

Justification for Silk Street

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 and only 182 homes of all sizes have been let in the ward between October 2018 and September 2020. These bidding numbers are substantially higher than the average numbers across the city which ranges from 454 to 66. The affordable stock in Miles Platting and Newton Heath has reduced from 55% of the market in 2011 to 36% in 2020 and, whilst development in the ward is set to increase with c.1,390 homes expected within the next 5 years, only 225 will be for social rent (incl. MCC's Silk Street development).

MCC's development at Silk Street proposes 69 new homes for social rent - 36x 1bed homes (incl. 12 sheltered accommodation), 12x 2bed homes, 17x 3bed homes and 4x 4bed homes. The justification for this divergence from the Housing Choice Supplementary Planning Document (SPD) which outlines the proportion of each bedroom number for a development (20% 1bed, 37% 2bed, 25% 3bed & 18% 4bed) is due to levels of demand for each property size in the ward.

The majority of those in Priority Band 1 (53%) need 1bed accommodation and the development pipeline in the ward is not meeting this - 1bed homes are in the minority for the ward with c.270 to be built within the next 5 years, 13% of which will be generated from the Silk Street development. There are large numbers of people bidding for 1bed accommodation in the ward with 123 average bidders in Newton Heath and 182 average bidders in Miles Platting and a total of 100 lets agreed.

The development proposal outlines that 12 of the 69 properties will be 2bed homes (17% of the total development) which is substantially lower than the 37% set out in the Housing Choice SPD. The justification for this is that demand for 2bed properties in the Newton Heath area is lower than demand for 1bed, 3bed and 4bed properties. The number of average bids for 2beds is 66 and for 1bed, 3bed & 4beds the average bids are 123, 371 & 211 respectively. These numbers are similar for Miles Platting in which average bids for 2beds are at 112 and for 1bed, 3bed and 4bed properties the average bids are 182, 560 and 285 respectively. The current development pipeline for the ward shows that 2bed homes are c.42% of the number of homes expected to complete in the next 5 years and so fewer 2bed homes are required in the Silk Street development.

MCC proposes 16 sheltered accommodation units at the Silk Street development as Miles Platting and Newton Heath is undersupplied with rightsizing options with only 1 Extra Care site in the area. There is need for more rightsizing options in the ward as the ward suffers from poor health outcomes with the ward having the second highest proportion of its residents receiving long term care (1.2%) - two thirds of which are over the age of 65. 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 rehousing in the M40 postcode. Whilst the need for more sheltered accommodation is evident, previous experience suggests this may underestimate the demand for rightsizing in the area with Village 135 in Sharston and Minehead in Withington attracting many who had not previously registered with Manchester Move.