

GMCA TA Empty Homes & Leasing Programme

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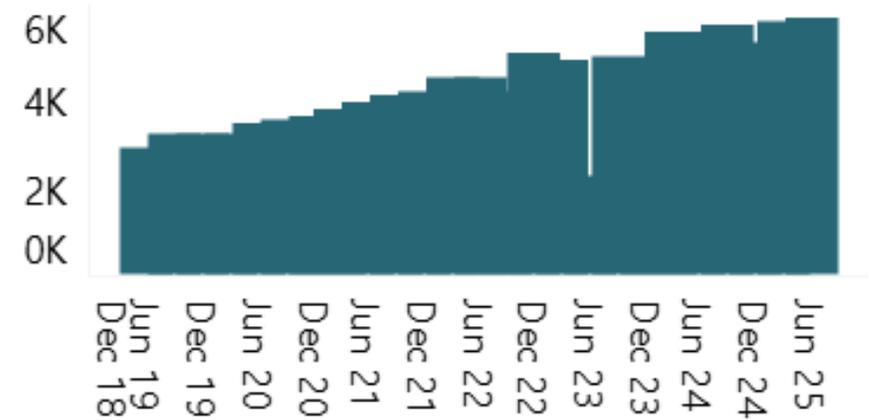
Collaborating

Empowering

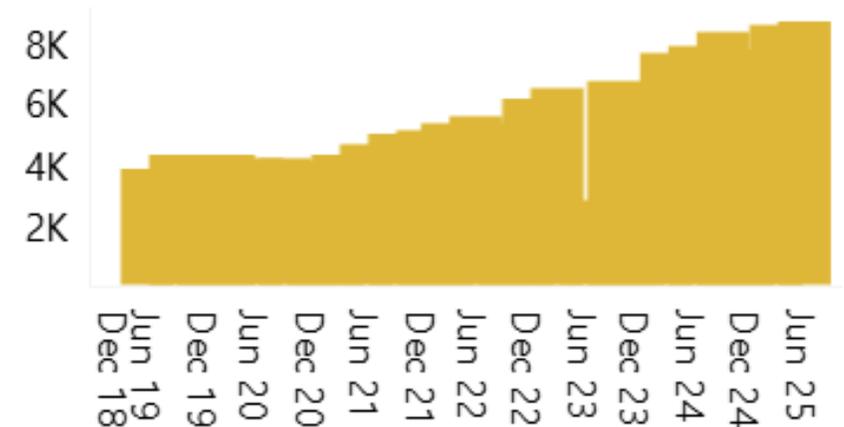
Delivering

**Temporary
Accommodation use has
increased by 103% since
2019**

**Change over time of households
in Temporary Accommodation**

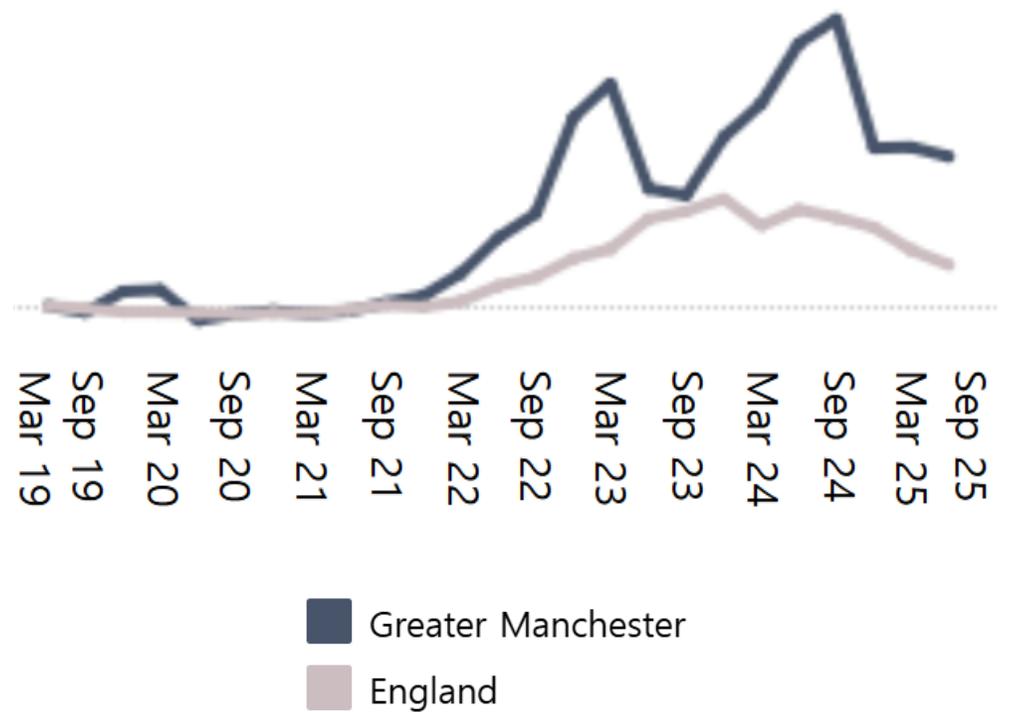


**Change over time of children
in Temporary Accommodation**



This includes a growing number of families in bed and breakfast hotels beyond the legal maximum period of 6 weeks. Up 580% Jun 2019 – Jun 2025

Households in B&B with children for 6+ weeks



Value for Money

Greater Manchester authorities spent an annualised £77.5M on gross rents for TA:

- Annualised gross rents across GM increased 4% year-on-year
- Rising costs per night were the primary driver
- Negligible change in the total number of nights procured, but demand shifted towards the most expensive types of provision,

