

Affordable Housing Statement – MSV Housing

Land at Barnhill Street/Raby Street, Moss Side

July 2025

1. Introduction

This statement sets out the intended approach of Moss Care St Vincent's Housing Group (MSV) for affordable housing on the Barnhill Street/Raby Street site.

MSV has been appointed by Manchester City Council (MCC) as Registered Provider Partner for the Barnhill Street, Raby Street scheme with the core objective of delivering affordable homes for the community.

In the context of how 'viability' is considered in planning applications in respect of the scope for development to offer off-site contributions and meet affordable housing policy requirements in terms of the affordable housing, the scheme is not viable without grant funding. The costs of delivering and operating the scheme will be in excess of the rental returns that can be expected, not least given the appropriate emphasis on social rent properties.

However, given the substantial community benefits in delivering a scheme that will comprise 100% of homes provided on an affordable basis, finance and development costs are being supported by, amongst other things, access to Homes England funding, Brownfield Land Release funding and the applicant's own recycled Capital Grant Funds.

In that context it is considered that the proposed 100% affordable housing provision on the site is best addressed through a requirement by condition to submit a scheme for affordable housing rather than be addressed through a s106 agreement, or similar. This will reflect the viability position and enable the project to maximise access to grant funding.

This statement set outs the proposed scheme for affordable housing, confirming the intended mix, tenure, affordability and eligibility criteria.

2. Housing Mix:

Numbers of units

Following the demolition of the properties on Barnhill & Raby Street the Site will be redeveloped by MSV Housing to provide 212 no. new homes, all these homes will be delivered as affordable housing.

Proposed type and tenure

The current mix comprises 84 apartments for Rent to Buy, 28 HAPPI apartments for the over 55's at social rent and 100 homes for social rent, including 21 homes designed to M43 standards. The mix of unit types and tenures is set out in the table below:

	Social Rent	HAPPI Over 55's Social Rent	Rent to Buy	Total
1 Bed	28	11	32	71
1 Bed M43	0	4	0	4
2 Beds	45	5	48	98
2 bed M43	0	8	0	8
3 Beds	11	0	4	15
3 bed M43	2	0	0	2
4 Beds	3	0	0	3
4 bed M43	7	0	0	7
5 Beds	4	0	0	4
Total	100	28	84	212

The above mix is predicated on assumptions about Homes England and GMCA grant levels. MSV are committed to delivering a 100% affordable scheme, however if the viability of the scheme changes due to issues beyond our control our alternative scheme will be 100% Social Rent (No Rent to Buy).

3. Affordability in Perpetuity:

In terms of affordability the following applies;

- Rent levels for the social rent units will be set in line with the national rent regime.
- The ownership of the social rented properties by Moss care St Vincent's Housing Group as an affordable housing provider, will ensure that those units remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of right to buy or acquire and subject to mortgagee exemptions.
- The affordable housing provisions set out in this 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:
 - 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 endeavours 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

- 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.
- The affordable housing provisions set out in this statement shall not be binding on any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from the Protected Tenant or any successor in title thereto and their respective mortgagees and charges
- "Protected Tenant" means any person who
 - a. has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular dwelling
 - b. has exercised any statutory right to buy (or any equivalent contractual right) in respect of a particular dwelling
 - c. has staircased to 100% in respect of a shared ownership dwelling

4. Eligibility Criteria:

The first lets under this scheme will be made using a local lettings policy agreed upon with Manchester Council as part of the Manchester Move allocation process. Any subsequent lets will be made in line with the policy and/or agreed upon under the Manchester Move process. The scheme will be Let using the right size offer in conjunction with the policy in place with Manchester City Council. This aims to achieve the benefit of freeing up much-needed, larger accommodations to meet the demand in Manchester. All allocations will be made in line with the MSV allocation policy.

Conclusion

The above statement sets out the applicants (MSV Housing) intended approach for the delivery of affordable housing within this site.