

Tees Valley

The incumbent Conservative Mayor, Ben Houchen, has won comfortably a second term as Mayor for the Tees Valley area with 73% of the vote. The area comprises the five local authorities of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland, and Stockton-on-Tees. Mayor Houchen has fewer financial and planning powers to support housing than the other mayors, but delivery of new homes has been very good over the last four years, with rates of delivery and planned numbers of homes exceeding minimum requirements. Creating jobs and attracting new investment is Houchen's foremost priority but he recognises the need to continue to build more aspirational housing in the region to attract new employers.

Turn-out: 34%.

Greater London

The incumbent Mayor, Sadiq Khan, has secured a second term, albeit with a lower share of the vote after the Conservative candidate, Sean Bailey, secured stronger support from the public than many commentators had anticipated. Mayor Khan secured 55.2% of the vote after entering a run-off with Mr Bailey when neither managed to secure a majority in the first round of voting. Khan won with a 228,000-vote majority. Bailey received 44.8% of the first and second-round votes. Khan's majority has declined compared to Andy Burnham in Manchester, Andy Street in the West Midlands and Ben Houchen in Teesside - all of whom increased their victory margins.

The Green Party's Sian Berry came third, while the Liberal Democrats' Luisa Porritt was fourth.

Turn-out: 41.2%.

The housing focus for the Mayor during his second term will continue to be the supply of affordable housing, the need for which is continuing to rise. Affordable housing supply was disappointing during his first term despite planning innovations like the affordable housing threshold mechanism (consolidated in the new London Plan 2021). A total of 23,358 affordable homes of all types have been completed in the last three years (since 2016/17) compared to a strategic requirement for 17,000 a year set by the London Plan 2015, or 51,000 in total over the last three years. The Mayor is also required by Government to undertake an 'immediate review' of the London Plan and demonstrate how he is cooperating with local authorities in the wider south east to plan to meet housing and other development needs. Whether the Mayor takes heed of this instruction from Government is uncertain.

Greater Manchester

Andy Burnham has secured his second term as Mayor of Greater Manchester with 67.3% of voters. Mayor Burnham has said his three priorities are "better jobs, better homes and better transport" as he called on the government to "level up" in the north of England.

Paul Dennett, and Deputy Mayor, with the brief for housing, was also re-elected in the Salford city mayoral election, with 59% of the votes.

Turn-out: 34.7%

It is hoped that the preparation of the spatial strategy for Greater Manchester can now resume, even if it is now a plan for nine of the constituent local authorities, rather than all ten, following Stockport's departure from the fold owing to its opposition to Green Belt release for housing. Mayor Burnham's has intimated that he will progress the spatial strategy

but his enthusiasm for the strategy is questionable. Mayor Burnham has not made its progress his direct, personal responsibility, preferring to delegate this to his deputy mayor Paul Dennett. Mayor Burnham will be more interested in how housing developments can be harnessed to support the regeneration of Greater Manchester's towns to help with the recovery after the pandemic.

Liverpool City Region

Incumbent Mayor, Steve Rotheram has also secured a second term comfortably with a large majority – 58% of the vote. Housing delivery has generally been good across the city-region and it is hoped that this can be improved further when the preparation of the anticipated spatial development strategy resumes. It is hoped that this might be adopted by 2023. This spatial plan, among other things, will help to provide an up-to-date development plan for Wirral. Wirral is one of the ten local authorities in the country with a local plan that is most out-of-date.

Turn-out: 30%

Mayor Rotheram has stated how he wishes to grow the regional economy and will focus on skills and growing the green economy to achieve this. Driving innovation through setting higher standards for new residential development is likely to be a key feature of Rotheram's second term.

West Yorkshire

Tracy Brabin for Labour secured 60.1% of the popular vote to be elected the first mayor for the recently constituted West Yorkshire metropolitan combined authority region. Mayor Brabin is also the first female metropolitan mayor to be elected. There was a run-off with the Conservative candidate when Brabin failed to secure a majority in the first round of voting.

Turn-out: 36.5%.

Mayor Brabin has said previously that her priority will be to improve public transport provision across the region which includes four cities (Leeds, Bradford, Halifax and Wakefield). However, in her manifesto, Brabin has also said it is her intention to prepare a spatial development strategy. This could assist greatly with housing delivery and it may help to relieve some of the pressure on Leeds's Green Belt – the subject of numerous applications for residential development over the last decade – if housing needs are redistributed across the city-region.

West Midlands

The incumbent Conservative Mayor, Andy Street, has won a second term as Mayor of the West Midlands region after securing 54% of the vote compared to the 46% secured by his arch-rival Liam Byrne for Labour. The West Midlands is the second most populous city-region of the United Kingdom after Greater London. The contest was hard-fought but Street managed to increase his share of the vote. The four local authorities of the Black Country were once again decisive to Street's victory, meaning that Green Belt release in this area is likely to remain contested by the Mayor, even though he has no formal planning powers.

Turn-out: 31.2%.

It is unlikely that Mayor Street will be willing to resolve the problem of the very large unmet housing needs accumulating in Birmingham and the Black Country by calling on government to provide him with formal planning powers, including the ability to make spatial development strategy. Housing delivery has been good in recent years, albeit the longer-term problem of

accommodating future housing needs is being neglected. The Mayor is likely to continue to focus on his regeneration plans, assisted by a rising market in many of the areas of the West Midlands conurbation. Some question the Mayor's ability to sustain housing delivery. The popularity of the market for apartments has helped boost delivery in recent years but following the pandemic demand for this product may dwindle.

West of England

The incumbent Conservative Mayor, Tim Bowles, stood down after one term in office. The replacement Tory candidate, Samuel Williams, was defeated by the Labour candidate Dan Norris. Mr Norris secured 33.4% of the vote in the first round, compared to 28.6% going to Samuel Williams. Mr Norris's share of the vote increased in the second-round vote.

Turn-out: 36.6%.

Dan Norris is a former environment minister in the Gordon Brown administration from 2009-10. Mayor Norris has said that, unlike his predecessor, he would seek more powers and finance from central government. He said he would establish a "Green Recovery Fund" to create 23,000 jobs by investing in "home retrofitting, tree-planting, flood and drought defences, and renewable energy". In terms of housebuilding, Mayor Norris has said that he supported more building on brownfield sites but has also said that progressing the spatial development strategy for the city region will be important, as the only realistic way to address Bristol City's long-term housing needs.

Cambridgeshire and Peterborough

The Labour candidate Nik Johnson has defeated the defending Mayor, James Palmer, in the second-round vote, securing 51.3% of the vote. Nik Johnson, formerly a medical doctor, has opposed Mayor Palmer's plans to build more garden villages around Cambridge to fund his Cambridgeshire Autonomous Metro project enabling these new towns and villages across Cambridgeshire and Peterborough to be connected using driverless pods. The election result could mean a more challenging environment for house builders, especially as James Palmer had been very supportive towards new housebuilding as activity necessary to address the housing needs and aspirations of younger households. Nik Johnson has said that he would cancel this programme and James Palmer's £100,000 home scheme for first-time buyers. James Palmer's more ambitious housing aims complemented the Government's growth ambitions for the Oxford-Cambridge corridor. Mayor Johnson's views on this programme are less enthusiastic.

Mayor Johnson has also stated that he would prioritise affordable housing supply by seeking a 50% affordable housing target. His ability to achieve that latter objective, however, is questionable as the Mayor currently has few planning powers. Whether the new Mayor seeks stronger powers from Government remains to be seen.

Turnout: 36.4%.