



Affordable Housing Statement

Site:	Land at the junction of Devonshire Road and Coverdale Crescent, Ardwick, Manchester M12 4BB
Planning Ref:	138482/FO/2023 - Erection of a two-storey block of 24 apartments (Class C3a) with ancillary communal space, associated vehicular access, car parking, landscaping and boundary treatment.
Total Plots:	24

A. Registered Provider

The proposed development will be owned and managed by Jigsaw Homes North Ltd, a Registered Provider and part of Jigsaw Homes Group. Across all subsidiaries, Jigsaw owns and manages over 36,000 affordable properties across the Northwest and East Midlands.

Jigsaw Homes North are one of Manchester City Council preferred Registered Provider partners and have successfully delivered a number of schemes across the authority area.

Jigsaw Homes North will retain ownership of the properties and will therefore be responsible for repairs and maintenance throughout the lifetime of the development. They will manage rental income, tenancy matters and letting the properties at first and subsequent lets, ensuring all s106 requirements and local lettings policies are adhered to.

Details:

Jigsaw Homes North Ltd, Cavendish 249, Cavendish Street, Ashton-Under-Lyne, OL6 7AT.

Co-operative and Community Benefit Society, Registration Number: IP16668R

B. Affordable Housing Mix

Total Plots:	24
% of Affordable:	100%
Tenure:	Social Rent

Plot Breakdown:

Apartment type	Quant	Type	Bedroom M2	Bed Width	Storage M2	Apt M2	Total Area
Standard M(4)2	7	1B1P	8.65	2225mm	1	37.1	259.7
Standard	11	1B1P	8.65	2225mm	1	37.1	408.1
Standard Feature gable 10 M(4)2	1	1B1P	8.65	2225mm	1.6	40.4	40.4
Standard Feature gable 23	1	1B1P	8.65	2225mm	1.6	40.4	40.4
Corner 11 M(4)2	1	1B1P	8.75	2865mm	1.6	46.2	46.2
Corner 24	1	1B1P	8.75	2865mm	1.6	46.2	46.2
M4(3) GF (3/9)	2	1B1P	11.1	2650mm	1	50.7	101.3

The scheme will house single adults with histories of sleeping rough who have a high level of support need. It comprises 24 self-contained one bed flats over two floors along with staff office and two treatment rooms from where support interventions will take place.

This service specification is for a Single Homelessness Accommodation Programme funded supported housing model which will provide highly supportive and psychologically informed accommodation single adults in Manchester with complex needs.

The accommodation will consist of self-contained units within a larger building which will be staffed 24/7, filling a gap in current provision. The service will deliver a range of positive outcomes for residents, providing them with a safe and supportive space to build positive relationships and develop personal skills. The intention is to help people recover from rough sleeping and its associated traumas and support them to regain and maintain long-term independence within their communities.

The properties will meet the standards prescribed by Homes England along with Manchester City Council emerging space standards and will offer high levels of energy efficiency ensuring low running costs for future occupants. The proposals have been through the Association's design review process to minimise the risk of anti- social behaviour and other issues through good quality urban design, thus, promoting sustainable communities.

Floor plan layouts, number of habitable rooms and location of units are clearly indicated on the unit layouts provided with the submission.

C. Allocation and Occupancy Criteria

Allocation of the 24 new dwellings will undertaken in accordance with Manchester City Council. The service will be part of an overall pathway approach for people in Manchester designed to prevent and end homelessness and rough sleeping. Referrals into services will be based on a comprehensive assessment of needs and an understanding of where an individual might best succeed and thrive.

D. Maintenance Strategy**Gardens & Communal Landscaped Areas:**

The maintenance of all shared garden areas and communal landscaped areas will be the responsibility of the contractor during the 12 months defects period and after this period Jigsaw Homes Tameside.

The Service Outputs shall be achieved through a maintenance regime of 19 visits per annum.

These are to consist of 14 evenly spaced visits between the months of April-October; and a further 5 visits, evenly spaced between November through to March.

Property Repairs:

Any items identified as a defect during the first 12 months of occupation will be rectified by the contractor. After this period any repairs will be the responsibility of Jigsaw Homes Tameside.

E. Exclusions

For the purpose of this Affordable Housing Statement

“Chargee” shall mean: -

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") on the whole or any part of the Site or Affordable Rented Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

Affordable Housing Provider shall mean:-

a registered provider, registered social landlord or a housing association or similar organisation registered in accordance with section 80 of the Housing and Regeneration Act 2008 or if such bodies cease to exist or are superseded the equivalent body whose main objectives included the provision of Affordable Housing and to whom the Affordable Housing Units may be transferred as approved by the Council in writing (such approval not to be unreasonably withheld or delayed)

Homes England shall mean:-

means the executive non-departmental public body sponsored by the Ministry of Housing Communities and Local Government that funds new affordable housing or anybody corporate charged under the Housing and Regeneration Act 2008 and the Localism Act 2011 with the functions of regulating provision of Affordable Housing or if such body ceases to exist or is superseded the equivalent or successor body.

The provisions of this Affordable Housing Statement shall not be binding on :-

a) Mortgagees

Provided that:

- a) such Chargee 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 Affordable Housing 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
- b) if such disposal has not completed within the three-month period, the Chargee shall be entitled to dispose of the Affordable Housing free from the provisions regarding of this Affordable Housing Statement which provisions shall determine absolutely.
- c) provided that at all times the rights and obligations in this paragraph shall not

require the Chargee to act contrary to its duties under the charge or mortgage and in particular (but without limitation) the Chargee shall not be obliged to transfer, let or otherwise dispose of the Affordable Housing or any part thereof for a consideration less than the full amount outstanding under the legal charge or mortgage, plus all interest, costs and expenses.

b) Protected Tenants

For the purpose of this Affordable Housing Statement “Protected Tenant” shall mean any tenant who either:

- a) has exercised the right to acquire the dwelling of which he is a tenant pursuant to the Housing and Regeneration Act 2008 or any statutory provision for the time being in force (or any equivalent contractual or voluntary right) in respect of an Affordable Housing Unit; their successors in title, mortgagees and Chargees or
- b) has exercised any statutory right to buy the dwelling of which he is a tenant pursuant to Part V of the Housing Act 1985 the preserved right to buy or any statutory provision for the time being in force (or any equivalent contractual right) in respect of an Affordable Housing Unit. their successors in title, mortgagees and Chargees
- c) has acquired a dwelling from an Affordable Housing Provider funded pursuant to Section 19(3) of the Housing and Regeneration Act 2008 or any amendment or replacement thereof, their successors in title, mortgagees and Chargees
- d) has otherwise acquired a dwelling from an Affordable Housing Provider, their successors in title, mortgagees and Chargees

c) Others

- a) owner-occupiers or tenants of any dwelling constructed pursuant to the Planning Permission or against those deriving title there from.
- b) any statutory undertaker or other person who acquires any part of the property or an interest in it for the purposes of the supply of electricity, gas, water, drainage, telecommunication services, television, internet, media or public transport services;
- c) 7.6.6 the relevant highway authority to whom any part of the Site is disposed of for the purposes of adoption of any roads and/or footpaths and or/cycle ways to be constructed on the Site or
- d) 7.6.7 any management company to whom any part of the property is disposed of and upon which a dwelling will not be constructed.

G. Grant Funding

The Site shall be purchased and developed using 100% grant funding from Homes England Single Homelessness Accommodation Programme (SHAP).

