



Affordable Housing Statement for Windermere Close

One Manchester is well on with completing 1000 new homes in the City by 2021. We have a further 1,500 homes to be developed in our business plan for the following five years with an emphasis on bringing a high quality and sustainable offer, both affordable rental and affordable homeownership, into our Manchester neighbourhoods. We are developing a variety of accommodation suitable for a range of family make-ups and circumstances.

The proposal for Windermere Road is to deliver Social Rented Properties under Homes England 2016-21 grant funded programme. This is in accordance with the City's 'Providing for Housing Choice – Planning Guidance', whereby the City identifies that alongside a need for good quality, private housing, that, many more people now need affordable housing options due to the sharply increasing market rent prices.

We are working with Manchester's delivery partners to ensure the City can meet its housing growth needs over the next 10 years

The bungalows will be developed to reflect the need to provide more low carbon properties based on a fabric first approach which will contribute to low income energy bills for residents.

To this end we have new proposals progressing in Openshaw for social rent, affordable rent, shared ownership and rent to buy tenures all with a mix of apartments, family houses and bungalows

We can confirm that we are in line with the Homes England funding conditions for social rent.

October 2019