

Laystall Street – Affordable Housing Statement

This Affordable Housing Statement has been prepared by Great Places Housing Association to support the full planning application submitted by McCauls Group Ltd. The proposed development relates to land at Laystall Street, Manchester, and will deliver all 89 units for social rent, affordable rent and shared ownership. The statement plans to address the relevant affordable housing consideration in light of national and Local policy. For clarity, this is applicable to the residential element of the proposals only.

The proposed development relates to land at Laystall Street, Manchester comprising of a mix of high quality affordable rented and affordable home ownership dwellings along with associated infrastructure and landscaping. The proposed scheme intends to deliver 89 no. 1 and 2 bed apartments as follows:

	Affordable Home Ownership	Affordable Rent	Social Rent	Total
1 beds	10	0	10	20
2 beds	35	34	0	69
TOTAL	45	34	10	89

This meets Great Places' development requirements in that it aims to deliver schemes which provides the local community with a much needed affordable housing offer. The Shared Ownership units will provide an opportunity for local people to get a foot onto the housing ladder, enabling first time buyers and those unable to afford to buy a home on the open market to purchase a 35% share of the open market value.

The scheme is forecast to start on site in Summer 2021 and complete in Winter 2022. Homes England have provided their support for the scheme, and it will form part of Great Places bid for further grant funding under the new Affordable Homes Programme 2021-2026.

This statement plans to address the relevant affordable housing consideration in light of local and National policy with the site's context in mind. The proposals are considered to be compliant with adopted local and national planning policy and should be looked upon as an important contribution towards meeting local housing need in Manchester City Centre, a target for growth for the council.

Policy

The Manchester Core Strategy was adopted in 2012 in and sets out the council's vision and strategy for the development requirements of the borough up to 2027. The policy's that are considered relevant to the site in question have been addressed below.

Core Strategy Policy H1 – Housing Provision

The housing requirement identified within the Core Strategy is 60,000 new dwellings between 2009 and 2027, equating to 3,333 per annum. This policy also identifies the city centre as the most sustainable area to focus this housing delivery, with 16,500 dwellings (the most of the identified areas) to be delivered here.

High density housing proposals are deemed to be most appropriate in the city centre, and proposals should provide a mix of house types and tenures to meet the varied need of residents.

It is clear the proposals at Laystall Street comply with Policy H1.

Core Strategy Policy H8 – Affordable housing

Policy H8 states that all housing proposals greater than 0.3 ha or 15 units will contribute to “the City-wide target for 20% of new housing provision to be affordable”. It also suggests the split of 5% of this target to be social or affordable rented homes, with 15% being affordable home ownership options. It is also noted that McCauls previously had agreed just 5% affordable housing contribution at the time of submission. For the Laystall Street scheme to comply with this policy the following would need to be allowed for:

Total Scheme	Policy H8 – Affordable Housing (20%)	McCauls agreed affordable housing provision (5%)
89 units	18 units (5 no. AR/SR, 13 no. AHO)	4 units (1 no. AR/SR, 3 no. AHO)

With Great Places on board it is proposed to provide 89 (100%) affordable housing on site, and as such represents a big increase on the level required by prevailing planning policy. In order to meet an identified local need for affordable rented and home ownership options. This would provide much needed mix complimenting each other and the existing affordable housing stock in Manchester. National Policy requires local authorities to deliver a mix of affordable tenures to meet a variety of needs, and this development would provide a mix of options to meet the needs of local people.

Allocations and Nominations – Affordable Rent

The Affordable Rent properties will be let at a maximum rental level of no more than 80% of gross market rent (inclusive of Service Charges). In assessing whether the rent is no more than 80% of the market rent, the individual characteristics of the property must be taken into account, such as location and size. For both new supply and conversions providers are required to assess the market rent (using the definition in the International Valuations Standard Committee as adopted by the Royal Institute of Chartered Surveyors) that the individual property would achieve and set the initial rent at up to 80% of that level (inclusive of Service Charges)

The Social Rent dwellings will be provided at Social Rents using a government formula. This creates a 'formula rent' for each property, which is calculated based on the relative value of the property, the size of the property and relative local income levels

Allocations and Nominations - Shared Ownership

Shared Ownership is a popular part-buy, part-rent scheme for people who can't afford to buy a home with a commercially-available mortgage. It's backed by the government, and is a way to buy a share in a home now with the option to buy more of it in the future. You'll need a minimum level of income/savings depending on the value and percentage of the home you want to buy. In order to ensure the units can be included in the Homes England's Programme the Shared Ownership dwellings will be disposed of to purchasers who meet the Homes England eligibility criteria as set out in the Homes England's Capital Funding Guide. Eligible purchasers will have a household income of less than £80,000 p.a. and will not own another property. For the avoidance of doubt, shared owners will be allowed to staircase to full ownership.

Mortgagee requirements

The affordable housing provisions in any s106 Planning Agreement nomination agreement or Transfer (or any ancillary planning or title documents associated with the development) shall contain a provision that they 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. For the avoidance of doubt the terms of this planning statement (and any associated planning permission) shall not bind a Receiver, nor any persons or bodies deriving title through such Receiver. No affordable Housing use conditions are to be inserted into any outline or subsequent planning permission in relation to the development.

Conclusion

Great Places Housing Association have developed numerous successful schemes in the Manchester region and have an established relationship with Manchester City Council. Great Places are a 19,000 unit Registered Provider, who have successfully delivered a sizeable shared ownership and affordable rented programme for many years now, with strong performance.

We feel the Laystall Street development opportunity provides an excellent fit for our development strategy, which in part is to deliver affordable homes in key areas that have excellent access to local amenities, transport and employment areas and will enable us to support the affordable tenure offer in the Manchester area. Given the above, it is considered that the proposal site is compliant with the broad aims of the housing policies within the Manchester City Council Core Strategy.