



Southern Gate
729 Princess Road
Didsbury
Manchester M20 2LT T: 0161 448 4200
E: connect2southway@southwayhousing.co.uk
T: 0161 448 4200

Ms E.Philcox MRTPI PIEMA
Director
Euan Kellie Property Solutions
Landmark House,
Station Road,
Cheadle Hulme,
SK8 7BS

Derek Greatorex
Development Manager – Delivery
D.Greatorex@southwayhousing.co.uk
T: 077753 455040
3rd February 2022

Dear Ms Philcox,

RE: DIDSBURY POINT, MANCHESTER – AFFORDABLE HOUSING STATEMENT

Manchester City Councils Access to Affordable Housing Strategic Policy (3.1) states that “The changing nature of the housing market in Manchester and the City Region has now resulted in a shortage of affordable housing. This has resulted principally from a sharp reduction in the availability of social housing relets, linked to the sharp increase in house prices relative to local incomes, in the city.” It continues to state that (3.5) “the amount of affordable rented housing stock has fallen by 10,353 over the six years 2001-2007, a reduction of 11.6%, due to right-to-buy sales, demolitions and limited new building.” Southway Housing Trust are looking to replenish social housing stock within their core area wherever possible and increase the amount of social and affordable rented stock.

On behalf of Southway Housing Trust (Manchester) Limited, I confirm that all the units proposed on this site will be affordable and on completion will be owned by Southway Housing Trust (Manchester) Limited. The scheme will comprise of the following units:

-

No of Units	Unit Type	Size	Tenure
5	2 Bed 3 Person	60.93m ²	Affordable Rent
20	2 Bed 3 Person	61.79m ²	Affordable Rent
5	2 Bed 3 Person	62.69m ²	Affordable Rent
4	1 Bed 2 Person	50.73m ²	Shared Ownership
3	1 Bed 2 Person	50.74m ²	Shared Ownership

7	2 Bed 3 Person	61.81m2	Shared Ownership
3	2 Bed 4 Person	69.24m2	Shared Ownership
3	2 Bed 4 Person	70.35m2	Shared Ownership
7	2 Bed 4 Person	70.39m2	Shared Ownership
10	2 Bed 4 Person	70.49m2	Shared Ownership
3	2 Bed 4 Person	71.19m2	Shared Ownership
2	2 Bed 4 Person Duplex	81.11	Shared Ownership
1	2 Bed 4 Person Duplex	81.12	Shared Ownership
1	2 Bed 4 Person Duplex	77.30	Shared Ownership
1	2 Bed 4 Person Duplex	84.40	Shared Ownership
1	2 Bed 4 Person Duplex	84.41	Shared Ownership

The 76 properties will be provided as a mix of Affordable Rent and Low-Cost Home Ownership (Shared Ownership), currently proposed for an initial 40% equity share. Southway will continue managing the property under a shared ownership lease

Funding from Homes England is being sought for this development based on the unit type and tenure above. Prospective purchasers will need to meet national eligibility criteria as set out by Homes England through the Homebuy Agent to qualify to purchase a property. Furthermore, a range of checks will be undertaken by Southway, including legal diligence to ensure the applicants can afford a to live in the property after the mortgage and rental payments.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,



Derek Greatorex
Development Manager – Delivery
Southway Housing Trust