

Greater Manchester Combined Authority

Date: 28th November 2025

Subject: Greater Manchester Tripartite Partnership Agreement

Report of: Deputy Mayor Paul Dennett, Portfolio Lead for Housing First and James Binks, Portfolio Lead Chief Executive for Housing First

Purpose of Report

This report provides an overview of the Greater Manchester Tripartite Agreement, the partnership plan that connects GMCA to NHS GM Integrated Care and GM Housing Provider partnership on our joint ambitions on housing, health and growth.

The full Partnership Agreement is attached to this report.

Recommendations:

The GMCA is requested to:

1. Approve the GM Tripartite Partnership Agreement
2. Agree to GMCA becoming a signatory alongside NHS GM Integrated Care and GM Housing Providers.

Contact Officers

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Equalities Impact, Carbon and Sustainability Assessment:

Recommendation - Key points for decision-makers

Insert text

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation					
Equality and Inclusion	G	Joint programmes of work within the Agreement include those that will positively impact on the housing circumstances of older people and people with disabilities including home adaptations, supported housing and rightsizing Joint programmes of work within the Agreement include those that will positively impact on individuals experiencing homelessness in relation to provision of accommodation and access to services. The Agreement seeks to align housing providers and services alongside other public services, including health, in integrated models of working through Live Well with the intention of improve access to holistic support.					
Health	G	Joint programmes of work within the Agreement seek to address the physical health impacts of poor quality housing, including through work on retrofit, property improvements and falls prevention. Joint programmes of work within the Agreement include those that specifically seek to address the interface between housing, mental health and wellbeing services. Additional activity within the Agreement, such as delivery of new homes and support to live independently at home are a core part of enabling GM residents to live healthy lives and impacts positively on mental health and wellbeing. Joint programmes of work within the Agreement seek to ensure that people are living in the most appropriate homes and communities for their needs, including how this support better social connections.					
Resilience and Adaptation							
Housing	G	The Agreement is heavily focused on facilitating development of new affordable homes through GMHP in response to high levels of housing need and demand in the system. It also includes plans to improve the access to and offer of health and care services to people experiencing homelessness. The Agreement is heavily focused on facilitating development of new affordable and social rent homes through GMHP. It also looks to facilitate better accessibility and suitability of homes, through work on ageing, home improvements and adaptations. The Agreement is connected to the Integrated Pipeline and associated land supply that will be utilised for delivery of new homes. The Agreement and partnership with GMHP will deliver the 10,000 truly affordable energy efficient homes for GM and additional affordable homes alongside this. Multiple programmes of work within the Agreement include improvements to existing homes including retrofit, planned maintenance, building safety and smaller scale home improvement schemes.					
Economy	G	The delivery of new homes facilitated through the plan may stimulate economic growth. The Housing Delivery Plan sets out actions that look to support Local Authorities with increased capacity and also training opportunities for the construction and development sectors. An objective of the Housing Delivery Plan is to bring further investment into the city region for the development of new homes. The Housing Delivery Plan includes reference to development of a skills programme for the Construction sector on low carbon construction methods, .					
Mobility and Connectivity							
Carbon, Nature and Environment	G	The Agreement and partnership with GMHP will deliver the 10,000 truly affordable energy efficient homes for GM.					
Consumption and Production							
Contribution to achieving the GM Carbon Neutral 2038 target		The Agreement and partnership with GMHP will deliver the 10,000 truly affordable energy efficient homes for GM. The Agreement also includes delivery of joint housing retrofit and improvement programmes with the aim of reaching EPC C by 2030 delivering significant carbon emissions savings.					
Further Assessment(s):		Equalities Impact Assessment and Carbon Assessment					
G	Positive impacts overall, whether long or short term.	A	Mix of positive and negative impacts. Trade-offs to consider.	R	Mostly negative, with at least one positive aspect. Trade-offs to consider.	RR	Negative impacts overall.

Carbon Assessment

Overall Score

Buildings

Result

Justification/Mitigation

New Build residential

Delivery of energy efficiency standards will be determined on a scheme by scheme basis.
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Delivery of energy efficiency standards will be determined on a scheme by scheme basis.
Construction materials and approach will be determined on a scheme by scheme basis
Costs and financial viability assessments will be undertaken on a scheme by scheme basis.
Any renewable energy requirements will be determined on a scheme by scheme basis

Residential building(s)
renovation/maintenance

Delivery of energy efficiency standards will be determined on a scheme by scheme basis.
In some instances, yes, however, delivery of interventions will be determined on a scheme by scheme basis.
Construction materials and approach will be determined on a scheme by scheme basis
Approach will be determined on a scheme by scheme basis
Delivery of energy efficiency standards will be determined on a scheme by scheme basis.
Costs and financial viability assessments will be undertaken on a scheme by scheme basis.
In some instances, yes, however, delivery of interventions will be determined on a scheme by scheme basis.

New build non-
residential (including
public) buildings

N/A

Transport

Active travel and public
transport

N/A

Roads, Parking and
Vehicle Access

N/A

Access to amenities

N/A

Vehicle procurement

N/A

Land Use

Land use

N/A

No associated
carbon impacts
expected.

High standard in
terms of practice
and awareness on
carbon.

