

**Residential Management
Statement for Land at Downley Drive, New Islington**

May 2021



Introduction

This Residential Management Statement has been prepared by Great Places Housing Association, a Registered Provider, in support of the development of land at Downley Drive shown for the purposes of identification only edged red on the Plan in Schedule 1. Great Places Housing Association is the applicant.

Scheme details

Great Places Housing Association is a Registered Provider who will procure the services of a contractor to complete the construction of this project.

The tenure mix of the development is as follows:

	Total	1 bed apartment	2 bed apartment	2 bed house	3 bed house	4 bed house
Social Rent Housing Units	45	22	23	0	0	0
Affordable Rented Housing Units	11	0	0	3	8	0
Shared Ownership Housing Units	12	0	0	0	12	0
	68	22	23	3	20	0

Management – Rented

Following handover of the completed units Great Places Housing Association will own and manage the units and be responsible for their future lettings and maintenance.

Great Places Housing Association will work with Manchester Council in regards to the letting of the units through the Choice Based Lettings system hosted by the council. Applicants will be screened in line with any Local Lettings Policies which at the point of planning submission are yet to be agreed.

Great Places Housing Association have a knowledgeable Neighbourhood Management team, and both the affordable and social rented residents will have a single point of contact through a Neighbourhood Services Manager from pre lettings through to tenancy.

The social rent apartment block will also benefit from a part time caretaking service provide by Great Places Housing Association who will manage the communal areas of the development, both internally and externally, including bin management.

Great Places Housing Association have an in house repairs team who will oversee the repair and maintenance of the rented properties following the expiration of the contractor's 12 month defect liability period post-handover.

As the development will form part of the new round of grant funding from Homes England (The Affordable Homes Programme 2021 to 2026), rented residents are eligible for Right to Shared Ownership which provides residents with the same rights as the defined Shared Ownership properties. If a resident chooses to enact this right, their process will be managed by Plumlife Sales and once tenure has been changed will be managed by Plumlife Management (details as below).

Management – Shared Ownership

In terms of the shared ownership units, these will be marketed for sale and will be part owned by the Registered Provider until the point at which any future occupier decides to 'staircase' out of the property and own it outright.

The sales will be managed by Plumlife Sales who are part of Great Places Housing Group. They will work closely with the Development team at Great Places Housing Association to market the properties and sell them to candidates that meet the necessary criteria.

As the development will form part of the new round of grant funding from Homes England (The Affordable Homes Programme 2021 to 2026), shared owners will benefit from 10 years of repairs and maintenance support. This service will be provided by Great Places Housing Association and will be facilitated by Plumlife Management who are part of Great Places Housing Group. Plumlife Management manage leasehold residents on behalf of the Group, including Shared Owners.

At the point a Shared Owner fully staircases out, under Homes England requirements they are eligible to purchase the Freehold of the property, whether this is owned by Great Places Housing Association or Manchester Council. At this point none of the organisations within Great Places Housing Group will have responsibility for this property.

Management - Estate

The development falls within the demise of the New Islington Marina and as such is eligible to pay into the estate management charge. The Marina is managed by Plumlife Management who are part of Great Places Housing Group, and as such it is anticipated that this relationship will be easy to manage.

Great Places Housing Association
April 21

Schedule 1



Notes:
1. Units are shown for information only.
2. Units are shown for information only.
3. Units are shown for information only.

- 1 BRD PM
- 2 BRD PM
- 3 BRD PM
- 4 BRD PM
- 5 BRD PM

12	10/20/21	CM	10/20/21	10/20/21
13	10/20/21	CM	10/20/21	10/20/21
14	10/20/21	CM	10/20/21	10/20/21
15	10/20/21	CM	10/20/21	10/20/21
16	10/20/21	CM	10/20/21	10/20/21
17	10/20/21	CM	10/20/21	10/20/21
18	10/20/21	CM	10/20/21	10/20/21
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20	10/20/21	CM	10/20/21	10/20/21
21	10/20/21	CM	10/20/21	10/20/21
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28	10/20/21	CM	10/20/21	10/20/21
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31	10/20/21	CM	10/20/21	10/20/21
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99	10/20/21	CM	10/20/21	10/20/21
100	10/20/21	CM	10/20/21	10/20/21

greatplaces
HOUSING GROUP

Buttress

Project Title	Buttress
Client	Buttress
Location	Buttress
Drawing Title	Buttress
Scale	1/8" = 1'-0"
Drawn	Buttress
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