

Planning approval reference 137764/FO/2023

**Affordable Housing Statement for Land bounded by Princedom Street, Jonas Street
and Simister Street Harpurhey Manchester**

Date August 2024

This affordable housing statement has been prepared in support of the development of land at Land bounded by bounded by Princedom Street, Jonas Street and Simister Street Harpurhey Manchester shown for the purposes of identification only edged red on the Plan in Schedule 1.

The statement addresses the provision of relevant affordable housing consideration in the 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 <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary> (or any future, equivalent guidance that replaces it).

This statement includes details of:

- i the type, tenure, and location of the affordable housing provision, which shall consist of not less than 22 units which in this case is 100% of the planned units.
- ii the arrangements for the transfer of the affordable housing to a registered provider or the management of the affordable housing 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; 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.

The following information is provided in respect of each of the criteria;

- i. The scheme comprises of the following tenure and unit mix;

	Total	1 bed	2 bed	3 bed	4 bed
Affordable Rented Housing Units	0	0	0	0	0
Social Rented Housing Units	12	0	0	12	0
Shared Ownership Housing Units	0	0	0	0	0
Rent to Buy Housing Units	10	0	0	10	0

Provided that 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 units to be submitted for the written approval of the Council.

The location of the affordable housing is shown on the accompanying drawing in Schedule 1

The Rent to Buy units are located at plots 13 to 22 inclusive The Social rent units are located at plots 1 to 12 inclusive (as shown on the approved planning layout plan ref: 12192-AEW-XX-XX-DR-A-0502-S2-P04-Proposed - Site Layout - Presentation). That is 100% of the properties will be delivered and let as affordable housing. See Appendix 1 below which show the actual rents to be charged with the comparable Affordable Rents and Market Rents for each unit type in the Parkmount Road scheme.

- ii. Mosscares St Vincent's Housing Group are to construct the properties as a registered provider. Following handover of the completed units Mosscares St Vincent's Housing Group as a registered provider will, in respect of all the rented units, own and manage the units and be responsible for their future lettings and maintenance.
- iii. In terms of affordability the following applies;
 - Rent levels for the social rent units will be set at target rent.
 - The ownership of the Social Rent properties by Mosscares 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 obligations of right to buy or acquire or right to shared ownership and will be subject to mortgagee exemptions.
 - The affordable housing provisions under this criterion 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.

- iv. To use reasonable endeavours where possible, unless otherwise required by the Regulator, to use any Right to Buy, Right to Acquire or Staircasing Receipts towards the provision of affordable housing within the Administrative Boundaries of Manchester. The occupancy criteria for each affordable tenure will be as follows;

The council will have 100% nominations on first lettings, and also subsequent lets through the agreed common allocations framework, for the Social Rent units.

Lettings will be through the Manchester Move system and allocated as per the allocations policy; or any approach agreed locally between the Council and Mosscafe St Vincent's as the registered provider. 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.

Patson Makangadza

Development Officer

Mosscafe St Vincent's Housing Group

August 2024.

Appendix 1 – A table showing the actual Social Rents to be charged with the comparable Rent to buy and Market Rents for each unit type in the Princedom Street scheme.

No of units	Description of rented housing to be provided (100% Social Rented)	Size (100% compliant with Manchester Council's space standards)	Rent to Buy rent per week. (80% of market rent. Comparative figures and capped at Local Housing Allowance)	Social Rent per week (Comparative figures)
12	3 bedroom /4 person house	88.12m2	£220.93	£126.89

The site plan illustrates the layout of the proposed development at 0506. The development is bounded by Seymour Street to the north, Smeaton Street to the east, Princedom Street to the south, and Zornis Street to the west. It consists of four blocks: Block 01 and Block 02 are located along Seymour Street, while Block 03 and Block 04 are located along Princedom Street. The plan includes dimensions for various sections: 24m along Seymour Street, 21m along Zornis Street, 14m along Smeaton Street, 20m along Princedom Street, and 15m along Zornis Street. Annotations include 'H Bar to prevent parking' at two locations and 'Lamp post to be moved' near Block 04. A scale bar at the top right indicates a scale of 1:500, with markings for 0, 5, and 10 meters.