

Affordable Housing Statement

Development of 70 dwellings at Alderford Parade, Dinnington Drive and Tamerton Drive

January 2025

Introduction

This affordable housing statement will set out how the application will meet Manchester City Council's planning policy requirements for affordable housing as follows.

1. Housing Mix:

Proposed number, type and tenure of units

The mix comprises 70no. homes , all of which will be let under a social rented tenure. Rent levels will be set using 1999 values The mix of unit types and tenures is set out in the table below:

Affordable Tenure - Unit Type	Tenure	Beds	Units
1B/2B F	Social Rent	1	14
1B/2B F M4 (3)	Social Rent	1	4
2B/3P F	Social Rent	2	8
2B/3P H	Social Rent	3	7
2B/4P H	Social Rent	3	4
3B/4P H	Social Rent	3	9
3B/5P H	Social Rent	3	7
4B/6P H	Social Rent	4	16
4B/6P H	Social Rent	4	1

2. Affordability in Perpetuity:

In terms of affordability the following applies;

- Rent levels are an affordable product set by 1999 values. Rent levels exclude service charges.
- The ownership of the rented properties by Moss care St Vincent's Housing Group as an affordable housing provider, will ensure that those units remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of right to buy or acquire and subject to mortgagee exemptions.
- The affordable housing provisions set out in 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 affordable 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 affordable 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 affordable dwellings free from the affordable housing provisions in this Agreement which provisions shall determine absolutely.
- The affordable housing provisions set out in this statement shall not be binding on any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from the Protected Tenant or any successor in title thereto and their respective mortgagees and charges
- "Protected Tenant" means any person who
 - a. has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular dwelling
 - b. has exercised any statutory right to buy (or any equivalent contractual right) in respect of a particular dwelling
 - c. has staircased to 100% in respect of a shared ownership dwelling

3. Eligibility Criteria:

The first lets under this scheme will be made using a local lettings policy agreed upon with Manchester Council as part of the Manchester Move allocation process. Any subsequent lets will be made in line with the policy and/or agreed upon under the Manchester Move process. The scheme will be Let using the right size offer in conjunction with the policy in place with Manchester City Council. This aims to achieve the benefit of freeing up much-needed, larger accommodations to meet the demand in Manchester. All allocations will be made in line with the MSV allocation policy.

Conclusion

The above statement sets out the applicants intended approach for the delivery of affordable housing within this site.