

AFFORDABLE HOUSING SCHEME

FORMER ADELPHI CINEMA, KENYON LANE, MOSTON

Background

This Affordable Housing Scheme sets out how affordable housing will be provided at the above mentioned development site.

The development will comprise 100% affordable housing to be let at a Social Rent as calculated utilising the Homes England Capital Funding Guide.

The purpose of this Affordable Housing Scheme is to confirm the numbers, type and tenure of the affordable housing comprised in the development and the occupancy criteria to be applied.

Proposed Affordable Housing

Number, Type and Tenure:

All (100%) of the homes proposed at Kenyon lane would fall within the definition of affordable housing, and are proposed for **Social Rent**. The following table provides a summary:

No.	Floor	Floor Area M ²	Bedrooms	Bed Spaces	Affordable Housing?	Tenure
1	Ground	52	1	2	Yes	Social
2	Ground	52	1	2	Yes	Social
3	Ground	52	1	2	Yes	Social
4	Ground	52	1	2	Yes	Social
5	First	52	1	2	Yes	Social
6	First	52	1	2	Yes	Social
7	First	52	1	2	Yes	Social
8	First	52	1	2	Yes	Social
9	First	52	1	2	Yes	Social
10	First	52	1	2	Yes	Social
11	First	52	1	2	Yes	Social
12	First	52	1	2	Yes	Social
13	First	52	1	2	Yes	Social
14	First	52	1	2	Yes	Social

15	First	66	2	3	Yes	Social
16	Second	52	1	2	Yes	Social
17	Second	52	1	2	Yes	Social
18	Second	52	1	2	Yes	Social
19	Second	52	1	2	Yes	Social
20	Second	52	1	2	Yes	Social
21	Second	52	1	2	Yes	Social
22	Second	52	1	2	Yes	Social
23	Second	52	1	2	Yes	Social
24	Second	52	1	2	Yes	Social
25	Second	52	1	2	Yes	Social
26	Second	66	2	3	Yes	Social
27	Third	52	1	2	Yes	Social
28	Third	52	1	2	Yes	Social
29	Third	52	1	2	Yes	Social
30	Third	52	1	2	Yes	Social
31	Third	52	1	2	Yes	Social
32	Third	52	1	2	Yes	Social
33	Third	52	1	2	Yes	Social
34	Third	52	1	2	Yes	Social
35	Third	52	1	2	Yes	Social
36	Third	52	1	2	Yes	Social
37	Third	66	2	3	Yes	Social

Occupancy Criteria

The affordable dwellings will be offered to persons in need of affordable housing who are eligible for social rented housing in accordance with Housing 21's allocation policies from time to time in force.

The dwellings will be allocated to persons who meet at least one of the following criteria:

- Single persons not less than 55 years of age;
- Joint residents of whom the head of the household is not less than 55 years of age and the spouse, partner or cohabitee not less than 55 years of age;
- Persons living as part of a single household with such a person or persons described above;
- Persons who were living as part of a single household with such a person or persons described above who have since died

Management of the affordable housing units

Housing 21 is incorporated under the Industrial and Provident Societies Act 1965 (Registration number IP16791R) and under the Housing and Regeneration Act 2008 (Number L0055). Housing 21 is an exempt charity.

As a Registered Provider, Housing 21 is regulated by legislation including the Housing Act 1985, the Housing Act 1988 and the Housing and Regeneration Act 2008. There are requirements in that legislation for all Registered Providers (other than local authorities) to obtain consent from the Regulator (Homes England) in relation to any disposals of social housing assets, including land. Disposal will only normally be permitted by the regulator if it encourages and supports the supply of social housing.

Whilst it is not contemplated at present, the development could be owned and/or operated by a different Registered Provider in the future.

Exclusions from this affordable housing scheme

It should be noted that whilst as a general principal Housing 21 will seek to operate the residential development as affordable housing 'in perpetuity' (subsequent occupation also being for Social rent) this is subject to the following:

1. This affordable housing scheme 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;
2. This affordable housing scheme shall cease to apply (and shall be of no further effect) to any dwelling that has been acquired by an 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

