

Affordable Housing Statement

32-34 Laystall Street, Manchester, M1 2JZ



Planning Application number: 128911/FO/2020 (PLANNING)

Planning Condition Number 54

Introduction

This Affordable Housing Statement has been prepared by Great Places Housing Association, a Registered Provider, in relation to discharge of Planning Condition Nr.54 of Application 128911/FO/2020, related to the development of 32-34 Laystall Street, Manchester, M1 2JZ, shown for the purposes of identification only on the Plan in Schedule 1

For clarity, this Affordable Housing Statement relates only to the Residential element of the scheme as set out in the Planning Permission and does not relate to the Listed Building element of the development at 32-34 Laystall Street, Manchester, M1 2JZ.

The residential element of the scheme will deliver a total of 89 nr 1 and 2 bed apartments for Affordable Housing in the tenure mix and type as set out in this Affordable Housing Statement. This comprises 100% provision of Affordable Housing on the Residential element of the development at 32-34 Laystall Street.

The statement addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The Statement includes details of:

- i The Registered Provider – Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than **89** apartments;
- iii affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the Affordable Housing; and
- iv the occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced.

This Statement shall cease to apply (and shall be of no further effect) to any Affordable Housing in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee or Receiver OR any Affordable Housing in respect of which a statutory or voluntary right to buy or acquire has been exercised.

The Registered Provider

Great Places Housing Association is a Registered Provider who have procured the services of Eric Wright Group as the main contractor to complete the construction of the development.

Great Places Housing Association are the registered freeholder owner of the Residential element of the land at 32-34 Laystall Street. Upon completion of the development which is forecast in June 2026 Great Places will retain full ownership of the building and responsibility for both the lettings and management of the building.

The Type, Tenure and Location of the Affordable Housing

The completed Residential development 32-34 Laystall Street will deliver the Affordable Housing as set out in the table below:

Affordable Housing Tenure	Totals	1 bed apartment	2 bed apartment
Social Rent	31	18	13
Rent to Buy	58	10	48
Totals	89	28	61

The tenure mix may be varied from time to time throughout the lifetime of the development subject to submission of a revised affordable housing statement for provision of the Affordable Housing to be submitted for the written approval of the Council.

The location of the Social Rent apartments and Rent to Buy apartments within the building by floor level are as shown in the plan extracts in Schedule 1.

Affordability criteria

The required affordability criteria are as follows:

- The rent levels for all the Social Rented apartments will be set via the Government formula for calculation of the Social Rent. This creates a 'formula rent' for each property to confirm the Social Rent that is required to apply based upon the valuation of the property, location and relative local income levels.
- The ownership of the Social Rented properties by Great Places Housing Association will ensure that those units remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of Right to Acquire, Right to Buy or Right to Shared Ownership and subject to mortgagee exemptions (set out below).
- Rent to Buy is an affordable home ownership product, as defined by Homes England. Properties are let to working households at a discounted rent of 80% of market rent to give them the opportunity to save for a deposit to buy their first home. These properties are offered at a discounted rent of 80% of the

market rent for a minimum of 5 years. During this period tenants are offered the opportunity to purchase the property via shared ownership or outright.

- Rent to Buy properties may be disposed of within the period of 5 years from the date of build completion under the Right to Shared Ownership. Occupiers will be able to purchase between 10% and 75% of the full market value of the property and the properties will be sold at current market value. After a period of 5 years from date of build completion occupiers are provided an option to purchase the Rent to Buy properties outright at 100% of the full current market value of the property. If occupiers do not exercise either the Right to Shared Ownership or purchase outright after 5 years from the date of building completion the properties are retained by Great Places Housing Association and may be converted to market rent or affordable rent tenure and remain subject to mortgagee exemptions (set out below).

Mortgagee requirements

- This Statement shall not be binding on 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**) of the whole or any part of the Affordable Housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:
 - such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing 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 to another registered 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
 - if such disposal has not completed within the three-month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing free from the provisions of this Statement which shall determine absolutely

Occupancy criteria

The required occupancy criteria for each affordable tenure will be as follows;

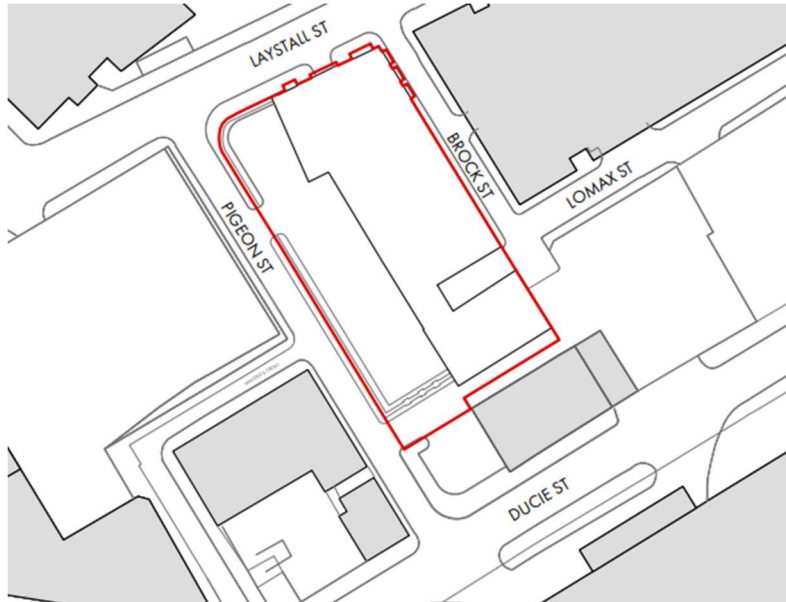
- Social Rent lettings will be through Manchester's choice-based lettings system and allocated as per the agreed common allocations framework; as amended by the Local Letting Policy agreed between the Council and the Great Places Housing Association. This focuses on achieving a mix of residents in the scheme to create a balanced and sustainable community. Tenancy sustainment actions will be undertaken by the Registered Provider. Negotiations in regard to nominations are to be concluded prior to the advertising of properties for rent.

- The Rent to Buy units will be let to tenants who meet the Homes England's Capital Funding Guide. In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Rent to Buy units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property.

Great Places Housing Association
March 2026

Schedule 1

Site Location Plan



Floor Level Plans (Residential Building)



Ground Floor –
Social Rented apartments – 3 nr (shaded green)
Rent to Buy apartments – 6 nr (shaded blue)



First Floor –
Social Rented apartments – 4 nr (shaded green)
Rent to Buy apartments – 6 nr (shaded blue)



Second Floor –
Social Rented apartments – 4 nr (shaded green)
Rent to Buy apartments – 6 nr (shaded blue)

