

Affordable Housing Statement for Land at Church Lane, Manchester, M9 4WH February 2025

The Affordable Housing Statement has been produced to support a full planning application to Manchester City Council for the erection of 39no. Affordable Dwellings on land at Church Lane, Moston, Manchester, M9 4WH.

The Affordable Housing Statement addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it). The statement shall include details of:

- i the type, tenure and location of the Affordable Housing Units, which shall consist of not less than 39 Affordable Housing Units;
- ii the arrangements for the transfer of the Affordable Housing Units to a Registered Provider or the management of the Affordable Housing Units if no Registered Provider is involved;
- iii the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the Affordable Housing Units; and
- iv the occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing Units and the means by which such occupancy criteria shall be enforced.

It is proposed that the affordable housing on the scheme will be split between 70% Social Rent and 30% Intermediate Home Ownership.

The tenure mix may be varied from time to time throughout the lifetime of the development subject to a submission of a revised Affordable Housing Statement for provision of the Affordable Housing Units to be submitted for the written approval of the Council.

This Statement shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

- i. Built Developments are currently negotiating the Affordable Housing provision on the site. It is proposed that a Registered Provider will take ownership of the freehold of the proposed Affordable Housing Unit upon its completion and be responsible for their future management and maintenance. The Registered Provider shall purchase and develop the site using grant funding from Homes England
- ii. The proposed development will provide 39no. affordable dwellings with the following housing mix:

- 5no. 1B2P Bungalows with 50sqm floorspace per dwelling.
- 10no. 2B3P Semi-Detached Dwellings with 70sqm floorspace per dwelling.
- 6no. 2B3P Terraced Dwellings with 70sqm per dwelling.

- 1no. 2B3P Terraced Dwelling with 72sqm.
- 7no. 3B4P Semi-Detached Dwellings with 87sqm per dwelling.
- 1no. 2B3P Semi-Detached Dwelling with 89sqm.
- 8no. 3B4P Terraced Dwellings with 87sqm per dwelling.
- 1no. 3B4P Detached Dwelling with 87sqm.

The mix has been produced to ensure that it meets the various local housing demands in the area which has been discussed and reviewed with Manchester Council's Housing Strategy Team.

In terms of affordability the following applies;

- Rent levels for Rent to Buy Housing units will be set at up to 80% of market rent values, inclusive of service charge.
- Social Rent is low-cost rental social housing that is made available at rent levels based on a formula set by the government, which calculates a 'formula rent' for each property using property values and local earnings. Formula rents are exclusive of any service charges. An aim of this formula-based approach is to ensure that similar rents are charged for similar social rent properties.
- Rent to Buy dwellings will be let to tenants who meet the Homes England eligibility criteria as set out in the Capital Funding Guide. The lease will give the buyer the right to buy the property either outright or through shared ownership after a minimum of 5 years.
- Shared Ownership properties Initial rents will be set at 2.75% of the unsold equity and inflated at RPI + 0.5% annually each April in line with the rent review provisions of the lease.
- Shared Ownership dwellings will be disposed of to purchasers who meet the Homes England eligibility criteria as set out in the Capital Funding Guide. Purchasers will be able to purchase between 10% and 75% of the full market value of the property. The properties will be sold at market value. A relevant Independent Financial Adviser will then use the approved Homes England Shared Ownership Affordability calculator to ascertain that any applicant is maximising their contribution and that any mortgage and rental costs are affordable and sustainable.
- The shared ownership lease will give the buyer the right to buy the remaining share or additional shares in their home and therefore move from an initial share to full ownership in stages as and when they can afford them. For the avoidance of doubt, this can be in 1% increments and the shared owner is entitled to a 990-year lease. Once a buyer staircases to 100% ownership the affordable housing obligations cease absolutely.
- Social Rented units will be allocated through a Local Lettings Policy which will be managed through the council's choice-based lettings service. 100% of the rented units

will be allocated to applicants on the housing register at first let. A minimum of 50% of subsequent lets will be made to applicants on the housing register.

- The ownership of the properties by the Registered Provider will ensure that they remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of Right to Acquire, Rent to Buy, Right to Buy or Right to Shared Ownership and subject to mortgagee exemptions
- The affordable housing provisions of this Affordable Housing Statement 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
PROVIDED THAT:

- i. such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the affordable dwellings and shall have used reasonable endeavors over a period of three months from the date of the written notice to complete a disposal of the [affordable dwellings] to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and
- ii. if such disposal has not completed within the three-month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the affordable dwellings free from the affordable housing provisions in this Agreement which provisions shall determine absolutely

