

Affordable Housing Statement for P500 site located at Parkhill Avenue, M8 4QZ Crumpsall, Manchester

April 2024

Introduction

This Affordable Housing Statement has been prepared by Great Places Housing Association, a Registered Provider, in support of the development of land at Parkhill Avenue, Crumpsall shown for the purposes of identification only on the Plan in Schedule 1, on which it is proposed to deliver a residential scheme of 100% affordable homes comprising affordable rent and social rent. Great Places Housing Association will deliver the allocated P500 site with its appointed contractor.

The statement addresses the provision of relevant affordable housing consideration in 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 (or any future, equivalent guidance that replaces it).

The Statement includes details of:

- i The registered provider – Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than **24** units;
- iii affordability - 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 Registered Provider

Great Places Housing Association is a Registered Provider established in 2006 who will procure the services of an appointed contractor to complete the construction of this development.

Great Places operates across 26 local authority areas and now owns and manages 25,000 homes across the North West. Great Places is a Strategic Partner with Homes England.

We are committed to working in partnership with Manchester City Council to assist in the delivery of affordable housing – whether rent or shared ownership – within this location. This

scheme has been drawn up with the full involvement and support of the MCC Housing Colleagues. Great Places has a long track record of investment and regeneration work. We have existing housing management structures in place, these teams work with our new residents and existing communities to ensure that new development enhances the Pemberton area and contributes to a balanced, safe community.

The successful achievement of planning permission upon this site will allow Great Places to facilitate the delivery of 24 homes for affordable and social rent that will be allocated to tenants in partnership with Manchester City Council.

A large demand for new homes has been identified in the area, the scheme mix supports the Councils Residential Growth Strategy and provides a housing solution that will contribute towards the creation of an attractive and successful neighbourhood.

Great Places is an award winning organisation in terms of design and strongly believe in having the highest aspirations when it comes to build quality, architecture and urban design in all of our developments. We also actively promote training and local labour benefits of our schemes and coordinate this through the Great Opportunities team within the organisation.

Following handover of the completed affordable and social rent units the Registered Provider will be the owner and responsible for their future lettings and maintenance.

The Property Type, Tenure Type and no. of Affordable Housing properties

Property type	Tenure Type	no. of properties
1 bed flat	Social Rent	15
3 bed house	Affordable Rent	9
Total		24

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 all affordable rent and social rent units within the site are as shown at Schedule 1.

Affordability

The required affordability criteria are as follows:

- The rent levels for the units will be set at up to 80% of market rent. The disposal of the affordable rent units to a Registered Provider will ensure that those units remain affordable for both first and subsequent occupier, unless disposed of under an obligation in respect of Right to Buy or Right to Acquire legislation or to any tenants who exercise the right to buy under any voluntary right to buy scheme approved by their landlord and subject to the mortgagee exemptions detailed herein.

- The affordable housing provisions of this Affordable Housing 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 Housing Units 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 Housing Units 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 Housing Units 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 Housing Units free from the affordable housing provisions contained in this Affordable Housing Statement which provisions shall determine absolutely.

Occupancy

The required occupancy criteria for each affordable tenure will be as follows;

- Lettings will be through Manchester's choice-based lettings system and allocated as per the agreed common allocations framework; as amended by a Local Letting Policy agreed between the Council and the Great Places Housing Association. 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. The Council will have 100% Nominations on first let.

Great Places Housing Association
April 2024

Schedule 1

Site plan

