

Affordable Housing Statement

Tan Yard Brow – Gorton, M18 8UJ

This Affordable Housing Statement has been prepared by NJL Consulting and is submitted for the site at Tan Yard Brow, Gorton, M18 8UJ.

Manchester City Council's Definition of Affordable Housing; *"To be classed as affordable a property must cost no more, in rent or mortgage, than 30% of the current average gross household income of a Manchester resident of £27,000 (both earned or through benefits). This equates to up to £675 per month for rent and up to £121,500 (excluding deposit) to buy a home."*

The site at Tan Yard Brow, Gorton, M18 8UJ proposes a new build scheme of 25 Units for Social Rent. The description of the development is as follows:

A new build development of 25 residential units. Erection of a three-storey block comprising 17no. 2 Bed, 3person units and a two-story block comprising 8no. 1 bed, 2 person units with associated Vehicular and Cycle parking, refuse store and landscaping. All units will meet NDSS, and a number units will meet Cat 2 (9 units) and Cat 3 (2 units) accessibility standards. 12 units meet Cat 1, and 2 units comply with Cat1 space standards but due to levels have steps up or down at the threshold.

The affordable housing breakdown for the proposed development is as follows:

No of dwellings	Unit type	Tenure
17	2-bedroom apartment	Social Rent
8	1-bedroom apartment	Social Rent

As this development is expected to receive Homes England Funding, the 25 Social rented homes will be let in accordance with the requirements of the government's Policy Statement on Rents for Social Housing and the Regulator of Social Housing Rent Standard. Allocations and tenure arrangements for Social Rent homes will comply with the requirements of the Tenancy Standard as set out in the Homes England Capital Funding Guide.

Manchester Move – The properties will be let in accordance with Manchester City Council's New Build Local Letting Policy (LLP). (Broken down in 4.0 of the Manchester City Council report for Resolution September 2023)

A scheme specific letting policy will be developed if required to ensure the scheme meets the needs of the local community.

<https://democracy.manchester.gov.uk/documents/s41922/Strategic%20approach%20to%20developments%20of%20social%20homes%20via%20a%20city-wide%20New%20Build%20Local%20Lettings%20Policy%20.pdf>