

Planning approval reference
Affordable Housing Statement for land at Silk St
Date May 2021

1. This Affordable Housing Statement has been prepared in support of the development of land at Silk St, bounded by bound by Smallwood Street, Great Newton Street, Droylsden Road and the Rochdale Canal in Newton Heath, Manchester, shown for the purposes of identification only edged red on the Plan in Schedule 1.
2. The statement addresses the provision of relevant affordable housing consideration according to 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).
3. This statement shall include details of:
 - i the type, tenure and location of the affordable housing provision, which shall consist of not less than 69no. units.
 - ii the arrangements for the transfer of the affordable housing to a registered provider or the management of the affordable housing if no registered provider is involved.
 - iii the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing, subject to any statutory right to buy.
 - iv the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
4. The following information is provided in respect of each of the criteria:
 - i **The scheme comprises of the following tenure and unit mix**

Table 1: Affordable Housing Tenure & Unit Mix

Affordable Housing Tenure	Total	Apartments		Houses	
		1B2P	2B3P	3B5P	4B6P
Social Rented Homes	53	24	8	17	4

Sheltered Accommodation (over 55's)	16	12	4	0	0
TOTAL	69	36	12	17	4

Demand for affordable homes continues to exceed supply in Miles Platting and Newton Heath with average bidding numbers on Manchester Move ranging from 560 to 66. 182 homes of all sizes have been let in the ward between October 2018 and September 2020 with the majority of those in Priority Band 1 (53%) needing 1bed accommodation.

Table 2: Manchester Move Demand Summary

	Newton Heath	Miles Platting	Total
1-bed	123	182	305
2-bed	66	112	178
3-bed	371	560	931
4-bed	211	285	496

In addition to the above data, there is an undersupply of rightsizing options with only one Extra Care site in the area. The area suffers from poor health outcomes with the ward having the second highest proportion of its residents receiving long term care (1.2%) of which two thirds are over the age of 65 - right sizing options are necessary to help address this. In addition, the M40 postcode area in which Silk Street is located has a high number of older residents (aged 55+) currently registered on Manchester Move who live in family housing and are looking to downsize - there are currently 20 tenants registered for this and previous experience of similar schemes indicates there will be many more who have not registered with Manchester Move.

5. The location of the affordable housing plots for the purposes of identification only is show [highlighted yellow] on the accompanying drawing in Schedule 2. As identified at Table 1, all affordable housing units are to be social rented tenure.
- ii **Arrangements for the transfer of the affordable housing to a Registered Provider**
6. Rowlinson's Construction Ltd (RCL) are to construct the properties on behalf of Manchester City Council, who are a Registered Provider. Following handover of the completed units, the Registered Provider will own and manage the units and be responsible for their future lettings and maintenance.
- iii **The arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing**
7. In terms of affordability the following applies:

- The affordable housing will be let at Social Rent levels which will be determined for each property type using the National Rent Setting Formula.
- The direct delivery of the affordable rented properties by Manchester City Council will ensure the homes remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of right to buy or acquired and subject to mortgagee exemptions.
- To use reasonable endeavors where possible, unless otherwise required by the Regulator, to use any Right to Buy, Receipts towards the provision of affordable housing within the Administrative Boundaries of Manchester.

iv The occupancy criteria

8. The occupancy criteria for the Social Rented tenure units will be as follows:

- Manchester City Council will have 100% nominations on first lettings and subsequent lets through the agreed common allocations framework for affordable rented units.
- Lettings will be through the Manchester Move system and allocated as per the allocations policy, or any local lettings policy agreed by Manchester City Council. This is likely to focus on achieving a mix of residents in the scheme to create a balanced and sustainable community.