

**Affordable Housing Statement for Site on the corner of
Ashton New Road and Grey Mare Lane, Manchester, M11
3DG**

(Grey Mare Lane Plot A)



March 2025

Introduction

This Affordable Housing Statement has been prepared by Great Places Housing Association, a Registered Provider, in support of the development of Grey Mare Lane (Plot A), Beswick, Manchester. The development is situated on the site on the corner of Ashton New Road and Grey Mare Lane, shown for the purposes of identification only on the Plan in Schedule 1, on which it is proposed to deliver a residential scheme comprising of 82 properties a mix of 1 and 2 bedroom apartments. Great Places Housing Association will deliver the affordable housing with its preferred contractor.

The statement addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The Statement includes details of:

- i The Registered Provider – Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than 82 units;
- iii the mechanisms to fund the Affordable Housing Units (including grant funding, whether that is for all or part of the Affordable Housing Units to be provided as part of the Development);
- iv affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- v 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.

This Statement shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

The Registered Provider

Great Places Housing Association is a Registered Provider who will procure the services of the preferred contractor to complete the construction of this development. Following handover of the completed units the Registered Provider will:

- Own these properties and be responsible for their future lettings and maintenance.
- In respect of the areas of the development that will require ongoing future maintenance, the provider will take responsibility for this and maintain via the organisations in house Facilities Management team.

The Type and Tenure of the Affordable Housing Provision

Affordable Housing Tenure	Total	1 bed apartment	2 bed apartment
Social Rent	82	57	25
Total	82	57	25

The tenure mix may be varied from time to time throughout the lifetime of the development subject to submission of a revised affordable housing statement for the provision of the affordable units. This is to be submitted for the written approval of the Council.

Funding

The Affordable Housing will be provided as partially grant funded Affordable Housing through the Homes England Strategic Partnership Programme 2021 - 2026, together with the RP's own funds secured through its long term borrowing facilities.

Great Places are utilising Greater Manchester Combined Authority (GMCA) Brownfield Housing Funding (BHF) to support the viability of the proposed development. The principle of utilising the funding has been agreed with Manchester City Council.

Affordability

The required affordability criteria are as follows:

- Great Places will use the “formula rent” method to determine the appropriate level of rent to charge. The calculation is derived from a combination of property values (as at January 1999), local earnings and property size. Formula rent will be capped using the methodology set by the rent standard which varies based on the number of bedrooms of the property. The caps will be re-calculated annually in line with the rent standard.
- Rents are increased annually in April using a formula included within the Rent Standard and using direction from the Regulator of Social Housing.

- This 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 dwellings 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 dwellings 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 dwellings 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 dwellings free from the provisions of this Statement which shall determine absolutely

Occupancy

The required occupancy criteria will be as follows;

- 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 Great Places Housing Association.

Great Places Housing Association
March 2025

Site Plan

