



SUPPORTING STATEMENT – SCHEME FOR THE PROVISION OF AFFORDABLE HOUSING

FORMER ADELPHI CINEMA, KENYON LANE, MOSTON

Background

This Statement is submitted in support of the Challenger Building Services planning application for a proposed development of 37 older persons housing on land at Kenyon Lane, Moston. Comprising of 1-bedroom and 2-bedroom apartments, with associated communal areas, landscape works and parking.

The application is made by Housing 21 and proposes 100% affordable housing to be let at a Social Rent as calculated utilising the Homes England Capital Funding Guide.

The purpose of this statement is to confirm the numbers, type and tenure of the affordable housing comprised in the development. In addition, details are provided in relation to the timing of completion of the development and occupancy criteria.

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

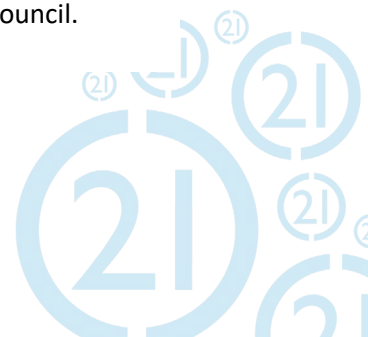
15	First	66	2	3	Yes	Social
16	Second	52	1	2	Yes	Social
17	Second	52	1	2	Yes	Social
18	Second	52	1	2	Yes	Social
19	Second	52	1	2	Yes	Social
20	Second	52	1	2	Yes	Social
21	Second	52	1	2	Yes	Social
22	Second	52	1	2	Yes	Social
23	Second	52	1	2	Yes	Social
24	Second	52	1	2	Yes	Social
25	Second	52	1	2	Yes	Social
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

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.

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). It is requested, however, that any planning condition or agreement should include for two exclusions to any such requirement:

1. A clause clarifying that any such obligation is not binding on a mortgagee or chargee (or any receiver appointed by such mortgagee or chargee) of the whole or any part of the Property - or any successors in title to such mortgagee chargee or receiver if efforts to safeguard the relevant unit as an affordable home by way of transfer are not successful within a period of 3 months from the date of notice from such mortgagee or chargee to the local council.



Without such an exclusion, Housing 21 would face significant difficulties in raising finance against the property, limiting subsequent investments in affordable housing.

2. An exclusion for statutory or contractual rights for tenants to purchase (i.e. Right to Buy and Right to Acquire).

In such circumstance it should be noted that Housing 21 must recycle subsidy for alternative affordable housing provision under the terms of its grant funding agreement with Homes England, in accordance with the above NPPF definition (a(a)).

Timing of Delivery

A build contract (JCT 2016 Design and Build Contract) will be agreed between tendered contractor and Housing 21. The contract will set a date for completion of the works. It is anticipated, subject to planning and agreement with Manchester City, that a meaningful start on site will be achieved in the Summer of 2023.

On this basis, it is anticipated that practical completion and handover of the 37 units to Housing 21 will take place Winter 2024/25.

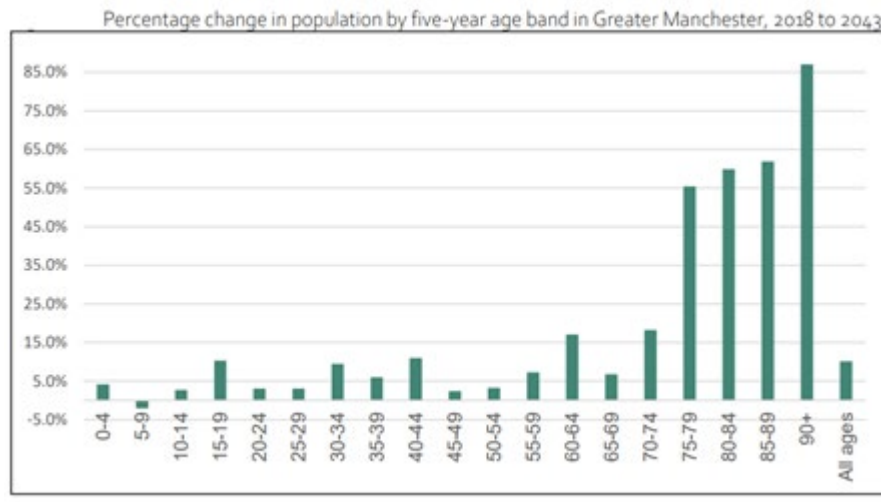
It should be noted that an application will be made to Homes England for grant funding for all (100%) of the units in order to deliver a financially viable opportunity.

