

HOMES FOR BURY

Housing Strategy 2026–2036

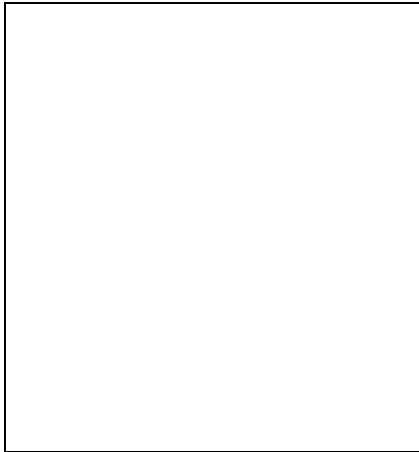
A Strategy for Housing Growth and Place Making Where Communities Can Thrive

Bury Metropolitan Borough Council

DRAFT

Welcome to Our Housing Strategy

Foreword



Housing plays a fundamental role in shaping people's lives in Bury, supporting health and wellbeing, enabling independence, and creating the conditions for strong, thriving communities.

Bury is a borough of ambition, character, and strong communities. Housing is fundamental to everything we want to achieve, from reducing inequality and improving health, to driving economic growth and creating places people are proud to call home.

This 10-year strategy sets a clear long-term direction for housing in Bury and a strong commitment to turning priorities into meaningful action through partnership working, accountability, and ongoing monitoring. It is rooted in robust evidence and shaped by engagement with residents, stakeholders, and partners, ensuring it reflects both housing need and lived experience. While we have made real progress, delivering new homes, regenerating our town centres, and supporting vulnerable residents, there is more to do, and this strategy sets a clear course for the decade ahead.

As a council, we are proud of our role as a landlord, committed to providing safe, high-quality homes and continuously improving services for our tenants. We will continue to invest in our homes and neighbourhoods to ensure they remain safe, well-managed, and fit for the future.

Operating within tight financial constraints, we must do more with less, and will prioritise partnership, innovation, and collaboration with Registered Providers, developers, investors, and communities to unlock delivery and make the best use of available resources.

Through the Team Bury approach, we will work together, we are focused on what matters most to residents and communities across the borough.

Bury is part of the Greater Manchester Combined Authority, working regionally to deliver more homes and stronger communities.

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Acknowledgements

Bury Council would like to thank everyone who contributed to the development of the Homes for Bury Housing Strategy 2026-2036. In particular, we are grateful to the tenants and residents of Bury whose views, experiences, and priorities have helped shape the strategy.

We would also like to thank the officers and elected members of Bury Council who contributed their time, insight, and expertise throughout the process.

Thanks are extended to the following services, organisations, and stakeholder groups who participated in interviews, workshops, and engagement activity:

- Tenants and Residents of Bury
- Bury Council officers
- Bury Council elected members
- Team Bury partners
- Persona Care and Support
- Greater Manchester health and care partners
- Greater Manchester Combined Authority
- Homes England
- Registered Providers and housing association partners
- Developers and housebuilders
- Private rented sector landlords and letting agents
- Sales and lettings professionals
- Community safety partners
- Domestic abuse services and partners
- Specialist housing, supported housing, and care partners
- Employment, skills, and poverty reduction partners
- Voluntary, community, and social enterprise sector partners

Their input has helped ensure the strategy is grounded in local evidence, lived experience, and partner insight, and reflects the shared ambition to provide safe, affordable, and suitable homes where Bury's communities can thrive.

Contents

- 01** Our Borough, Our Vision, Our Objectives
 - 02** Achievements Since Our Last Strategy
 - 03** Accelerating the Delivery of Homes Bury Needs
 - 04** Town Centres as Engines of Growth and Opportunity
 - 05** Council Homes and Neighbourhoods to be Proud Of
 - 06** Supporting People to Live Well and Independently at Home
 - 07** Preventing Homelessness and Creating Pathways to Stability
 - 08** Shaping a Fair, Safe, and Stable Private Rented Sector
 - 09** Creating Sustainable, Healthy, and Thriving Neighbourhoods
 - 10** Delivering the Strategy
-

01 Our Borough, Our Vision, Our Objectives

This section sets out who lives in Bury, the housing challenges the borough faces, and the vision and strategic objectives that will guide our approach over the next ten years.

Who Lives in Bury and What Do They Need?

Understanding our communities and their needs is the foundation of this strategy. Bury is a borough of approximately 200,000 residents, growing steadily since 2011, with significant changes in the age profile, household composition, and affordability of housing.

The fastest-growing age group is those aged 50-64, up by around 10%. Owner occupation stands at 66.9%, above the England average of 63%. Private renters now make up 17-18% of households, up sharply over the last decade and approximately 15% of households live in affordable housing.

Together, these changes point to a borough where housing need is becoming more complex, with growing pressure on affordability, suitability, and choice across all tenures.

An Ageing Population Reshaping Demand

Bury is getting older, and faster than the national average. More older residents mean greater need for accessible, adaptable, and specialist homes, and for services that support independent living. We value our ageing population and want to work harder to help them.

A More Diverse, Changing Community

The borough is more ethnically diverse than a decade ago. Households are getting smaller and more people are living alone. This shifts demand towards smaller properties and different types of support.

Affordability Squeezing People Out

House prices and rents have risen faster than incomes. Fewer people can afford to buy. More are stuck in private renting or waiting for social housing, and the gap is widening.

The Housing Market: Gaps, Pressures, and Places

Demand for affordable and social housing far outstrips supply. The housing register is under sustained pressure, and more households are experiencing homelessness or living in temporary accommodation. Much of Bury's housing is Victorian or post-war stock, energy inefficient, hard to adapt, and not aligned with smaller households or those needing accessible homes.

Older households occupy large homes they cannot easily move from; other families are overcrowded. There is not enough of the right housing in the right places to enable movement. Bury is not one housing market, the borough spans very different places, each with its own pressures, opportunities, and character:

HNDA neighbourhood area, with towns / places incorporated	Median house price, 2024	Market headline
East Bury — Bury East, Moorside, Redvales; covers the eastern / town centre side of Bury	£165,000	Bury's most affordable and mixed-tenure market. Lowest median price, with relatively high levels of affordable housing and private renting, and a varied stock profile including smaller houses and flats.
North Bury — Ramsbottom, Tottington, North Manor, Elton	£230,000	A higher-value established owner-occupied market. Highest level of owner occupation and the lowest affordable housing share, with a stronger presence of larger homes and bungalows.
Prestwich — Prestwich, St Mary's, Sedgley; includes Prestwich Village NFA	£278,000	The highest-value and most pressured market. Strong demand and high prices create affordability challenges, particularly for first-time buyers and renters.
West and Radcliffe — Radcliffe, Radcliffe East, Radcliffe West, Radcliffe North and Ainsworth, Bury West	£180,000	A relatively affordable family and regeneration market. Prices are below the borough median, with a mixed tenure profile and a strong 3-bedroom housing offer.
Whitefield — Whitefield, Besses, Unsworth	£245,000	A higher-value suburban family market. High owner occupation, a strong 3-bedroom house offer, and affordability pressures compared with East Bury and Radcliffe.

The challenge is not just to build more homes, it is to build the right homes, in the right places, to reduce inequality and support every resident to live well.

Homes for Bury: Our Vision 2026-2036

'Working together to ensure everyone in Bury has access to a safe, affordable home that reduces inequalities, supports health and wellbeing, and creates strong, thriving communities.'

Our vision and objectives align with Bury's ambition to be a fairer, healthier, and more inclusive borough. Through the Let's Do It! Strategy and the Corporate Plan, we are focused on reducing inequalities, improving health and wellbeing, and supporting inclusive growth.

Our Five Strategic Objectives

Objective 1: Deliver more homes

Ensuring the right number and mix of new homes are built in the right places to meet current and future needs while creating sustainable, well-connected communities.

Objective 2: Improve quality, efficiency, and use

Raising standards across all homes, making them safer, warmer, and more energy efficient, while making better use of existing housing stock.

Objective 3: Enable access to homes that meet needs

Helping residents find and keep homes that are affordable, suitable, and support their independence, health, and wellbeing.

Objective 4: Prevent homelessness and create pathways

Taking a proactive and coordinated approach to prevent homelessness and ensure access to stable, appropriate housing at every stage of life.

Objective 5: Excellent landlord, better homes, stronger places

To be an excellent landlord by investing in high-quality council homes, improving the tenant experience, and reimagining estates as safe, sustainable, and thriving places where people are proud to live.

02 Achievements Since Our Last Strategy

Since our last housing strategy, Bury has made strong progress across a wide range of housing and community priorities. The borough has delivered new homes, increased affordable housing supply, brought empty homes back into use, strengthened work to prevent and respond to homelessness, improved specialist and supported housing options, supported community-led projects, and invested in the facilities and neighbourhood infrastructure that help communities thrive. Major regeneration schemes are also helping to reshape our town centres and neighbourhoods, creating stronger foundations for inclusive growth and better places to live.

New Homes and Regeneration

1,339 homes built 2020-2025

New homes delivered across the borough, laying the foundations for further growth.

384 affordable homes

Delivered across a range of tenures and sites across the borough.

£9.6 million site funding secured

External capital and revenue funding secured 2022-2025 to remediate brownfield sites and get them development ready.

6,440 homes ambition on strategic sites

Allocated through Places for Everyone, 25% will be affordable, all built to net zero carbon and Nationally Described Space Standards.

1,616 council home pipeline by 2030/31

Active delivery programme on former council-owned brownfield sites, including circa 576 affordable, of which 180 are planned for social rent.

£33 million Bury Market scheme

Major regeneration including new Casewells Hall commenced on site in early 2025, due to complete 2026.

Unlocked 8 brownfield sites

Since 2022, the council has unlocked 8 brownfield sites by attracting external funding – increasing supply of about 1,300 new homes across all tenures.

New Homes and Regeneration

£1m in Revenue Funding and £9m in capital invested

£1m in revenue funding to prepare sites for development and over £9m capital to unlock key brownfield sites in Radcliffe and Bury Town Centre.

Affordable Housing and Empty Homes

£770,000 Section 106 affordable housing contributions received

Contributions received 2021-2026, to be reinvested into affordable housing.

£414,000 Greater Manchester Combined Authority funding secured

Funding for two new officers to bring 16 empty homes back into use per year.

£3 million Right to Buy receipts committed

Approved to acquire new homes, reducing reliance on temporary accommodation.

£1 million Section 106 funding to acquire empty homes

Committed sums used to purchase and refurbish long-term empty homes, converting them into affordable and temporary accommodation.

Buy Back Policy approved

Cabinet-approved Buy Back and Acquisitions Policy 2024-2028, a formal framework to purchase former Right to Buy homes, empty properties, and new-build at social or affordable rents.

Homelessness

145 supported units over five years

Offering homes for rough sleepers, families, and prison leavers. 41 long-term units have also been secured.

34 A Bed Every Night units commissioned

A Bed Every Night provision for rough sleepers and those at risk, including people with 'No Recourse to Public Funds'.

27 Huntley House and Silver Street units

Supported temporary accommodation saving the council approximately £2 million over five years compared with hotel and bed and breakfast (B&B) use.

Homelessness

60+ long-term homes secured

Through the Rough Sleepers Accommodation Programme and Homeless Accommodation and Lettings Programme, these homes have supported move-on from homelessness.

Council Housing

Housing management returned to the council

Brought back in-house from Six Town Housing Arm's-Length Management Organisation, giving the council direct control over circa 7,716 homes.

88% of council stock has now been surveyed

Stock condition survey underway since 2022, which will cover all council stock. We have introduced a 20% rolling programme each year to ensure our knowledge is up to date.

Tenant Incentive Scheme

New scheme introduced, 14 households supported to downsize, freeing up much needed larger family homes.

Private Rented Sector

2,848 complaints processed

Actively tackling poor housing conditions with strengthened enforcement, licensing and workforce capacity, including training apprentices.

Specialist Housing

£20.3 million invested 2020-2025

Delivered 35 specialist housing schemes and 130 supported housing units, supporting people locally rather than in out-of-area placements.

