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# Greater Manchester Tripartite Agreement

January 2026

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# Introduction

## **Greater Manchester Tripartite Agreement - A Healthy Home for All**

The Greater Manchester Tripartite Agreement is a joint strategic plan between Greater Manchester Housing Providers, Greater Manchester Combined Authority, and NHS Greater Manchester Integrated Care to deliver positive change focused on integrated solutions to challenges centred around housing and health.

As part of our Greater Manchester Strategy, we have committed to creating a healthy, safe, warm space for everyone to call home.

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.

Published in March 2021, the first Agreement was developed in recognition of the impact good housing can have on our health and wellbeing. It brought together joint ambitions and priorities, and formalised how the three partners aligned expertise, resources, influence and capacity to deliver better outcomes, in a more integrated and effective way. Importantly, it enshrined the relationship across the partners in a formal commitment to collaborate, building on the prior four years of joint working.

This refreshed version of the Tripartite Agreement resets the strategic commitment across the partners to taking joint action on housing, health and care, building on the collaborative work undertaken to date, focused on enabling Greater Manchester residents to live healthy, independent lives.

This new Agreement brings a focus on growth as a key part of creating the conditions for good health and describes how practically we will work together to deliver against the Greater Manchester Strategy, Housing First and Live Well. This new 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.

# Partner Profiles

**Greater Manchester Combined Authority (GMCA)** is one of the country's most successful combined authorities and made up of the ten Greater Manchester Councils and Mayor, who work with other local services, businesses, communities and other partners to improve the city-region. The ten councils (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan), have worked together voluntarily for many years, prior to recent devolution agreements, on issues that affect everyone in the region, such as transport, regeneration, and attracting investment.

GMCA gives local people more control over issues that affect their area. It means the region speaks with one voice, has the ability to manage local devolved funding to drive the best outcomes for Greater Manchester and can make a strong case for further resources and investment. Our vision is to create the conditions for a thriving city region where everyone can live a good life.

**Greater Manchester Housing Providers** is a partnership of 26 Registered Providers who form a coalition of the willing to deliver and manage safe, warm and affordable homes across Greater Manchester. Together we own more than 260,000 homes, one in every five people live in a home provided by our partnership.

We are currently delivering more than 2,600 new homes per year and plan to do even more over the next five years. Together we are planning to invest more than £3billion into our existing homes, ensuring all our customers live in a property that meets the Decent Homes Standards. GMHP contribute at least £1.2bn in GVA to the Greater Manchester economy and support more than 28,000 full-time jobs across local communities.

GMHP fully support the Greater Manchester ambition to solve the housing crisis through a Housing First city region. GMHP engage through the Tripartite Agreement and with other stakeholders to find creative solutions and to make delivering positive outcomes for all Greater Manchester citizens as easy and effective as possible.

**NHS Greater Manchester (NHS GM)** is the Integrated Care Board for Greater Manchester and is responsible for making decisions about health services across Greater Manchester and in the ten boroughs and cities.

The creation of NHS Greater Manchester, and the Greater Manchester Integrated Care Partnership, on 1st July 2022 gives health and care partners the opportunity to accelerate the journey to improve our population's health and wellbeing we have been on for the last five years, and so play its part in delivering the city region's vision.

This involves working closely with all partners and communities who can contribute to improving health and tackling inequalities. The outcome will be a city region where

everyone has a fair opportunity to live a good life; has improved health and wellbeing; experiences high quality care and support where and when they need it and where we all work together to make a difference now and for the future.

NHS GM (and previously the Greater Manchester Health and Social Care Partnership) has a strong track record of acting across the breath of wider determinants of health, with a level of experience, knowledge and sophistication that is beyond many ICB peers and that optimises the unique characteristics of the Greater Manchester system.

# Why our collaboration is important

The Tripartite Agreement provides the formal mechanism for GMCA, NHS GM and GM Housing Providers to come together as strong and capable partners, united around a clear shared commitment to deliver transformative change. As one of the most mature and progressive public sector partnerships in the country, we are committed to collaborating where we believe we can impact on the health and wellbeing of Greater Manchester residents, through housing - creating a healthy, safe, warm space for everyone to call home. This unique Agreement brings the three partners together to develop delivery mechanisms for specific outputs that are critical to achieving the objectives set out in the Greater Manchester Strategy.

