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Lorraine Taylor

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29th November 2023

Dear Sir/Madam,

Re: Francis Road, Withington, Affordable Housing Scheme Proposals

On behalf of Southway Housing Trust I confirm all the units proposed on this site will be 100% Affordable Housing and on completion be owned by Southway Housing Trust (Manchester Ltd).

Affordable Housing Scheme

i) The proposed development comprises 24 dwellings in total. 100% of the dwellings will be delivered as affordable housing for **rent**.

No. of Units	Unit Type	Size m2	Tenure
16	1 bed 2 person apartment	50 – 51	Affordable housing for rent
8	2 bed 3 person apartments	62- 68	Affordable housing for rent

All housing, allocations and financial modelling will align with Homes England guidance and meet the definition of affordable housing for rent as set out in Annex 2: Glossary of the National Planning Policy Framework set out below:



Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

ii). All homes will be made available on affordable housing for rent terms for both first and subsequent occupiers of the affordable housing dwellings - subject to the following exclusions: *This condition shall not be binding upon a mortgagee, 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 (however appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver. This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual*



owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

iii). All nominations will be decided and as agreed with MCC using Manchester Move to source applicants. Rented tenures are managed via our Housing Management teams who can call upon specialist internal teams to provide additional tenancy support if needed.

iv). The approved affordable housing scheme shall be implemented as part of the development and thereafter observed and nomination rights to the local authority preserved (subject to the exclusions and exemptions set out above in ii) above).

Repairs process

General repairs and maintenance that fall outside of the tenant responsibility will be dealt with by our in-house Asset Management team.

All residents will be issued with a full Home User Guide which will clearly set out the defects reporting procedure for their property, including emergency and out of hours' repairs. This will also cover key contacts within Southway, and useful information and contacts in the area.

An individual service charge matrix will be completed for this scheme once more detailed drawings and specifications have been produced. This will incorporate a number of factors, including but not limited to, a fund for any unadopted roads, fencing replacement, parking management and landscaping maintenance. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Lorraine Taylor
Senior Development Officer
Southway Housing Trust