Meeting Identified Needs

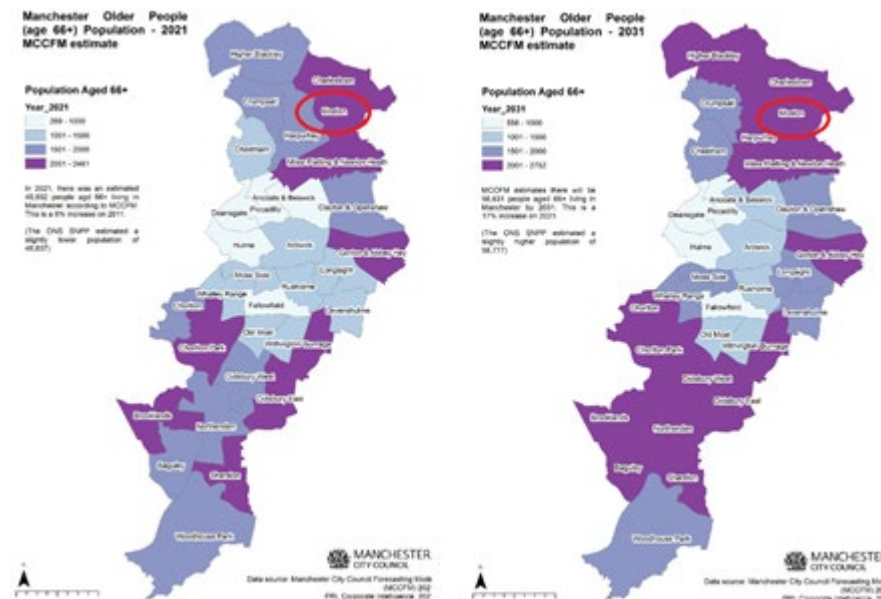
The 2020 Greater Manchester Strategic Housing Assessment details that in 20 years' time, nearly three in twenty residents will be 75 years or older and one in twenty of us will be 85 or older.

Within Greater Manchester, there is a lower proportion of older people than the national average, with 18.7% of households aged over 65 compared to 20.7% in England. The population is projected to increase for all age groups but especially so for those aged 70 or more, those aged 90 or over are projected to increase by 87% between 2018 and 2043. Although the overall population of Greater Manchester is projected to increase by 10.1% in the same time-period.

The chart below shows that the greatest percentage rise in population between 2018 and 2043 is projected to be in the older age groups, with those aged over 85 increasing by 70.9% over the period. There will be strong growth in all age groups over 60. The 75-84 age group are projected to rise by 57.3%.



Furthermore, the below shows that the 66+ population of Moston is projecting to remain as a ward in the highest bracket from 2021 - 2031, furthermore that in the next 10 years directly adjacent wards of Higher Blackley and Harpurhey are projected to increase into this bracket.



Analysis by the Housing Learning and Improvement Network and Elderly Accommodation Counsel, produced for Greater Manchester Combined Authority, estimates that the shortfall between future demand and current supply, for specialist housing and accommodation for older people is likely to over 18,000 units of housing for older people by 2037.

This consists of approximately 7,300 units for sale and over 6,300 units for rent for specialist housing **without** care. This is broken down by district as in the table below, noting a shortfall of 574 units for older persons without care for rent in Manchester City.



Estimated shortfall in specialist accommodation for older people, by type and tenure, in each local authority and across Greater Manchester by 2037.

Area	Housing for Older People for sale (units)	Housing for Older People for rent (units)	Housing with care for sale (units)	Housing with care for rent (units)	Total estimated shortfall (units)
Bolton	528	528	121	363	1,540
Bury	656	656	186	186	1,684
Manchester	574	574	102	305	1,555
Oldham	396	396	84	253	1,129
Rochdale	473	473	120	359	1,425
Salford	528	560	75	224	1,387
Stockport	1,350	665	349	349	2,713
Tameside	528	752	131	393	1,804
Trafford	1,026	505	227	227	1,985
Wigan	1,252	1,252	455	455	3,414
Greater Manchester	7,309	6,360	1,850	3,115	18,634

Existing Supply

The majority of over 65's across Greater Manchester tends to be owner-occupiers and the majority own their home outright. However, of those that do not own their home, there is a considerable reliance on the social rented sector in Greater Manchester compared to nationally, with 25.6% of all over 65's properties falling into this tenure bracket in the conurbation, compared to 19.8% nationally and 20.2% in the north-west. Seven out of ten districts in Greater Manchester have a higher percentage of over 65s in social rented housing than the national figure. This figure is highest in Manchester City where 42.4% of over 65 are living in the social rented sector.

The Projecting Older People Population Information (P.O.P.P.I) details the significantly higher percentage of over 65's in Socially Rented accommodation.