Home is the place where many of the building blocks for a good life are created. However, for some, the home or housing circumstances are a driver of poor health and this can be for a number of reasons, which can in turn, lead to greater demand for health, social care and other public sector services. Aligning our priorities for housing and health at a strategic level presents the opportunity to integrate our delivery of services for households whose home is adding to the day to day challenges they face.

Exposure to indoor cold suppresses the immune system and increases the risk of cardiovascular, respiratory and rheumatoid diseases as well as hypothermia and poorer mental health. Cold homes are estimated to be responsible for more than a fifth of excess winter deaths each year.

The respiratory effects of damp and mould in the home can cause serious illness and, in the most severe cases, death, with older people and children the most at risk. Improvements to the condition of homes have been shown to have a number of positive impacts on health, including lower rates of mortality, improved mental health and lower rates of contact with GPs.

Homes with poor safety levels and hazards can lead to preventable falls or other injuries. In Greater Manchester, falls account for around 8% of all hospital admissions for people over 65, costing an estimated £250m per year. The provision of home improvements and adaptations are cost-effective interventions that support people to live independently and reduce the risk of falls in the home. Improving the quality, warmth and energy efficiency of homes in Greater Manchester, through our Housing First commitments, will contribute to mitigating these risks to health, particularly for groups such as older people and children.

Research undertaken on behalf of NHS GM assessing the return on investment in prevention demonstrated that interventions addressing social determinants of health were found to have the highest median ROI, with the highest overall being from adapting homes where a serious fall is otherwise likely to occur.

It is not only the physical fabric of our homes that impacts on our health and wellbeing. Living in any precarious housing circumstances including homelessness, temporary accommodation, overcrowding and housing insecurity, constitutes a risk to health. Inability to meet mortgage or rent payments, or spending a high percentage of income on housing costs can impact negatively on mental health and ability to pay for other necessities such as food and fuel bills.

People experiencing homelessness face significant health inequalities and poorer health outcomes than the rest of the population. They face multiple barriers to accessing health and social care services, which can be addressed through embedding an Inclusion Health approach to service delivery.

The combined impact of poor housing is estimated to cost the NHS in England at least £1.4bn per year<sup>1</sup>.

In Greater Manchester, we plan to deliver more homes and improve the ones we have, through our Housing First approach, respond to many of these problems and begin to tackle the difficult issues where housing and housing circumstances are impacting on the health and wellbeing of Greater Manchester residents. Ensuring access to good quality, truly affordable homes in the right places, that promote independence and good health through access to green space, amenities and transport, provides the foundation to ensure that people are able to live healthy lives.

The Greater Manchester and national focus on delivery of new homes is an important part of this response and the Tripartite partners have clear, collectively agreed priorities on the numbers and types of homes we want to deliver. Many issues in the housing market such as unaffordability, lack of available properties, lack of 'flow' through the market, lack of accessible and supported homes, are driven or exacerbated by undersupply. Fundamentally, more homes are needed to increase capacity in the housing market which in turn will increase choice, affordability and mean that we are able to make the best use of the housing we have.

Significantly increasing the proportion of social rented homes will help to alleviate pressure on Local Authority housing demand and consequently the cost burden of Temporary Accommodation, with GMHP committed to delivering many more social rented homes to meet our needs. However, delivery of social rented homes, and truly affordable energy efficient homes in particular, presents a financial challenge in terms of viability, with significant public subsidy currently required to offset the costs. The new Social and Affordable Homes Programme will be the route to much of this required investment, with GMCA influence over how the programme is spent to build the homes that we need. Implementation of a new approach that delivers this step change in delivery will be complex and require system change across the partners, local authorities, developers and the development community. This requires strong system leadership which the Tripartite Agreement seeks to underpin.



Effective partnership arrangements between GMCA, Local Authorities and housing providers are crucial to making the most of the flexibilities afforded through Devolution to drive delivery of more of the homes we need.

Demand consistently outstrips supply of supported and specialist housing in Greater Manchester across a range of populations, from people experiencing homelessness to people in hospital settings with very complex needs. Upscaling and improving the supported housing offer is integral to delivering better outcomes and promoting independence for some of our most vulnerable residents, while also reducing reliance on more expensive institutional care.