Ambition to deliver five Extra Care schemes

Scaling up provision for an ageing population.

£7 million-plus Disabled Facilities Grants (DFGs)

Enabling people to remain safely in their homes. A 647-case backlog was cleared, significantly improving service responsiveness.

Young People

40 units for young people commissioned

Up from 25, supporting independence and reducing youth homelessness. A new 10-unit scheme for 16/17-year-olds is planned.

Approximately 50 new homes for care leavers

Embedded in mainstream delivery, with priority housing access and flexible allocations introduced.

Energy Efficiency

2,438 homes improved 2021-2026

Upgrading housing quality and energy performance across the borough, accelerating the transition to low-carbon homes.

Community Facilities

The £40 million Radcliffe Hub

Funded through the Levelling Up Fund, Bury Council, and Sport England, this facility is under construction in Radcliffe Town Centre, set to open in 2026 as a new community heart offering leisure, library, health and wellbeing services, alongside transformed Market Chambers and public realm.

A new village centre in Prestwich

£42m of Good Growth and Patient equity investment to create a vibrant new village centre with 248 new homes, an expanded retail and leisure offer, a much larger library, and new community space.

03 Accelerating the Delivery of Homes Bury Needs

Bury is ready to accelerate housing delivery, supported by a clear pipeline of sites, strong partnerships and a flexible, solution-focused approach. This section sets out what we need to deliver, where, and how we will work with partners to make it happen.

Meeting the borough's housing needs requires a step change in both the number and type of homes delivered. Affordable housing need far exceeds supply, particularly for genuinely affordable homes, alongside increasing pressure in the private rented sector and a limited supply of social housing. This is limiting choice for residents, making it harder for people to access the right home, and reducing opportunities for families to find suitable housing within the borough.

At the same time, the borough needs a broader, higher-quality housing offer, one that supports aspiration, retains and attracts residents, and provides a wider range of homes, including family housing and options for older people and those with additional needs.

Delivery of New Homes — Recent Schemes Include





Green Street, Radcliffe

132 homes (97 affordable) delivered by Watson Homes on the former Radcliffe Baths site. The scheme provides 132 one and two-bedroom apartments, including 97 affordable homes across a mix of tenures, together with 13,000 sq. ft of commercial space.



York Street — Irwell View, Radcliffe

211 Build-to-Rent homes delivered by Kellen Homes and managed by Simple Life Homes on a former brownfield site, supported by £1.95 million from the Brownfield Housing Fund. The scheme provides a mix of two, three, and four-bedroom homes.

	<p>Scholars Park, Radcliffe</p> <p>90 homes (22 affordable) by Hive Homes on the former Riverside School site, including 6 gifted homes to Bury Council. The development was supported by £800,000 from the Brownfield Fund plus £250,000 Section 106 funding for local amenities.</p>
	<p>Roedeer Gardens, Bury</p> <p>81 homes (25% affordable) by Hive Homes on the former Seedfield site, including 21 affordable homes (9 gifted to Bury Council).</p>

The Homes Bury Needs to Deliver



The Places for Everyone (PfE) Joint Development Plan is a long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth up to 2039. It is a key part of Bury’s statutory development plan. It sets out where we will build the new homes we need, where our businesses will locate to sustain and create jobs for our people, what infrastructure is needed to support the development and to protect and enhance our towns, cities and landscapes. It covers the period from 2022 to 2039.

Places for Everyone (PfE) sets the borough’s housing requirement to deliver an average of 452 homes each year through a stepped approach with the annual requirement increasing from 246 per year from 2022-2025, to 452 from 2025-2039, and 520 from 2030-2039. PfE includes key strategic housing sites at Elton Reservoir, Walshaw, and Simister, as well as a transformational opportunity for economic and employment growth at the Northern Gateway.

This is not just a target to plan for, but a commitment to ensure that the right homes are built in the right places, meeting local needs, supporting economic growth, and creating sustainable, inclusive communities. Delivering these homes will require a proactive approach, working with partners, unlocking sites, and ensuring infrastructure and services keep pace with development.

Emerging Local Plan

The Bury Local Plan will sit alongside PfE as a key part of Bury’s statutory development plan and will set out locally specific planning policies for Bury. Bury’s emerging Local Plan will provide the Borough’s planning framework to 2043 and continues the 452 homes per year requirement from 2039 to 2043. The draft Bury Local Plan will be published for representations before it is submitted to the Secretary of State for an independent examination.

What Different Groups do we Need to Consider?

The Council needs to consider the housing needs of different groups in the community, including (but not limited to):

- Households experiencing or at risk of homelessness.
- Low-income households unable to access market housing who need affordable housing.
- Families.
- People with specialist housing and support needs.
- Older people and those planning for later life.
- Care leavers and young people transitioning to independence.
- Service families and former members of the Armed Forces.
- Gypsies, Travellers, and Travelling Show People.
- Key workers and economically active households.

Housing Mix, Size, and Location

The evidence¹ points to a clear and balanced need for additional housing in Bury. Overall, more homes are required to meet the needs of families, with a particularly acute requirement for affordable housing. New supply should be predominantly family houses, especially two and three-bedroom homes, reflecting the strongest general pattern of need. Within this, the shortage of three-bedroom family homes is especially pressing and is most pronounced in the affordable sector.

The evidence also identifies a clear requirement for flats within the affordable rented sector, particularly to meet the needs of younger people, lower-income households, and key workers. Alongside this, there is a significant and growing need for bungalow and level-access accommodation, including accessible flats, driven by Bury’s ageing population and the housing needs of disabled residents and those requiring more accessible homes.

¹ [Bury Housing Needs and Demand Assessment 2024/25](#)

- **For Market Housing:** demand is predominantly for houses, which should make up 65-70% of market supply, with 20-25% bungalow or level-access homes and only 5-10% flats. The strongest requirement is for three and four (or more) bedroom houses.
- **For Social or Affordable Rented:** housing needs to prioritise smaller and accessible stock, with 30-35% flats, 30-35% bungalow or level-access homes, and 35-40% houses. One and two-bedroom homes are especially important, though demand for three-bedroom family housing remains significant within this tenure.
- **For Affordable Home Ownership:** is strongly house-led, with 75-80% of provision expected to be houses - particularly three-bedroom homes - alongside a smaller proportion of level-access and more modestly sized homes.

What We Need Across our Towns

East Bury	Higher need for affordable and social rented flats and level-access homes; need for 3-bed houses for affordable home ownership.
North Bury	Stronger market emphasis on 3-bed and 4+ bed houses; affordable need includes both family houses and level-access homes.
Prestwich	Strong market and affordable home ownership emphasis on houses, especially 3-bed homes; social/affordable rented need has a stronger level-access and smaller-home component.
West and Radcliffe	Mixed need, with market family housing, affordable rented family housing, flats and level-access homes all important.
Whitefield	Market need leans toward 3-bed and 4+ bed houses; affordable rented need includes flats and level-access homes; affordable home ownership includes a smaller-house component.

Strategic Allocations — Places for Everyone

Bury's long-term housing growth will be delivered through three major strategic allocations, together providing over 6,300 homes in new, infrastructure-supported communities.

Strategic Housing Allocations		
Elton Reservoir	Approximately 3,500 homes. The largest strategic housing site which will deliver a new sustainable community phased over the long term, closely linked to major infrastructure investment. Includes a new Metrolink stop, primary school, local centres, health and community facilities, and extensive green and blue infrastructure. Affordable housing will comprise a mix of 60% affordable or social rent and 40% affordable home ownership, alongside provision for specialist and older persons' accommodation.	Approximately 875 affordable homes
Walshaw	Approximately 1,250 homes. A new neighbourhood delivered in phases, supported by a new primary school, local facilities, transport improvements including a new link road, and a network of green spaces and active travel routes. Expected tenure split of 60% affordable or social rent and 40% affordable home ownership.	Approximately 300 affordable homes
Simister / Bowlee	Approximately 1,350 homes in Bury. A cross-boundary allocation, strategically important due to its relationship with the Northern Gateway and Atom Valley growth area, aligning housing delivery with major employment opportunities. The site will deliver a sustainable community supported by infrastructure provision including an upgraded local highway network, improved public transport, green spaces, a new primary school, community facilities and more routes for walking and cycling.	Approximately 338 affordable homes

In addition, the Places for Everyone Plan also includes an allocation of 140 homes at Seedfield (part of which is now under construction at Roedeer Gardens), and around 200 homes at Castle Road as part of the wider Heywood / Pilsworth (Northern Gateway) employment-led allocation.

Development Frameworks will guide strategic sites, ensuring infrastructure provision, high-quality design, appropriate housing mix, and integration of affordable and specialist housing

Affordable Housing

Bury has a substantial and persistent affordable housing challenge. The Housing Needs and Demand Assessment identifies a net annual affordable housing shortfall of 1,017

homes, far above current supply capacity, while the housing register shows over 2,000 households waiting and long average waiting times. Need is strongest for 1 and 2-bedroom affordable homes, but the evidence also identifies an immediate requirement for 3-bedroom family housing and a growing need for accessible and older people's accommodation.

Demand pressures are being intensified by rising private rents, loss of private rented sector tenancies, homelessness and temporary accommodation pressures, and affordability barriers for lower-income households. At the same time, supply is constrained by viability, infrastructure requirements, reliance on developer contributions and Registered Provider (RP) programmes, limited council direct delivery capacity, and the long lead-in times associated with large strategic and brownfield sites.

How Affordable Housing is Delivered

Registered Provider-Led Delivery via Land Disposals

The council disposes of brownfield land to Registered Providers (RPs), who take full responsibility for development. The council retains the permanent right to refer tenants to a social or affordable rent property every time it becomes vacant, ensuring the home continues to serve local housing need. The council uses this model primarily to deliver specialist housing schemes.

Registered Provider-Land led Delivery

A Registered Provider identifies and acquires land directly, leading development independently. The Registered Provider secures planning, procures contractors, and delivers the scheme, retaining full ownership and management. These homes also provide affordable housing. The council refers tenants to social and affordable rent homes via a nomination agreement to help serve local housing need.

Affordable housing delivery through planning policy Section 106 requirements

The council's local planning policies set a requirement for developers to deliver a proportion of affordable homes alongside market homes as part of mixed tenure developments. The council refers tenants to social and affordable rent homes under a nomination agreement to help serve local housing need.

The council has established a valuable and important Registered Provider Framework, which acts as a key delivery mechanism for accelerating affordable housing across the borough. The council will continue to build on and strengthen this framework, working with selected housing associations to bring forward new homes on council-owned land, including general needs, specialist, and supported housing that responds to local priorities and identified need.

New Affordable Homes in Bury

Fletcher Fold, Bury



A new 43-home older persons' independent living scheme on the former Millwood School site, designed for residents aged 55 and over. The scheme includes 39 social rent homes and 4 shared ownership bungalows, delivered with Be One Homes. The council retains the permanent right to refer tenants to a social rent property every time it becomes vacant, ensuring the home continues to serve local housing need.

Wheatfields, Whitefield



A 30-home affordable housing scheme, with 16 affordable rent homes including bungalows and shared ownership homes, delivered in partnership with Onward Homes. The homes were fully occupied by the end of 2024. The council retains the permanent right to refer tenants to an affordable rent home every time it becomes vacant, ensuring the home continues to serve local housing need. Rents are capped at Local

Housing Allowance rates.

William Kemp Heaton, Bury



A 43-home social rent scheme currently under construction, including bungalows and 18 supported homes for residents with additional needs. The development is being delivered in partnership with Great Places Housing Association. The council retains the permanent right to refer tenants to a property every time it becomes vacant, ensuring the home continues to serve local housing need.

The Willows, Bury



A 13-home supported housing scheme providing self-contained social apartments for adults with autism and additional support needs. Delivered with Irwell Valley Homes and Persona Care, the scheme offers 24-hour support. The council retains the permanent right to refer tenants to a property every time it becomes vacant, ensuring these homes continue to serve local housing need.

