Affordable Housing Statement

Former Chorlton Leisure Centre, Manchester Road, Chorlton, Manchester, M21 9PQ

February 2024

Introduction

A full planning application was granted 31st August 2023 (ref: 136791/FO/2023) for the erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building on land at Manchester road, Chorlton.

Condition 35 of this consent states that: *Prior to the commencement of the development and notwithstanding details submitted, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include:*

i. The numbers, type, tenure (such tenures being consistent with the definition of affordable housing in Annex 2 of the NPPF or any definition of affordable housing that replaces it) and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwelling houses;
ii. Confirmation that the affordable dwellings will be made available on affordable housing terms for both first and subsequent occupiers of the affordable housing dwellings (subject to any exclusions and exemptions from this requirement that may apply);and
iii. The eligibility criteria to be used for determining who may occupy the affordable housing dwellings (which shall not be required to include any local connection criteria in the case of shared ownership housing).

The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

This affordable housing statement will set out how the application will meet this condition, as follows.

1. Housing Mix:

Numbers of units

Following the demolition of the leisure centre and associated structures, the Site will be redeveloped to provide 50no. new apartments split between two buildings. 47no. of these apartments will be delivered as affordable housing. The remaining three 'neighbourhood apartments' will be used by the Council's social care team to provide local people leaving hospital, who are temporarily unable to return home, a place to stay. These will be let at a market rent.

Proposed type and tenure

The mix comprises 40no. homes for social rent, 7no. for shared ownership sale, and 3no. neighbourhood apartments that will be let at a market rent. 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	29
2B/3P F	Social Rent	2	9
1B/2B F M4 (3)	Social Rent	1	1
2B/3P F M4 (3)	Social Rent	2	1
2B/3P F	Shared Ownership	2	7
Market Tenure - Unit Type	**Tenure**	**Beds**	**Units**
1B/2B F	Neighbourhood unit - Market Rent	1	2
2B/3P F	Neighbourhood unit - Market Rent	2	1

2. Affordability in Perpetuity:

In terms of affordability the following applies;

- Rent levels for the social rent units will be set in line with the national rent regime.
- The ownership of the social 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.

This approach is in line with the planning consent for the development.