Supporting people to live healthy, independent lives, with access to everyday support in their neighbourhoods will be delivered through our Live Well approach to public services. Embedding a culture of prevention and building on our social, relational and community assets in neighbourhoods is a core part of this model. As we start to move health and care towards people's homes and into neighbourhoods, the importance of a safe, secure and healthy home cannot be understated as part of a core preventative offer. Effective collaboration between housing and Live Well is crucial to ensuring people can be supported to address their housing needs and that housing providers and services are an integral part of joint, place-based working. 1 Building Research Establishment (2021). 'The Cost of Poor Housing in England'

With all partners working together, we have a once in a generation opportunity to tackle spatial, demographic and socio-economic inequalities. The collaborative work taken forward through the Tripartite Agreement is an important part of this systematic approach to put equality at the heart of all of our plans and embed inclusive practices in everything we do.

# Strategic context

This refreshed Tripartite Agreement lands at an optimistic time for the housing sector, with a supportive national government position demonstrated through a series of commitments, financial and otherwise, that will support delivery of new homes and improvement of existing homes. It also lands during a period of transition for NHS GM, responding to the nationally mandated changes to Integrated Care systems, although with a welcome shift towards the preventative activity we know keeps people living well at home, and away from crisis responses in hospitals.

This section sets out some of the key Greater Manchester documents and programmes that have shaped the content of the Agreement and that the Delivery Plan provides a direct response to. One of the strengths of the Tripartite Agreement is that it provides the mechanism to bring partners much closer to delivery of these Greater Manchester strategies and to target the strength of collaborative action to delivery of the priorities and pledges in those strategies.

## Greater Manchester Strategy

The Greater Manchester Strategy 2025 – 2035 sets out a collective vision for the next decade to see a thriving city region where everyone can live a good life. Greater Manchester is only successful if every part of our city region and every person in our city region is successful.

With all partners working together, we have a once in a generation opportunity to tackle spatial, demographic and socio-economic inequalities, and create opportunities for everyone of every age and place to live well. Growing the support, control, connections and resources people need to lead a healthy, happy life, fulfilling their potential and sharing in success. This means public services working in a very different way – led by communities and supported by enabling systems.

We will achieve our vision by always focussing on two interlocking areas: growing our economy and making sure all our people can live well.

We will do this through a series of workstreams and pledges, which, together, will fix the foundations in life, make us a greener and more equal city region, help grow our economy and make sure everyone can live well.

From a housing perspective the goal is ‘a healthy home for all’. This means that everyone will live in a good, warm, safe place they can call home. 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.

## **Putting health at the heart of Greater Manchester 2023 - 2028**

This five-year strategy sets out how NHS GM will work with its partners to improve the health of the people of our city-region. This means high quality care from health and care services that work together and are sustainable, but also a shift to a social model, which looks to create the conditions for people to live good lives where they can stay healthy and independent, reducing the chances of them getting ill and needing medical treatment.

A series of missions and ways of working set out how the strategy will be delivered at different geographical levels – Greater Manchester, Local Place and Neighbourhoods – with action that responds to health system challenges, access to services and improves the health of residents.

The strategy recognises the importance of working alongside partners to improve population health and maximise influence on the wider determinants, taking a ‘health in all policies approach’, and in moving to a model of care closer to home. This means that instead of waiting for people to fall into crisis or for existing problems to escalate, we will be proactive, investing in prevention, early intervention and community-led health, care and support. In support of this, the ‘Strengthening Communities’ mission speaks to joint action that builds on strong relationships with the housing sector, including on homeless healthcare and supported housing.

Sat alongside the NHS GM strategy, a national 10-year plan for the NHS has been published that reinforces the importance of prevention and care outside of hospital settings as the things that will improve the NHS. The 10-year plan also sets out a specific proposal for Greater Manchester to become a national Prevention Demonstrator, giving more control and flexibility to deliver a new approach to public services, through exploring opportunities to pool budgets and reprofile public service spending towards prevention, that focusses on preventing ill health and worklessness.

## **Housing First**

Housing First is taking a new approach to solving the housing crisis in Greater Manchester, bringing together all partners across the public and the private sector to collaborate to achieve the housing and economic growth the city region needs. We recognise that our residents cannot be expected to have a good life without a good home.

In order to achieve the bold Housing First ambitions, set out in the Mayor’s manifesto – and in support of the Government’s national ambitions – it is clear that we cannot continue with business as usual in the housing system. The housing crisis is

complex, multi-faceted and falls across the remits of multiple public sector organisations at local and national level, so it follows that progress will only be made with a radical, structured and coordinated approach, with multiple connected interventions rather than a small number of 'silver bullets'.

Success in tackling the housing crisis is important in itself but will also enable us to maximise our contribution to economic growth, relieving cost pressures on our local authorities through more targeted, strategic upstream interventions.