England

Tenure

Proportion of population aged 65 and over by age and tenure, i.e., owned, rented from council, other social rented, private rented or living rent free, year 2011

	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	76.34%	74.84%	68.20%
Rented from council	9.54%	10.42%	11.99%
Other social rented	7.75%	8.79%	11.66%
Private rented or living rent free	6.36%	5.95%	8.14%

Manchester

Tenure

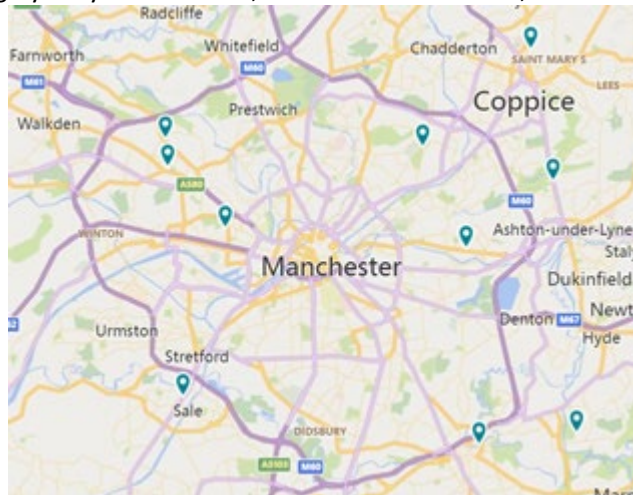
Proportion of population aged 65 and over by age and tenure, i.e., owned, rented from council, other social rented, private rented or living rent free, year 2011

	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	49.44%	52.83%	50.93%
Rented from council	16.99%	14.90%	12.84%
Other social rented	25.31%	24.28%	27.32%
Private rented or living rent free	8.26%	7.99%	8.91%

Year on year there has been a steady supply of new social retirement housing in Manchester City, though this has waned in recent years. The newest being a 2020 development by Southway Housing Trust for 64 units. Prior to these 12 units were built in 2015 by Wythenshawe Community Housing Group and 27 by Riverside in 2004.

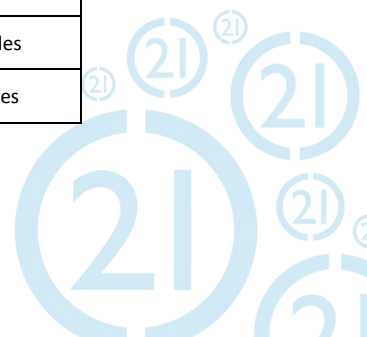
Of the 4,320 units provided across 153 schemes the Elderly Accommodation Council identifies 17% as still having a proportion of bedsit accommodation, 22.22% as having carline or visiting staff only and 45.75% being without lift access to upper floors.

At present Housing 21 own and manage 5 schemes within the M60/10 miles of Kenyon Lane. The closest being Sydney Jones Court, 2 miles from the site, with currently no voids and a



waiting list of 31.

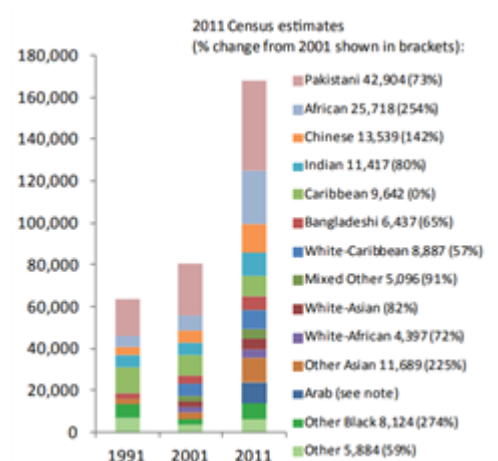
H21 Scheme	No	GMCA Local Authority	Distance
Sydney Jones Court, Moston	44	Manchester City	2 miles
Chesworth Court, Droylsden	34	Tameside MBC	3.7 miles
Edward Onyon Court Salford	61	City of Salford	5.9 miles
Swinton Court, Swinton	26	City of Salford	7.3 miles
Crandon Court, Swinton	29	City of Salford	10 miles



Ethnicity

The Middle Layer Super Output Area is Moston West, details the Ethnic Minority as 22.7%.

The Ethnic Minority population, as measured by non-white residents, increased between 1991 and 2011 by 104,300 in Manchester.



Deprivation

The site is within a Lower Layer Super Output Area of 1.

In 2019 this LSOA was ranked 1,824 out of 32,844 LSOA's in England. the top 5.55% most deprived areas in the country.

Manchester City Local Authority District was ranked 1 in 2015 out of 317 Local Authorities and ranked 2 in 2019.