How we will Accelerate Delivery of New Homes

01

Target Sites and Scale Up

Delivery Programme

- Prioritise the development of brownfield sites (including on council-owned land) with a dedicated delivery programme in Bury Town Centre.
- Drive forward Places for Everyone strategic allocations.
- Develop clear, site-specific feasibility work to build a stronger, coordinated pipeline, and explore opportunities to accelerate and increase delivery.

Estate Renewal Task Force

- Lead an Estate Renewal Task Force to deliver a dedicated regeneration workstream.
- Drive estate regeneration, redevelopment, and remodelling, including infill on underutilised land such as garage sites.
- Increase homes to diversify typologies and housing mix.
- Appoint a strategic delivery partner across a pipeline of sites for mixed-tenure schemes combining regeneration with new supply.

02

Strengthen Partnerships and Delivery Models

Building the Partnership Base

- Work with Registered Providers, housing associations, developers, investors, and small and medium sized enterprise builders.
- Build on the Registered Provider Framework to accelerate affordable housing delivery.
- Attract new partners to unlock more complex or marginal sites, using the council's land and pipeline to shape delivery outcomes and secure affordable housing.

Flexible and Cross-subsidised Models

- Registered Provider-led delivery and land-led models.
- Joint ventures, regeneration partnerships, and long-term development partnerships across multiple sites.
- Working in partnership to attract Homes England funding.
- Build-to-Rent and institutional investment to scale delivery at pace.
- Explore deferred land payment and land value participation approaches.
- Consider leasing and income strip models where appropriate.

03

Maximise Funding and Investment

Key Funding Streams

- Social and Affordable Homes Programme and Homes England partnership, targeting grant funding to close viability gaps.
- Utilise Local Authority Housing Fund to support both temporary and permanent accommodation solutions.
- Retained Right to Buy receipts and Section 106 (S106) commuted sums used strategically to lever additional investment.
- Access Greater Manchester Combined Authority Good Growth Fund and other Greater Manchester funding streams.

Strategic Use of Funding

- Sponsor external Registered Provider and developer-led bids on private land to unlock additional sites.
- Use Capacity and Housing Support Service (CHoSS) and other capacity programmes to access additional resource and expertise.
- Deploy funding to address viability gaps and leverage private investment in priority locations.

04

Lead and Enable Delivery

Planning and Enabling Role

- Take a more active and interventionist planning and enabling role, using the council's land, planning, and regeneration powers to bring sites forward.
- Coordinate infrastructure and development planning across the borough to reduce delivery risk and unlock complex sites.
- Support land assembly and set clear expectations on tenure, quality, and design standards.
- Access funding to unlock sites in council ownership.

Capacity and Procurement

- Strengthen internal capacity and skills to support programme delivery at scale.
- Explore the use of third-party development managers to oversee multiple schemes simultaneously.
- Improve procurement to accelerate delivery, streamlining planning processes for greater market certainty.
- Lobby for and position Bury's projects for funding at Greater Manchester Combined Authority and Homes England, building a reputation as a delivery-focused authority.

04 Town Centres as Engines of Growth and Opportunity

Town centres play a vital role in shaping Bury's economic future, and as traditional retail patterns change, there is a need to reposition them as vibrant, mixed-use destinations that combine housing, employment, leisure, and community uses. Introducing new homes into town centres increases footfall, supports local businesses and services, and helps sustain a diverse and resilient local economy, while also attracting investment, creating jobs, and strengthening the local labour market.

By prioritising town centre regeneration, the council can make more efficient use of land and infrastructure while supporting wider economic growth. A renewed focus on town centre living helps create active, safe, and thriving places, increases spending power locally, and makes Bury more attractive to residents, businesses, and investors, contributing to long-term prosperity and stronger communities.

Bury Town Centre — The Primary Focus for Housing-Led Regeneration

1,800+

homes in the pipeline

Our Ambition

Bury Town Centre is evolving to become a more diverse, mixed-use destination. Key sites including Mill Gate, Pyramid Park, and the Interchange which present significant opportunities for coordinated regeneration, delivered as part of a comprehensive, integrated programme. This transformation will reposition the centre, with new housing playing a central role in supporting activity, vibrancy, and long-term sustainability.

The Plan

Phase 1 marks a shift to a coordinated, delivery-focused regeneration programme, bringing together key sites, including the Interchange, Mill Gate, Pyramid Park, and North of the Rock Area (NORA)/South of the Market Area (SOMA)/Humphrey House, into a single, integrated approach. Over the next 3-5 years, the programme will follow a

phased, decision led pathway, with 2026 focused on mobilisation, strengthening the evidence base, and securing key decisions to align with Greater Manchester Combined Authority funding and unlock delivery. This approach will support a more comprehensive and sustainable transformation of the town centre.

The Housing Mix

The overall approach is to deliver a balanced, mixed-tenure residential offer, with a mix to include open-market family housing, promoting Bury as a place to put down roots, with a range of private rented accommodation and affordable housing, catering for young professionals and key workers. Build-to-Rent products are also likely to come forward, achieving density in key locations in and around Bury Interchange and Angouleme and Peel Way such as South of the Market Area, Mill Gate, and the North of the Rock Area, achieving a mix of different typologies and tenures. The sustainable location of Bury town centre is likely to attract commuters, capitalising on the excellent public transport links. However, a flexible site-by-site approach is adopted to reflect planning policy, local housing needs, viability, site characteristics, social value funding, and planning policy priorities.

Who Will Live Here

Families	Accommodated in lower-density locations where appropriate.
Young professionals and working-age households	Attracted by town centre living, connectivity, and the growing evening economy.
Singles, couples, and key workers	Seeking accessible, well-located homes, services, and employment.
Older people downsizing	Seeking accessible, service-rich accommodation in a well-connected location.

Key Sites and Housing

Mill Gate / Bruntwood Joint Venture

Mill Gate is the largest and most transformative opportunity, with capacity for around 800 homes alongside commercial and town centre uses. Delivered through a joint venture, it will play a central role in driving long-term vitality.

Pyramid Park

A key council-owned site with potential to deliver around 150 homes as part of a new sustainable neighbourhood. It has been co-designed with Adult Social Care to include specialist extra care accommodation.

The Interchange

A key gateway to the town centre, with potential to deliver around 50-100 homes. Transport for Greater Manchester is also planning an overhaul of Bury Interchange, in partnership with Bury Council and Greater Manchester Combined Authority, to deliver a modern, integrated transport hub joining up bus, tram and active travel as part of the Bee Network with significantly improved passenger facilities.

South of Market Area / North of the Rock Area

Bury has identified two major longer-term regeneration zones with the potential to transform underused land into thriving mixed-use neighbourhoods. These sites represent longer-term opportunities with combined potential to deliver around 800-850 homes as part of wider mixed-use regeneration.

Q-Park airspace

Opportunity for around 50-100 apartments on the top of the existing decked car park, in a well-connected location close to the Interchange and Pyramid Park.

Bury Town Centre — Mill Gate Regeneration

800+

homes in a new mixed-use quarter phased regeneration programme

Mill Gate Regeneration Framework

The Mill Gate Regeneration Framework sets out a long-term plan to transform the shopping centre and surrounding area into a mixed-use town centre neighbourhood, forming a key part of the wider Bury Town Centre Masterplan. It focuses on repurposing

the retail-led environment into a more permeable, diverse place, introducing new homes alongside leisure, workspace, and public realm improvements.

Timeline

2022

Council acquires Mill Gate estate with Bruntwood, 15 acres secured.

2023

Public engagement and consultation on Regeneration Framework.

2024

Final Regeneration Framework approved. Vision for 800 homes, workspace, leisure, and enhanced public realm confirmed.

Bury Town Centre has held Purple Flag accreditation since 2015, recognising the town's commitment to providing a safe, welcoming, and vibrant evening and night-time offer. The award reflects the strength of partnership working across the council, businesses, and wider town centre stakeholders to support a positive experience for residents, visitors, and businesses.

As Bury looks to grow and diversify its town centre housing offer, continued investment in safety, public realm, culture, events, and destination marketing will help create a place where more people want to live, visit, and spend time. Through the Bury Town Centre Business Improvement District, the council is supporting a positive destination marketing campaign which promotes the town centre's strengths and encourages a broader mix of users throughout the day and evening.

The town centre already benefits from a strong mix of attractions, including Bury Market, the East Lancashire Railway, and Bury Art Museum, alongside a growing programme of events such as the Bury Food and Drink Festival, Comic Con, and the Shaun the Sheep Trail in 2026. Future investment, including the new Casewells venue at Bury Market and the planned redevelopment of the Mill Gate Shopping Centre, will further strengthen the town centre offer and support Bury's ambition to create a vibrant, safe, and attractive place to live.

Radcliffe — From Strategy to Delivery

800+

homes delivered or in pipeline — brownfield-first regeneration in action

Our Ambition

Housing has been an integral part of Radcliffe’s regeneration. The area faced a combination of challenges, including declining footfall, vacant and underutilised sites, and limited investor confidence, which meant that change was unlikely to be delivered by the market alone. In response, the council took an active enabling role, using its leadership, land interests and partnerships to create the conditions for investment. By positioning housing alongside improvements to the town centre offer, public realm and local services, the regeneration approach sought to increase activity, support local businesses, diversify the housing offer and build confidence in Radcliffe as a place to live, work and invest.

The Plan

Radcliffe is the focus of the most advanced regeneration activity in the borough, with a clear transition from strategic planning to delivery. Since the publication of the Radcliffe Strategic Regeneration Framework, significant progress has been made including the £40 million Radcliffe Hub and wider investment in public services, education, and the town centre environment.

This level of activity is helping to establish Radcliffe as a key location for housing-led regeneration, with new homes playing a central role in supporting increased footfall, attracting new residents and driving long-term town centre renewal.

Housing delivery in Radcliffe is progressing at pace, with multiple schemes under construction, in planning or about to start, marking a clear move into implementation. This includes major sites such as the former East Lancashire Paper Mill, alongside a wider pipeline of developments contributing to sustained growth and regeneration. A further 77 affordable homes have now got planning permission at Bealey Industrial Estate in Radcliffe.

Key Sites and Housing

Scholars Park (School Street) and Green Street

These schemes were delivered as part of the Radcliffe regeneration programme, together providing 222 homes. They have played a key role in early delivery, bringing forward a mix of tenures and housing types while supporting wider town centre renewal and confidence in Radcliffe as a location for investment.

East Lancashire Paper Mill (approximately 400 homes)

The East Lancashire Paper Mill site is the largest and most strategically significant housing opportunity in Radcliffe, representing a flagship regeneration scheme for the borough. This long-derelict 21-hectare brownfield site is being brought forward through a partnership between Bury Council, Homes England, and Morris Homes, with plans for around 400 homes, including 100 affordable units, alongside new open space, a riverside park, and enhanced sports facilities. The scheme has required extensive de-risking and master planning to unlock its redevelopment, with planning approvals now secured and delivery moving forward. Early progress has already been demonstrated through the completed Island Site phase, delivering 27 affordable homes and establishing a gateway to the wider development, with full construction expected to progress from 2026 as part of a long-term build-out to the early 2030s.

Prestwich — Regeneration Underway

248

new homes

£55.8 million external investment

Secured to date to transform the village centre

Our Ambition

To deliver a revitalised, people-focused village centre, where new homes, community facilities, and public spaces work together to create a vibrant, inclusive, and sustainable place. Housing plays a key role in this, not just by increasing supply, but by bringing more people into the centre to support local businesses, improving vitality, and meeting

a range of needs across different life stages, while ensuring affordability and inclusion are maintained.

The Plan

The plan is to deliver the new village centre, including new homes, a community hub with library and leisure facilities, market hall, retail, public square, and supporting infrastructure, including the travel hub to improve accessibility and provide parking.

The housing priorities are to deliver affordable homes, ensuring provision reflects local need balancing sizes, tenures, and types and accessible or age-friendly options to meet needs across different life stages.

Housing will be brought forward alongside wider regeneration, ensuring it is delivered in step with infrastructure and placemaking to support early activity, vitality, and the success of the centre.

Delivery will align with wider priorities around sustainability and inclusion, providing energy-efficient homes with lower running costs and ensuring the development remains accessible to a broad range of residents.

