



Affordable Housing Statement – Albany Road, Chorlton – March 2023

Proposed scheme: 100% affordable housing development comprising 40no. newbuild apartments for Shared Ownership sale

Mosscare St Vincent's (MSV) is a registered social landlord with more than 50 years' experience in the provision of social and affordable housing. We own and manage over 8,500 homes across Greater Manchester. We are committed to meet the housing needs of the most vulnerable in society. Our Business Plan has set aside capacity to provide circa 1,200 new homes annually in the 7 years from 2018, delivering a range of dwelling types and tenures.

In the last 2 years we have completed over 200 new affordable homes across the City in a variety of locations including Moss Side, Whalley Range, Hulme, Openshaw and Crumpsall. In addition, we have 600+ new homes in the pipeline at Moss Side, Chorlton, Crumpsall and Harpurhey. Homes span a range of property types and meet the needs of families, young people (including care leavers), older people, first time buyers, down-sizers and the homeless.

Tenures include Affordable and Social Rent, Rent to Buy and Shared Ownership.

Affordable Housing – Shared Ownership

Home ownership is often beyond the reach of many people in Manchester and especially in high value areas such as Chorlton. Shared Ownership provides the opportunity for would-be purchasers to afford a home which would otherwise be beyond reach given the inflated property values which prevail.

The Shared Ownership model allows people to buy a minimum equity stake of 10% in their new home although the average is typically circa 35%; it is possible to buy as much as 75% at first purchase. A low rent is paid on the remaining equity and the Registered Provider helps with essential repairs for the first 10 years. Shared Owners have the flexibility to buy further equity at their discretion and ultimately the ability to staircase to outright ownership.

A long lease implements the Shared Ownership model which also helps to ensure that the properties are not sublet and remain well managed.



Albany Road

The average age in Chorlton is 36 and the majority of people were born in the UK and Ireland. Employment categories are predominantly professional, including business and media, education, health, science and engineering, admin and secretarial.

Many Chorlton inhabitants will have the aspiration to buy a home and the secure income with which to support a mortgage, however without access to additional funds from family and/or friends they may struggle to raise the necessary

The area immediately surrounding Albany Road is predominantly large terraced houses, purpose-built flats and light industrial units. The main neighbourhood centre has a strong retail and leisure offer and is a 5 minute walk from the site. The Metrolink and bus stops are closer still. This locational profile indicates a high level of sustainability in respect of new housing provision.

The land is currently a vacant light industrial unit. The owner has agreed terms with Bowsall Construction who themselves have agreed terms with sale and development of the land for a 40-unit affordable housing scheme which MSV will own and manage.

The scheme will be funded by a capital grant from Homes England which as a condition of funding obligates MSV to follow Homes England's guidance on the development and implementation of Shared Ownership housing.

A good mix of 1 and 2 bedroom flats provides choice for purchasers, who on the one hand might be making the first purchase whilst on the other down-sizing given the easy access to Chorlton centre and public transport.

The proposed new scheme

The proposal is to develop a 100% affordable residential development of 40 new apartments as follows:

No. of units	Description	Average Sizes
40	21 x 1 bedroom 2 person flats	50.22 msq
	19 x 2 bedroom 3 person flats	61.71 msq



- All homes meet or exceed MCC's Emerging Space Standards and Nationally Described Space Standards.
- 50% of the flats will meet the M4(2) accessibility standard i.e.
- A secure, internal bike store will accommodate 41no. standard bicycles and 2no. cargo bikes.
- Parking will be provided at a rate of 50%. This exceeds the requirement indicated by MCC Planning in pre-application discussions. There will be no right to a space. The majority of spaces will be sold to flat purchasers. A limited number of spaces will be set aside for EV car charging. MSV will signpost to existing car clubs and explore whether a collaborative club with other housing providers might be viable.
- An EPC energy rating of 'B' will be achieved. The scheme will be all electric, no gas. The building fabric insulation and details will be enhanced and renewable technology will be employed.
- There will be a biodiversity net gain with the inclusion of bat and swift bricks and also bird boxes. The communal spaces will have native planting including a native hedge and there will be good pollinators.

Conclusion

The proposed scheme delivers against a number the key objectives set-out in the Manchester Housing Strategy 2022-2032, including:

- Increasing the housing supply
- Meeting increasing demand of social and affordable housing
- High density developments in sustainable locations
- Delivering low/zero carbon newbuild housing
- Out of the 10,000 new affordable homes (2022-2032).....over a third of these will be for Shared Ownership.

The scheme demonstrably contributes to these multiple drivers and is a genuinely rare opportunity to deliver a significant number of low cost home ownership dwellings at an extremely desirable and sustainable location.

James Bromfield
Development Manager
MSV Housing

