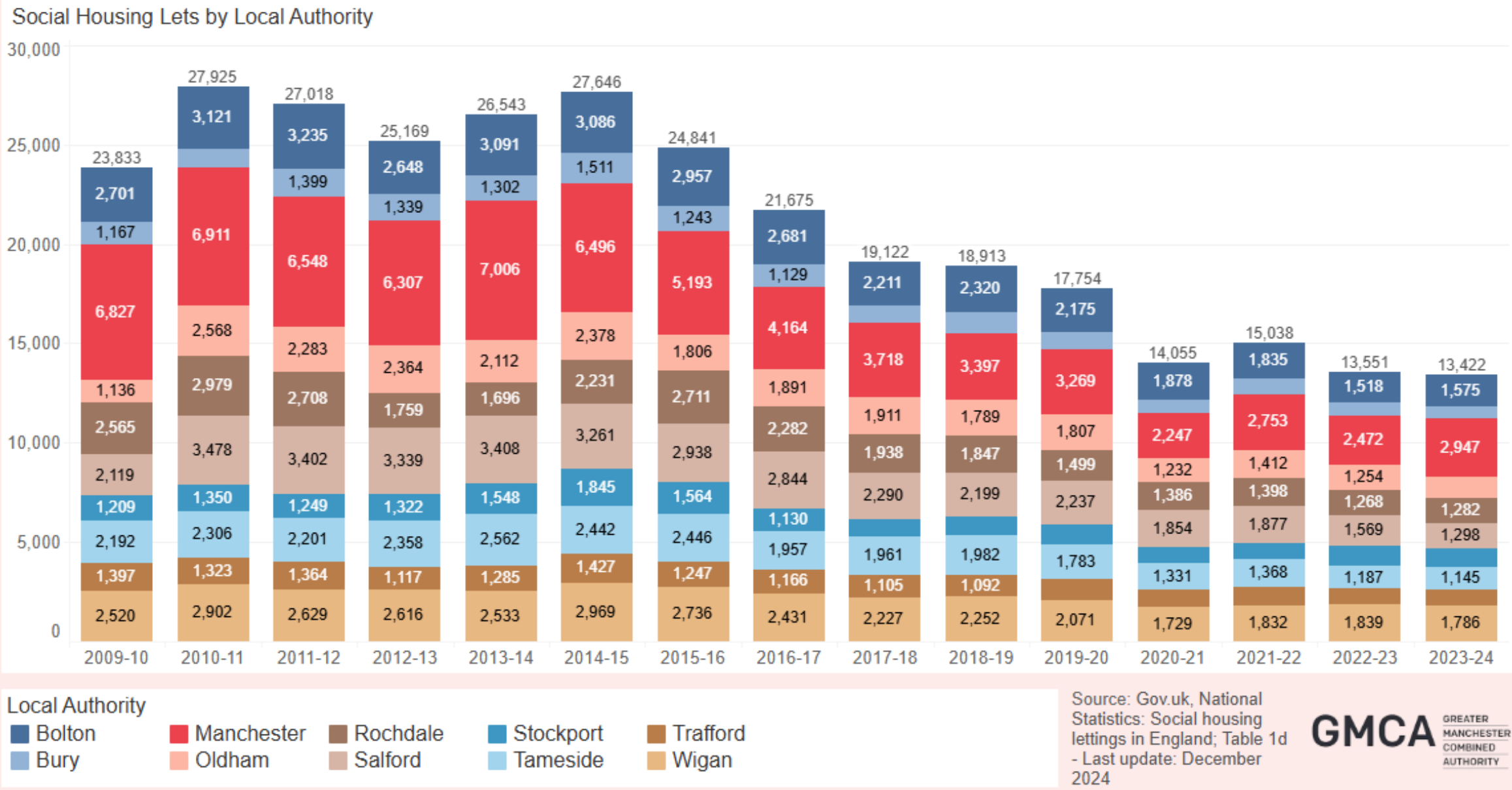


Loss/Completion Type

- New social rent completions
- Total sales and demolitions

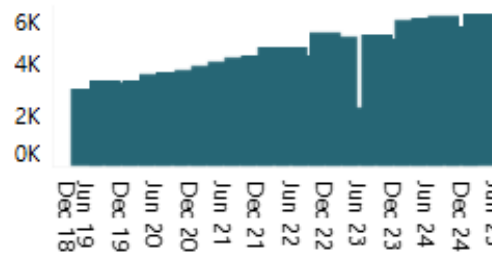
Source: Gov.uk Statistical data sets: Live tables on affordable housing supply; Live tables on social housing sales

Scarce resource: social housing lets

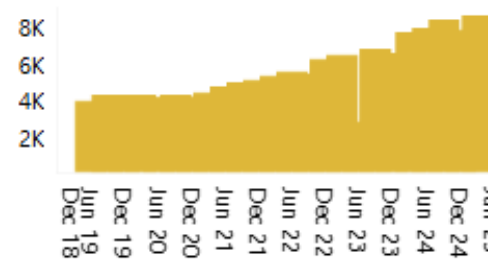


End Result: Bottleneck in Crisis Accommodation

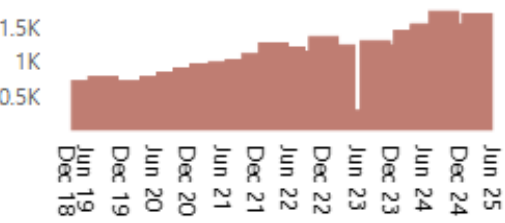
Change over time of households in Temporary Accommodation