Key Sites and Housing

Travel Hub (Phase 1)

Multi-storey car park, 301 spaces with Electric Vehicle (EV) charging and cycle storage under construction off Fairfax Road. Completion due Summer 2026. This will provide parking for the village centre and release the Longfield Centre car park, alongside the demolition of the Longfield Shopping Centre for redevelopment.

Village Core (Phase 2)

New community hub (library, community services, and leisure facilities), market hall, retail, improved public realm, and pedestrian routes. Will start once the Travel Hub is operational from late Autumn 2026.

Housing

248 apartments offering a mix of sizes, tenures, and life stages including affordable, first-time buyers, families, and downsizers. Positioned to support town centre activity and vibrancy.

Funding

Bury has attracted over £55 million to enable delivery in Prestwich including £14 million through the City Region Sustainable Transport Settlement and £41.8m from the Greater Manchester Good Growth Fund.

Whitefield — A New Vision for the Town Centre**10-year**

plan adopted 2025 — early delivery underway

Our Ambition

Whitefield has strong residential demand and excellent connectivity, supported by independent businesses and pockets of day and evening activity. The housing strategy will support the Whitefield Town Centre Plan by encouraging well-designed homes in appropriate brownfield and town centre locations, helping to strengthen footfall, support local services, and create a more liveable, greener, and better-connected centre.

Housing growth in Whitefield will be focused on appropriate brownfield, infill and redevelopment opportunities, with the council using its planning, enabling, and partnership role to support high-quality development that reflects local character and need.

Key Sites and Housing**Former Library and Day Centre**

Council-owned priority site opportunity for higher-density housing and community use. The library is expected to come forward for healthcare use, with an opportunity for new homes to be delivered on the adjoining former day centre site.

In addition, there is an extant planning permission for a 60-bed care home at the privately-owned former Town Hall. The council's role here is to work positively with landowners to encourage appropriate development to come forward.

Uplands Area

A potential location for high-quality homes, most likely apartments, on previously developed land. Any redevelopment will preserve or enhance the Conservation Area through appropriate scale, appearance, materials, and siting.

Victoria Park and Bury New Road

Public realm improvements supported by external funding now underway, improving environment, strengthening the centre's offer, and building confidence for private investment to follow.

The Elms

The Elms, proposal for a council-led over-55s housing scheme on a former brownfield site, which will help meet the needs of older residents and support independent living in a sustainable location.

Ramsbottom — Quality Place, Measured Growth

Early-stage

delivery plan — a destination town protecting its character

Ramsbottom has a strong identity and quality of place, with clear potential to build on its existing strengths to create an even more attractive, connected, and vibrant destination for residents and visitors alike.

The Plan

The focus is on enhancing Ramsbottom's role as a high-quality town centre for residents and visitors alike, building on its existing strengths. This includes improving the town centre environment, connectivity, and movement to create a more attractive, accessible, and enjoyable place to live, work, and visit.

Housing plays a supporting role, helping to reinforce Ramsbottom's appeal as a place to live, particularly for residents and hybrid workers, while enabling gradual, incremental residential growth over time.

Key Sites and Housing

Market Chambers and Civic Hall

An enterprise centre (flexible office space) is being designed in the currently vacant upper floors of the Civic Hall to strengthen the commercial and employment offer and will build on the town's visitor economy strengths. A feasibility study for the Market Chambers is being supported by external funding.

Public Realm

Proposals to improve the quality of public spaces and routes across the town centre.

Streets for All

Walking, cycling, and streetscape improvements through the Streets for All programme, improving connectivity and the overall quality of the town centre environment.

Housing

Incremental residential development supported by improved town centre quality and attractiveness as a place to live.

Northern Gateway — Employment-Led, Housing Supported

1.2m sqm

of employment development across Bury and Rochdale

Atom Valley - a 20-year strategic growth area

Our Ambition

PfE allocation JPA1.1 Northern Gateway (Heywood/Pilsworth) is one of the largest strategic employment allocations in the country, straddling the districts of Bury and

Rochdale. It represents a highly accessible opportunity for growth in Greater Manchester with wider benefits on a regional and national level.

Northern Gateway is an opportunity to deliver unprecedented investment, jobs, homes, and community benefits. It will enable the delivery of a large, nationally significant employment opportunity to attract high-quality businesses and investment on the M62 corridor coupled with a significant number of new homes and supporting infrastructure, services, and facilities. As part of the Atom Valley Mayoral Development Zone, the project will play a pivotal role in boosting the competitiveness of the north of Greater Manchester, enhancing the overall prosperity of the city region and delivering inclusive growth.

Alongside around 1.2m sqm of employment development, the site will deliver around 1,200 new homes, of which 1,000 will be in Rochdale and around 200 will be in Bury at Castle Road. The homes within Bury will include a mix of house types and sizes, with 25% to be delivered as affordable housing.

The proposals will bring a range of benefits that will embrace the three pillars of sustainable development:

- **Economic:** Creating a world class employment park that attracts the very best logistics and manufacturing industries.
- **Social:** Delivering fully inclusive growth that delivers a permanent positive social legacy.
- **Environmental:** Ensuring the development will not have a detrimental impact on the environment by maximising opportunities to provide net gains for biodiversity, creating a comprehensive green infrastructure network and ensuring that the objective of net zero carbon for both the development and the Greater Manchester area is integral to the design from the outset.

The Northern Gateway Development will create a highly connected, sustainable, and economically productive place that delivers long-term benefits for Bury, Rochdale, and Greater Manchester as a whole.

05 Council Homes and Neighbourhoods to be Proud Of

We are proud to be the largest landlord in Bury, providing homes to thousands of residents. This section sets out how we will invest in our homes, improve services, and ensure tenants have a genuine voice in shaping what we do.

Our priority is to ensure our homes are safe, warm, well-managed, and fit for the future. We are committed to making things better through targeted investment, improving energy efficiency, strengthening repairs and compliance, and ensuring residents have a stronger voice in shaping services.

We will also make better use of our existing homes by supporting mobility and addressing under-occupation, ensuring our housing continues to meet changing needs.

Driving Improvement in Our Homes and Housing Services

The direction is clear and momentum is building.

Bury Council is taking a proactive and long-term approach to strengthening its role as landlord and improving housing services across the borough. Following the return of services in-house, the council has taken the opportunity to fully understand its current position, listen to tenants, and build a clear and robust evidence base to guide future decisions.

This has enabled the council to move quickly to put in place clear plans, strengthen governance and oversight, and align housing services with wider corporate priorities. A comprehensive programme of improvement is now underway, supported by long-term financial planning through the Housing Revenue Account and a renewed focus on performance, quality, and value for money.

Progress is already being made. Services are becoming more consistent, compliance and performance are improving, and a stronger, more coordinated approach is being embedded across key areas including asset management, repairs, tenant engagement, and support.

A key part of this is strengthening the council's approach to rent collection. Rental income is essential to maintaining and improving homes and services, and there is a clear expectation that tenants pay their rent. At the same time, the council will continue to support those who are struggling, providing early help, advice, and intervention to sustain tenancies.

At the same time, the council is taking steps to ensure that its housing stock is fit for the future, maintaining and improving existing homes, while also making strategic decisions

about where regeneration, redevelopment, and new supply are needed to meet demand.

The council recognises that this is a significant and ongoing programme of change. While some improvements will take time to fully embed, the direction is clear and momentum is building. With strong foundations now in place, Bury is well positioned to continue this progress, delivering high-quality homes, reliable services, and better outcomes for residents.

Investing in Our Homes for the Long Term

£60 million

committed over 3 years to meet the Decent Homes Standard

£17 million

committed for sustainability improvements

We have a clear long-term plan through the refreshed 30-year Housing Revenue Account Plan, providing a strong financial framework to manage and improve the housing stock while sustaining high-quality homes and services.

The plan recognises growing financial pressures, including rising costs and increased regulatory requirements, but sets out a proactive response focused on strengthening resilience and maintaining investment. Key actions include improving efficiency, maximising value for money, strengthening procurement, and making better use of asset data to target investment.

Maximising rental income is central to this approach, with a more consistent focus on collection alongside continued support for tenants to sustain their tenancies.

We have both a clear understanding of the challenges and a defined plan to address them, with a focus on delivering sustainable investment, improving housing quality, and maintaining a resilient housing service.

Our Asset Management Strategy

We are currently strengthening our approach to asset management, with work already underway to improve the way we use evidence to manage and invest in our housing stock. A new Asset Management Strategy is planned for development over the coming months and will provide a clear framework for proactive investment planning, helping to ensure homes remain safe, compliant, and fit for the future.

While significant investment is already being made, including to meet Decent Homes and sustainability requirements, this is taking place in the context of growing financial and regulatory pressures. A key challenge has been limited data integration, which has constrained the ability to fully understand stock condition and target investment effectively.

In response, the council is strengthening its evidence base through a comprehensive stock condition survey and upgrades to its housing management system. This will enable a more intelligence-led approach, supporting better decisions about where to invest and how to align housing provision with resident needs.

Our focus is on embedding this data-driven approach to ensure investment is targeted, efficient, and aligned to long-term sustainability, improving outcomes for residents and the housing service.

Safety, Compliance, and Making the Best of Our Homes

Bury's Housing Repairs and Maintenance Service is undergoing a comprehensive review to improve performance, strengthen compliance, and deliver a more reliable, tenant-focused service. This is driving a structured improvement programme focused on improving data quality, reducing repeat repairs, strengthening performance management, and making better use of resources.

The intended outcomes are a more efficient and consistent service, faster and more effective repairs, improved customer experience, and stronger compliance across all homes, including a robust response to damp and mould. This will also reduce backlogs, improve first-time fix rates, and ensure resources are targeted where they have the greatest impact.

Overall, this will deliver a modern, high-performing repairs service that supports long-term sustainability and delivers better outcomes for tenants.

Reimagining Council Housing

We will make the best use of council-owned land, existing estates, and underused sites to deliver more homes wherever opportunities arise. This means reviewing our housing stock and land assets to identify where new, modern homes can be built, where existing homes can be improved, and where redevelopment would provide better outcomes for residents.

This is about more than supply; it is an opportunity to reimagine what council housing looks and feels like in Bury. We want our estates to be places people are proud to call home, with high quality design, well-maintained public spaces, strong community infrastructure, and a genuine sense of place. Raising the quality of our council housing offer is central to this strategy.

Our Approach to Estate Regeneration

- Infill development within existing estates to increase supply without wholesale change.
- Demolition and redevelopment where homes are no longer fit for purpose or the future.

Our Approach to Estate Regeneration

- Repurposing underused or inefficient sites for new housing.
- Making better use of council-owned land to increase housing supply.
- Delivering mixed-tenure schemes with Registered Providers and private partners.
- Investing in the design and liveability of estates, streets, green space, communal areas, and community facilities - to create neighbourhoods people want to live in.
- Ensuring new and redeveloped council homes meet modern standards for space, accessibility, energy efficiency, and design quality.

A long-term delivery partnership will provide the additional capacity and expertise needed to accelerate delivery alongside existing partners, bringing together the skills, investment, and ambition needed to transform Bury's housing estate for the next generation.

Tenant Voice and Influence — Putting Residents at the Heart of Housing Services

Bury Council will strengthen the role of tenants in shaping housing services, moving from engagement to genuine influence. Building on existing opportunities for involvement, the focus will be on ensuring that tenant feedback directly informs decisions, drives service improvement, and strengthens accountability.

Clearer routes will be established to demonstrate how tenant views lead to change, supported by stronger scrutiny, more transparent decision-making, and better integration of tenant voice within governance and performance.

A priority will be ensuring a diverse range of voices are heard, including those who are less likely to engage.

Through this approach, tenants will have a more visible and meaningful role in shaping services, policies and priorities, ensuring housing services are more responsive, accountable, and aligned with the needs of residents.

Joined Up Working to Improve Outcomes for Residents

As a council, we deliver a wide range of services in partnership and are well placed to take a joined-up approach to maximise the value of our housing stock and improve outcomes for residents. By working closely across services and with key partners, housing will play a central role in supporting wellbeing, independence, and the more efficient use of resources.

