



**Site at former Whitehouse Social Club,
Crumpsall, Manchester**

Irwell Valley Homes

Affordable Housing Statement

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1.0 Introduction

This Affordable Housing Statement has been prepared by Irwell Valley Homes to support a planning application in relation to the erection of 24 affordable dwellings at the former Whitehouse Social Club, Middleton Road, Manchester, M8 4JZ.

This Statement is submitted to fulfil the requirement for an Affordable Housing Statement for planning applications for residential developments. It is proposed that 100% of the properties will be for the affordable tenure of Affordable Rent.

2.0 Irwell Valley Homes

2.1 Overview

Irwell Valley Homes has built a distinguished reputation over 40 years for providing award winning homes and services across Greater Manchester. We are a charitable, registered provider of social housing and we create communities where people want to live, can enjoy life and benefit from a great customer experience.

In summary we:

- Provide affordable homes and services across Greater Manchester to over 16,000 customers in over 7500 homes.
- Offer homes for social rent, with a number for affordable rent, market rent and shared ownership.
- Provide homes with support for people with dementia, mental health issues, learning and physical disabilities, and those who have been made homeless.
- Provide services and support to customers to help them sustain their tenancies.
- Work in partnership with support providers to provide additional support services to customers.
- Maintain and invest in customers' homes.
- Have an active social investment strategy and investment fund overseen by a resident led foundation.
- Engage with customers to shape services and review our effectiveness.
- Are building around 1200 new homes across Greater Manchester (GM) in the next 5 years.
- Employ over 250 colleagues and have a turnover of £37m.
- Are a member of Greater Manchester Housing Providers, Manchester Housing Providers Partnership and a partner in the GM Joint Venture, investing in new homes across GM.
- Take a lead role in GM on Diversity, Inclusion, Community Cohesion and Equality issues.
- Take a lead role in GM on community led housing through hosting the GM Community Led Housing Hub.

2.2 The Proposals

The application site lies within the Crumpsall area of Manchester and the mix of property sizes and types are designed to ensure sustainability and help meet the demand and required accommodation in the area.

The planning application is for the development of a residential development of 50 market sale houses and 24 apartments for Affordable Rent with a mix of 1 and 2 bedrooms. As the scheme includes market housing for sale there is an affordable requirement but with the provision of the 24 affordable apartments, the requirement that is expected to be delivered through the City's 'Providing for Housing Choice - Planning Guidance' is exceeded.

The proposed housing mix of the scheme is as follows:

Number	House Type	No of Beds	Size	Tenure
12	1 bed apartment	1b2p	51m2	Affordable Rent
12	2 bed apartment	2b3p	60m2	Affordable rent

The scheme will be delivered as a single tenure to meet the requirements of Irwell Valley Homes. Floor plan layouts, number of habitable rooms and location of units are clearly indicated on the unit layouts provided with the submission.

2.3 Affordable Rent Model

Affordable Rent tenure enables prospective customers to rent a property at a discounted Market Rent (80%) and it is part of Irwell Valley Homes' parameters that the rents will be capped at the Local Housing Allowance, inclusive of service charges. This means that the new properties will be truly affordable to the new customers.

The Regulator of Social Housing's Rent Standard guidance states that the market rent should be based on a valuation in accordance with a method recognised by the Royal Institute of Chartered Surveyors (RICS) at the time the tenancy is granted.

It is also proposed that all of the Affordable Rent properties will be subject to 100% nomination rights from Manchester City Council for first lets.

2.4 Maintenance of Completed Development

The properties are subject to Homes England grant funding and will meet the standards prescribed to offer high levels of energy efficiency ensuring low running costs for future occupants. The proposals have been through a design review process to minimise the risk through good quality urban design, thus, promoting sustainable communities.

Any items identified as a defect during the first 12 months of occupation will be rectified by the contractor. After this period Irwell Valley Homes will be responsible for all repairs and maintenance to the properties.

As the proposed development consists of a single apartment block with communal areas all plots will be handed over together. The maintenance of any shared garden areas and communal landscaped areas will be the responsibility of the contractor during the 12 months defects period and then Irwell Valley Homes after this period. Internal communal areas to the apartment block will be the responsibility of Irwell Valley Homes from the day the block is handed over from the contractor.

2.5 Mortgagee in Possession

Any Chargee shall prior to seeking to dispose of the Affordable Housing Units pursuant to any default under the terms of its mortgage or Charge give not less than 2 months' prior notice to the Council of its intention to dispose and:

In the event that the Council responds within 2 months from receipt of the notice indicating that arrangements for the transfer of the affordable housing units can be made in such a way as to safeguard them as affordable housing then the Chargee shall co-operate with such arrangements and use reasonable endeavours to secure such transfer

If the Council does not serve its response to the notice served under the above paragraph (a) within the 2 months then the Chargee shall be entitled to dispose free of the restrictions set out in this document which shall from the time of completion of the disposal cease to apply.

If the Council or any other person cannot within 2 months of the date of service of its response under paragraph (a) of this section secure such transfer then provided that the Chargee shall have complied with its obligations under the same paragraph the Chargee shall be entitled to dispose free of the restrictions set out in this document which shall from the time of completion of the disposal cease to apply.

PROVIDED THAT at all times the rights and obligations in this section shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the Council must give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage

3.0 Affordable Housing Context

3.1 Policy Context

The National Planning Policy Framework (February 2019) sets out the Government's commitment to providing a wide choice of high-quality homes. **Paragraph 59** is clear on the importance that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. Under **Paragraph 61**, the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies.

The proposal for the former Whitehouse Club is to deliver Affordable Rent under the Homes England 2021-26 Affordable Housing Programme. This is in accordance with the City's 'Providing for Housing Choice - Planning Guidance' - whereby the City identifies that alongside a need for good quality, private housing, for owner occupation, that, many more people now need affordable housing options due to the sharply increasing house prices.

3.2 Housing Needs Assessment

The Manchester Housing Needs Assessment (HNA) provides the latest available evidence to help shape the future housing related strategies and policies in Manchester and considers the need for affordable housing within the borough.

The report identifies that the highest need for affordable housing is in Central Manchester, followed by North Manchester. There is an annual need of 659 properties for intermediate housing (priced between a social rent and market entry).

The site has been designed to make optimal use to meet as much of the identified need for housing as possible. It is therefore felt that the provision of 1 and 2 bed apartments would meet the high need for smaller accommodation.

4.0 Conclusions

This report has demonstrated how the proposed development will:

- Contribute to the creation of mixed and sustainable local communities
- Deliver 100% Affordable Rent tenure to provide affordable, high quality homes
- Make optimal use of the site to meet as much of the identified need for housing as possible