



Site at Jurby Avenue, Blackley Irwell Valley Homes

Affordable Housing Statement

1.0 Introduction

This Affordable Housing Statement has been prepared by Irwell Valley Homes to support the planning application relating to the erection of 16 dwellings at Jurby Avenue, Blackley. This Statement is submitted to fulfil the requirement for an Affordable Housing Statement for the approved planning application number 139261/FO/2024. Jurby Avenue is specialised supported Dementia Scheme housing service for older people with dementia and other forms of memory loss with 100% of the properties for the affordable tenure of 'social rent'.

2.0 Irwell Valley Homes

2.1 Irwell Valley Homes has built a distinguished reputation over 50 years for providing award winning homes and services across Greater Manchester. We are a charitable, registered provider of social housing and we create communities where people want to live, can enjoy life and benefit from a great customer experience.

In summary we:

- Provide affordable homes and services across Greater Manchester to over 16,000 customers in over 7500 homes (over 2,000 homes in Trafford).
- Offer homes for social rent, with a number for affordable rent, rent to buy and shared ownership.
- Provide homes with support for people with dementia, mental health issues, learning and physical disabilities, and those who have been made homeless.
- Provide services and support to customers to help them sustain their tenancies.
- Work in partnership with support providers to provide additional support services to customers.
- Maintain and invest in customers' homes.
- Have an active social investment strategy and investment fund overseen by a resident led foundation.

- Engage with customers to shape services and review our effectiveness.
- Are building around 800 new homes across Greater Manchester (GM) in the next 5 years.
- Are undertaking a major regeneration programme on the Sale West estate in Trafford.
- Employ over 250 colleagues and have a turnover of £37m.
- Are a member of Greater Manchester Housing Providers and a partner in the GM Joint Venture, investing in new homes across GM.
- Take a lead role in GM on Diversity, Inclusion, Community Cohesion and Equality issues.
- Take a lead role in GM on community led housing through hosting the GM Community Led Housing Hub.

3.0 Project Overview

- 3.1 Jurby Avenue Dementia Scheme is a specialised supported housing service for older people with dementia and other forms of memory loss. It will provide accommodation, care and support to 16 households, made up of apartments for single people and couples, together with extensive communal space for residents to socialise and take part in activities that will help maintain their independence.

Care will be available on a 24-hour basis, delivered by a service commissioned by Manchester City Council. Care staff will provide customers with personal and domiciliary care, helping with bathing, cleaning and meal preparation. Housing management and housing related support services will be provided by Irwell Valley Homes to ensure customers can maintain their tenancy for as long as they are able to safely and comfortably do so.

The building and self-contained secure gardens are specifically designed to meet the needs of older people with dementia, featuring light and spacious apartments and communal areas.

4.0 Project 500

- 4.1 Project 500 is a housing initiative across the Council to deliver affordable housing on smaller Council-owned brownfield sites.
- Irwell Valley are one of seven registered providers from the MHPP framework selected to deliver affordable housing as part of the initiative.

- The development planned Jurby Avenue is part of the Project 500 housing initiative to deliver low carbon affordable housing on smaller Council-owned brownfield sites in partnership with Manchester Council. The units will be made up of only social rent in line with the conditions within the land transfer.

5.0 Brownfield Land Release Fund

5.1 The Brownfield Release Fund (BFRF2) supports the Government's levelling up ambitions by releasing land for new homes.

- The Council made a successful application for funding from DLUHC under the BLRF2.
- The Council has agreed to provide Grant to Irwell Valley up to deliver the Project at Jurby Avenue as per set out in the terms set out the Grant Agreement. The terms and conditions within the Grant Agreement intended to ensure that the Grant is used by Irwell Valley for the purposes for which it was awarded.

6.0 Social Rent Model

6.1 All proposed 16 apartments are to be let at a 'social rent' affordable tenure in line with the formula rent for each property in line with similar social rent properties and the government rent policy.

- The calculation for the initial rent will be at a level no higher than formula rent calculation and remain in-line with annual rent increases as per set out in the social rent government guidance.
- A valuation using the RICS methodology and its principles will be used to determine the 1999 prices and in terms be used to calculate the rents using the formula rent.

7.0 Dementia Care & Support

7.1 Irwell Valley Homes has had a track record of providing supported accommodation across Greater Manchester. Our services offer accommodation and support to a wide range of client groups, from young single homeless people to older people with age-related support needs. In Manchester we provide services ourselves, and in partnership with local providers, for adults with mental health needs, learning disabilities, and older people.