A key priority is strengthening alignment between housing, adult social care, and wider services, ensuring that housing and support are better coordinated. This will help reduce reliance on more costly interventions, including temporary accommodation and specialist provision, while enabling residents to access the right home and support at the right time.

The council will also strengthen links between housing and the Live Well offer, ensuring tenants can access coordinated support to sustain their tenancies, remain independent, and improve their overall wellbeing.

Through this approach, residents will be better supported to live well in their homes for longer, while demand on higher-cost services is reduced through earlier and more effective intervention.

Ageing Well at Home

Around a quarter of tenants are permanently sick or disabled; the need to plan ahead is urgent.

Bury's population is ageing, and the social housing sector reflects this. Around a quarter of tenants are permanently sick or disabled, and many more are older people with growing support needs. Over the lifetime of the strategy, we will:

Ageing well at home	Develop a clear 'ageing well at home' offer to help people live independently for longer.
Early planning for later life	Strengthen early planning for later life, supporting residents before crisis points are reached.
In-home support	Improve access to in-home support, adaptations, assistive technology, and coordinated services.
Alternatives to specialist accommodation	Expand alternatives to specialist accommodation, targeting it at those with the highest needs.
Accessible and adaptable homes	Promote accessible, adaptable, and right-sized homes, supporting ageing in place.

The Long-Term Future of Social Housing

Social housing in Bury is evolving. Households present with more complex needs, and there is growing demand for housing that not only provides a home but supports

stability, wellbeing, and independence. We want to ensure we help the right people and will review how our homes are allocated in a way that:

Responds to need	Responds to immediate need but also supports longer-term outcomes.
Promotes right-sizing	Supports tenants into more suitable homes, freeing larger properties for families in need.
Aligns with wider services	Supports housing, adult social care, and the Live Well offer working together.
Reduces costly interventions	Reduces demand on costly interventions by intervening earlier and more effectively.
Builds strong communities	Builds balanced, safe, and high-quality communities.

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06 Supporting People to Live Well and Independently at Home

Housing is fundamental to health, independence, and wellbeing. In Bury, an ageing population, increasing numbers of people with complex needs, and growing demand for accessible and supported housing mean that a more integrated and person-centred approach is essential. This section sets out how we will support residents, including older people, people with disabilities, care leavers, and vulnerable groups to live well and independently in their homes and communities.

Working closely with health and care partners, we will focus on prevention, ensuring homes are suitable, accessible, and adaptable, and that people can remain in their homes for as long as possible. This includes expanding supported housing options, improving access to adaptations, and strengthening links between housing and health services. Through the Team Bury approach, we will coordinate support around individuals and communities, recognising that housing plays a critical role in reducing inequalities and improving life outcomes.

Our Priority Groups

Our priority is that people with additional needs can access high-quality, safe, affordable, and adaptable housing that supports independence and wellbeing. To meet these needs, the market must deliver a diverse, flexible, and person-centred housing offer that enables independent living and community inclusion.

Our Priority Groups

- Older people.
- People with learning disabilities.
- Autistic people.
- People with mental health needs.
- People with physical disabilities needing accessible or adapted homes.
- Children in care.
- Care leavers.
- Young people aged 16-25 needing transitional housing.
- Young families aged 16-25 needing supported accommodation.
- Survivors of domestic abuse.

Setting Out Our Strategic Need and Delivery Plans

Bury Council will develop a Specialist Housing Needs Assessment and a Local Supported Housing Strategy to strengthen its understanding of need and ensure the right homes and support are in place for residents with additional needs. This work will be undertaken in line with emerging national statutory requirements, with both documents to be completed by March 2027.

The Needs Assessment will provide a comprehensive, evidence-based understanding of current provision, unmet need and future demand for supported and specialist housing across the borough, drawing on data from housing, health, and social care partners.

The Local Supported Housing Strategy will build on this evidence to set out clear priorities, commissioning intentions, and delivery plans, ensuring that supported housing is well planned, high quality, and aligned with wider housing, health, and care strategies.

Key Evidence on Need	
Population aged 65+	Projected to rise from 35,965 in 2022 to 43,970 by 2043.
4,458 additional units	<p>Additional specialist housing units needed by 2043. This is broken down to:</p> <ul style="list-style-type: none"> • 3,420 additional C3 dwelling units (163 each year). C3 covers housing with support, where residents live independently but receive care services, such as extra care housing and supported living. • 868 Extra care units (41 each year). Extra care housing provides self-contained homes for older people or adults with care needs, with the security of their own tenancy and front door alongside access to 24-hour on-site care and support. • 170 C2 residential care bedspaces (8 each year). C2 residential care bedspaces refers to bed spaces in registered care homes and nursing homes.
44,237 people	With a disability in Bury (2022), projected to rise to 49,265 by 2043.
7.7% of households	Live in homes that are purpose-built or adapted for illness or disability.

Key Evidence on Need	
3,552 adults	With a learning disability in 2025, demand up 23% over five years.
738 adults	Likely to require social care support.
2,130 neurodiverse adults	Identified in Bury.
228 adults aged 18-64	With physical disabilities in 2022, rising to around 240 by 2043.

Improving Digital Connectivity and Technology Enabled Care in Specialist Housing

Technology Enabled Care will be an important part of our approach to helping people live independently, safely, and well in their own homes. We will treat Technology Enabled Care not as a standalone adult social care intervention, but as part of a wider housing, health, and prevention offer that supports people to remain in suitable homes and communities for longer.

Bury's Prevention and Wellbeing Strategy commits to making better use of digital alarms, falls detectors, sensors, medication reminders, GPS devices, and other care technologies to help people manage risks at home, maintain confidence, support carers, and reduce avoidable escalation into crisis services.

Priorities for Specialist, Supported, and Accessible Housing

Bury faces growing and increasingly complex housing needs across all groups with additional needs, driven by an ageing population, rising prevalence of long-term conditions, and increasing demand from people with learning disabilities, autism, and mental health needs. This is placing sustained pressure on existing housing and care systems, with evidence of gaps in provision, misalignment between supply and need, and continued reliance on models that do not fully support independence.

While the council has a strong strategic framework in place, including clear market position statements, needs assessments, and commissioning intentions, there is less clarity on the scale, pace, and delivery of new provision required to meet future demand. The evidence consistently points to the need for a more diverse housing offer, particularly 'own front door' accommodation, extra care housing, and smaller, specialist supported housing models for people with complex needs.

The direction of travel is clear: a shift away from traditional residential and shared provision towards more independent, flexible, and community-based housing solutions. This includes expanding extra care housing, increasing supported living options,

delivering accessible and adaptable homes as standard, and developing smaller-scale, high-support schemes for those with complex or overlapping needs.

To achieve this, the focus must now move from strategy to delivery. This means setting out a clearer pipeline of schemes, strengthening commissioning plans, aligning housing with health and care priorities, and working with providers to bring forward the right types of accommodation in the right locations. It also requires greater emphasis on prevention, ensuring people can remain in their homes through adaptations and support, alongside improving pathways into appropriate housing at key transition points.

All new homes are required to meet the accessible and adaptable standard (M4(2)) in accordance with PfE policy, and the emerging Local Plan requires 4% of homes on larger sites to meet wheelchair-user standards (M4(3)).

Accessible and Adapted Housing

Foundations has reviewed our adaptations service, recognising good work already underway and identifying themes where further improvement could be made. The findings are currently being considered and will be used to inform a proportionate improvement plan as part of our ongoing commitment to strengthening delivery and outcomes.

Our Priorities	
Increase specialist housing supply	Deliver more extra care, supported living, and specialist accommodation to meet growing and unmet demand across older people, mental health, and learning disability needs.
Shift towards independent, 'own front door' living	Reduce reliance on residential and shared provision by expanding self-contained, flexible housing options that promote independence and choice.
Expand extra care housing provision	Accelerate delivery of 5 new extra care schemes to support ageing in place and reduce pressure on residential and hospital-based care.
Deliver a more diverse and flexible housing offer	Provide a wider range of housing types, tenures, and models, including options for owner occupiers, step-up or step-down provision, and crisis accommodation.
Align housing with health and care pathways	Strengthen integration between housing, health and social care to support prevention, hospital discharge, and long-term wellbeing.
Improve accessibility and	The emerging Local Plan requires 4% of homes on larger sites to meet wheelchair-user standards (M4(3)). This is

Our Priorities	
adaptability of homes	around 18 per year. This means homes will be built to full wheelchair-user standard, either ready to move into or easily adaptable, to meet the needs of Bury's disabled residents.
Develop provision for complex and overlapping needs	Deliver smaller-scale, specialist schemes, for example micro-schemes, for people with high support needs, autistic people and people with behaviours of concern that cannot be safely supported in shared settings.

Priorities for Children in Care and Care Leavers

At its core, the Council's strategy is about keeping children close to home and ensuring that, as they move into adulthood, they are not just housed but supported to live independently and successfully.

Bury Council's approach to children in care and care leavers is focused on providing stable, suitable accommodation locally and supporting young people to transition successfully into adulthood. This approach is being shaped by rising demand and increasing complexity of need. More children are entering care, including those with neurodiversity, mental health needs, and unaccompanied asylum-seeking children. At the same time, a shortage of foster carers, particularly for older young people and those with more complex needs, has led to greater reliance on residential provision, often in the private sector and sometimes outside the borough.

In response, Bury is strengthening both its strategic framework and its supply of provision. A key priority is supporting young people into adulthood through stable accommodation and the development of independent living skills. The introduction of the Joint Housing Protocol and priority access to housing for care leavers has improved coordination between housing, children's, and adult services. A clear and structured accommodation pathway is in place, offering a range of options including Staying Put arrangements, supported lodgings, supported accommodation, and independent tenancies.

Crucially, the council is also expanding locally commissioned provision to reduce reliance on external placements and better meet identified needs. This includes plans to reintroduce in-house children's homes, alongside new supported accommodation: 40 units of self-contained transitional housing for care leavers aged 18-25, 20 units for young families, and 9 units of Ofsted-registered provision for 16-17 year olds. These schemes are designed as supported, short-term accommodation with a focus on building independence and ensuring clear move-on routes into settled housing.

New Areas to Explore

Bury Council will strengthen support for care leavers by developing more flexible and responsive housing and support pathways that better reflect individual needs. This includes exploring alternative accommodation models, such as Shared Lives approaches, to provide stable, transitional options while young people await move-on housing.

Recognising that many care leavers require practical, hands-on support to live independently, the council will explore community-based approaches to build essential life skills. This could include partnership models with the voluntary and community sector to provide light-touch, tailored support with budgeting, managing a tenancy, and maintaining a home.

The council will also improve how information and guidance is provided, ensuring it is clear, accessible and available at the point it is needed. This includes exploring digital solutions, such as interactive tools or apps, to offer simple, timely advice on managing tenancies, paying rent and accessing support, helping care leavers to sustain their tenancies, and build confidence in independent living.

Bury Council has developed a coordinated approach to support care leavers into suitable housing, combining early planning through Pathway Plans. Linked to the council's affordable housing programme, a percentage of new homes on relevant schemes are earmarked for care leavers, an approach recognised by the Local Government Association as best practice.

Survivors of Domestic Abuse

Bury's vision is to create a borough where domestic abuse is prevented wherever possible, victims and their children are protected and supported, and perpetrators are held accountable and supported to change behaviour.

Domestic abuse can affect victims, children, families and communities, causing serious harm and long-lasting impacts. It requires a coordinated response focused on prevention, early intervention, safeguarding, enforcement and recovery.

We will work with partners to ensure victims and their children are protected and supported, and that children are recognised as victims in their own right. Safe accommodation will be a core part of this response, including refuge provision, dispersed units and support services.