Alongside a national long-term housing strategy expected in October 2025, GMCA is developing a roadmap that points to how we can rebuild, rewire and restore the housing system in Greater Manchester, and blaze the trail for others to follow. It focuses on three key pillars:

- **Supply:** Working at Greater Manchester level to offer direct and indirect support to drive the delivery of housing supply to ease the housing crisis and contribute to economic growth, including particularly developments which bring forward or enable the construction of TANZ homes and new specialist and supported housing. This includes a plan to deliver 75,000 new homes over the course of this parliament.
- **Standards:** Working at Greater Manchester level to support the development and delivery of interventions to ensure existing homes are safe, secure, healthy and affordable across all tenures.
- **Support:** Greater Manchester level activity that transforms how residents are supported to live healthy, independent lives at home, that integrates services and improves ways of working, delivering better outcomes and reducing costs within wider public services. This is integral to and will be closely aligned with the Live Well model and a clear articulation of the housing sector role in prevention.

## **Live Well**

Live Well is Greater Manchester's pioneering new way of enabling people to live healthy lives, shifting spending and effort from crisis to prevention and creating the conditions for people to thrive, whatever their age and wherever they live. Through Live Well, Greater Manchester is reimagining support from the ground up, bringing together the NHS, councils and voluntary groups to provide joined-up support in every neighbourhood - information and advice, volunteering opportunities, , clubs, classes and events, all based in community centres, gardens, cafes and other local places.

The focus of Live Well is on early investment in people and the foundations that support them – from good homes and work to policing and criminal justice, safe and

welcoming neighbourhoods to affordable public transport, safe spaces for young people and community spaces to access to nature. Live Well Centres and Spaces, connected to clear offers of support, will enable us to respond better to the needs of individuals and communities, improve outcomes for our people and tackle longstanding health, social and economic inequalities and reduces pressure on public services.

# 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.

These outcomes translate to specific outputs that support delivery of the Greater Manchester Strategy Delivery Plan, with a summary below. These are articulated as a series of overarching system shifts that together we will deliver or contribute to, and specific actions to progress against these that can be expected over the first 12 months of the Agreement.

On signing of this Agreement, this will be further developed into a one and five year delivery plan, aligned into the Greater Manchester Strategy Delivery Plan.

## System shifts

- 10k Truly Affordable Energy Efficient homes delivered by 2030.
- Building more social housing than we are losing through Right to Buy by 2027.
- GMHP delivering new homes that specifically meet the needs of households in Temporary Accommodation.
- Supported Housing pipeline of at least 10% of the Social and Affordable Homes Programme.
- Referral pathways in 10 localities to improve homes where they are negatively impacting health of residents.
- All 26 GMHP members signed up as full members of the Good Landlord Charter.
- Consistent provision of preventative home improvement and adaptation services in 10 localities.

- Housing Provider integration into the Live Well optimum neighbourhood model in 10 localities.
- Increase the employment rate in social housing residents from 44%.

## **Year 1 activity – progress measures towards the system shifts**

- At least 3000 new homes per annum delivered by GMHP partners.
- Approvals and 'start on site' of social housing units through the Social and Affordable Homes Programme, to increase year on year.
- Greater Manchester strategic vision and principles for Supported Housing established.
- Delivery through the Complex Needs programme of an additional 9 new housing schemes to support 25 people out of hospital settings, taking the total to 23 schemes and 75 people supported.
- Launch of the Good Landlord Charter social housing framework.
- At least 900 homes retrofitted through the GM Warm Homes: Social Housing Fund programme and GMHP.
- Continuing delivery of at least 1,900 warm homes offers to people with long term health conditions.
- Greater Manchester Rightsizing framework established.
- GM Housing Provider Live Well offer and interactive map of services and assets across every neighbourhood.
- Health and Housing research model completed, connecting health outcomes to housing conditions to inform our joint work.
- Increased uptake of employment and skills support among GMHP residents.

# Delivery in collaboration (six workstreams)

Delivery against our joint outcomes is through a series of themed workstreams that capture the practical commitment from each organisation to align its capacity, expertise, resources and influence to deliver against jointly agreed priorities. Our programmes are focused on taking action, recognising that we are able to achieve much more through our collaborative advantage. The workstreams, actions and deliverables in the Tripartite Agreement are integrated into Housing First, cross cutting into Live Well, and driving forward the pledges set out in the Greater Manchester Strategy.

