Planning approval reference 137462/FO/2023

Affordable Housing Statement for Land bounded by Parkmount Road, Rochdale Road and Shepherd Street Harpurhey Manchester

Date 15.02.2024

This affordable housing statement has been prepared in support of the development of land at Land bounded by bounded by Parkmount Road, Rochdale Road and Shepherd 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 24 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	16	6	0	5	5
Social Rented Housing Units	0	0	0	0	0
Shared Ownership Housing Units	0	0	0	0	0
Rent to Buy Housing Units	8	0	0	4	4

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 1 to 8 inclusive The Affordable rent units are located at plots 9 to 24 inclusive (as shown on the approved planning layout plan ref: 12191-AEW-XX-XX-DR-A-0503-S2-P05-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. Mosscare St Vincent's Housing Group are to construct the properties as a registered provider. Following handover of the completed units Mosscare 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 Affordable Rent units will be set at not more than 80% of the market rent. This rent should be capped at Local Housing Allowance levels for the area.

- The ownership of the Affordable Rent properties by Mosscare 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 Affordable 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 Mosscare 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

Mosscare St Vincent's Housing Group

February 2024.

Appendix 1 – A table showing the actual Affordable Rents to be charged with the comparable Affordable Rents and Market Rents for each unit type in the Parkmount Road scheme.

No of units	Description of rented housing to be provided (100% Social Rented)	Size (100% compliant with Manchester Council's space standards)	Affordable Rent per week. (80% of market rent. Comparative figures and capped at Local Housing Allowance)	Market Rent per week (Comparative figures)
5	3 bedroom /5 person house	96m2	£181.42	£226.77
5	4 bedroom /7 person house	127m2	£245.19	£306.48
6	1 bedroom /1 person flat	50m2	£150.14	£187.67

<u>Schedule 1.</u> Land bounded by bounded by Parkmount Road, Rochdale Road and Shepherd Street Harpurhey Manchester shown for the purposes of identification only edged red on the plan here;