We will support the prevention of homelessness, rapid access to safe housing and long-term resettlement, including for people with complex needs or no recourse to public

funds. We will also work through coordinated multi-agency arrangements to manage risk, share information and improve support. Our priorities are to:

- Provide timely advice and support to victims and survivors who are homeless or at risk of homelessness because of domestic abuse.
- Support access to safe accommodation, including refuge, dispersed accommodation and other suitable options where needed.
- Improve move-on options from refuge and temporary accommodation into settled, suitable housing.
- Work with partners across housing, health, social care, police, community safety and specialist domestic abuse services to provide a coordinated response.
- Strengthen information sharing and joint working so that risks are identified earlier and support is better joined up.
- Ensure frontline staff are trained to recognise domestic abuse, respond sensitively and make appropriate referrals.
- Use learning from Domestic Homicide Reviews, local data and service experience to improve services and reduce harm.

Through this approach, the local authority will help reduce harm, improve safety and support victims and families to rebuild their lives.

07 Preventing Homelessness and Creating Pathways to Stability

We believe that having a safe, secure, and affordable home is fundamental to people's lives. It provides stability, supports independence, and has a direct impact on physical health, mental wellbeing, and life chances. Without a stable home, it is much harder for people to sustain employment, maintain relationships, or access the support they need. Preventing homelessness is therefore not just about housing, it is about improving outcomes across health, care, and wider public services.

Our ambitions reflect this wider direction of travel across Greater Manchester. Through programmes such as 'Housing First', there is a clear recognition that housing is the foundation for improving social and economic outcomes, particularly for those with more complex needs.

Preventing Homelessness and Supporting Housing Stability

National Alignment

The review of Bury Council's Homelessness Strategy 2022-2025 shows strong alignment with the government's emerging national direction, with a clear shift from crisis response towards prevention, early intervention, and whole-system partnership working. Our approach supports national priorities to reduce reliance on temporary accommodation, improve outcomes for children and families, and strengthen move-on and tenancy sustainment pathways. Its emphasis on Housing First principles, trauma-informed and person-centred support, lived experience, co-production, data quality, and partnership governance positions Bury well to respond to future policy and funding reforms.

Our Ambition

Bury Council's ambition is to ensure that homelessness is rare, brief, and non-recurrent. This will be achieved through a strong focus on prevention, early intervention, and partnership working, recognising that homelessness is driven by a complex range of factors including affordability pressures, health needs, and instability in the housing market.

A Strong Evidence Base and New Strategy

A comprehensive Homelessness Review has recently been completed, providing a robust and up-to-date evidence base on demand, system pressures, and service performance. This will inform the development of a new Homelessness Strategy from 2026 onwards.

The council will undertake a prioritisation of the review's recommendations and develop a detailed action plan, with implementation beginning from October. This provides a clear opportunity to reset and strengthen the borough's approach, building on progress while responding to increasing demand and complexity.

There has been a sharp rise in homelessness pressures since 2022, driven by cost-of-living increases, in-work poverty, rising private rents, loss of private rented tenancies, increased use of temporary accommodation, growth in rough sleeping, and additional pressure from asylum decisions and Notices to Quit. Even where statutory homelessness acceptances have reduced, overall demand for advice and support continues to rise, with more people disengaging before prevention can succeed.

A Prevention-First Approach

The new strategy will be underpinned by a prevention-first, whole-system approach. It will focus on intervening earlier, reducing inflows into homelessness, and ensuring services are person-centred, trauma-informed, and aligned across housing, health, social care, and wider partners. Lived experience and co-production will continue to shape services, ensuring that responses are grounded in the real experiences of residents. The strategy will be based around four pillars:

1	Strengthening prevention Through earlier advice, targeted interventions, and reducing tenancy loss.
2	Increasing access to housing Across all tenures, including improving allocations and housing options.
3	Providing safe and suitable accommodation Including sufficient and good-quality temporary housing and improved move-on.
4	Reducing rough sleeping Through targeted, multi-agency support for people with complex needs.

Reducing Reliance on Temporary Accommodation

A key focus is reducing reliance on costly and unsuitable temporary accommodation, particularly bed and breakfast provision. The council is shifting towards a more sustainable model based on self-contained, good-quality temporary homes, supported by a clear cap on supply to maintain a focus on prevention and move-on.

This approach will improve outcomes for households while delivering significant cost savings.

Increasing Housing Supply and Move-On Options

The council will strengthen its housing-led response by increasing the supply of affordable homes and making better use of existing stock. This includes:

- Using Right to Buy receipts to acquire homes.
- Expanding supported accommodation provision.
- Delivering schemes that combine housing with support to enable move-on.

These approaches reduce reliance on emergency accommodation and create clearer pathways into long-term housing stability.

Partnership Working and the Role of the Private Rented Sector

Partnership working will remain central, including stronger engagement with private landlords, Registered Providers, and the voluntary and community sector. There will also be a renewed focus on improving access to the private rented sector as a sustainable housing option, alongside better support to help tenants sustain their accommodation.

Looking Ahead

Overall, Bury's approach represents a shift from crisis management to a proactive, prevention-led system, focused on stability, independence, and long-term outcomes for residents.

08 Shaping a Fair, Safe, and Stable Private Rented Sector

The private rented sector plays a critical and growing role in Bury's housing market, providing homes for a wide range of residents. For many, it is not a short-term option but a long-term home. This makes the quality, affordability, and security of private rented housing essential, as poor-quality homes can significantly impact physical and mental health, while a lack of security can create instability and anxiety.

The sector faces a number of challenges, including rising rents, variable property standards, and inconsistent management practices. This is an area of growing importance, and one where we recognise we need to strengthen our understanding of who is living in the sector and their lived experience, so that our approach is informed, targeted, and effective. We will take a balanced approach, that supports responsible landlords while taking firm action to tackle poor standards and management.

Building a Better Understanding of the Private Rented Sector

17.8%	of households now rent privately, more than double since 2001.
14,367	households in the PRS (2021), up from 10,774 in 2011.
60%	of private renters earn under £26,000 a year, £39,500 is required for entry level rents.
80-90%	rent increase since 2010; average now £823-£949 per month.
22.6%	of private rented homes are non-decent.
18.1%	of private renters are dissatisfied with their home's condition.

While we have a strong evidence base on the scale and profile of the private rented sector in Bury, including the number of households, rent levels, and affordability pressures, we recognise that data alone does not fully capture how the sector is experienced in practice.

Over the lifetime of this strategy, we will build a richer understanding of the private rented sector, exploring the lived experiences of both tenants and landlords. This will include issues such as security, affordability, property conditions, access to support,

and the challenges faced by responsible landlords operating in a changing regulatory environment.

By combining quantitative data with real insight from those directly involved, we will develop a more nuanced picture of the sector. This will enable the council to take a more targeted, evidence-led approach, shaping interventions that respond to real-world challenges, improve standards and support a more stable, accessible and well-functioning private rented sector.

Improving Our Understanding of Who Lives in the Private Rented Sector

Houses in Multiple Occupation play an important role in meeting housing need in Bury, particularly for households with limited options. There are currently 159 licensed Houses in Multiple Occupation accommodating over 800 households, with concentrations around Bury Town Centre, Walmersley Road, Knowsley Street, and other central routes. To better manage growth, quality, and neighbourhood impacts, the council is progressing a borough-wide Article 4 Direction and an updated Houses in Multiple Occupation Supplementary Planning Document, so future conversions can be assessed through the planning system.

Strengthening Standards and Enforcement through the Renters' Rights Act

The Renters' Rights Act represents a major shift in how the private rented sector is regulated, significantly strengthening expectations on landlords and protections for tenants. Bury Council will seek to maximise its positive impact for both tenants and responsible landlords.

Bury Council is taking a proactive and increasingly robust approach to improving standards in the private rented sector, recognising its growing importance within the borough's housing system.

Through its established Private Sector Housing Enforcement Policy, the council is already using its statutory powers to tackle poor housing conditions, address ineffective management, and ensure homes are safe and fit for occupation. This is supported by a focus on targeted enforcement, constructive engagement with landlords, and collaboration across Greater Manchester.

Looking ahead, the council is preparing for the introduction of the Renters' Rights Act, which will significantly strengthen tenant protections and place new responsibilities on local authorities. The legislation is expected to improve security for tenants, increase transparency around property conditions, and enhance the council's ability to enforce

standards. A key element will be the introduction of a national private rented sector database, enabling better identification of non-compliant landlords.

In response, Bury is creating a dedicated Environmental Health Officer role to focus on inspections, complaint investigation and compliance activity, ensuring the council is well-positioned to respond to increased demand and deliver a more effective, coordinated regulatory approach.

Improving Quality and Housing Standards

Building Capacity to Strengthen Enforcement

Bury Council is increasing enforcement capacity to respond to rising demand, more complex cases, and the additional responsibilities introduced through the Renters' Rights Act. Strengthening resources is essential to ensure housing standards can be effectively monitored and enforced across a growing private rented sector.

To support this, the council is participating in the Greater Manchester Environmental Housing Standards Officer scheme. This programme is helping to address the shortage of qualified enforcement officers by training apprentices within local authority teams. These officers gain practical experience inspecting properties, identifying hazards, and taking enforcement action, while working towards formal qualifications. This will increase enforcement capacity, improve housing standards, and ensure tenants are better protected across the private rented sector.

Selective Licensing

We want the private rented sector to be a tenure of choice, offering good quality, well-managed homes that residents can rely on. To support this, the council will explore the potential introduction of selective licensing, which requires landlords in designated areas to obtain a licence demonstrating that properties are well managed and meet required housing standards. Selective licensing can provide an effective tool to address poor conditions, tackle anti-social behaviour, and strengthen management practices, while generating income through licence fees for reinvestment into enforcement and landlord engagement. Any future approach will be carefully assessed to ensure it supports both tenants and responsible landlords while driving up standards across the sector.

09 Creating Sustainable, Healthy, and Thriving Neighbourhoods

Strong neighbourhoods are the foundation of a healthy and successful borough. In Bury, we recognise that health is driven not just by healthcare, but by housing quality, affordable warmth, access to green space, social connections, and the strength of local communities. Our strategy focuses on creating sustainable, healthy, and inclusive neighbourhoods where people can live well and thrive.

Our approach is rooted in prevention, partnership, and neighbourhood working. Through the Team Bury model we will bring housing, health, care, and community services together to provide joined-up, early support that helps residents stay independent and connected.

We will align housing growth with infrastructure, services, and green space, ensuring neighbourhoods are well-connected, resilient, and support active lifestyles. Alongside this, we will improve the quality and energy efficiency of homes to deliver warmer, more affordable living. Through regeneration and strong partnerships, we will create places that reduce inequalities and where people feel safe, supported and proud to live.

Healthy, Inclusive, and Connected Neighbourhoods

Our Ambition

Bury's Housing Strategy recognises that good housing and strong neighbourhoods are fundamental to improving health, wellbeing and life chances. Our ambition is to create places where people can live healthy, independent, and connected lives, supported by high-quality homes, strong communities, and access to the services they need. Housing will play a central role in addressing inequalities and supporting better outcomes across the borough.

A Preventative, Neighbourhood-Based Approach

Our approach is rooted in partnership and prevention. Through the Let's Do It! strategy and the Team Bury model, we will bring together housing, health, social care, and community services to deliver joined-up support. The neighbourhood model enables services to be coordinated locally through multidisciplinary teams, ensuring residents

receive timely, accessible support closer to home. Initiatives such as Live Well in Bury will continue to provide early help, addressing wider determinants of health such as social isolation, poverty, and poor housing before issues escalate.

Targeting Support and Building Resilient Communities

We will use data and local intelligence, including the Joint Strategic Needs Assessment and neighbourhood-level insight, to target support where it is most needed. Community hubs, libraries, and local organisations will play a key role in connecting residents to services and strengthening community resilience. We will also support residents with more complex needs through integrated approaches such as Changing Futures, and improve economic resilience through programmes like WorkWell, helping people remain in or return to employment. Together, this approach will create healthier, more inclusive and resilient neighbourhoods across Bury.

Changing Futures Programme

Bury is part of the Changing Futures programme, a Greater Manchester initiative that supports people experiencing multiple disadvantage, including homelessness, mental ill health, and substance misuse. The programme focuses on improving coordination between services and delivering more person-centred support.

