

**Affordable Housing Statement for Land at Downley Drive,
New Islington**

April 2021



Introduction

This Affordable Housing 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.

The statement addresses the provision of relevant affordable housing consideration in light of 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 Statement includes details of:

- i the applicant – the Registered Provider Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than **68** units;
- iii affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- 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.”

This Statement shall not be binding upon a mortgagee, chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

This Statement shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

The Applicant – the Registered Provider Great Places Housing Association

Great Places Housing Association is a Registered Provider who will procure the services of a contractor to complete the construction of this project. Following handover of the completed units the Registered Provider will, in respect of the affordable rent units, own and manage the units and be responsible for their future lettings and maintenance. 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 Type, Tenure and Location of the Affordable Housing Provision

	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

The tenure mix may be varied from time to time throughout the lifetime of the development subject to submission of a revised affordable housing statement for provision of the affordable units to be submitted for the written approval of the Council.

The tenure mix meets the requirements of Policy H 8 in the adopted Local Plan by supporting the delivery of the identified 1,375 new affordable homes needed annually, and is addressing the shortfall identified within the Central region of the city. The provision of 3no tenure types and 4no house types presents a mix of properties on offer to different demographics within the same development.

Affordability

The required affordability criteria are as follows:

- Rent levels for the affordable rent units will be set at up to 80% of market rent, but no higher than local housing allowance.
- The ownership of the affordable rented properties by Great Places Housing Association will ensure that those units remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of Right to Acquire, Right to Buy or Right to Shared Ownership and subject to mortgagee exemptions.
- Shared Ownership dwellings will be disposed of to purchasers who meet the Homes England eligibility criteria as set out in the Capital Funding Guide. Purchasers will be able to purchase between 10% and 75% of the full market value of the property. The properties will be sold at the current market value. A relevant Independent Financial Adviser will then use the approved Homes England Shared Ownership Affordability calculator to ascertain that any applicant is maximising their contribution and that any mortgage and rental costs are affordable and sustainable.
- The lease will give the buyer the right to buy the remaining share or additional shares in their home and therefore move from an initial share to full ownership

in a number of stages as and when they can afford them. For the avoidance of doubt, this can be in 1% increments and the shared owner is entitled to a 990 year lease

- The affordable housing provisions under this criterion shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a **Receiver**)) of the whole or any part of the [affordable dwellings] or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:
 - ✦ such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the [affordable dwellings] and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the [affordable dwellings] to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and
 - ✦ if such disposal has not completed within the three-month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the [affordable dwellings] free from the [affordable housing provisions] in this Agreement which provisions shall determine absolutely

Occupancy

The required occupancy criteria for each affordable tenure will be as follows;

- Lettings will be through Manchester's choice-based lettings system and allocated as per the agreed common allocations framework; as amended by a Local Letting Policy agreed between the Council and the Great Places Housing Association. This is likely to focus on achieving a mix of residents in the scheme to create a balanced and sustainable community. Tenancy sustainment actions will be undertaken by the Registered Provider. Negotiations in regards to nominations are to be concluded prior to the commencement of works.
- The shared ownership units will be disposed of to purchasers who meet the Homes England's Capital Funding Guide. In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Shared Ownership units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property.

Great Places Housing Association
April 21

Schedule 1



Buttress

8801-BA-00-00-D.R.A. (04) 001-12

Project Title: 8801-BA-00-00-D.R.A. (04) 001-12

Client: Buttress

Location: 8801-BA-00-00-D.R.A. (04) 001-12

Design Title: 8801-BA-00-00-D.R.A. (04) 001-12

Date: 08/03/2023

Checked: 8801

Author: 8801

Project: 8801-BA-00-00-D.R.A. (04) 001-12

1. 2023 Type 1

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