KELLEN HOMES

Land at Mount Road, Gorton

Affordable Housing Statement

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Overview

This Affordable Housing Statement has been prepared by Kellen Homes and the Greater Manchester Youth Federation ("GMYF") and is submitted in support of an application for full planning permission at Land at Mount Road, Gorton ("the site"). The description of development is as follows:

"Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey apartment building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road".

The application site is owned by GMYF in its entirety. GMYF is a charity, originating from the mid 1800s, who work with a wide variety of voluntary youth groups and projects throughout the most disadvantaged communities of Greater Manchester. GMYF's aim is to provide as many opportunities as possible for young people to grow and be the best that they can be, helping them to move beyond their boundaries. In simple terms, it is about getting young people off the streets, into clubs and doing something positive with their time.

The application site was previously in use as football pitches but has been vacant and underutilised since 2019 with no public access. GMYF selected Kellen Homes as their developer partner and together, with their professional teams, they have developed proposals for the site which will secure its future as a youth, community and sports hub whilst also providing much needed housing in Gorton.

The proposed development is described fully in the Design and Access Statement prepared by Gillespies and presented on the application drawings. The application proposals have been developed in consultation with Manchester City Council ("MCC") Officers and other key stakeholders.

Proposed Affordable Housing Delivery

The development scheme submitted at Mount Road, Gorton will provide 96 dwellings for affordable housing as defined within Annex 2 of the National Planning Policy Framework (or any successor guidance).

The 96 dwellings equates to an onsite Affordable Housing Provision of 32% in total. This is detailed as follows;

- 60 Dwellings – Southway Housing Trust (Homes England Grant Funded Dwellings)
- 36 Young Persons Apartments – Centrepoint (to be included in the s106 agreement)

On this basis, the proposals have demonstrated through a viability appraisal that the development could not currently support 20% affordable housing to be secured via a s106 agreement and therefore Homes England grant funding is required for the affordable houses. This is turn has enabled Kellen Homes & Greater Manchester Youth Federation to deliver above the 20% affordable housing as per Manchester City Council's Affordable Housing Policy H8.

Several meetings have been held with Manchester City Council's Housing Strategy Team to agree the affordable housing provision on site, including tenure, house sizes, adaptable units etc.

As a result, the proposals are compliant with Policy H8. Kellen Homes & GMYF have given consideration to the market demands in the area when selecting the size and occupancy of the affordable units. The proposals from the outset have been designed to be tenure blind.

The type and location of the affordable dwellings shall be in accordance with the Affordable Housing Tenure plan at Appendix 1.

Affordable Houses – Southway Housing Trust

Southway Housing Trust is a community based housing provider and social enterprise established in 2007, working in Greater Manchester. Southway owns 5,880 properties with a current grant funded development programme of 260 units in the Affordable Homes 21-26 programme. All Southway homes exceed the Decent Homes Standard and our core landlord services achieve above average performance and tenant satisfaction ratings. Southway employs around 200 staff, the majority of whom live in the wider Greater Manchester area, and spends around £25million a year to benefit local communities.

Southway Housing Trust are a committed and forward thinking not for profit local housing company and are passionate about providing excellent homes and outstanding customer care. Our Primary Purpose is to provide high quality affordable homes in desirable neighbourhoods where people are happy to live and have the opportunity to reach their potential.

Southway have developed a large number of schemes throughout Manchester in recent years, including our Gorton Mill House and Dahlia House With Care schemes in Gorton and Burnage, providing a total of 162 over 55 With Care apartments for social rent. We also have several recently completed Shared Ownership schemes throughout Greater Manchester, including 39 apartments at Barlow Moor Road, Chorlton, 36 apartments at Lansdowne Road, Monton, and 31 apartments at Higher Road, Urmston. We are currently on site with several schemes delivering a total of over 200 units, and have a pipeline for a number of schemes for delivery in 2023/24 and beyond.