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

Each of the workstreams captures joint work already underway and areas where we challenge one another to go further. They set out activity that requires contributions from all three partners and alignment of these actions in a way which allows for delivery against multiple priorities. An outline Delivery Plan can be found at Appendix 1.

The aim of this collective activity is to set out practical approaches towards a model of prevention and upstream support, reducing public sector demands and costs. Whether this is joint responses to Temporary Accommodation or discharge pressures within the NHS, the work we do together demonstrates the effective preventative power of good quality housing.

## **An ambition to deliver 75,000 new homes**

### **The challenge**

We lack the housing we need to make sure all those who want to grow up, get on and grow older in Greater Manchester have a good safe home. Many issues in the housing market such as unaffordability, lack of available properties, lack of 'flow' through the market, lack of accessible and supported homes, are driven or exacerbated by undersupply. Fundamentally, more homes of all types are needed



to increase capacity in the housing market which in turn will increase choice, affordability and make the best use of the housing we have.

We also need the right skills and workforce to deliver the homes that we need, which will require investment and a strategic approach to the development of skills and training required across all aspects of delivering new homes, including new methods of construction and net zero.

Within this, the shortage of social and affordable housing is clearly evidenced in Local Authority housing systems, with 90,301 households on housing registers across Greater Manchester and 36% of these with priority through a reasonable preference category. Numbers of homeless households and those in temporary accommodation are also increasing. Between January and March 2025, 5,627 households were assessed as owed a homelessness duty. On the 31 March 2025 there were 5,915 households in temporary accommodation, including 8,651 children.

## **How we will respond**

With the right national support, Greater Manchester can build 75,000 new homes by 2030, including 10,000 truly affordable energy efficient homes. The role of GMHP partners is central to the supply of new social homes for Greater Manchester and the Agreement aligns their delivery capacity to these ambitious plans. GMHP partners have an ambition to deliver as many new homes as possible, thinking differently approaches to investment and delivery. The GMHP partnership have committed to delivering at least 3000 new homes per year, an increase of at least 50% from previous years, with at least 60% of these homes for social rent to redress the balance of those lost through the Right to Buy.

We are committed to building more of the homes our residents need, including single units, family homes and homes that are accessible and inclusive. This will be supported through making best use of flexibilities, investment and powers afforded to Greater Manchester through devolution, including a new relationship with Homes England. It will also enable investment in neighbourhoods through innovative approaches to regeneration.

Greater Manchester is committed to building on the development of the MBacc and expanding our role in technical education and boosting construction skills. This will help support our Growth Pipeline as we seek to build more affordable homes for our residents. We will work through GMHP and their supply chains to improve the apprenticeship offer and unlock more opportunities to build skills and access good quality work.

## **Supported Housing**

### **The challenge**

Supported housing enables delivery of better outcomes and community-based living solutions for some of our most vulnerable residents. It promotes independence and prevents reliance on more expensive institutional care, with the ability to avoid significant costs for the health and care systems. The need for supported housing across a range of cohorts is significant and is growing, without the system conditions to deliver at scale.

Delivering supported housing is expensive and requires long term commissioning of care to support and de-risk new delivery and encourage housing providers to commit to increasing supply. In many cases it requires a variety of capital investment, alongside access to low or nil-cost land to make schemes financially viable. The cost avoidance realised in the health system through effective supported housing provision does not flow back into the sector to enable increased delivery.

The introduction of the Supported Housing (Regulatory Oversight) Act, while welcome in providing much needed regulation in some parts of the supported housing market, risks good, experienced providers exiting the market due to the additional burdens placed upon them.

### **How we will respond**

We will deliver more supported housing, at least 10% of the Social and Affordable Homes Programme, with the right strategic intentions to enable delivery of multiple priorities across the partnership. This will include; support with patient flow, solutions to Out of Area Placements, and reducing the risk of admissions to hospital and residential settings by focusing on preventative care provided at home.

We will do this by taking action across all three partners including; a collaborative approach to commissioning that de-risks new development, prioritisation of investment in new homes into supported housing, making a robust business case for the 'payback' generated through development, and setting a this as a clear priority for the Greater Manchester system to respond to.

## **Housing quality and retrofit**

### **The challenge**

Housing stock condition modelling indicates that 16% of all households across Greater Manchester do not meet the current Decent Homes Standard. The direct effects of poor quality homes on a person's health can include: heart attacks, stroke, respiratory disease, flu, falls and injuries, hypothermia and poor mental health. This

in turn can lead to greater demand for health services, without the health system levers in place to improve homes that are impacting on health.