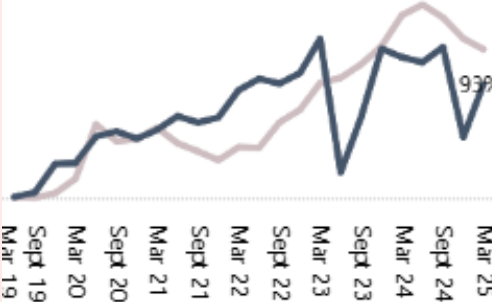
Change over time of children in Temporary Accommodation



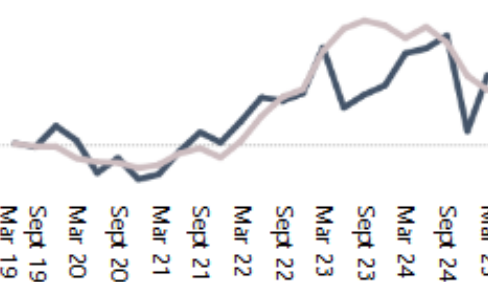
Change over time of out of borough Temporary Accommodation placements



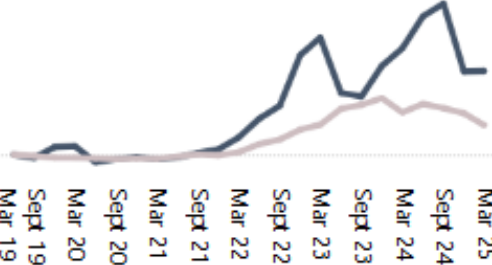
Households in B&B



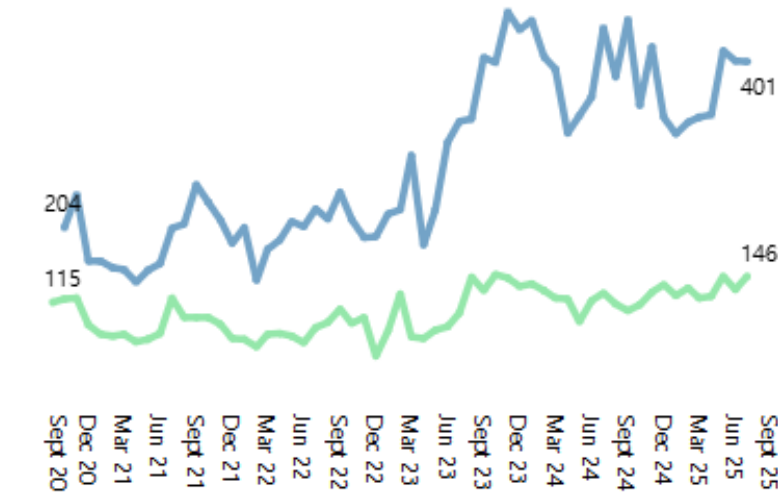
Households in B&B with children



Households in B&B with children for 6+ weeks



Rough Sleeping counts



■ Number rough sleeping - total in the month
■ Number rough sleeping - single night figure

Housing First principles to drive system change

1. Housing is a priority for resources

Housing interventions will be prioritised when decisions about money and resources are made across the system

2. Solutions will be integrated

We will add value by connecting the dots across organisations, programmes and places

3. 'Non-housing' interventions will contribute

We will seek contributions to solving the housing crisis across the breadth of the GM system

4. Housing interventions will contribute to other priorities

We will prioritise our housing interventions by those that make greatest contribution to wider prevention goals

5. We will realise GM level opportunities

Utilising the benefits of devolution to bring together GM-wide teams and plans to add value to local systems

6. Pursuing radical change

We'll develop plans to properly solve the housing crisis in GM and make the case to government, while doing what we can within the current system

Working with partners: The Housing First Unit

The Housing First Unit will lead GM's work to deliver our vision for a healthy home for all by 2038. It will **lead and coordinate action, promote the Housing First principles, provide capacity and advocate for the radical reforms** needed to solve the housing crisis.

In order to solve the housing crisis, we need to bring together stakeholders across GM working on delivery of housing supply, raising housing standards, and supporting people with their housing needs:

- To take an **overarching view of the system** and provide capacity to solve problems that can't be solved elsewhere.
- To provide **strategic leadership** to the wider public sector, to ensure that the Housing First mission is embedded across relevant partner agencies and lead strategically important programmes.
- To **work innovatively and at pace with partners** and stakeholders to drive delivery of GM and the Government's growth ambitions.
- To **make the case to decision makers** to make the radical reforms and put in the investment in capacity and resources needed to drive change in the housing system.
- To **provide the governance to hold the system to account** for implementing the Housing First principles

Housing First Programme overview

Supply

Funding new supply

Alternative models of
delivery

Land assembly

Delivery capacity

Integrated pipeline

Strategic Planning &
infrastructure

Standards

Enforcement

Good Landlord Charter

Property Check

Healthy Homes Services

Retrofit

Building Safety

Flood resilience

Support

HF/ Live Well
integration

Supported Housing

Homelessness prevention

Temporary
Accommodation

Commissioning

Health & housing
pathways

Multiple disadvantage

Q3 and Q4 2025/26: key milestones

