

LAND TO THE SOUTH OF STORE STREET, MANCHESTER, M1 2NE

PLANNING APPLICATION NO. 126608/FO/2020

AFFORDABLE HOUSING STATEMENT

This Affordable Housing Statement (AHS) is provided by Xpercity Store Street Limited who are the site owners and developer of the above residential development scheme. The Council granted planning permission on 13th November 2020 for the redevelopment of the site for a part 4, part 11 storey residential development comprising 66 (Class C3) residential units and associated development. Some minor amendments were made to the planning permission however all relevant pre-commencement conditions have been discharged and development has lawfully commenced.

Condition 1 of the planning permission references an approved schedule of plans and documents including '*(q) Affordable Housing Statement from Clarion received on 12-08-20*'. In addition to this, the planning permission must be read alongside the associated Section 106 Agreement entered into between Manchester City Council and the Canal & River Trust dated 13th November 2020.

This AHS is submitted to the Council for approval under the requirements of the aforementioned Section 106 legal agreement and in order to update the previously approved statement referred to in Condition 1 of planning permission 126608/FO/2020.

The legal agreement requires the provision of affordable housing as defined in the NPPF and the submission of the AHS. The definition of 'Affordable Housing Statement' is as follows:

'A written statement detailing provision of 20% of the Dwellings as Affordable Housing Units in accordance with Policy H8 in the form attached at Appendix 1 which has been approved by the Council detailing the following:

- *The agreed housing mix,*
- *The proposed arrangements for the transfer of Dwellings to a Registered Provider,*
- *Proposed arrangements to ensure that the provisions of the dwellings are affordable for both first and subsequent occupiers of the Dwellings, and*
- *The occupancy criteria used to determine the identity of the occupiers of the dwellings.'*

For the avoidance of doubt, this AHS is an interim statement provided in order to clarify the quantum of affordable units to be provided, identifying the specific units to be provided as affordable dwellings within the development and their tenure. Under the

provisions of the legal agreement the AHS can be amended from time to time with the express consent of the City Council.

When Xpercity Store Street Ltd has reached agreement with a registered provider to take on the affordable housing units, a further statement will be provided to the Council for approval in order to identify:

- The proposed arrangements for transfer of the Dwellings to the Registered Provider;
- Affordable provisions for first and subsequent occupiers; and
- The occupancy criteria.

Affordable Housing Provisions

This statement mirrors the criteria (i-iv) identified in the affordable housing statement (Appendix 1) of the Section 106 legal agreement. Details are provided in relation to Item i) with the specific arrangements for items ii)-iv) to be provided in a further update to the AHS when the registered provider has been confirmed.

The following information is provided in respect of the relevant criteria:

- i) The development will provide a total of 13 affordable housing units (20%) which will all be Shared Ownership Housing and will be one-bedroomed units. The details of the proposed affordable housing units are set out at **Appendix 1** to this statement consisting of a series of approved floor plans with each affordable housing unit identified by a red outline. In accordance with the affordable housing statement approved under the legal agreement 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 provision of the Affordable Housing Units to be submitted for the written approval of the Council.

The following details are to be provided to the Council in a further written update to the AHS and prior to the first occupation of the scheme:

- ii) The arrangements for the transfer of the 13 affordable housing units to a registered provider or the management of the 13 affordable housing units if no registered provider is involved,
- iii) the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing units, 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.

For

Xpercify Store Street Limited

20th August 2024