7.2 In 2003 Irwell Valley Homes, in partnership with Manchester City Council, opened Shore Green, one of the UK's first purpose designed and built dementia extra-care schemes, providing self-contained accommodation for 10 households, together with onsite care and support. The scheme enables residents to maintain their independence for a longer period of time, reducing hospital admissions, and enabling couples, where one party is the carer, to remain together.

7.3 At Jurby Avenue, as is the case at Shore Green, Irwell Valley Homes will be the landlord of the premises. Irwell Valley Homes' colleagues will provide housing

management and support services; domiciliary care will be provided by a dedicated onsite care team commissioned by Manchester City Council.

8.0 Maintenance of Completed Development

8.1 The properties are subject to Homes England grant funding and will meet the standards prescribed to offer high levels of energy efficiency ensuring low running costs for future occupants.

- The proposals have been through a design review process to minimise the risk through good quality urban design, thus, promoting sustainable communities.
- Residential MVHRs will be utilised to the apartments and commercial MVHRs to the community room kitchenettes, WCs, assisted bathroom and laundry. Air sourced heat pumps will be specified for the space and water heating.
- Any items identified as a defect during the first 12 months of occupation will be rectified by the contractor. After this period Irwell Valley Homes will be responsible for the cost of essential repairs required to the external fabric of the building and structural repairs to walls, floors, ceiling and stairs inside of the home where the repair is not covered by the new build guarantee.
- As the proposed development consists of 16 apartments, for supported housing the units will not be handed over in stages.

9.0 Local and National Strategy

9.1 The National Planning Policy Framework (September 2023) sets out the Government's commitment to providing a wide choice of high-quality homes. Paragraph 60 is clear on the importance that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. Under Paragraph 62, the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies. Paragraph 125 highlights that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

9.2 Within the Manchester Housing Strategy 2022-2032 it outlines the unprecedented demand for housing and new homes with the need of diversified tenure. Within the policies and strategies, it states the requirement for increased housing that meets the needs of people with disabilities and those with a wide range of care and support requirements as a key priority over the next ten years emphasised in more detail in the Manchester Enabling Independence Accommodation Strategy. The proposed development increases the supported housing provision around affordable care options for the elderly with Dementia and memory loss.

5.3 Core Strategy Development Plan

Within the Manchester Core Strategy Plan 2012-2027 one of the challenges highlighted in North Manchester is a need to improve and diversify the housing offer through sustainable development. The key spatial principles which will guide the strategic development of Manchester to 2027 emphasises the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs whilst making a positive contribution to neighbourhoods through improved access to services. The care provision will provide local job opportunities to the area as raised in Policy EC4. The new affordable accommodation proposed in North Manchester ties in with policies H1, H2 and H8 of 60,000 new dwellings by 2027 and the emphasised need of diverse housing stock to meet the growing need of a diverse and growing population including elderly people and people with specific support requirements.

5.4 The Proposals

The planning application is for the development of a residential development of 16 dwellings specifically designed for older people with dementia and other forms of memory loss.

The service is purpose designed to be 'dementia friendly'. Individual apartments will have clear sightlines from bedrooms to en-suite bathrooms, and from living rooms to kitchens. Dwellings will be light and airy, and colour schemes and fittings will assist with visual impairment/distortion. Bathrooms will be provided to wheelchair accessible standards. All common areas and private dwellings will be fitted with the required IT connectivity to enable the use of assistive technology inline with customers' needs.

The scheme will provide extensive common facilities, including residents' lounge, spa-style assistive bathing, guest rooms for overnight visitors, break out areas and carefully designed self-contained south-facing gardens. All facilities and designs will be conducive to a calm environment that is easy and safe to navigate.

The support provided will be individually tailored to assist customers to engage in activities that will help maintain their independence within the supportive environment. Further care and support will be available on a 24-hour basis, delivered by a domiciliary care service commissioned by Manchester City Council.

The planning application is for the development of a residential development of 16 dwellings and all the new homes will be an affordable tenure of social rent.

The proposed housing mix of the scheme is as follows:

No of units	No of Beds	Size (m2)	Tenure
6	1B1P	42.00	Social Rent
8	1B1P	48.00	Social Rent
1	1B2P	50.00	Social Rent

1	2B2P	60.00	Social Rent
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10.0 Conclusions

This report has demonstrated how the proposed development will:

- Contribute to the creation of mixed and sustainable local communities
- Deliver 100% Social rent tenure to provide affordable, high-quality homes
- Deliver affordable housing and support within Greater Manchester for those residents with Dementia and other forms of memory loss