

**Affordable Housing Statement for Longhurst Road, M9 8NS
- March 2023**



This Affordable Housing Statement has been prepared in support of the development on Longhurst Road. The scheme which comprises 22 units of affordable housing will be delivered by Great Places Housing Association.

The Affordable Housing Statement addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The statement shall include details of:

- i the applicant – the Registered Provider Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than **22** units;
- iii affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- iv the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- v The details of the standards to which the affordable housing shall be constructed.

The following information is provided in respect of each of the criteria;

- i) Terra Nova Developments are to construct the Affordable Housing Units on behalf of Great Places Housing Association who is a Registered Provider of social housing. Following handover of the completed Affordable Housing Units the Registered Provider will, in respect of the Affordable Rented Housing Units, own and manage them and be responsible for their future lettings and maintenance.
- ii) The type tenure and location of the affordable housing provision is as follows.

	1 bed/ 2 person GF (49.3 m2)	1 bed/ 2 person FF (51.8 m2)	3 bed/5 person (100.9 m2)	TOTAL
Affordable Rent	4	4	14	22

The tenure mix may be varied from time to time throughout the lifetime of the development subject to submission of a revised affordable housing statement for

provision of the affordable units to be submitted for the written approval of the Council.

iii) In terms of affordability the following applies;

- Rent levels for the Affordable Rented Housing Units will be set at up to 80% of market rent. The disposal of the Affordable Rented Housing Units to a Registered Provider will ensure that those units remain affordable in perpetuity, unless disposed of under a Registered Provider's obligation in respect of Right to Buy, or Right to Acquire, or Right to Shared Ownership legislation, or to any tenants who exercise the right to buy under any voluntary right to buy scheme approved by their landlord and subject to the mortgagee exemptions detailed herein.
- The affordable housing provisions of this Affordable Housing Statement shall not be binding on 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**)) of the whole or any part of the Affordable Housing Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:
 - such mortgagee or chargee or Receiver 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 Registered 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
 - if such disposal has not completed within the three month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing Units free from the affordable housing provisions contained in this Affordable Housing Statement which provisions shall determine absolutely

iv) The occupancy criteria for each affordable tenure will be as follows;

Lettings will be through Manchester's choice-based lettings system and allocated as per the agreed common allocations framework; as amended by a Local Letting Policy agreed between the Council and the Great Places Housing Association. This is likely to focus on achieving a mix of residents in the scheme to create a balanced and sustainable community. Tenancy sustainment actions will be undertaken by the Registered Provider. The Council will have 100% Nominations on first let.

If properties are to be disposed of under a tenants right to shared ownership then the Homes England's Capital Funding Guide rules will apply. In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Shared Ownership units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property.

- v) The details of the standards to which the affordable housing shall be constructed.

The properties will be built to current Building Regulations, ensuring energy efficiency. Homes England design standards are no longer compulsory however the principles of Building for Life and Secured by Design have been incorporated within the specification for these properties.

GREAT PLACES HOUSING ASSOCIATION MARCH 2023