

# **Land Bound by The Boulevard, and The Avenue-Didsbury Point**

Affordable Housing Statement  
June 2025



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## 1. Scheme Overview

This Affordable Housing Statement has been prepared by Southway Housing Trust ("SWHT"). The statement is submitted to support the application for the discharge of Planning Condition 10 relating to full permission 135235/FO/2022 at Land bound by The Boulevard, The Avenue, Didsbury High School and Existing Properties on Clearwater Drive, Manchester ("the site"). The description of the development is as follows:

"Erection of a Part 8 and Part 6 storey building to form 76no. residential apartment (Class C3) with ground floor medical centre use (Class E(e)) with associated car parking provided on a two tiered decked car parking, landscaping and infrastructure".

The site is owned by Southway Housing Trust, a community-based housing provider and social enterprise established in 2007, working in Greater Manchester. The site was a cleared plot, on the former Withington Hospital Site and was purchased by SWHT in 2016. SWHT selected Citybranch Healthcare Ltd as their developer partner and together, with their professional teams will deliver the scheme. SWHT are in contract with Citybranch Healthcare Ltd to construct the whole site. SWHT then have entered into a long leasehold agreement with Citybranch Healthcare for the medical centre and Citybranch Healthcare Ltd are to enter into agreement with an NHS service who will provide the medical centre services. Upon completion of the construction of the apartments SWHT will deliver the affordable dwellings for both Social Rent and Shared Ownership.

The proposed development is described fully in the Design and Access Statement prepared by Buttress Architects and presented on the approved application drawings. The application proposals have been developed in consultation with Manchester City Council ("MCC") Officers and other key stakeholders.

## 1. Affordable Housing Delivery

The development scheme at the site will provide 76 dwellings for affordable housing as defined within Annex 2 of the National Planning Policy Framework (or any successor guidance).

The 76 dwellings equate to an onsite Affordable Housing Provision of 100% of residential properties in total. This is detailed as;

| Tenure           | Number of Dwellings |
|------------------|---------------------|
| Social Rent      | 30                  |
| Shared Ownership | 46                  |

The affordable housing are Homes England grant funded and being delivered via CME Affordable Housing Programme 2021-2026.

Several meetings have been held with Manchester City Council's Housing Strategy Team to agree affordable housing provision on site, including tenure and house sizes. As a result, the proposals are compliant with Policy H8. SWHT have given consideration to the market demands in the area when selecting the size and occupancy of the affordable units. The proposals from the outside have been designed to be tenure blind.

The type and location of the affordable dwellings shall be in accordance with the GA plans at Appendix 1.

## 2. Affordable Houses-Southway Housing Trust

Southway Housing Trust is a community-based housing provider and social enterprise established in 2007, working in Greater Manchester. Southway owns 6,700 properties. All Southway homes exceed the Decent Homes Standard and our core landlord services achieve above average performance and tenant satisfaction ratings. Southway employs around 200 staff, the majority of whom live in the wider Greater Manchester area and spends around £25million a year to benefit local communities.

Southway Housing Trust are a committed and forward thinking not for profit local housing company and are passionate about providing excellent homes and outstanding customer care. Our Primary Purpose is to provide high quality affordable homes in desirable neighbourhoods, where people are happy to live and have the opportunity to reach their potential. Southway have developed a large number of schemes throughout Manchester in recent years, including our Gorton Mill House and Dahlia House With Care schemes in Gorton and Burnage, providing a total of 162 over 55 With Care apartments for social rent. We also have several recently completed Shared Ownership schemes throughout Greater Manchester, including 39 apartments at Barlow Moor Road, Chorlton, 36 apartments at Lansdowne Road, Monton, and 31 apartments at Higher Road, Urmston. We are currently on site with several schemes delivering a total of over 200 units, and have a pipeline for a number of schemes for delivery in 2023/24 and beyond.

### Affordable Housing Breakdown

| Number of Units | Unit Type      | Property Type | Size (m2) | Tenure           |
|-----------------|----------------|---------------|-----------|------------------|
| 5               | 2 Bed 3 Person | Apartment     | 62.85     | Social Rent      |
| 5               | 2 Bed 3 Person | Apartment     | 62.64     | Social Rent      |
| 10              | 2 Bed 3 Person | Apartment     | 63.28     | Social Rent      |
| 10              | 2 Bed 3 Person | Apartment     | 63.27     | Social Rent      |
| 7               | 1 Bed 2 Person | Apartment     | 51.57     | Shared Ownership |
| 3               | 2 Bed 4 Person | Apartment     | 72.15     | Shared Ownership |
| 3               | 2 Bed 4 Person | Apartment     | 73.36     | Shared Ownership |
| 13              | 2 Bed 4 Person | Apartment     | 71.65     | Shared Ownership |
| 7               | 2 Bed 4 Person | Apartment     | 72.03     | Shared Ownership |

| Number of Units | Unit Type             | Property Type | Size (m2) | Tenure           |
|-----------------|-----------------------|---------------|-----------|------------------|
| 7               | 2 Bed 4 Person        | Apartment     | 72.18     | Shared Ownership |
| 1               | 2 Bed 4 Person Duplex | Apartment     | 82.78     | Shared Ownership |
| 1               | 2 Bed 4 Person Duplex | Apartment     | 79.88     | Shared Ownership |
| 1               | 2 Bed 4 Person Duplex | Apartment     | 85.71     | Shared Ownership |
| 1               | 2 Bed 4 Person Duplex | Apartment     | 85.96     | Shared Ownership |
| 1               | 2 Bed 4 Person Duplex | Apartment     | 82.24     | Shared Ownership |
| 1               | 2 Bed 4 Person Duplex | Apartment     | 82.26     | Shared Ownership |

## Occupancy Criteria

The required occupancy criteria for each affordable house will be;

- All affordable 76 homes will be managed by Southway Housing
- **The Socially Rented homes** will go through Manchester Move, Manchester and Southway's preferred lettings system prior to occupation.
- **The Shared Ownership homes** will be available for those meet the requirements of Homes England Capital Funding Guide for Shared Ownership Occupiers. These properties will be sold by the Gecko Sales team, the Shared Ownership sales brand of Southway Housing. The homes will be managed by Southway's internal commercial management team, Gecko Management.



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