

Affordable Housing Statement

Residential development comprising 15 apartments and 8 houses with associated works – Greenbrow Social Club, Greenbrow Rd, Wythenshawe, Manchester M23 2TU

For Wythenshawe Community Housing Group

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Date: October 2023

Please contact customer services on **0800 633 5500 | 0300 111 0000**
(Free from a landline | Local rate from a mobile)
www.wchg.org.uk

Wythenshawe House, 8 Poundswick Lane
Wythenshawe, Manchester, M22 9TA

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1. Background

- 1.1 Wythenshawe Community Housing Group (WCHG) manages almost 14,000 properties, providing homes to more than 20,000 people in South Manchester and provides local employment to 560 colleagues.
- 1.2 Recently awarded the prestigious 'Investors in People' Platinum Status, we are now amongst an elite group of world class organisations recognised for demonstrating a commitment to high performance through excellent people management and to be the very first Housing Association in the North West of England to achieve this prestigious accreditation.
- 1.3 Wythenshawe Community Housing Group's vision is to create a community where people choose to live and work, having pride in their homes and services. WCHG's corporate plan aims to achieve 1,000 new home completions over the next 5 years, providing significant investment and regeneration in the Wythenshawe community.

2. Introduction

- 2.1 This Affordable Housing Statement has been prepared in support of the planning application, which seeks to redevelop the application site to provide new homes to our customers.
- 2.2 This documents should be read in conjunction with the supporting documents that accompany the planning submission.

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3. Planning policy context

- 3.1 As set out in Planning Policy Statement 3 (PPS3), Manchester City Council's guidance is that an affordable housing provision will be applicable for developments of 15 or more dwellings; or sites of 0.3 hectares or larger.
- 3.2 Manchester City Council's Housing Needs Assessment suggests an affordable housing target in the range of 30%.

4. Proposed affordable housing provision

- 4.1 The proposed scheme would exceed the required 20% of the proposed residential units being affordable in accordance with the definition set out at Annex 2 of the NPPF.
- 4.2 Currently the heads of Terms are being finalised with MCC and the final tenure of the scheme is under final approval. Option one which is all 23 properties to be social rent. A secondary option in the lease is 19 social rent and 4 shared ownership indicated by () figures in the table below. The proposed mix is illustrated in the table below:

Tenure	Number of dwellings	Percentage of development (%)
Social Rent	23 (19)	100% (83%)
Intermediate Tenure (Shared Ownership)	0 (4)	0% (17%)
Total	23 (23)	100% (100%)

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5. Conclusions

- 5.1 The proposed scheme satisfies local and national planning policy with respect to the provision of affordable housing.

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यदि आप यह जानकारी किसी दूसरी भाषा, ब्रैल, बड़े प्रिन्ट या टेप में चाहते हैं तो कृपया नीचे दिये गये नम्बर पर फोन कीजिए।

Hindi

بۆ بەدەست ھێنانی ئەم زانیاریانە بە ھەر زمانێک یان بە بریال، پیتی گەورە یان لەسەر شریت، ئەوا تکایە تەلەفۆن بکە بۆ ئەم ژمارەیە خوارەوە.

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