Affordable HousingStatement

Site:	P500: Domett Street
Planning Ref:	P500_3784_Domett Street
Total Plots:	4

A. Registered Provider

The proposed development will be owned and managed by Jigsaw Homes North Ltd, a Registered Provider and part of Jigsaw Homes Group. Across all subsidiaries, Jigsaw owns and manages over 36,000 affordable properties across the North West and East Midlands.

Jigsaw Homes North are one of Manchester City Council preferred Registered Provider partners and have successfully delivered a number of schemes across the authority area.

Jigsaw Homes North will retain ownership of the properties and will therefore be responsible for repairs and maintenance throughout the lifetime of the development. They will manage rental income, tenancy matters and letting the properties at first and subsequent lets, ensuring all s106 requirements and local lettings policies are adhered to.

Details:

Jigsaw Homes North Ltd, Cavendish 249, Cavendish Street, Ashton-Under-Lyne, OL6 7AT.

Co-operative and Community Benefit Society, Registration Number: IP16668R

B. Affordable Housing Mix

Total Plots:	4
% of Affordable:	100%
Tenure:	Social Rent

The scheme proposals are a response to an identified need for affordable housing in the area and have been developed in consultation between Jigsaw Homes North and Manchester City Council.

From the Manchester-wide data on the Manchester Move website:

https://homes.manchestermove.co.uk/choice/content.aspx?pageid=13, there is currently an extremely high demand for social housing in Manchester with over 15,000 live applications on the Manchester Housing Register.

Please see below for the number of households on the Manchester Housing Register, by their band and the size of property that they need:

Bedroom Need	Band 1	Band 2	Band 3	Band 4	Band 5	Total
1	535	1929	87	3654	142	6347
2	223	2482	61	1949	27	4742
3	108	1189	966	984	19	3266
4	150	577	265	105	3	1100
5	31	109	8	6	0	154
6	16	8	0	2	0	26
7	1	1	0	0	0	2
Total	1064	6295	1387	6700	191	15637

Information correct as of 31 May 2023

The estimated prospects and waiting times are shown as: -

PROPERTY TYPE	BAND	AVERAGE WAIT IN BAND	NUMBER OF HOMES LET
1 BED	1	7 MONTHS	265
	2	24 MONTHS	332
1 BED 55+	1	9 MONTHS	47
	2	9 MONTHS	116
2 BED NON FAMILY HOMES	1	12 MONTHS	30
	2	14 MONTHS	106
2 BED FAMILY HOMES	1	10 MONTHS	181
	2	30 MONTHS	428
3 BED FAMILY HOMES	1	10 MONTHS	162
	2	40 MONTHS	244
3 BED FAMILY HOMES – 2 LIVING ROOMS	1	21 MONTHS	33
	2	55 MONTHS	9
4 BED HOMES	1	16 MONTHS	13
	2	51 MONTHS	13
4 BED FAMILY HOMES - 2 LIVING ROOMS	1	22 MONTHS	8
	2	IT IS NOT POSSIBLE TO GIVE AN AVERAGE WAITING TIME DUE TO LACK OF AVAILABILITY	3
5 BED FAMILY HOMES		IT IS NOT POSSIBLE TO GIVE AN AVERAGE WAITING TIME DUE TO LACK OF AVAILABILITY	1
6 BED FAMILY HOMES		IT IS NOT POSSIBLE TO GIVE AN AVERAGE WAITING TIME DUE TO LACK OF AVAILABILITY	3

Based on all lets between 01 April 2022 and 31 March 2023

*Average waiting times based on data from lets completed between 01/04/22 and 31/03/23

This proposed development will provide a 100% affordable housing scheme and homes are designed to ensure sustainability and help meet demand and required accommodation in the area.

The properties will meet the standards prescribed by Homes England along with Manchester City Council emerging space standards and will offer high levels of energy efficiency ensuring low running costs for future occupants.

Floor plan layouts, number of habitable rooms and location of units are clearly indicated on the unit layouts provided with the submission

C. Allocation and Occupancy Criteria

Allocation of the 4 new dwellings will be in accordance with Manchester City Councils lettings policy through Manchester Move. Local lettings policies have been successfully used by the Association in other areas, to help reduce anti-social behavior and contribute to achieving stable communities. The Association would be happy to discuss this option further with the Council if required.