In practice, this involves services working together across housing, health, social care, and the voluntary sector to support individuals with complex needs. The aim is to reduce fragmentation between services and improve outcomes for people who may otherwise experience repeated contact with crisis services.

Our Housing Needs and Demand Assessment shows a significant and growing health-related housing challenge: around 44,237 people in Bury were estimated to have a disability in 2022, rising to 49,265 by 2043, while the household survey estimates 48,203 people have an illness or disability. The largest groups are people with a long-standing illness or health condition, physical or mobility impairment, and mental health issues.

Bringing Long-Term Empty Homes Back into Use

There are approximately 1,600 long-term privately owned empty properties (empty for 6 months or more) in Bury.

The council has committed £1.6m of Section 106 affordable housing funding to purchase and refurbish long-term empty homes for affordable housing and has successfully used some of this funding to bring properties back into use.

Long-term empty homes represent both a challenge and an opportunity for Bury. These homes are a wasted resource at a time of growing housing need, contributing to neighbourhood decline, anti-social behaviour, and lost opportunities to support residents in need of housing.

While empty homes alone will not solve housing shortages, they can play an important role in increasing supply, reducing pressure on temporary accommodation and improving neighbourhood quality. We will build on the existing Empty Property Strategy by strengthening prevention, intervention, and enforcement activity. This includes earlier engagement with property owners to prevent homes becoming long-term empty, alongside targeted action to bring properties vacant for longer periods back into use. At the same time, we will prioritise tackling the negative impact of empty homes on communities, improving the appearance, safety, and vitality of neighbourhoods.

A key priority is moving from a largely reactive approach to a more proactive model. Increased capacity, supported by Greater Manchester Combined Authority funding, will enable the council to better identify, prioritise, and intervene in empty homes cases, focusing on those with the greatest potential to deliver housing outcomes or causing the most harm to communities.

We will also continue to expand practical delivery solutions. The Lease and Repair Scheme is a key example, working with private owners to bring properties back into use by offering guaranteed rental income, support with repairs and full management of the property. Alongside this, we will make use of a range of tools, including loans, enforcement powers and acquisitions to unlock empty homes and return them to productive use.

Case Study: Radcliffe

The property had remained vacant following probate after the owner passed away. As an ex-council home in an area of existing managed stock, it was a strong strategic acquisition. The council acquired it using S106 commuted sums and undertook a full refurbishment to bring it up to lettable standard.

Purchase	£90,000
Refurbishment	£30,661
Fees	£3,305
Total	£123,966

Outcome
<ul style="list-style-type: none"> • Property brought back into active use. • Now housing a family from the housing register. • Reduced risk of vandalism and neighbourhood decline. • Asset aligned with council stock standards.

Designing Healthy, Connected Communities

Bury's Housing Strategy will build on the strong policy foundation set by the emerging Local Plan, ensuring that housing delivery contributes to healthier, more inclusive, and well-connected communities by focusing on the quality of place and how homes, infrastructure, services, and the wider environment work together to support wellbeing and reduce inequalities.

New housing development will be expected to contribute positively to community life, supporting access to services, social inclusion, and improved health outcomes. We will ensure that growth is aligned with the infrastructure needed to support it, including health, education, and community facilities, so that both new and existing communities can thrive. This will be achieved through close partnership working and effective use of planning mechanisms to secure appropriate contributions from development.

Our approach ensures housing creates places that:
<ul style="list-style-type: none"> • Reduce social isolation, particularly for older people and vulnerable groups. • Provide safe, accessible environments that encourage walking, wheeling and cycling. • Are well-connected to services, public transport, and community facilities. • Include green and blue infrastructure supporting physical activity and mental wellbeing. • Embed health and wellbeing into planning and decision-making.

Our approach ensures housing plays a central role in creating places that are not only well-designed, but also support healthier, more connected, and resilient communities across Bury.

Accelerating the Transition to Low-Carbon Homes

70%

of homes currently below Energy Performance Certificate (EPC) C

2038

carbon-neutral target for Greater Manchester

Retrofit GM and Delivery

Bury is committed to playing its full role in Greater Manchester's ambition to become carbon neutral by 2038. The borough is aligning with the Retrofit GM programme to deliver large-scale retrofit, accelerating improvements to existing homes including insulation, low-carbon heating, and renewable energy, while ensuring new development meets higher energy standards from the outset.

Climate Action and Innovation

Bury's updated Climate Action Plan prioritises targeted action including securing external funding, improving housing stock data, and scaling up retrofit across both social and private sectors. The council is also progressing plans for a district heat network in Bury Town Centre to support both existing buildings and new development through low-carbon, efficient heating systems.

Warm Homes Local Grant

Bury is using the Warm Homes Local Grant to deliver targeted, area-based retrofit to some of the borough's least energy-efficient homes, focusing on low-income households most at risk of fuel poverty. By working in partnership with Greater Manchester Combined Authority, the council is bringing significant external investment into the borough to improve insulation, install low-carbon heating and reduce energy costs for residents.

The approach is deliberately neighbourhood-focused, starting in areas with older, lower-performing housing stock to maximise impact at scale. Alongside physical improvements, local engagement will ensure residents understand and benefit from the changes, helping to build confidence in retrofit.

This programme supports multiple strategic priorities, reducing fuel poverty, improving housing quality, cutting carbon emissions and delivering healthier homes, while demonstrating how targeted investment can deliver both environmental and social benefits at a local level.

The Home Improvement Team has worked in partnership with Greater Manchester Combined Authority to promote the Greater Manchester Retrofit Portal, an online platform providing residents with impartial advice on home energy efficiency improvements, available support, and access to accredited installers. This has delivered 302 energy efficiency retrofit installs via the Energy Company Obligation 4 and Local Authority Flexibility attracting £1,678,709 investment into the borough. This has resulted in average annual energy bill savings of £595.67 and saved 942.50 tonnes of CO₂ per year.

The emerging Local Plan as well as the Places for Everyone Joint Plan include measures that will support ambitions for Greater Manchester to be carbon neutral by 2038 and for all new development to be zero net carbon in operation by 2028.

Leading the Way: Retrofit and Net Zero in Council Housing

Bury Council is implementing a programme of housing retrofit and decarbonisation to improve the energy efficiency of its housing stock and support the borough's wider ambition to become carbon neutral by 2038.

Delivering a Whole-House Approach to Retrofit

Bury Council is adopting a whole-house retrofit approach, moving beyond Energy Performance Certificate ratings to improve performance, comfort, and health. A fabric-first strategy, focusing on insulation, windows, and building performance reduces energy demand, lowers bills, and prepares homes for low-carbon heating such as heat pumps. To prevent condensation, damp, and mould as homes become more airtight, ventilation improvements are included, such as enhanced extract and passive or mechanical systems, ensuring good air quality and healthy living conditions.

Scaling Up Delivery and Investment

The council is accelerating retrofit delivery by aligning programmes with national funding and its own capital investment plans. Retrofit measures are increasingly integrated into planned maintenance and improvement works, ensuring better value for money and reduced disruption for tenants. Initiatives such as the Lease and Repair Scheme, Social Housing Decarbonisation Fund projects, and neighbourhood-level schemes like Stanley Close demonstrate retrofit in practice. Alongside this, the council is investing in renewable energy including solar photovoltaic (PV) panels to support the transition to low-carbon homes.

Building a Data-Led, Long-Term Retrofit Programme

To support long-term delivery, Bury is strengthening its evidence base and adopting national standards such as PAS 2035 (retrofit standard). Through stock condition surveys and retrofit assessments, the council is developing a clearer understanding of its housing stock and future investment needs. Improving data systems and exploring new platforms will enable a more strategic, targeted approach to decarbonisation, helping prioritise investment and respond quickly to funding opportunities, supporting the development of a long-term pipeline to meet the 2038 carbon-neutral ambition.

In Bury, all new developments will be net zero carbon in operation by 2028

10 Delivering the Strategy

Action, governance, monitoring, and partnerships. This section sets out how we will translate our ambitions into action, with clear accountability, transparent monitoring, and strong partnership working.

This strategy sets a clear direction, but its success depends on effective action, strong governance, robust monitoring, and meaningful partnerships. In a challenging financial context, with increasing demand and limited resources, we will be focused, realistic, and outcomes driven.

We will prioritise activity where it has the greatest impact, working collaboratively with partners across the public, private, and voluntary sectors to maximise resources and unlock delivery. Progress will be monitored through clear measures and reported transparently, enabling us to adapt and respond to changing circumstances.

Strategic Outcomes

The following outcomes will be used to measure the success of this strategy:

1	Housing delivery meets our housing requirement, with an average of at least 452 new homes delivered annually and a strong pipeline of developable sites.
2	A significantly increased supply of affordable housing, particularly social rent, to better meet local demand.
3	A broad mix of homes is delivered to address the housing needs of the local community.
4	New housing contributes to high-quality, sustainable places, with strong links to infrastructure, services, and economic opportunities.
5	New and existing homes across all tenures are safe, warm, and energy efficient, contributing to improved health outcomes and reduced fuel poverty.
6	Housing quality in the private rented sector is improved, with higher compliance and stronger enforcement of standards.
7	Empty and underused homes are brought back into use, increasing overall housing supply and making better use of existing assets.

8	People are supported to sustain their homes, with reduced tenancy breakdowns and improved stability.
9	Homelessness is reduced through prevention and early intervention, with fewer households reaching crisis point.
10	Clear, effective housing pathways are in place, supporting independence and better transitions for people with support needs.
11	The borough makes measurable progress towards net zero, with reduced carbon emissions through improved energy efficiency and low-carbon heating.
12	Bury Council is recognised as a high-performing landlord and system leader, with improved tenant satisfaction and effective partnership working.

By taking a disciplined, collaborative, and flexible approach, we will ensure this strategy delivers measurable and lasting change for residents and communities across Bury.

Glossary

A Bed Every Night

A Greater Manchester programme providing emergency accommodation and support for people sleeping rough or at risk of rough sleeping.

Accessible and adaptable homes

Homes designed or capable of being adapted to meet the needs of people with disabilities, mobility issues, or changing needs over time.

Affordable housing

Housing provided below market cost for eligible households whose needs are not met by the open market. This can include social rent, affordable rent, shared ownership, and other affordable home ownership products.

Affordable home ownership

Housing products that help households buy a home at a lower cost than the open market, such as shared ownership and discount market housing.

Affordable rent

Rented housing let by councils or Registered Providers at below market rent, but usually above social rent levels.

Ageing in place

Supporting people to remain living safely and independently in their own home or community as they grow older.

Ageing well at home

An approach focused on helping older residents plan ahead, access adaptations, support and technology, and remain independent for longer.

Allocations

The process by which social or affordable rented homes are let to households, usually through a housing register or choice-based lettings system.

Article 4 Direction

A planning tool that removes certain permitted development rights, meaning specific changes, such as conversion to Houses in Multiple Occupation, require planning permission.

Asset Management Strategy

A strategic plan for managing, maintaining, and investing in housing stock and land assets over the long term.

Assistive technology

Technology that supports people to live independently, such as falls detectors, digital alarms, sensors, medication reminders, and GPS devices.

B&B accommodation

Bed and breakfast accommodation used as temporary housing, usually for households experiencing homelessness. It is generally considered unsuitable for long-term use, especially for families.

Biodiversity net gain

An approach to development that leaves the natural environment in a measurably better state than before.

Brownfield land

Previously developed land that may be vacant, derelict, or underused and may be suitable for reuse for housing or regeneration.

Build-to-Rent

Purpose-built private rented housing, usually delivered and managed by institutional investors or specialist operators.

Buy Back Policy

A council policy that allows the acquisition of former Right to Buy homes, empty properties or new-build homes to increase affordable or temporary housing supply.

Carbon neutral

A position where carbon emissions are reduced as far as possible, with any remaining emissions balanced by removal or offsetting.

Care leavers

Young people who have been looked after by the local authority and are transitioning from care into adulthood and independent living.

Community hubs

Local facilities that bring together services, support, activities, and advice for residents.