The energy crisis in recent years has highlighted the urgency of improving energy efficiency in our homes to improve warmth and cut energy costs for residents. Intentions to raise the minimum energy efficiency standard required of privately and socially rented homes to EPC C by 2030 will deliver significant energy bill and carbon emissions savings, alongside improvements in health and wellbeing, but has significant cost implications for delivery.

## **How we will respond**

The inquest into the tragic death of Awaab Ishak outlined practical actions the health and housing systems should take together to address the health risks of poor-quality homes. We will build on our work to date to reinforce the importance of formal pathways between all parts of the health system and housing that allow issues to be raised, working alongside the developing Greater Manchester Property Check. The Greater Manchester Good Landlord Charter will encapsulate GM Housing Providers commitment to going above and beyond minimum requirements to give everyone in social housing a good quality home.

GMCA and GM Housing Providers will work together to continue successful delivery of the Warm Homes: Social Housing Fund to improve the energy efficiency of homes and begin a move away from gas installations to support our carbon reduction targets. Increasing referrals through the jointly delivered ECO4 programme will ensure that more people with long term health conditions are able to access the interventions they need to make their home warm and improve their health. A warm home with low energy bills will save residents hundreds of pounds, address fuel poverty and put us on track to deliver our ambition that everyone in Greater Manchester lives in a healthy home.

Our Connected Homes, Inclusive Places plan will introduce smart home systems in social housing to improve tenants' quality of life, improve the effectiveness of environmentally friendly heating systems, support improvements in housing stock and boost safety.

## **Home improvements and adaptations**

### **The challenge**

The provision of home improvements, adaptations and advice can support older and vulnerable people to live independently - preventing, reducing and delaying the need for formal care. However, significant variation exists in the scale of these services across Greater Manchester, meaning a postcode lottery for residents who want to

access them. This reflects the withdrawal of national investment in home improvement interventions and the ability to deliver these at scale has dramatically reduced, despite the fact that these relatively minor interventions can make a major difference to wellbeing and independence.

For some people, home improvements and adaptations are not enough to adequately support independent living and instead their needs could be better met by 'rightsizing' or moving to a more suitable home.

### **How we will respond**

We will work with localities to drive consistent provision in all 10 localities of 'Greater Manchester Healthy Homes' – a holistic home improvement and adaptations offer focused on preventing escalating needs. This builds on excellent practise already in place to deliver a consistent, cross-tenure, baseline service across the whole of Greater Manchester. Supported by NHS GM, these services will be aligned to households at risk of falls in the home, preventing significant costs to the health system and taking a unique opportunity for housing serviced to play a central role in integrated approaches to prevention.

We will develop a Greater Manchester level 'Rightsizing' Framework which will help older residents to find a safe, healthy, right sized home in the right place with the right support for them. This will improve health and wellbeing while helping us to make best use of existing housing stock.

## **Homelessness and Inclusion Health**

### **The challenge**

People experiencing homelessness face significant health inequalities and poorer health outcomes than the rest of the population. Mortality among people experiencing rough sleeping is around ten times higher than the rest of the population and life expectancy is around 30 years less. They also face multiple barriers to accessing health and social care services. Poor health and wellbeing are consistently demonstrated to be a barrier to finding and sustaining a safe, secure home and programmes such as our Housing First approach, which provide both a home and relevant support, have been successful in taking a holistic approach to responding to people's needs.

### **How we will respond**

Embedding an Inclusion Health approach across health commissioning and service delivery will build an inclusive health system, which is flexible, accessible, trauma informed and reaffirms the fundamental rights of homeless people in their access to

and interactions with health care. Working with GMCA, NHS GM will re-establish an active programme of work on Inclusion Health to deliver specific workstreams that drive improvements in the parts of the health system where people experiencing homelessness have the most interactions, such as primary care and hospital discharge.

Ensuring the continuation of partner pledges, including NHS GM financial contribution into 'A Bed Every Night' and GMHP continuing to provide 289 active tenancies for Housing First, are important in underpinning continued delivery of existing programmes and homelessness prevention efforts.

## **Support to Live Well at home**

### **The challenge**

For many Greater Manchester residents, current systems of support can feel remote and disjointed, unable to tackle the root causes of problems or provide tailored help and advice. For years, the voluntary, community, faith and social enterprise sector has plugged gaps in our welfare state in providing a co-ordinated offer of support.

