

9 March 2021



McCauls Construction

2A Derwent Avenue
Manchester M21 7QP

Dear Joe,

Tel: 0300 123 1966
Email: cat@greatplaces.org.uk
www.greatplaces.org.uk

Re: Laystall Street, Manchester

Further to our discussions, please see below our comments on the proposed scheme at Laystall Street, and please accept this letter as confirmation of our commitment to the scheme.

Scheme Design/Layout

The proposals are for the scheme to be 100% affordable, secured by planning condition. The proposals include a single 9 storey apartment block with basement bicycle storage and communal areas shared by all 89 units. GP intend to deliver Social Rent, Affordable Rent and Affordable Home Ownership within the single block to achieve a tenure blind development.

The tenures are evenly distributed across all floors, with the western side being affordable and social rent, and the eastern side being shared ownership. The tenures will be divided by a door in the middle of the corridor that is accessible by all residents and visitors, but will provide a distinction between the tenures to Great Places colleagues for ease of management.

The design summarised above has been developed in conjunction with Great Places and it is supported internally.

Support for the Scheme

Great Places confirm support for the delivery of affordable housing on the site at Laystall Street. Great Places have worked in partnership with Crossfield to achieve a sustainable affordable housing proposal through the provision of Social Rent, Affordable Rent and Affordable Home Ownership units. We believe this meets the needs of both our internal and external stakeholders.

Great Places are working closely with McCauls Construction to agree a purchase contract, and it is the intention of both parties to complete this transaction by April 2021 following GP internal approvals and planning approval.

Yours sincerely

Helen Spencer
Director of Development