Community-led housing

Housing developed or managed with significant involvement from local communities, often to meet locally identified needs.

Commuted sums

Financial contributions paid by developers to meet needs arising from new development (for example for recreation) or instead of delivering affordable housing directly on-site, secured through planning obligations.

Council homes

Homes owned and managed by the council, usually let at social or affordable rents.

Cross-subsidy

A delivery model where income from market housing or commercial uses helps fund affordable housing or regeneration.

Decent Homes Standard

A minimum standard for social housing, covering issues such as repair, facilities, warmth, and modernisation.

Deferred land payment

A development arrangement where payment for land is delayed, helping improve scheme viability or delivery.

Development framework

A planning and delivery document that sets principles for how a major site should be developed, including the existing characteristics of the site, a future vision and masterplan for the site, development principles against which future planning applications will be assessed, and essential infrastructure requirements.

Digital connectivity

Access to reliable digital infrastructure, such as broadband and mobile connectivity, supporting independence, services, and modern living.

Disabled Facilities Grant

Funding used to adapt homes so disabled residents can live safely and independently, for example through stairlifts, ramps, or accessible bathrooms.

District heat network

A low-carbon heating system that supplies heat to multiple buildings from a central source.

Downsizing

Moving to a smaller home, often because a larger property is no longer needed or suitable.

Emerging Local Plan

Bury's developing statutory planning document setting out how land will be used and developed, including housing, employment, infrastructure, and affordable housing requirements.

Empty homes

Properties that are unoccupied. Long-term empty homes are usually those empty for six months or more.

Energy Company Obligation

A government energy efficiency scheme requiring energy suppliers to fund improvements to eligible homes.

Energy efficiency

Measures that reduce energy use in homes, such as insulation, efficient heating, better windows, and renewable energy.

Energy Performance Certificate

A rating showing how energy efficient a property is, usually graded from A to G.

Estate regeneration

Investment, redevelopment, or remodelling of council estates to improve homes, public spaces, infrastructure, and neighbourhood quality.

Extra Care housing

Self-contained housing for older people or adults with care needs, with access to on-site care and support, often available 24 hours a day.

Fabric-first approach

A retrofit approach that prioritises improving the building itself, such as insulation, windows, and ventilation, before installing new heating systems.

First-time buyers

Households seeking to purchase their first home, often affected by affordability pressures.

Fuel poverty

A situation where a household struggles to afford adequate heating and energy due to low-income, high-energy costs or inefficient housing.

Greater Manchester Combined Authority

The regional authority made up of Greater Manchester councils and the Mayor of Greater Manchester, coordinating strategic work on housing, transport, growth, and other priorities.

Good Growth Fund

A Greater Manchester funding stream used to support regeneration, investment, and inclusive growth.

Green and blue infrastructure

Natural and semi-natural spaces such as parks, trees, rivers, ponds, and wetlands that support health, biodiversity, drainage, and climate resilience.

Gypsies, Travellers, and Travelling Show People

Communities with specific accommodation needs, including pitches and plots, considered through housing and planning evidence.

Homelessness prevention

Action taken early to stop people becoming homeless, such as advice, mediation, tenancy sustainment, or support to access alternative housing.

Homelessness Strategy

A local strategy setting out how the council and partners will prevent and respond to homelessness.

Housing First

An approach that provides stable housing as the first step for people with complex needs, alongside intensive support.

Housing-led regeneration

Regeneration where new housing plays a central role in revitalising places, increasing footfall, supporting services, and attracting investment.

Housing market area

A geographical area with shared housing market characteristics, such as prices, demand, tenure, and stock type.

Housing Needs and Demand Assessment

Evidence that identifies current and future housing needs, including type, tenure, size, affordability, and specialist housing requirements.

Housing register

A list of households applying for social or affordable rented housing.

Housing requirement

The minimum number of homes that the development plan seeks to provide over the plan period.

Housing Revenue Account

A ring-fenced council account used to manage income and expenditure relating to council housing.

Housing standards

Legal, regulatory, or policy expectations for the condition, safety, quality, and management of homes.

Houses in Multiple Occupation

Properties occupied by multiple unrelated households who share facilities such as kitchens or bathrooms.

Inclusive growth

Economic growth that benefits all residents and communities, especially those experiencing disadvantage.

Infill development

Building new homes on small or underused plots within existing built-up areas or estates.

Infrastructure

Services and facilities needed to support development and communities, including roads, schools, healthcare, green space, public transport, and utilities.

Institutional investment

Investment from large organisations, such as pension funds or investment funds, often used to support Build-to-Rent or regeneration schemes.

Joint Housing Protocol

An agreed approach between services, such as housing and children’s services, to support care leavers and young people into suitable accommodation.

Joint venture

A partnership arrangement where two or more organisations work together to deliver a project, sharing risks, investment, and benefits.

Key workers

People employed in essential services, such as health, care, education, public services, or local industries, who may need affordable housing close to work.

Lease and Repair Scheme

A scheme where the council works with private owners to bring empty properties back into use, offering repair support, management, and guaranteed rental income.

Level-access homes

Homes designed without steps or with accessible layouts, making them suitable for people with mobility needs.

Live Well in Bury

A local preventative support offer helping residents access advice, community support, and services to improve wellbeing and independence.

Local Authority Housing Fund

Government funding available to councils to provide housing for specific groups and support temporary and permanent accommodation solutions.

Local Housing Allowance

The rate used to calculate housing benefit or Universal Credit housing support for private renters.

Local Plan

A statutory planning document setting out where and how development should happen in a local authority area.

Low-carbon heating

Heating systems that produce lower carbon emissions than traditional gas heating, such as heat pumps or district heat networks.

Market housing

Housing sold or rented at open market prices without subsidy.

Mayoral Development Zone

A designated area supported by mayoral powers to accelerate growth, investment, and regeneration.

Micro-schemes

Small-scale specialist housing schemes, often designed for people with complex needs who require tailored support.

Mixed tenure

Development that includes different housing tenures, such as market sale, private rent, social rent, affordable rent, and shared ownership.

Modern Methods of Construction

Innovative building techniques, often including off-site manufacturing, used to speed up delivery and improve quality.

Move-on accommodation

Housing that enables people to move from temporary, supported, or emergency accommodation into more settled housing.

Multiple disadvantage

Experiencing several overlapping challenges, such as homelessness, mental ill health, substance misuse, offending, or domestic abuse.

Nationally Described Space Standards

National standards setting minimum internal space requirements for new homes.

Net zero carbon

A state where carbon emissions from a home or development are reduced as far as possible and any remaining emissions are balanced.

Neighbourhood model

A way of organising services locally around communities, often through multidisciplinary teams and local hubs.

No Recourse to Public Funds

An immigration condition preventing a person from accessing most welfare benefits, housing assistance, or public funds.

Older persons' accommodation

Housing designed for older people, which may include independent living, age-exclusive housing, sheltered housing, or Extra Care.

Own front door accommodation

Self-contained housing where residents have their own tenancy and private living space, rather than shared or institutional accommodation.

PAS 2035

A national standard for domestic retrofit, setting out how retrofit projects should be assessed, designed, and delivered.

Patient equity

Long-term investment that accepts slower returns to support regeneration or development over time.

Pathway Plans

Plans used to support care leavers as they move towards adulthood, including housing, education, employment, and support needs.

People with additional needs

Residents who may require adapted housing, support, or specialist accommodation due to age, disability, mental health, learning disability, autism, or other circumstances.

Places for Everyone

The joint strategic plan for Greater Manchester districts, setting housing and employment growth requirements and allocating strategic sites.

Placemaking

Designing and managing places so they are attractive, safe, inclusive, healthy, and well connected.

Planning obligations

Legal agreements, often known as Section 106 agreements, used to secure affordable housing, infrastructure, or other contributions from development.

Prevention-first approach

A service model focused on acting early to avoid crises, such as homelessness, hospital admission or tenancy breakdown.

Private Rented Sector

Homes rented from private landlords, including individual landlords, letting agents and institutional providers.

Private Sector Housing Enforcement Policy

A council policy setting out how statutory powers will be used to tackle poor housing standards and management in private housing.

Purple Flag accreditation

An accreditation recognising town centres that offer a safe, welcoming, and well-managed evening and night-time economy.

Registered Provider

A housing association or other organisation registered to provide social housing.

Registered Provider Framework

A council framework of selected housing associations used to support affordable housing delivery on council-owned or other sites.

Regeneration framework

A plan setting out the long-term vision, principles, and delivery approach for transforming an area.

Renters' Rights Act

Legislation intended to strengthen protections for private renters and increase responsibilities for landlords and local authorities.

Retrofit

Improving existing homes to make them warmer, healthier, more energy efficient, and lower carbon.

Retrofit GM

A Greater Manchester programme supporting large-scale retrofit of homes across the city-region.

Right to Buy

A scheme allowing eligible council tenants to purchase their council home at a discount.

Right to Buy receipts

Money received by councils from Right to Buy sales, which can be used to support replacement affordable housing.

Right-sizing

Helping households move to a home that better matches their needs, whether smaller, more accessible, or more affordable.

Rough sleeping

Sleeping outside or in places not designed for habitation, such as streets, cars, tents, or abandoned buildings.

Section 106 agreement

A legal agreement between a council and developer securing planning obligations, such as affordable housing or financial contributions.

Selective licensing

A licensing scheme requiring private landlords in designated areas to meet management and property standards.

Shared ownership

An affordable home ownership model where a household buys a share of a property and pays rent on the remaining share.

Social Housing Decarbonisation Fund

Government funding to improve the energy efficiency and carbon performance of social housing.

Social rent

Rented housing provided by councils or Registered Providers at rents typically lower than affordable rent and market rent.

Specialist housing

Housing designed for people with specific needs, such as older people, disabled people, people with learning disabilities, autistic people, or those with mental health needs.

Staying Put

Arrangements allowing young people leaving care to remain living with former foster carers after they turn 18.

Strategic allocations

Large development sites allocated through a plan for long-term housing, employment, or mixed-use growth.

Supported accommodation

Housing with support services provided to help residents live independently or move towards independence.

Supported housing

Housing linked to support for people who need help to live independently, including older people, care leavers, people with disabilities, or people experiencing homelessness.

Supported living

Self-contained or shared housing where people with care or support needs receive assistance while maintaining independence.

Sustainable communities

Places that are well designed, connected, inclusive, environmentally responsible, and supported by infrastructure and services.

Temporary accommodation

Short-term accommodation provided to households experiencing homelessness while longer-term housing options are arranged.

Tenant Incentive Scheme

A scheme supporting tenants to move to more suitable homes, often helping those under-occupying larger properties to downsize.

Tenant voice

The involvement and influence of tenants in shaping housing services, decisions, policies, and priorities.

Tenancy sustainment

Support that helps people keep their home, manage rent, resolve issues, and avoid homelessness.

Tenure

The basis on which a home is occupied, such as owner occupation, private rent, social rent, affordable rent, or shared ownership.

Technology Enabled Care

Digital and assistive technologies that help people live safely and independently at home.

Town centre living

New housing in town centres, supporting regeneration, footfall, local services, public transport use, and mixed-use places.

Trauma-informed support

Support that recognises the impact of trauma and seeks to avoid re-traumatisation, build trust, and respond sensitively to individual needs.

Under-occupation

Where a household lives in a home larger than it needs, often creating opportunities for rightsizing to free larger homes for families.

Viability

Whether a development is financially deliverable after accounting for costs, values, affordable housing, infrastructure, and developer return.

Warm Homes Local Grant

Funding used to improve energy efficiency and low-carbon heating in homes, especially for low-income households at risk of fuel poverty.

Wheelchair-user standards

Housing standards requiring homes to be suitable, or easily adaptable, for wheelchair users.

Whole house retrofit

A coordinated approach to improving the entire home, including insulation, ventilation, heating, and renewable energy, rather than isolated measures.

WorkWell

A programme supporting people to remain in or return to employment, linked to wider wellbeing and economic resilience.

Zero net carbon in operation

A standard where a building's day-to-day energy use produces no net carbon emissions, usually through high efficiency and low-carbon or renewable energy.