



Affordable Housing Statement for Brigham Street Openshaw

One Manchester completed the construction of 1000 new homes in the City between 2016 and 2021. We have a further 1,500 homes to be developed in our business plan for the following five years, from 2021 to 2026, with an emphasis on bringing a high quality and sustainable offer, both affordable rental and affordable homeownership, into our Manchester neighbourhoods. We are developing a variety of accommodations suitable for a range of family make-ups and circumstances.

The proposal for Brigham Street is to deliver Social Rent, Affordable Rent and Shared Ownership Rented properties and is funded via the Affordable Housing Programme 21-26.

This is in accordance with the City's 'Providing for Housing Choice – Planning Guidance', whereby the City identifies that alongside a need for good quality, private housing that, many more people now need affordable housing options due to the sharply increasing market rent prices.

The mix of affordable housing delivered will be 24 units in total, comprising the following:

- X4 No 2bed apartments for Social Rent
- X7 No 3bed 4 person houses for Shared Ownership
- X3 No 4bed 5 Person houses for Shared Ownership
- X10 No 2bed 3 Person houses for Affordable Rent

We are working with Manchester's delivery partners to ensure the City can meet its housing growth needs over the next 10 years, and this includes bringing forward sites, including the Brigham Street site, with 100% of the homes to be funded with the Homes England grant. This level of affordable provision can only be offered on the basis that all homes are grant funded.

The Shared Ownership products provide the ability to diversify the affordable homeownership offer and attract new residents into an area of close City location.

Shared Ownership: residents can purchase an equity share in the property with a portion of rent at 2.75% of unsold equity with an option to staircase in future years.

We can confirm that we are in line with the Homes England funding conditions for affordable and social rent.

We will ensure that at least 20% of these homes will be held in perpetuity as affordable units, this is subject to the statutory rights of the future residents.