Mostly best practice
with a good level of
awareness on
carbon.

Partially meets best
practice/ awareness,
significant room to
improve.

Not best practice
and/ or insufficient
awareness of carbon
impacts.

Risk Management

n/a

Legal Considerations

n/a

Financial Consequences – Revenue

n/a

Financial Consequences – Capital

n/a

Number of attachments to the report: 1

Comments/recommendations from Overview & Scrutiny Committee

n/a

Background Papers

Greater Manchester Tripartite Partnership Agreement

Tracking/ Process

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

No

Exemption from call in

Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?

n/a

Bee Network Committee

n/a

Overview and Scrutiny Committee

n/a

1. Introduction/Background

- 1.1. The GM Tripartite Agreement is a joint plan between Greater Manchester Combined Authority, NHS Greater Manchester Integrated Care and Greater Manchester Housing Providers to deliver positive change focused on integrated solutions to challenges centred around housing, health and social care.
- 1.2. The condition, suitability, affordability and security of where we live impacts mental and physical health and wellbeing. Interventions to improve the quality and suitability of living environments, and that ensure we have enough of the right homes in the right places, are effective in keeping our residents healthy and preventing, delaying or reducing demand on wider public services. A healthy, safe place to call home is the cornerstone of a healthy, happy life.
- 1.3. First published in March 2021, the Agreement has been developed in recognition of the impact good housing can have on health and wellbeing. It brings together joint ambitions and priorities, and formalises how the partners align expertise, resources, influence and capacity to deliver better outcomes, in a more integrated and effective way.
- 1.4. The activity and relationships connected to the Tripartite Agreement continue to be strategically significant and provide important delivery mechanisms for the Greater Manchester Strategy, particularly Housing First and Live Well. For GMCA and Local Authorities, the Agreement provides the formal mechanism to bring key partners much closer to delivery of housing and growth priorities and to align their resources and expertise alongside ours.
- 1.5. Throughout the last six months, the Tripartite Partnership Agreement and its delivery plan have been refreshed to reflect the updated strategic context all partners are working in and to ensure that the work we do together remains relevant and reflects current system requirements.
- 1.6. This paper sets out an overview of the Tripartite Agreement (included as Appendix A) alongside the workstreams and activity that will be jointly taken forward to deliver the Agreement.

2. Tripartite Agreement Summary

- 2.1. The refreshed Tripartite Agreement reflects extensive engagement with colleagues from across housing, health and social care, working at Greater Manchester and locality levels, to capture the extensive work and collaboration already underway and also new opportunities and areas where we will challenge one another to go further. It clearly sets out joint outcomes, workstreams and actions that will be taken forward by all partners.
- 2.2. The refreshed Agreement describes joint work on priorities such as delivery of 10,000 truly affordable energy efficient homes, temporary accommodation, improvements to existing homes, falls prevention and the role of housing within Live Well. It sets out in practical terms the areas where GMCA can benefit from collaboration and joint delivery and allows us to secure the health benefits of improved housing supply, improved housing quality and a greater range of housing with support.
- 2.3. The Agreement is framed around a set of jointly agreed outcomes and six workstreams, outlined below. Each workstream includes activity that requires contributions from all three partners, with the intention to align activity in a way that allows for delivery against multiple priorities.

Our Joint Outcomes

By continuing to align our collective resources, expertise and capability we will work together to support delivery of **‘A Healthy Home for All’**. We will contribute to this through:

- Better collaboration in neighbourhoods across health, housing, care and VCSFE sector through Live Well.
- More homes that support good health.
- More social rented homes built in the right places.
- Less reliance on temporary and crisis accommodation.
- More supported housing options for people who need them.
- Fewer people in hospital when they don't need to be because they are supported to live independently at home.

Tripartite Agreement Workstreams:

- An ambition to deliver 75,000 new homes
- Supported and specialist housing
- Housing quality and standards
- Home improvements and adaptations
- Homelessness and Inclusion Health
- Support to Live Well at home

2.4. The refreshed Agreement also takes the opportunity to speak to local action across housing, health and care, in a Locality Tripartite Framework that will be advanced throughout the life of the document. It describes activity that may be beneficial to be pursued at a Locality level, looking to replicate the Tripartite relationships and in support of delivering local priorities across all partners. Establishing a version of the Tripartite Agreement locally has the potential to bring forward a unique set of opportunities that can only be progressed at Place, such as joint commissioning and investment, and integration of delivery into neighbourhood models.

3. Delivery and Governance

- 3.1. On approval of the Tripartite Agreement, the draft delivery plan that underpins the six workstreams will be reviewed to exactly reflect the intentions and deliverables in the Greater Manchester Strategy Delivery Plan. This strategic alignment will ensure that all partners are clear where activity directly contributes to the delivery of the Greater Manchester Strategy.
- 3.2. An overview of the delivery activity expected in year one and the longer-term delivery aims of the Agreement can be found on pages 10 – 11 of the Agreement document.
- 3.3. Delivery of the Agreement will be overseen by the Tripartite Agreement Core Group, membership of which reflects senior leaders from each of the three partners.
- 3.4. Reporting on delivery against the Tripartite Agreement will be routed through GM Reform Delivery Executive, NHS GM Executive Committee and GM Housing Providers CEO Group.