

27/06/2025

Hi Jonathan,

I hope this letter finds you well.

Following our previous conversation, I am getting in touch to share some insight into the rationale behind the mix which we suggested as most likely to work for the scheme at Crabtree Lane. As we discussed earlier in the year, the Manchester City Council Validation Checklist requires only 33% of units to be 1 bed. Challenges with the policy compliant mix for us at One Manchester include:

- **Affordability:** Ongoing dialogue with One Manchester's Neighbourhoods Team identified that 2 bed apartments for social and affordable rent creates an affordability issue, with those classed as under occupying the properties receiving a reduced level of LHA.
- **Sustainability:** Colleagues also identify that 2 bed apartments are difficult to let at full occupancy, noting that it's hard to find families with older children or adult sharers. The 2 bed apartments often become unsustainable and a void cost to us.

The rationale for suggested mix has been based on extensive conversations with internal teams around the sustained maintenance and management of the scheme. I can summarise as follows:

- **Social Rent Block:** A higher proportion of 1 bed apartments, though recognising the need for a proportion of 2 bed apartments per the Validation Checklist requirements by carefully introducing some 2 bed apartments throughout the building. This responds to feedback from One Manchester Neighbourhoods Team colleagues as stated above.
- **Rent to Buy Block:** Consistent feedback from Rent to Buy developments is that people are seeking 2-bedroom properties for Rent to Buy, however conscious of the feedback around affordability and the potential for properties to revert to affordable rent it was agreed to take a longer term view of the mix and include a proportion of 1 bed apartments also.

I hope the above is a helpful addition to the conversation going forward as it gives insight into our perspective as an RP looking to manage the homes. We do recognise that there are more viewpoints than ours, however, and will work with all parties involved to support the best wholistic outcome for the scheme as far as is practicable. To date, we have had positive albeit scoping conversations about the suggested mix and tenure with Homes England and MCC's Housing Strategy Team.

I am always more than happy to discuss further should this be helpful.

One Manchester

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With kind regards,

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