Increasing levels of demand are creating a high dependence, high-cost public service that is unsustainable and focuses our resources and investment in high demand crisis services. This is costly and prevents us from being able to effectively invest in the interventions that reduce likelihood of poor outcomes. To truly achieve the shift towards prevention, we must move towards a more pro-active model of support that creates healthy people living in healthy homes and healthy places, to truly transform the health of the population.

### **How we will respond**

Housing Providers across Greater Manchester are at the forefront of community-led practice in neighbourhoods. As anchor institutions in our neighbourhoods GMHP are committed to providing safe streets and integrated welcoming communities.

In support of Live Well, GMHP will drive consistent outcomes in their extensive community led health and wellbeing approaches, mapping the existing offer, and aligning into Live Well Centres and Spaces, some of which they will facilitate. Consistent offers on financial inclusion and debt management will form part of this, alongside a joint endeavour to scale integrated Employment Support through Live Well to reduce economic inactivity in housing provider households, unlocking more opportunities to access good employment to reduce poverty and improve health.

We will collaborate across the housing and mental health systems to develop a 'Home First' blueprint, that supports localities to harness the benefits of working

alongside the housing sector to support patient flow, maintain independent living, and avoid admissions for people with mental ill health.

Collectively we will ensure that housing providers and services are a consistent part of the Optimum Neighbourhood Model, drawing on the important role they play, not only in the provision of homes but in supporting residents to sustain their independence, particularly where tenants are experiencing multiple complexities.

# Locality Tripartite Agreement Framework

This refreshed version of the Tripartite Agreement reaches beyond the current Greater Manchester level programme delivery and into out ten localities, as a mechanism to embed the potential benefits and opportunities of collaboration into local systems. It builds on the GM level relationships and joint work to date to bring forward a unique set of opportunities that can only be progressed at locality level, such as joint commissioning and investment and integration of delivery into neighbourhood models.

A Locality Tripartite Framework provides a description of what practical connected action could look like across housing, health and care and the system conditions required to do this. It is built on practise that we know works and has been informed by colleagues working in localities identifying the areas where collaboration would support delivery of multiple priorities.

The Framework below is presented as a series of potential opportunities where collaboration can add value and support delivery, with the intention that localities determine what this looks like based on the priorities in that place. This can be worked towards over the life of the Agreement, supported by GM colleagues where needed, based on joint decision making and joint accountability between Locality Boards, Health and Wellbeing Boards and Strategic Housing Partnerships that encompass Local Authorities, Housing Providers and the NHS.

## Supply

### An ambition to deliver 75,000 new homes

- A plan for delivery of new affordable, social rent and energy efficient homes with housing provider partners.

## Standards

### Housing quality and standards

- Implementation of referral pathways to housing interventions where property condition risks impacting on health.

## Support

### Homelessness and Inclusion Health

- Homeless healthcare offer based on local needs within the population.
- Housing advice and advocacy as part of discharge processes.
- Joint response for residents with complex and chaotic lives that includes tenancy sustainment and support.

### Supported and specialist housing

- Local leadership commitment to prioritise supported housing, with a long-term plan for delivery that meets local needs.
- Commissioning of care and support in supported housing schemes over long term periods to enable development, in line with GM principles.

### Home improvements and adaptations

- Joint approach to investing and delivering Home Improvement Agency services, embedding the GM policy framework.
- Targeting interventions to support discharge, falls prevention and admissions avoidance.

### Support to Live Well at home

- Informed by GM principles, integration of housing providers and services into Live Well and the Neighbourhood Model.
- Implementation of the MH 'Home First' blueprint with a focus on the right support for people outside hospital settings.

Ensuring relevant housing membership on the Locality Board or Health and Wellbeing Board.

Effective local Strategic Housing Partnership that engages the sector, Local Authority, VCSFE organisations and politicians.

Sharing learning and examples of what works well across all localities.



# Enabling successful delivery

This final section sets out ways of working to be implemented by all Partners to give the best chance of successful delivery of our intentions. We want to ensure the contribution of the Tripartite Agreement is visible across all partners and spatial levels, that we continue to be evidence led in our decision making, and demonstrate the impact of work we do together on the residents of Greater Manchester. We also commit to lobbying and influencing with a single voice to have a bigger impact.

