

**Affordable Housing Statement for Russell Road,
Manchester, M16 8AJ**

September 2024



Introduction

This Affordable Housing Statement has been prepared by Great Places Housing Association, a Registered Provider, in support of the development of Russell Road, Whalley Range situated on the site of the former Spire Manchester Hospital, shown for the purposes of identification only on the Plan in Schedule 1, on which it is proposed to deliver a residential scheme comprising of 80 extra care housing and 40 Shared Ownership homes (the Affordable Housing). Great Places Housing Association will deliver the Affordable Housing with its preferred contractor.

The 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 includes details of:

- i The registered provider – Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than 120 units;
- iii affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the Affordable Housing; and
- iv the occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced.”

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

The Registered Provider

Great Places Housing Association is a Registered Provider who will procure the services of the preferred contractor complete the construction of this development. Following handover of the completed units the Registered Provider will:

- In respect of the extra care units – own these units and be responsible for their future lettings and maintenance.
- In respect of shared ownerships units - market the homes for sale on shared ownership and the homes will be part owned by the Registered Provider until the point

at which any future occupier decides to 'staircase' out of the property and own it outright.

The Type, Tenure and Location of the Affordable Housing Provision

Affordable Housing Tenure	Total	1 bed apartment	2 bed apartment
Extra Care	80	41	39
Shared Ownership Housing Units	40	25	15
Total	120	66	54

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

The location of all extra care and shared ownerships units within the site are as shown at Schedule 1.

Affordability

The required affordability criteria are as follows:

- The rent levels for the extra care units will be set at either affordable rent levels (80% of market including service charge) or social rent formula + 10% or calculate using the DRC Method. Both options will be assessed post planning to ensure scheme viability and affordability for customers.
- The ownership of the rented properties by Great Places Housing Association will ensure that those units remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of Right to Acquire, Right to Buy or Right to Shared Ownership and subject to mortgagee exemptions (set out below).
- 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 the current 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 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 a number of 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
- 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 Housing 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 Housing 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 Housing 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 Housing free from the provisions of this Statement which shall determine absolutely

Occupancy

The required occupancy criteria for each affordable tenure will be as follows;

- Allocations for the Extra Care apartments will be made via the Extra Care allocations panel coordinated by Adult Social Care, with involvement Great Places as landlord and LGBT Foundation. Allocations will be made in line with Manchester City Council Referral and Allocations Policy for Extra Care, with a local lettings policy to be developed for the scheme that reflects the aim of achieving and maintaining a 51% majority of LGBTQ+ customers. The local lettings policy will be co-produced between Great Places, Manchester City Council, LGBT Foundation and the Community Steering Group.
- The Shared Ownership units will be disposed of to purchasers who meet the Homes England's Capital Funding Guide. In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Shared Ownership units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property.
- For the avoidance of doubt occupiers who have entered into a Shared Ownership Lease will be allowed to Staircase to full ownership.

Great Places Housing Association
September 2024

Schedule 1

Site Plan