Allocations of the rented properties will be in accordance with a Nomination Agreement with Manchester City Council. This, we expect will mean each social rented unit shall initially and at all subsequent times upon a vacancy arising be allocated to a person who are adjudged by the Council or Registered Provider (whichever the case may be) to be in housing need in accordance with the Councilõs Allocations Policy, or an alternative local lettings policy, as agreed with the Council.

D. Maintenance Strategy

Gardens & Communal Landscaped Areas:

The maintenance of individual garden areas will be the responsibility of the occupier of that property. The maintenance of any shared garden areas and communal landscaped areas will be the responsibility of the contractor during the 12 months defects period and after this period Jigsaw Homes North.

The Service Outputs shall be achieved through a maintenance regime of 19 visits per annum. These are to consist of 14 evenly spaced visits between the months of April-October; and a further 5 visits, evenly spaced between November through to March.

Property Repairs:

Any items identified as a defect during the first 12 months of occupation will be rectified by the contractor. After this period any repairs will be the responsibility of Jigsaw Homes North.

E. Exclusions

For the purpose of this Affordable Housing Statement

ñChargeeòshall mean

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") on the whole or any part of the Site or Affordable Rented Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver

Affordable Housing Provider shall mean :-

a registered provider, registered social landlord or a housing association or similar organisation registered in accordance with section 80 of the Housing and Regeneration Act 2008 or if such bodies cease to exist or are superseded the equivalent body whose main objectives included the provision of Affordable Housing and to whom the Affordable Housing Units may be transferred as approved by the Council in writing (such approval not to be unreasonably withheld or delayed)

Homes England shall mean :-

means the executive non-departmental public body sponsored by the Ministry of Housing Communities and Local Government that funds new affordable housing or any body corporate charged under the Housing and Regeneration Act 2008 and the Localism Act 2011 with the functions of regulating provision of Affordable Housing or if such body ceases to exist or is superseded the equivalent or successor body.

The provisions of this Affordable Housing Statement shall not be binding on :-

a) Mortgagees

Provided that:

a) such Chargee 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 Affordable Housing 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

b) if such disposal has not completed within the three month period, the Chargee shall be entitled to dispose of the Affordable Housing free from the provisions regarding of this Affordable Housing Statement which provisions shall determine absolutely.

c) provided that at all times the rights and obligations in this paragraph shall not require the Chargee to act contrary to its duties under the charge or mortgage and in particular (but without limitation) the Chargee shall not be obliged to transfer, let or otherwise dispose of the Affordable Housing or any part thereof for a consideration less than the full amount outstanding under the legal charge or mortgage, plus all interest, costs and expenses.

(**b) Protected Tenants**

For the purpose of this Affordable Housing Statement ñProtected Tenant òshall mean any tenant who either:

a) has exercised the right to acquire the dwelling of which he is a tenant pursuant to the Housing and Regeneration Act 2008 or any statutory provision for the time being in force (or any equivalent contractual or voluntary right) in respect of an Affordable Housing Unit; their successors in title , mortgagees and Chargees or

b) has exercised any statutory right to buy the dwelling of which he is a tenant pursuant to Part V of the Housing Act 1985 the preserved right to buy or any statutory provision for the time being in force (or any equivalent contractual right) in respect of an Affordable Housing Unit. their successors in title , mortgagees and Chargees

c) has acquired a dwelling from an Affordable Housing Provider funded pursuant to Section 19(3) of the Housing and Regeneration Act 2008 or any amendment or replacement thereof , their successors in title , mortgagees and Chargees

d) has otherwise acquired a dwelling from an Affordable Housing Provider, their successors in title , mortgagees and Chargees

C Others

a) owner-occupiers or tenants of any dwelling constructed pursuant to the Planning Permission or against those deriving title there from;
b) any statutory undertaker or other person who acquires any part of the property or an interest in it for the purposes of the supply of electricity, gas, water, drainage, telecommunication services, television, internet ,media or public transport services;

c) 7.6.6 the relevant highway authority to whom any part of the Site is disposed of for the purposes of adoption of any roads and/or footpaths and or/cycle ways to be constructed on the Site or

d) 7.6.7 any management company to whom any part of the property is disposed of and upon which a dwelling will not be constructed.

F Grant Funding

The Site shall be purchased and developed using 100% grant funding from Homes England.

Jigsaw