## Governance and accountability

The Greater Manchester Tripartite Agreement Core Group will continue to hold the accountability for delivery of the Agreement and its Delivery Plan and will direct relevant updates and decisions into GMHP CEO Group, Greater Manchester Reform Delivery Executive, Housing First Board and NHS GM Executive Committee, as the connected governance across the three partners. An annual Tripartite report will share progress into each of these forums.

At a local level, housing representation on Locality Board or Health and Wellbeing Board (to be determined locally) should be sought, alongside embedding a protocol between Local Authorities and Housing Providers on local relationships, accountability and engagement.

## Influencing and engagement

Despite the powers and flexibilities already devolved to Greater Manchester and the unique depth of strategic commitment, there are still barriers to delivering the scale of change we want to see and we will need to influence and encourage national Government to amend legislation, invest differently, or devolve power and flexibility if we are to make better progress.

The partners will individually and jointly influence national Government and other stakeholders to further the priorities of the Tripartite Agreement. The reach of the three partners collectively is extensive across the Greater Manchester system, regionally and nationally and we will capitalise on this to share our ambitions and gain support to take them forward. This will be particularly important where we are able to speak with a single voice about the things that are important to us.

## **Data, research and innovation**

The partners commit to collaborating more effectively around data and research, ensuring that we are evidence led in the work we do together.

To inform all of our joint work on housing quality and health, we are developing a Health and Housing Condition Model, which will connect information held on long term health conditions and use of the health system, with understanding of stock condition across all tenures to identify areas of high risk. We are also jointly undertaking research on racial inequalities in the housing system.

Through NHS GM we will align the partnership capacity of the Applied Research Collaborative to support evaluation of the health system impact of the Tripartite Agreement and housing interventions more broadly. There is more we can do in sharing of data and research across GMCA and GM Housing Providers, with the aim of embedding GMHP data within regular Greater Manchester housing market data reporting.

We also want to utilise the investment opportunities and expertise of GMCA to drive increased delivery against our collective priorities, including social housing delivery, temporary accommodation responses and domestic retrofit interventions.

# Signatories

**Greater Manchester Combined Authority**

**Greater Manchester Housing Providers**

**NHS Greater Manchester Integrated Care**

# Appendix 1

## **Greater Manchester Tripartite Agreement Delivery Plan 2025-2029 – Overview of workstreams and actions**

### **An ambition to deliver 75,000 new homes**

- GMHP upscaling delivery by 50% with a focus on social rent and energy efficient homes, supported through Devolution flexibilities and investment.
- New ways of working between housing providers and LA's that deliver place-based regeneration.
- Joint action on supply of Temporary Accommodation for identified populations.
- Coordinated approach to apprenticeships through GMHP.
- Defining the capacity of NHS GM to release land, assets and capital that support housing delivery.

### **Supported and specialist housing**

- Clear understanding of supported housing need across all populations.
- Agree system wide strategic vision and principles for supported housing, within the 75,000 new homes.
- Development of shared commissioning approach de-risk development and enable more effective delivery.
- Scale up GM commissioning approach for the Complex Needs Programme.
- Influence SAHP and GM capital programmes to prioritise delivery of Supported Housing, including step-down.
- Sharing practice and guidance across the GMHP partnership and Local Authorities.

### **Housing quality and retrofit**

- Supporting access to warm home interventions for residents with long term health conditions.
- Referral pathways to housing interventions for those living in homes that negatively impact health.

- GMHP members signed up to and supporting development of the Good Landlord Charter.
- Continued successful delivery of domestic retrofit programmes such as Warm Homes Social Housing Fund (WH:SHF).
- Building safety and high-rise activity.

### **Home improvements and adaptations**

- GM Healthy Homes programme – consistent home improvement and adaptations provision.
- Hospital Discharge offer connected into Trusts.
- Development of a home improvements ‘First Falls’ prevention pilot.
- Develop and publish Greater Manchester Rightsizing Framework.

### **Homelessness and Inclusion Health**

- Continuation of all partner commitments to current homelessness programmes.
- Collaboration on delivery of the Greater Manchester Homelessness Prevention Strategy.
- Review and refresh the Greater Manchester Homeless Hospital discharge protocols.
- Targeted work with health services in neighbourhoods with high levels of homelessness.
- Improved migrant health offer.

### **Support to Live Well at home**

- Defined GMHP role in delivering Live Well, driving system collaboration and consistency in approach.
- Role of housing defined within ‘Home First’ Mental Health strategic commissioning approach.
- Scaling joint approaches to integrated Employment Support through Live Well.