Affordable Housing Statement

Land at Edge Lane, Manchester, M11 1DG

Planning application reference: 126674/FO/2020

Proposal: Erection of 168 two and three storey dwellinghouses and 48 apartments within 3 x three storey buildings to form 216 dwellings in total with associated car parking, boundary treatment, landscaping and other associated works.

Background: The applicant, Your Housing Group, is a Register Provider under the Co-operative and Community Benefit Societies Act 2014. The scheme will be built by Lovell Partnerships Limited on behalf of the applicant, who will manage the entire scheme. The development will deliver 216 dwellings, YHG propose all of which shall be affordable housing as defined within Annex 2 of the National Planning Policy (NPPF), comprising of:

- 8% Social Rent;
- 24% Affordable Rent;
- 44% Shared Ownership; and
- 24% Rent to Buy.

It is important to note that the delivery of affordable housing on this site has been allocated Homes England grant funding and in the absence of such funding, the minimum policy requirement of 20% could not be met.

Planning Condition:

"Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:

i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwellinghouses in accordance with the submitted Affordable Housing Statement;
ii) the timing of the construction of the affordable housing;
iii) a strategy to ensure that such provision is affordable for both 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. The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity."

Affordable Housing Scheme:

All 216 plots will be constructed by Lovell Partnerships Limited as a contractor to Your Housing Group under the provision of a JCT Design and Build contract.

Once complete YHG will manage and own all 216 dwellings. Of the total dwellings, 100% shall be affordable housing as defined within Annex 2 of the NPPF (or any successor guidance).

It is proposed 95 dwellings (plots 49-54, 61-76, 79-85, 91-100, 110-111, 139, 144-145, 152-160, 163-167, 170-171, 174-175, 177-178, 180-191, 193-194, 196-199, 202-206, 208-215) shall be made available to eligible applicants for shared ownership (using the Homes England model lease from time to time), as defined within the Capital Funding Guide (or any successor guidance).

It is proposed 52 dwellings (plots 19-22, 47-48, 59-60, 86-87, 101-105, 109, 112, 120-138, 143, , 151, 161-162, 168-169, 172-173, 176, 179, 192, 195, 200-201, 207, 216) shall be made available to eligible applicants for rent to buy, as defined within the Capital Funding Guide (or any successor guidance).

It is proposed 51 dwellings (plots, 23-46, 55-58, 77-78, 88-90, 106-108, 113-119, 140-142, 146-150) shall be made available to eligible applicants for affordable rent, as defined within the Capital Funding Guide (or any successor guidance).

It is proposed 18 dwellings (plots 1-18) shall be made available to eligible applicants for social rent, as defined within the Capital Funding Guide (or any successor guidance).

The timing of the construction of the affordable housing shall be in accordance with the phasing plan at appendix 1.

Any variations to the above tenure mix or timing of construction will be agreed in writing between Your Housing Group and the City Council, as Local Planning Authority (such agreement not to be unreasonably withheld or delayed).

Each affordable rent dwelling shall initially, and at all subsequent times upon a vacancy arising, be allocated to a person who are adjudged by the Council or Registered Provider (whichever the case may be) to be in need of affordable housing. Such allocations shall be made in accordance with the criteria set out in the Council's allocation scheme, local lettings policy and nominations agreement between the Council and Your Housing Group, or any successor policy or agreement.

The intermediate tenure dwellings shall be disposed of on a shared ownership basis (using the Homes England model lease from time to time), or by equity mortgage, or by re-sale price covenant or by any other method of part-equity disposal approved by Homes England guidance or any successor thereto, unless otherwise agreed in writing by the Council.

The conditions relating to affordable housing within this Affordable Housing Scheme shall not be binding upon 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 (however 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. The conditions shall also not be binding on a person exercising the Right to Acquire or the Right to Buy, or any person who acquires a 100% interest in a dwelling pursuant to a shared ownership lease or shared equity arrangement or any successor in title thereto.

Your Housing Group

Revision date 24 January 2022

Appendix 1: Phasing Plan