



Affordable Housing Statement
Former Boddingtons Site

December 2021

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Affordable Housing Statement

Introduction

This Affordable Housing Statement sets out Latimer Developments' proposals for the provision of on-site affordable housing on the Former Boddingtons Brewery Site, Manchester, taking into account national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The Developer

Latimer is part of Clarion Housing Group, whose history can be traced back to the early 1900s. Today Clarion is a social landlord and the country's largest housing association. It owns 125,000 properties, homes for more than 350,000 people.

Latimer is Clarion's development arm. It was created to ensure that Clarion has an organisation capable of building homes of all tenures, for multiple communities and locations, realising our mission to play a part in tackling Britain's housing crisis.

With over 200 employees, Latimer is a growing and ambitious development company, specialising in development, project management and delivery of complex development projects. We are committed to investing billions in new housing over the next decade, building at scale and creating vibrant new places to live.

Profits made by Latimer go back into Clarion, giving the group even more opportunities to build homes and create communities. Latimer Developments will transfer the completed affordable homes to Clarion Housing Association, the registered provider of affordable housing of Clarion Housing Group.

Along with these ambitions, we remain mindful of the ideals of Clarion. Social purpose is at the heart of Clarion, as is a passion for maximising the opportunities available to everyone who lives in a Clarion home and community. This is supported by Clarion Futures, the charitable foundation of Clarion Housing Group, with a mission is to provide people with the tools and support they need to transform their lives and communities for the better.

What really sets Latimer apart is our long-term commitment to the people who live in our homes. Our model is not to build and then move onto the next site. Instead, we are placemakers, dedicated to making amazing and successful places that people will be delighted to live in.

Clarion Housing Association is the registered provider of affordable housing of Clarion Housing Group. Latimer Developments will transfer the affordable homes to Clarion Housing Association following receipt of planning consent.

Provision of On-Site Affordable Housing

The Proposed Development comprises 461 homes, accommodated in two buildings ranging from 11 storeys to 27 storeys. The viability appraisal demonstrates that under a traditional housing model it would not be viable to include any on-site affordable housing. This will be reassessed at a later stage of the development programme via a re-appraisal of viability, secured through as part of a s106 Agreement. Latimer, the development arm of Clarion Housing Group, is committed to maximising the quantum of affordable housing to be delivered on the site. This planning submission therefore proposes delivery 5% on-site affordable housing by unit (23 homes) to be secured within the S.106 Agreement. This will be achieved by application of internal subsidy. In addition to this, Clarion Housing Group is seeking external funding through its strategic partnership with Homes England together with additional internal subsidy in order to secure delivery of a further 55% on-site affordable housing by unit (253 homes), with a total of 60% of the overall number of homes therefore intended to be delivered as affordable. The improved position will not be captured in the S.106 Agreement, but will be formalised, once secured, in a revised Affordable Housing Statement to be re-submitted to the Local Authority.

In this way the proposals will contribute to the objective of Manchester City Council's Core Strategy Policy H8 – the provision of affordable housing. Policy H8 states:

The following requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance.

1. *New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.*
2. *The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.*
3. *Affordable housing units will be inclusively designed to reflect the character of development on the site.*
4. *Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include:*
 - *There is a very high level of affordable housing in the immediate area;*
 - *There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes;*
 - *Affordable housing would be prejudicial to the diversification of the existing housing mix.*
 - *The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;*
 - *It would financially undermine significant development proposals critical to economic growth within the City;*
 - *The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;*
 - *There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme.*
5. *The Council will also consider the provision of affordable housing which is delivered by taking advantage of other equity based products in addition to those options identified in PPS 3.*
6. *The definition used for affordable housing is set out in Annex B of PPS 3.*

The Providing for Housing Choice SPD states:

"The types and size of housing provision suitable for each site will vary and should take account of the housing need of the immediate neighbourhood, the location of the site relative to services, facilities and public transport; and the type and form of development appropriate to the character of the area [...]"

Development and designs should be 'tenure- neutral', in that the type of tenure could not be deduced from the design, quality, location within the site, timing of development or by significant difference in the access to services and amenities. In all schemes, the developer must not merely pledge to abide by these objectives but should also give concrete proposals to show how they will be achieved"

On this basis, the proposals have demonstrated through a viability appraisal that the development could not currently support affordable housing. However, Latimer Developments has taken a decision to accommodate a provision of 5% affordable homes on site. As a result, the proposals are compliant with Policy H8. Latimer Developments has given consideration to the market demands in the area when selecting the size and occupancy of the affordable units. The proposals have been designed to be wholly tenure blind from the outset.

Size and Type of Affordable Housing

The proposals will include the following mix of affordable housing, which is in line with tenure mix requirements of Policy H8 and the SPD. These are:

Housing Type	Number of Homes (1B2P)
Shared Ownership	8
Affordable and Social Rent	15
Total	23

Occupancy Criteria

The required occupancy criteria for each affordable tenure will be:

- Clarion Housing Association will manage the dwellings .
- The homes will go through Manchester’s preferred lettings system, to be agreed between Manchester City Council and Clarion Housing Association prior to occupation. This will look to consider how to achieve a mix of residents in the scheme and create a sustainable community.
- The Shared Ownership homes will be available for those who meet the requirements of the Homes England’s Capital Funding Guide.

Mortgagee Exemption Clause

Any Section 106 obligation for the provision of affordable housing as part of the scheme will need to include an exemption clause for mortgagees or chargees of any part of the development acceptable to the Clarion Housing Association that will manage the affordable homes.



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