Kellen Homes are working in partnership with Southway Housing Trust to deliver the 60 affordable houses on site. The Affordable Housing Breakdown is as follows;

No of Dwellings	Unit Type	Tenure	Provider
7	2 Bed House	Social Rent	Southway Housing
4	3 Bed House	Social Rent	Southway Housing
22	2 Bed House	Shared Ownership	Southway Housing
23	3 Bed House	Shared Ownership	Southway Housing
4	4 Bed House	Shared Ownership	Southway Housing
Total: **60**			

Occupancy Criteria

The required occupancy criteria for each affordable house will be;

- Southway Housing will manage the 60 dwellings
- The homes will go through Manchester's preferred lettings system, to be agreed between Manchester City Council and Southway Housing Trust prior to occupation.
- 4 of the Socially Rented Dwellings are Adaptable Units as agreed with Manchester City Council Housing Strategy due to local demand in the area

- The Shared Ownership homes will be available for those who meet the requirements of Homes England's Capital Funding Guide. These properties will be sold by the Gecko Sales Team and managed by Southway's internal commercial management team, Gecko Management.

The property lettings and tenancies for the Social Rented properties will be managed by Southway Housing Trusts internal Neighbourhood Services team. General repairs and maintenance that fall outside of the tenant's responsibility will be dealt with by our in-house Asset Management team. This includes internal and external repairs, including electrical, plumbing and security related issues. Southway carry out boiler servicing to all rented properties every 12 months.

Upon signing the tenancy agreement, 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. Southway has a wider tenancy support service for residents living in our properties. The team consists of 4 officers who offer support to:

• Families using an Early Help assessment and 1to1 parenting advice
• Domestic abuse survivors using safety planning
• Resettlement support for families and individuals rehoused from homeless and supported accommodation

•Families and individuals who struggle to maintain their property condition.

Southway employ a Community Action Team who work closely with residents to manage any anti-social behaviour on our schemes. They have a robust ASB policy which focuses heavily on prevention, early intervention and support for residents if any antisocial behaviour is identified. An individual officer will be assigned to the scheme in order to familiarise themselves with the residents and the development.

They have a dedicated Advice Team that provides advice on benefit and related issues to clients - either face to face in their own homes or by telephone. The team provide a full comprehensive and holistic service. They have 3 Welfare Rights Officers, a Debt Advisor and an Employment and Money Co-ordinator who provides budgeting advice on a 1 -2-1 basis. The team look at income maximisation and they can assist with Housing Benefit queries, Universal Credit claims and all disability benefits. The team will support a client throughout the benefit system and represent at appeal tribunals to get the best result for a client.

Affordable Apartments – Centrepoint

Centrepoint is the UK's leading youth homelessness charity.

Centrepoint has grown over the last 50 years and reaches out and supports young people in a range of areas across the country with a large assessment and support offer in central Manchester.

Alongside partners, they support over 16,000 young people every year and campaign to end youth homelessness by 2037. Across the United Kingdom, we estimate that 129,000 young people aged 16-24 presented to their local authority as homeless or at risk of homelessness. Included in that number is 17,000 young people in the North West alone.

Centrepoint has an ambitious development strategy with its focus being right sized homes for homeless young people. They have a number of live developments shaping and supporting local authorities to address the needs of homeless young people who have presented for support in their localities. Centrepoint works in partnership with others to:

- Prevent homelessness
- Deliver innovative programmes that allow young people to live and be independent
- Amplify the voices of homeless young people
- Optimise their capacity by investing in people, buildings and technology
- Link into wider networks and scope out joint working opportunities

The proposals at Mount Road are a purpose-designed independent living accommodation building which will provide 36 studio apartments for young people aged 18 – 25 as shown below;

No of Dwellings	Unit Type	Tenure	Provider
36	1 Bed Studio Apartment	Social Rent	Centrepoint
Total: **36**			

The independent living accommodation is specifically designed for young people who are leaving the care system at 18 years old and are at risk of homelessness. Crucially, the young adults will be in full time employment or education and a proportion of their income will be required as rent payment. As such, the accommodation is intended to be a stepping-stone to longer term stable housing.

The accommodation is in the form of 1 bedroom studio apartments equipped with an en-suite and a shared lounge kitchen and the units are for single occupancy.

These dwellings will be secured by s106 agreement and further detail of the nominations and management of the dwellings is included within the enclosed Centrepoint Operational Statement.

Appendix 1 - Affordable Housing Tenure Plan



Legend

Social Rent - 11 Units

Shared Ownership - 49 Units

Specialist young persons apartments in partnership with Centrepoint - 36 Units