



3rd December 2020

Lucy Hampson
Senior Development Officer
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Dear Sirs,

RE: Vine Street – Affordable Housing Statement

On behalf of Southway Housing Trust (Manchester) Limited, I confirm that all the units proposed on this site will be affordable and on completion will be owned by Southway Housing Trust (Manchester) Limited.

The scheme will comprise of the following units:

No of Units	Unit Type	Size (m2)	Tenure
15	2 bed house	71	Affordable Rent
9	3 bed house	88 – 88.87	Affordable Rent
1	4 bed house	100	Affordable Rent

The property lettings and tenancies will be managed by Southway Housing Trusts internal Neighbourhood Services team. General repairs and maintenance that fall outside of the tenant's responsibility will be dealt with by our in-house Asset Management team. This includes internal and external repairs, including electrical, plumbing and security related issues. Southway carry out boiler servicing to all rented properties every 12 months.

Upon signing the tenancy agreement, all residents will be issued with a full Home User Guide which will clearly set out the defects reporting procedure for their property, including emergency and out of hours' repairs. This will also cover key contacts within Southway, and useful information and contacts in the area.

Southway has a wider tenancy support service for residents living in our properties. The team consists of 4 officers who offer support to:

- Families using an Early Help assessment and 1to1 parenting advice
- Domestic abuse survivors using safety planning
- Resettlement support for families and individuals rehoused from homeless and supported accommodation
- Families and individuals who struggle to maintain their property condition.



Southway employ a Community Action Team who work closely with our residents to manage any anti-social behaviour on our schemes. We have a robust ASB policy which focuses heavily on prevention, early intervention and support for residents if any anti-social behaviour is identified. An individual officer will be assigned to the scheme in order to familiarise themselves with our residents and the development.

We have a dedicated Advice Team that provides advice on benefit and related issues to clients - either face to face in their own homes or by telephone. The team provide a full comprehensive and holistic service. We have 3 Welfare Rights Officers, a Debt Advisor and an Employment and Money Co-ordinator who provides budgeting advice on a 1 -2-1 basis. The Advice Service Manager also has a Welfare Rights caseload.

The team look at income maximisation and they can assist with Housing Benefit queries, Universal Credit claims and all disability benefits. The team will support a client throughout the benefit system and represent at appeal tribunals to get the best result for a client.

Southway Housing Trust is a community based housing provider and social enterprise established in 2007, working in Greater Manchester. Southway owns 5,880 properties with a current grant funded development programme of 554 units until 2021. All Southway homes exceed the Decent Homes Standard and our core landlord services achieve above average performance and tenant satisfaction ratings. Southway employs around 200 staff, the majority of whom live in the wider Greater Manchester area, and spends around £25million a year to benefit local communities.

Southway Housing Trust are a committed and forward thinking not for profit local housing company and are passionate about providing excellent homes and outstanding customer care. Our Primary Purpose is to provide high quality affordable homes in desirable neighbourhoods where people are happy to live and have the opportunity to reach their potential.

Southway have a large number of developments throughout Manchester, including our Park View development of 46 shared ownership family homes adjoining this site, which completed in 2018. We also have our Gorton Extra Care scheme on Abbey Hey Lane located half a mile from Vine Street. This scheme consists of 106 units for social rent and is due to complete April 2021. Around 4 miles away from the site we have our Burnage Lane Extra Care scheme consisting of 56 units for social rent which is due to complete in September 2021, and Emmanuel Court consisting of 40 units for social rent, due to start on site in 2021.



Southway also manage and maintain a portfolio of individual market rent and affordable rent properties throughout Gorton which have been acquired through our acquisitions programme.

An individual service charge matrix will be completed for this scheme once more detailed drawings and specifications have been produced. This will incorporate a number of factors, including but not limited to, a sinking fund for any unadopted roads, fencing replacement and landscaping maintenance.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "LH", with a long horizontal stroke extending to the right.

Lucy Hampson
Senior Development Officer