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22 May 2023

Sue Wills
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Sue,

Following the submission of application reference: 135848/FO/2022 by Britannia Victoria Limited ('the Applicant'), we write to you as Arcon Housing Association Limited ('Arcon') to confirm our support of the proposals and our commitment to work with the Applicant to deliver affordable housing provision on site.

The Proposals

We understand that an application (ref: 135848/FO/2022) has been submitted by the Applicant which seeks to develop the Former Victoria Probation Centre, Laindon Road, Manchester, M14 5PT. The full description of development as follows:

"Erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works following demolition of existing buildings."

Arcon have been working in partnership with the Applicant throughout the process, from inception, to ensure that the design of the development takes into account the needs of affordable housing provision to be managed by Arcon, should this be achievable on site. Arcon therefore acknowledges and supports the drawings and documentation which has been submitted with the application.

Proposed Affordable Housing Commitment

Arcon are aware of the current viability limitations in providing affordable housing on site by the Applicant. Arcon are therefore committed to working with Britannia Victoria Limited to provide affordable homes at the former Victoria Park Probation Centre through an application to the Government for a Housing Grant.

Arcon have been fully consulted in the style, numbers and mix of the new homes to be provided on an affordable rent basis and initial Heads of Terms have been discussed. It is therefore the intention for 12 affordable homes to be provided subject to grant funding. All affordable dwellings are proposed to be affordable rent and let at the Manchester Living Rent. The mix of dwellings proposed would comprise 8 houses and 4 maisonettes, with the table below providing a breakdown in the mix of affordable housing units.

House Type	Bedrooms	Quantity	Tenure
Maisonette	1 bed	2	Affordable rent
Maisonette	2 bed	2	Affordable rent
House	3 bed	5	Affordable rent
House	4 bed	3	Affordable rent

The housing and mix and the provision of entirely affordable rented dwellings meet Arcon's identified need, as an experienced provider of affordable homes in this locality and will assist in the contribution towards the 10,000 affordable homes required within the City.

It is proposed the affordable units would comprise Blocks 4 and 8 on the Site Plan (extract below), which have been located in the southern section of the site, adjacent to the existing affordable housing development managed by Arcon on the neighbouring site. The affordable housing units have been depicted on the extract of the Site Plan below with a blue edge. This is purely for the purposes of illustration to identify where these units are proposed to be located only and there would be no separation/ boundaries provided between the units on the site, should these be delivered as affordable.

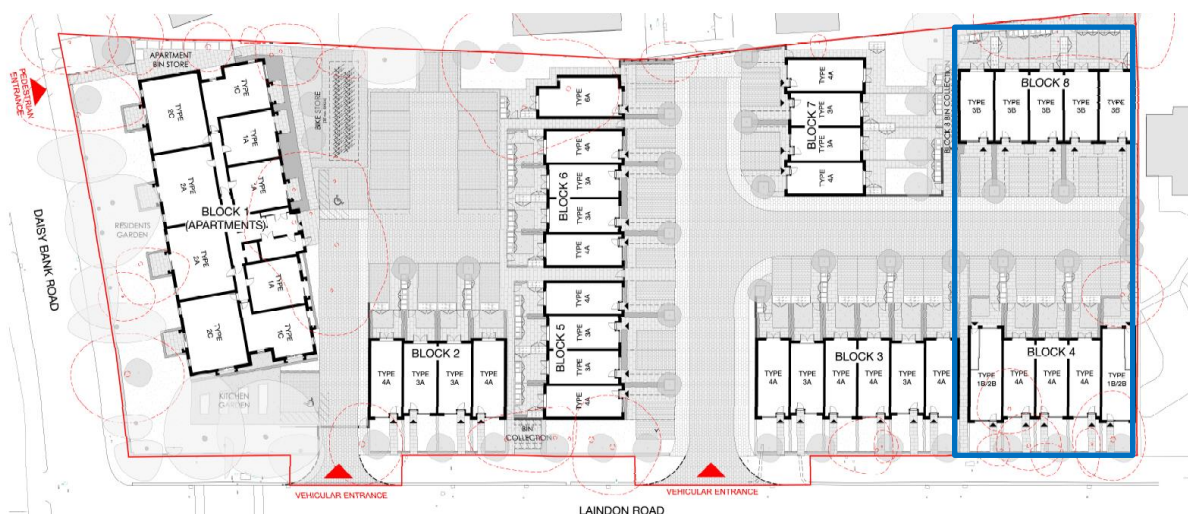


Figure 1: Extract of Site Plan with proposed affordable housing highlighted in blue

Arcon Housing Association Limited is now a part of Bolton at Home Limited. Bolton at Home Limited is a registered provider with the regulator of social housing and has a group reference of G4568.

Arcon Housing Association Limited is a charitable community benefit society registered with the FCA, with registration number 21033R and with the Regulator of Social Housing, with registration number L0249. The registered office is at Quay West, Trafford Wharf Road, Manchester M17 1HH.

The homes would be developed by Britannia Victoria Limited but managed by Arcon. Arcon have been working in Manchester since 1972 and we are now part of Bolton at Home Limited, which is a registered provider with the regulator of social housing. We currently own and manage over 1,300 homes in and around the City, are members of Greater Manchester Providers Group and we have also signed to participate in Placeshapers a national group of community-based housing organisations. The proposed affordable housing on this site has therefore not only been informed by a wealth of knowledge in this sector but would mean the end product would be managed by an experienced association, with an established track record.

Conclusion

Arcon fully supports the application made by Britannia Victoria Limited at the Former Victoria Probation Park, Manchester. Arcon are committed to working in partnership with the Applicant to apply for grant funding for 12 affordable housing units on the Site. The final provision and tenure of the affordable homes proposed are considered well informed and appropriate to the site location and needs known to the area. We trust that the above details provide sufficient confirmation to Manchester City Council of Arcon's commitment to the affordable housing provision on this scheme.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

R.Cumiskey

Reece Cumiskey
Development Manager
Arcon Housing Association