Only 37% of gross rent spend on TA is recovered via Housing Benefit (2025):

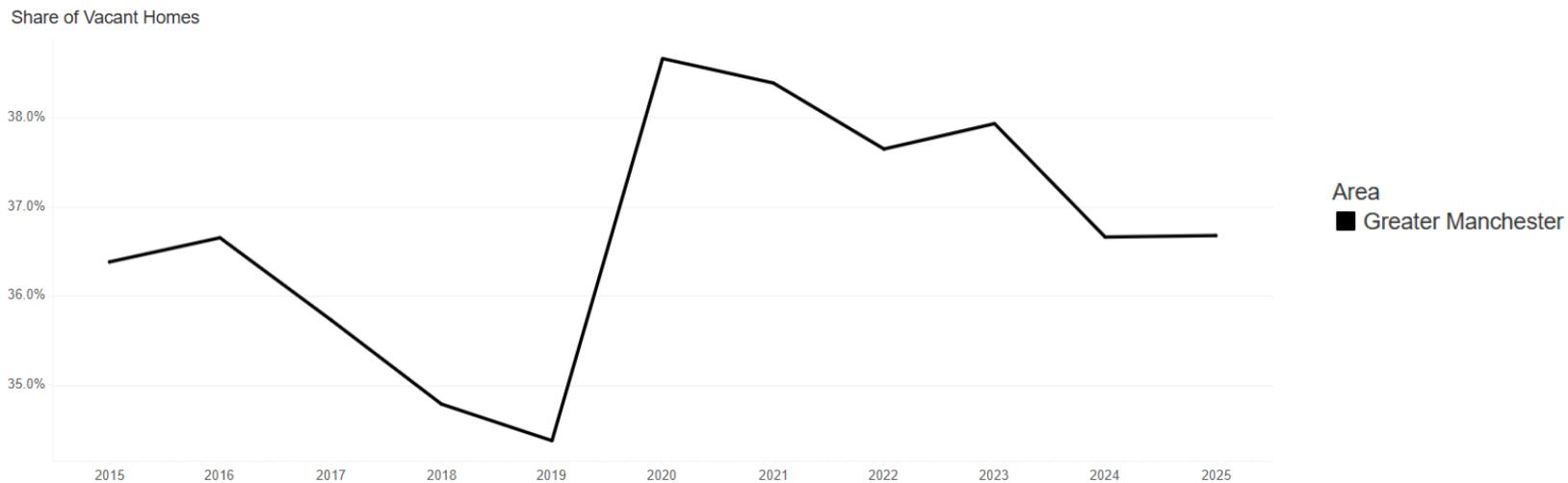
- 12% higher net cost to local authorities than was reported in the previous year.

Why empty homes?

- Building social housing takes time, whilst TA occupation and cost continues to rise.
- Despite the building of additional new homes, historically we have lost more social housing to Right to Buy, RP disposals, etc
- During 2024-25 GM had a net loss of 1,836 social housing homes. Since 2004 over 13.5K homes sold to Right to Buy
- We are scaling a proven approach and learning from best practice that exists in 3 GM Boroughs.
- It is a wholly uncontroversial approach, which the public instinctively understand.

Are there enough empty homes?

For every household in TA, there are 2 properties in Greater Manchester empty for 6 months or longer (12,865). Over last 10 years there has never been less than 10K homes empty over 6 months



These homes are 'off market', so local authorities acquiring these properties doesn't displace other families or tenants.

Proposed Approach

- Enabling every LA to have an active Empty Homes function, informed by best practice in GM. Total of 3 years of funding will be provided.
- Using Grant Funding mechanism to cover the cost of employing 1 or 2 Empty Homes officers per LA and provide a 'Lease and Repair' fund.
- 'Lease and Repair' fund will be used to incentivise landlords to bring property back into use and allow the LA access to use the property as Temporary Accommodation.
- Targeting: Second homes owners, accidental landlords, PRS landlords and Registered Provider disposals.
- Allow for locally driven flexible approaches, focus on outcomes not mechanism.
- Toolkit to provide template job descriptions and processes based on national and local best practises.
- Work Force development via a Learning Network and sharing of knowledge and results across GM.

Year 1 Budget

Leasing Local Authority	Lease and Repair		Empty Homes		Total
	Target Units	Proposed Grant	Proposed Staff FTE	Revenue Grant	Proposed Grant
Bolton	24	£696,000	2	£113,902	£809,902
Bury	16	£300,644	2	£113,902	£414,545
Manchester	192	£4,563,218	1	£56,951	£4,620,169
Oldham	20	£369,825	2	£113,902	£483,727
Rochdale	32	£716,833	1	£56,951	£773,784
Salford	48	£1,426,006	2	£113,902	£1,539,907
Stockport	16	£380,268	2	£113,902	£494,170
Tameside	20	£375,805	2	£113,902	£489,706
Trafford	16	£380,268	2	£113,902	£494,170
Wigan	16	£448,021	1	£56,951	£504,971
Total	400	£9,656,888	17	£911,213	£10,568,100

- £10.5m annual investment in local authorities.
- Recruiting officers to identify long term empty properties
- Funding to refurbish these properties.
- Matching 400 properties to families who would otherwise be in a hotel.

Progress and Future Timeline



Recommendations

- Appraise the emerging GM Temporary Accommodation Empty Homes programme and provide comment on the key opportunities for collaboration across housing standards and homelessness functions to deliver this scheme.
- Note the continued financial pressure placed on local authority budgets as a result of temporary accommodation pressures.
- Consider the wider role of empty homes work in local housing strategies, including impacts on neighbourhood regeneration, homelessness pressures and housing standards regulation.