



Affordable Housing Statement

Site:	123 Levenshulme Road, Gorton, Manchester, M18 7NF
Planning Ref:	TBC
Total Plots:	37

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:	37
% of Affordable:	100%
Tenure:	Social Rent and Rent to Buy

Plot Breakdown:

No. of Units	Type	No of Beds	Size (m2)	Tenure
6	Houses	2	70	Rent to Buy
12	Apartments	1	50	Rent to Buy
5	Apartments	2	61	Rent to Buy
8	Apartments	1	50	Social Rent
6	Apartments	2	61	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	510	1514	223	3780	140	6167
2	179	2109	142	2056	35	4521
3	65	890	1078	1027	21	3081
4	109	489	302	102	4	1006
5	18	98	5	7		128
6	15	9		2		26
7	1	1				2
Total	897	5110	1750	6974	200	14931

*Information correct as on 06/10/22

The estimated prospects and waiting times are shown as: -

Property Type	Band	Average wait in Band	Number of lets
1 Bed	1	8 months	68
	2	24 months	73
1 Bed 55 +	1	7 months	14
	2	10 months	30
2 Bed Family Homes	1	8 months	42
	2	30 months	118
3 Bed Family Homes	1	8 months	35
	2	38 months	64
4 Bed + Family Homes	1	18 months	16
	2	No Lets	0

*Average waiting times based on data from lets completed between 01/04/22 and 30/06/22

This proposed development will provide an 100% affordable housing scheme, with a mix of property sizes and types 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. The proposals have been through the Association's design review process to minimise the risk of anti- social behaviour and other issues through good quality urban design, thus, promoting sustainable communities.

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 37 Social Rent and Rent to Buy units 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 Council's 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. Mortgagee in Possession

Any Chargee shall prior to seeking to dispose of the Affordable Housing Units pursuant to any default under the terms of its mortgage or Charge give not less than 2 months' prior notice to the Council of its intention to dispose and:

In the event that the Council responds within 2 months from receipt of the notice indicating that arrangements for the transfer of the affordable housing units can be made in such a way as to safeguard them as affordable housing then the Chargee shall co-operate with such arrangements and use reasonable endeavours to secure such transfer

If the Council does not serve its response to the notice served under the above paragraph (a) within the 2 months then the Chargee shall be entitled to dispose free of the restrictions set out in this document which shall from the time of completion of the disposal cease to apply.

If the Council or any other person cannot within 2 months of the date of service of its response under paragraph (a) of this section secure such transfer then provided that the Chargee shall have complied with its obligations under the same paragraph the Chargee shall be entitled to dispose free of the restrictions set out in this document which shall from the time of completion of the disposal cease to apply.

PROVIDED THAT at all times the rights and obligations in this section shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the Council must give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage.

