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Manchester M20 2LT

Ann-Marie McGarr
Project Developments Manager
259 Mossley Road
Ashton under Lyme
Manchester
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Steve Heywood
Snr Development Officer

25/06/2025

Dear Ann-Marie

Re: Affordable Housing Statement

Manchester City Council's planning policy for affordable housing H8 aims to increase the supply of affordable homes. Manchester's economy has witnessed significant growth. This growth has stimulated housing demand, increased house values and increased the pressure on affordability. In addition, most financial institutions now require a substantial deposit and have increased the level of household income relative to price necessary to take out a mortgage.

East Manchester offers land availability suitable to accommodate new residential development, meaning that this area provides a significant opportunity to expand the housing offer in Manchester.

Club Street is a strategic site for Manchester City Council, within the area of Openshaw which has attracted considerable regeneration over the last few years. Recent sites include 21 units on Mayton St, Openshaw with One Manchester, 216 houses on Edge Lane with Your Housing Group, and 71 homes on Louise Street with Westchurch Homes. The Strategic Housing and Planning department categorise this development as a major site in the area for regeneration. The Planning Officer for this project has confirmed Local Authority in principal support for the 51-unit project subject to a detail planning application being submitted and the statutory consultation procedure.



This opportunity represents the next phase within the Local Authorities urban renewal strategy. Implementation of this strategy is regenerating the local area which has benefited from progressive clearance and regeneration.

The project mix of provides 2-, 3- and 4-bedroom houses and 1- and 2-bedroom apartments, which reflects the priority housing need being informed by the statistics within the housing register. The properties all have allocated parking and driveways, and the site is situated close to public transport.

This project dovetails seamlessly within the local provision complementing the existing neighbourhood by delivering social rented property in compliance with Manchester City Councils priority housing need for the Area.

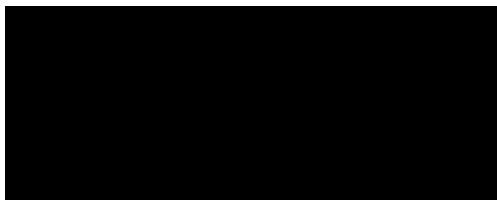
The properties would be let through Manchester Move, in line with MCC's standard local lettings policy and would be guaranteed as holding a Social Rent status with the use of capital grant from Homes England.

The Project Manager for Strategic Housing and Partnerships at Manchester City Council has endorsed the proposals for the Project stating, "Manchester City Council supports the delivery of new affordable homes at Gransmoor Avenue/ Club Street. The new homes will contribute to the delivery of our Housing Strategy Targets of delivering 10,000 new affordable homes, reducing time for those on the register in priority bands 1-3, increasing the supply of affordable family homes and making best use of brownfield land. The scheme has the support of the Executive Member for Housing and Development as well as the director of Development. The Council have an active interest in the development of this site as part landowner and having undertaken a programme of investment in nearby properties in recent years.

The proposed accommodation tenure is entirely socially rented providing truly affordable housing, which is a significant priority for the city due to the exceptional demand. The proposal includes larger family homes and smaller 1- & 2-bedroom apartments which are all in demand in this area.

A schedule listing the units and mix is attached below in appendix one.

Yours sincerely,



Stephen Heywood
Senior Development Officer

Appendix One

Product Type	Social Rent												
Dwelling Description	1b2p apartment (GF)	1b2p apartment (FF)	1b2p apartment (SF)	1b2p cottage flat	2b3p apartment	2b3p apartment (GF)	2b3p apartment (FF)	2b3p apartment (SF)	2b3p cottage flat	2b3p townhouse	3b4p house	4b6p house	Total
House Type	Block A	Block A	Block A	D.03 & D.03 (alt)	Block A	Block A	Block A	Block B	D.03	A.03 & D.03 (alt)	B.03 & B.03(alt)	C.03 & C.03 (alt)	
Plot Number	7, 8, 9, 10,	12, 13, 14, 15	18, 19	4, 21, 23	45, 46, 47	6,	11, 16,	17, 20,	5, 22, 24,	30, 33, 43, 44, 49, 50	2, 3, 27, 28, 29, 31, 32, 34, 35, 36, 37, 38, 41, 42, 48, 51	1, 25, 26, 39, 40	
Units	4	4	2	3	3	1	2	2	3	6	16	5	51
Average Floor Area (m2)	45.25	44.75	44.50	55.50	61.50	61.00	61.00	61.00	61.00	72.00	87.00	113.00	3,677