Most deprived local authorities based on Rank

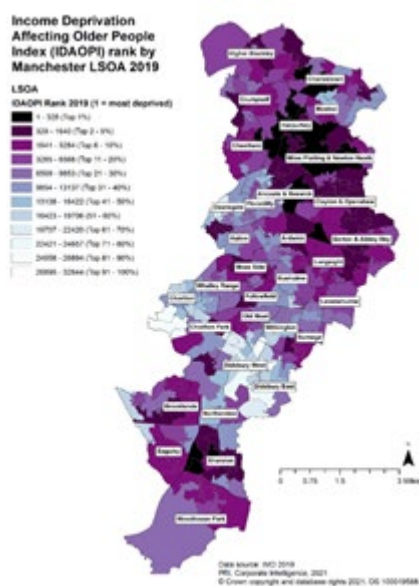
1. Blackpool
2. Manchester
3. Knowsley
4. Liverpool
5. Barking and Dagenham
6. Birmingham
7. Hackney
8. Sandwell
9. Kingston upon Hull
10. Nottingham

Most deprived local authorities based on Score

1. Blackpool
2. Knowsley
3. Liverpool
4. Kingston upon Hull
5. Middlesbrough
6. Manchester
7. Birmingham
8. Burnley
9. Blackburn with Darwen
10. Hartlepool

Most deprived local authorities based on the Proportion of LSOAs in the most deprived 10% nationally

1. Middlesbrough
2. Liverpool
3. Knowsley
4. Kingston upon Hull
5. Manchester
6. Blackpool
7. Birmingham
8. Burnley
9. Blackburn with Darwen
10. Hartlepool



33.6% of Manchester's 60+ population are living in income deprived households according to the Income Deprivation Affecting Older People, making it the fourth most deprived local authority in England. The proportion in older income deprived households has reduced since 2015, when it was 36.3%, but it's national ranking



was/is still fourth. The Income Deprivation Affecting Older People highlights that although Manchester has a smaller than national proportion of older people within its population, those that do live here, are more likely to be deprived.

STRATEGIC FIT AND DELIVERABILITY

The principle of residential development in this location is suitable. The proposal delivers the vision of the Local Authority Core Strategy, which is for diverse, high-quality neighbourhoods of choice in North Manchester.

Loss of the building currently on the site will enable the delivery of a net increase in local housing in the form of 37 affordable dwellings, in a suitable location which is close to local amenities. The site is located within a primarily residential area and is within the North Manchester Area and the Inner Area where residential use is supported by Policies H3 and SP1. The proposal will contribute to the aim of these policies, which seek new residential development. The provision of one and two - bedroom apartments and the high quality nature of the scheme responds to the policies focus on development which makes a positive contribution to creating neighbourhoods of choice where there is a range of dwelling types.

The proposal would be in keeping with the surrounding area and in particular the current uses without resulting in any adverse effect on the amenity of adjoining residents. The principle of the use is well established in that it is a residential use within a predominantly residential area would have no impact as a result of the use, activity or the design upon the surrounding area.

The location is within the 10% most deprived across England and furthermore Manchester City is a Local Authority area of significant overall deprivation ranking 2 out of 317 Local Authorities as such delivery of this scheme of 37 units in an area of modest means will assist Housing 21 in achieving half of the overall programme being within the top 50% of most deprived areas.

Furthermore, 33.6% of Manchester's 60+ population are living in income deprived households according to the Income Deprivation Affecting Older People.

The 2020 Greater Manchester Combined Authority Strategic Housing Market Assessment identifies that between 2018 and 2043 there will be strong growth in all age groups over 60, with those aged over 85 increasing by 70.9% and the 75-84 age group are projected to rise by 57.3%.

By 2037 across Greater Manchester there will be a shortfall of approximately 7,300 units for sale and over 6,300 units for rent for specialist housing without care. Within Manchester City there is an assessed shortfall of 574 units for older persons without care for rent.

Conclusion

By way of brief conclusion, the Proposed Development of 37 older persons housing for the over 55's to be let at a Social Rent would contribute to addressing an identified affordable housing need and demand within Moston, taking into account future projections to 2030 of population increases. It would fit well with national housing strategy, local housing and planning strategy, as well as with Housing 21's own corporate aspirations, which remain anchored by a social purpose and clear values.

This statement sets out the details of the type, and tenure of the affordable housing provision being made in the Proposed Development and the timing of completions anticipated.

Should Manchester City Council, as Local Planning Authority, be minded to secure the provision of affordable housing in the grant of planning permission, a suitably worded planning condition securing affordable housing in line with this Scheme would be accepted.

Suggested wording:

The development shall be implemented only in complete accordance with the details contained within the submitted '*Supporting Statement – Scheme for the Provision of Affordable Housing*'. For the avoidance of doubt, the development shall comprise 100% affordable housing, meeting the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework.

