

Affordable Housing Statement

Alpha House, Wythenshawe (November 2025)

Muse Places and Wythenshawe Community Housing Group

Introduction

1. This Affordable Housing Statement outlines how the proposed development addresses affordable housing requirements in accordance with national and local planning policy. All affordable homes will comply with the definition set out in Annex 2 of the National Planning Policy Framework (NPPF), or any subsequent equivalent guidance.
2. In accordance with Manchester City Council's Validation Checklist and Core Strategy Policy H8, developments of 15 or more dwellings must be accompanied by an Affordable Housing Statement. This document explains how the proposal contributes to the City's overall housing mix and affordable housing objectives.
3. This Statement will provide the following information in line with the requirements:
 - The number of proposed units that fall into the Council's definition of affordable housing;
 - The type of housing being proposed (social rent, shared ownership etc);
 - The total number of residential units; and
 - The mix of units, with number of bedrooms.

Planning Policy Context

4. The Development Plan for Manchester guides development within the City and sets out the vision and spatial strategy for the future development of Manchester. Within this context the adopted Development Plan for Manchester comprises:
 - Manchester Core Strategy (2012): The Core Strategy was adopted on 12th July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located to benefit from sustainable connections, meet local needs and take full advantage of opportunities. Whilst somewhat dated, a number of Core Strategy policies remain part of the development plan.
 - Places For Everyone (2022-2039) is the long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority on behalf of the nine districts. The plan sets out an ambition for the delivery of 50,000 additional affordable homes over the plan period. The contribution of brownfield land in delivering development is to be maximised, including facilitating higher density development in the most accessible locations.
5. Core Strategy Policy H8 sets out the requirement for affordable housing in Manchester, which is applicable for all residential developments on sites of 0.3ha and above or where 15 or more units are proposed. The policy states that new development will contribute to the City-wide target for 20% of new housing provision to be affordable and this should be used as a starting point for calculating affordable housing provision. The last sentence of bullet 1 in Policy H 8 states that "It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable homeownership options."

6. Following the adoption of the Places for Everyone (PfE) Joint Development Plan, MCC published an addendum to the Core Strategy in 2024, which states that the last sentence of bullet 1 is replaced by the following PfE Policy JP-H2 'Affordability of New Housing':

Substantial improvements will be sought in the ability of people to access housing at a price they can afford, including through:

- *Significantly increasing the supply of new housing, in accordance with Policy JPH1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases.*
- *Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability.*
- *Supporting provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities).*
- *Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing.*
- *Increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low income households.*

7. This effectively removes the Policy H8 point on "5% of new housing provision will be social or affordable rented and 15% will be intermediate housing".

8. The Manchester Housing Strategy (2022-2032) sets out the strategy to meet the increasing demand for social and affordable housing. The Strategy sets a target of delivering 10,000 affordable homes between 2022 and 2032 (an average of 1,000 homes each year over the lifetime of the Strategy).

Proposed Development

9. The proposed development comprises the erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works. Overall, 125 new homes will be provided and all of these homes will be affordable as detailed in the table overleaf.

Affordable Housing Statement

The Registered Provider- Wythenshawe Community Housing Group

10. Wythenshawe Community Housing Group (WCHG) is a not-for-profit provider of social housing and is registered with the Regulator of Social Housing (RSH) as a social landlord. WCHG is a charitable community benefit society registered under the Co-operative and Community Benefit Societies act 2014. The Group's principal activities are the development and management of affordable housing. The purpose of WCHG is 'To provide good quality homes and services to our tenants and leaseholders and to play a leading role in creating safer, healthier communities'. WCHG manages more than 14,000 properties, providing homes to more than 20,000 people in Wythenshawe, South Manchester and provides local employment to circa 500 colleagues. WCHG plays a leading role in working in Partnership with Manchester City council, statutory partners, the 3rd sector and voluntary groups with the aim of delivering our purpose to the tenants and communities in which we have homes, seek to build new homes and deliver services. WCHG is playing a leading role in the regeneration of Wythenshawe by working in partnership with MCC and Muse to provide affordable housing to address the housing shortage in Wythenshawe and Manchester.

Housing Mix

11. The table below summarises the type, tenure and location of the affordable housing provision of the proposed development.

Affordable Housing Tenure	1B 2P	1B2P M4(3)	2B3P	2B3P M4(3)	Total
Apartment social rent Ground floor	6	0	4	1	11
Apartment social rent First floor	7	2	16	1	26
Apartment social rent Second floor	7	2	12	1	22
Apartment social rent Third floor	7	2	12	1	22
Apartment social rent Fourth floor	7	2	12	1	22
Apartment social rent Fifth floor	7	2	12	1	22
Total	41	10	68	6	125

Affordability in Perpetuity

12. The proposed scheme exceeds the required 20% of the proposed residential units being affordable in accordance with the definition set out at Annex 2 of the NPPF, it will be 100% social rent. The scheme will be used to prioritise rightsizing amongst existing WCHG housing stock tenants. These proposed new homes at Alpha House will be allocated to older tenants who are under occupying 3 and 4 bed homes as well as those needing to move due to medical and health related issues which reduces the need to provide adaptations to existing homes thereby saving Manchester City Council & WCHG DFG costs. This will free up much needed larger homes for younger families who will be allocated homes from the existing Manchester Move waiting list and also from those eligible living in temporary homelessness family accommodation provided by Manchester City Council.
13. This will require a local lettings policy to be agreed with MCC and the Housing Access Board and talks are already underway with colleagues at MCC. All of the Affordable Housing Units will be delivered using Homes England Grant Funding and therefore they will be unable to be secured by Section 106 Agreement. Instead, it is proposed that the provision of affordable housing is secured via suitably worded planning condition.

Eligibility Criteria

14. The Scheme is being developed for applicants/households aged 55 plus and the allocations eligibility criteria will adhere to the Manchester City Council's social housing allocation scheme (Manchester Move) as well as the Wythenshawe Community Housing Group's allocations policy which is the MCC allocation criteria with enhancements relating to a local connection to Wythenshawe, positive contribution to Wythenshawe and working in Wythenshawe.
15. WCHG will ensure that the allocations policy is open and transparent and easy for customers and applicants to understand. A proportion of the proposed homes may also be allocated to citizens aged 55+ waiting for suitable housing that have a learning disability or care need, and the allocations of these homes will be via a partnership with Manchester City Councils adult social care with the suitable care and support being provided.

Summary and Conclusions

16. The above statement sets out the applicant's intended approach for the delivery of affordable housing within the site and how the proposed development is compliant with MCC Core Strategy Policy H8 and PFE Policy JP-H2.