

Affordable Housing Statement

Project 500, Manchester

This Affordable Housing Statement is made in support of a Planning Application by The Guinness Partnership Limited (TGPL) on land off Canberra Street, M11 4NL; Palgrave Avenue, M40 8JW; Queens Road, M40 8TQ; Whitemoss Road, M9 6DA; and Benmore Road M9 6LG.

The statement will address the relevant affordable housing considerations in light of national and local policy.

The proposed developments relate to land developed under the Project 500 programme of small to medium infill developments. The Guinness sites will comprise a mix of 77 high quality social rented homes alongside associated infrastructure and landscaping, and meeting the P500 commitments on sustainable development.

Number, type, and tenure.

Subject to the grant of planning permission, TGPL will provide all 77 homes (100% of all new properties on site) as affordable housing. All 77 homes will be provided for social rent tenure.

The properties can be summarised as follows;

Site Name	Type	Quantity	Floor Area (sq.m.)	Tenure
Canberra Street	2b4p House (2 storey)	4	83	Social Rent
Palgrave Avenue	2b4p House (2 storey)	3	83	Social Rent
	3b5p House (2 storey)	4	96	
Queens Road	2b4p House (2 storey)	6	83	Social Rent
	3b5p House (2 storey)	2	96	
Benmore Road	2b4p House (2 storey) type 1	4	83	Social Rent
	2b4p House (2 storey) type 2	6	83	
	3b5p House (2 storey)	10	96	
White Moss Road	2b4p House (2 storey) type 1	12	83	Social Rent
	2b4p House (2 storey) type 2	14	83	
	3b5p House (2 storey)	12	96	
Total		77		

Policy H8 (Affordable Housing) of the Manchester's Core Strategy (July 2012) seeks to maximise the delivery of affordable housing across the plan area by working in partnership with Homes England, Registered Providers, Developers and Local Communities. The Core Strategy seeks to achieve 20% affordable tenure on all new housing (5% rented and 15% intermediate tenure) in order to address the need for affordable housing. The proposals therefore deliver above and beyond current planning policy requirements.

The affordable properties will comply with the definition of Affordable Housing within the National Planning Policy Framework (NPPF) as follows;

Annex 2: Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

National Policy requires local authorities to deliver a mix of affordable tenures to meet a variety of needs, and this development would provide a mix of options to meet the needs of local people. This meets The Guinness Partnerships development requirements that it aims to deliver schemes which provides the local community with appropriate, much needed affordable housing.

The proposals are considered to be compliant with adopted local and national planning policy and should be looked upon as an important contribution towards meeting local housing need in Manchester.

1. Subsidy and External Sources of Funding

TGPL has secured Strategic Partner Status with Homes England (HE) and will allocate strategic partnership grant to part fund the 77 affordable homes.

TGPL also has access to funding via the Manchester Renewal Initiative which we propose to allocate to Canberra Street, Palgrave Avenue and Queens Road to further subsidise the delivery of these sites.

2. Timing and Phasing

All 77 properties will be constructed in sequenced phases, to be agreed in due course with TGPL's contractor partners. It is envisaged the construction phase will be approximately 18 months. All affordable housing will be ready for occupation at handover. The scheme is forecast to start on site in Summer 2023 and complete in Autumn 2024.

3. Management of the Affordable Housing

TGPL is a Registered Provider (RP) of affordable housing and is registered with Homes England pursuant to the Housing and Regeneration Act 2008.

TGPL will acquire the land on which the affordable homes are located before works commence on site, and will continue to own the freehold of the site.

4. Affordability for Initial and Subsequent Occupiers

The social rented properties will be provided in accordance with the Homes England definition.

Social rents will be calculated at 105% of target rent (formula rent calculation).

5. Occupancy criteria

All homes will be let in line with the Manchester City Council Lettings Policy.

6. Conclusion

The Guinness Partnership Ltd (TGPL) is proud to be one of the largest affordable housing and care providers in the country, with over 60,000 homes and 120,000 residents, including 3,570 homes owned or managed in Manchester.

The Guinness Partnership have developed numerous successful schemes in the Manchester region and have an established relationship with the City Council and have successfully delivered a sizeable affordable programme for many years now, with strong performance.

The proposal will provide 77 much needed social rented homes compared to 15 affordable homes which would be provided via current planning policy.

We believe Project 500, of which these homes form a sizable element, provides an excellent fit to our development strategy, which in part is to deliver affordable homes in key areas that have excellent access to local amenities, transport and employment areas and will enable us to support the affordable tenure offer in the area. Given the above, it is considered that the proposal site is compliant with the broad and specific aims of the City's housing policies.

The proposal will also lever in Homes England subsidy to Manchester.

TGPL encourages a positive planning decision to enable this development to go ahead.

Aidan Jackson
The Guinness Partnership Limited
12.12.2022¹

¹ Updated 05.06.2023 to reflect updated floor areas of unit types (to meet Manchester's emerging space standards).