



Affordable Housing Statement for Development at Newton Heath

One Manchester to date have constructed over 1250 homes. We have a further 531 homes to be developed by March 2030 in our business plan with an emphasis on delivering a high quality and sustainable offer, both affordable rental and affordable homeownership, into our Manchester neighbourhoods. We are developing a variety of accommodation suitable for a range of family sizes and circumstances.

The proposals at Newton Heath form part of a wider scheme for delivery, with 39 homes already built under an earlier planning application adjacent to the remainder of the proposed site.

The next stage is to continue to deliver affordable homes through Affordable Rent and Social Rent properties under Homes England grant funded 2021-26 Affordable Homes Programme. This is in accordance with the city's "Providing for Housing Choice – Planning Guidance", where the city identifies that alongside a need for good quality private housing, that many more people need affordable housing options due to high market rent prices.

This statement is with regards to the current stage with an application bid for grant funding comprising 34 units, consisting of:

6x 1 bed flats for Social Rent

10x 2 bed houses for Affordable Rent

18x 3 bed houses for Affordable Rent

The affordable rent homes will have rents capped at the relevant Local Housing Allowance (in line with Manchester Living Rent) and be no more than 80% of market rent. Social rent properties will be let at a target rent, using the Government formula based on property values and relative local earnings.

Planning is also secured on a further 75 units for a total of 109 properties.

We are working with Manchester's delivery partners to ensure the city can meet its housing growth needs over the next 10 years and this includes bringing forward sites, including this brownfield site, with homes to be funded with Homes England grant. This level of affordable provision can only be offered on the basis that all homes are grant funded.

Our approach to housing development is to prioritise sustainability and design to ensure we cater to both the needs of our present and future customers, as well as the need for our homes to be easily maintainable. The properties will be developed to provide high quality sustainable homes, to reduce utility bills making them more affordable to live in for our residents.

We can confirm that we are in line with the Homes England funding conditions for affordable and social rent.

January 2025