

Affordable Housing Statement, 20 February 2025

Overview

This Affordable Housing Statement has been prepared by Kellen Homes and the Great Places Housing Association (“GPHA”) and is submitted in support of an application for full planning permission at Land at Riverpark Road, Manchester (“the site”). The description of development is as follows:

The erection of 500 new family homes and apartments. The proposals include plans to bring 221 family homes and 279 apartments to the area, including 214 affordable homes managed by Great Places Housing Association. The proposals include energy-efficient homes, pedestrian-friendly streets, and green spaces, including a 10% on-site biodiversity net gain to enhance local ecology. Proposed road improvements to Riverpark Road to make it more accessible for pedestrians and cyclists, reducing vehicles on the road and creating direct connections to nearby parks and community spaces.

The application site was previously in use as a trading park and prior to that an abattoir.

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

Proposed Affordable Housing Delivery

The development scheme submitted at Riverpark Road, Manchester will provide 216 dwellings for affordable housing as defined within Annex 2 of the National Planning Policy Framework (or any successor guidance). This equates to an onsite Affordable Housing Provision of 43% in total, of which all will be grant funded by Homes England.

On this basis, the proposals have demonstrated through a viability appraisal that the development could not currently support 20% affordable housing to be secured via a s106 agreement and therefore Homes England grant funding is required for

the affordable houses. This in turn has enabled Kellen Homes & Great Places Housing Association to deliver above the 20% affordable housing as per Manchester City Council's Affordable Housing Policy H8.

Great Places are in regular liaison with Manchester City Council's Housing Strategy Team to assist with the delegation of affordable housing provision on site, including tenure, house sizes, adaptable units etc.

As a result, the proposals are compliant with Policy H8. Kellen Homes & GPHA have given consideration to the market demands in the area when selecting the size and occupancy of the affordable units. The proposals from the outset have been designed to be tenure blind.

The type and location of the affordable dwellings shall be in accordance with the Affordable Housing Tenure plan at Appendix 1.

Affordable Homes - Great Places Housing Association

Great Places Housing Association exists to improve the lives of the people living in our 25,000 homes across the North West and Yorkshire. We are much more than just a landlord, providing a wide-range of services and promoting partnership work to create vibrant, sustainable communities. We are a business with a social purpose and so our focus is on the development and management of sustainable new affordable housing. In the financial year of 2023/2024 the association invested £164m into affordable housing development and our Board approved Business Plan and Treasury Strategy are in place to fund the development of over 10,000 new homes between 2021/22 and 2029/30. Our 30-strong Development team have a broad range of skills and experience in land acquisitions and project delivery and in 2024 to 2027 they will commence sites delivering in excess of 3,000 new affordable homes. We know, respect and care about our customers and aim for the highest levels of customer satisfaction.

Over the last 5 years our multi award winning shared ownership sales division; Plumlife have sold over 1,000 shared ownership homes and are a trusted and experienced specialist in the sale and management of shared ownership properties. Plumlife are committed to delivering high quality affordable home ownership homes and bring a deep understanding of local housing markets and an

experienced local 19-strong sales team who consistently achieve a +95% customer satisfaction rating on all properties sold.

Kellen Homes are working in partnership with Great Places Housing Association to deliver the 214 affordable homes on site in a range of property types and sizes. The Affordable Housing Breakdown is as follows;

No of Dwellings	Unit Type	Tenure	Provider
61	1 Bed Apartment	Social Rent	Great Places
43	2 Bed Apartment	Social Rent	Great Places
11	2 Bed House	Social Rent	Great Places
2	2 Bed House ADU835 M4(2)	Social Rent	Great Places
20	3 Bed House	Social Rent	Great Places
2	3 Bed House ADU1009 M4(2)	Social Rent	Great Places
22	2 Bed House	Shared Ownership	Great Places
43	3 Bed House	Shared Ownership	Great Places
10	4 Bed House	Shared Ownership	Great Places
Total: 214			

i) In terms of affordability the following applies;

- Rent levels for the social rent homes will be set as per the government target rent formula. The delivery of the rented homes by a Registered Provider will ensure that those homes remain affordable in perpetuity, unless disposed of under a Registered Provider's obligation in respect of Right to Buy, Right to Acquire or Right to Shared Ownership, and subject to the mortgagee exemptions detailed herein.

- Shared Ownership Housing Units will be disposed of to purchasers who meet the Homes England eligibility criteria as set out in the Capital Funding Guide. Purchasers will initially be able to purchase between 10% and 75% of the full market value of the shared ownership housing unit. The shared ownership housing units 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 initial share and that any mortgage and rental costs are affordable and sustainable.
 - The Shared Ownership 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. Once a buyer staircases to 100% the affordable housing obligations cease absolutely.
 - The affordable housing provisions of this Affordable Housing 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 Units 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 Units 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 Units 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 Units free from the affordable housing provisions contained in this Affordable Housing Statement which provisions shall determine absolutely.

Occupancy Criteria

The required occupancy criteria for each affordable house will be;

- Lettings will be through Manchester's choice-based lettings system and allocated as per the agreed common allocations framework; as amended by a Local Letting Policy agreed between the Council and the GPHA. This is likely to focus on achieving a mix of residents in the scheme to create a balanced and sustainable community.
- Tenancy sustainment actions will be undertaken by the Registered Provider
- 4 of the Socially Rented Dwellings are Adaptable Units as agreed with Manchester City Council Housing Strategy due to local demand in the area.
- If properties are to be disposed of under a tenants right to shared ownership then the Homes England's Capital Funding Guide rules will apply.
- 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.

The property lettings and tenancies for the Social Rented properties will be managed by Great Places Housing Association's internal Neighbourhood Services team. General repairs and maintenance that fall outside of the tenant's responsibility will be dealt with by our in-house Asset Management and Repairs team. This includes internal and external repairs, including electrical, plumbing

and security related issues. GPHA carry out periodic safety checks of all apartment buildings under our management, including fire alarm testing, inspection of fire doors and AOV's, and testing of door entry and security systems. All internal communal areas will be cleaned and maintained by Great Places' Facilities Management Team, ensuring the best possible living environment for our customers.

Upon signing the tenancy agreement, all residents will be issued with a full Home User Guide which will clearly set out the defects reporting procedure for their property, including emergency and out of hours' repairs. This will also cover key contacts within GPHA, and useful information and contacts in the area. It is expected that there will be a frequent staff presence within the staff space of the apartment building for ease of management; to make it as easy as possible for residents to engage with GPHA, get issues resolved quickly and receive any support they may need in maintaining their home or tenancy.

Great Places Housing Association employ an 8-strong team of Tenancy Coaches who work closely with residents and Neighbourhood Managers to maximise tenancy sustainment and manage any anti-social behaviour on our schemes. They have a robust ASB policy which focuses heavily on prevention, early intervention and support for residents if any antisocial behaviour is identified. An individual officer will be assigned to the scheme in order to familiarise themselves with the residents and the development.

GPHA have a dedicated team of Financial Resilience Managers that provide advice on benefits and related issues to customers - either face to face in their own homes or by telephone. The team provide a full comprehensive and holistic service. The team look at income maximisation and they can assist with Housing Benefit queries, Universal Credit claims and all disability benefits. The team will support a client throughout the benefit system with the aim of improving the financial resilience of customers.

Appendix 1 - Affordable Housing Tenure Plan