

Affordable Housing Statement

Land at Chapman Street, Gorton

1 Overview

- 1.1 This Affordable Housing Statement has been prepared by JLL and Centrepoint and is submitted in support of an application for full planning permission at Land at Chapman Street, Gorton (the Site). The description of development is as follows:

‘Development of an Independent Living Scheme including access and landscaping’.

- 1.2 The application site is owned by Manchester City Council in its entirety. Centrepoint have agreed a 250-year lease. Centrepoint is a registered charity (no. 292411) and is celebrating its 54th year in operation as the UK’s leading youth homelessness charity. Their work focuses on homelessness and preventing homelessness for 16 - 25-year-olds. Centrepoint assists more than 10,000 young people through support, housing, training and employment every year.
- 1.3 The Independent Living programme provides young people with a home to call their own. It is focused on young people who are ready to live independently and have made the transition into employment or training. It is designed to provide medium-term accommodation for single working young people aged 18 up to 25yrs old offering a 1-to-5-year tenancy.
- 1.4 Independent Living homes provide medium-term accommodation and are not forever homes. They instead offer young people a stable platform to settle into work and learn to manage their own home before they naturally “outgrow” their Independent Living home in a sustainable manner, fully prepared for the next step in their lives. The intention is for a regular throughput of tenants, to ensure that Independent Living homes continue to provide a route out of supported housing for young people.
- 1.5 As a social landlord, Centrepoint has a clear contractual relationship with its tenants over rent payments, property standards and conducting tenancies in a reasonable manner as explained in more detail below.
- 1.6 Centrepoint is also much more than a landlord and offers additional valuable services that support vulnerable people and offer employment opportunities and investment in communities.
- 1.7 To ensure that the programme delivers outcomes for young people, Centrepoint has developed the following broad criteria that will determine a young person’s suitability for the available Independent Living home. These criteria are summarised below:

- Age and occupancy:
 - All applicants must be 18–25-year-old single young people who have experienced homelessness. The ILP (Independent Living programme) in Manchester is aimed at single occupancy only and is unable to accommodate couples or families. Residents do not leave their independent living accommodation once they turn 25, it just means new tenants are not accepted post 25.
 - Employment: Applicants for properties and tenancies must, as a starting point, be either:
 - 1) In full-time employment, or an apprenticeship, for a minimum of 30 hours per week, and be in a position to provide a reference from their employer; or
 - 2) In employment or an apprenticeship working less than 30 hours per week, with written confirmation from their employer that their hours will increase to 30 hours per week or more, once their tenancy in ILP commences.
- 1.8 Only by having a regular income can young candidates pay their rent, sustain their tenancy, and learn to live independently.
- 1.9 The application site was previously in use as a Multi-Use Games Area (MUGA) but fell into a state of disrepair since at least 2017 (based on a Google Earth and Street View review) and has since been disused. Centrepont, together with their professional teams, have developed a high-quality proposal for the Site which will secure its future as an Independent Living Scheme in Gorton.
- 1.10 The proposed development is described fully in the Planning Statement by JLL and the Design and Access Statement and drawings prepared by 3D Reid. The application proposals have been developed in consultation with Manchester City Council (MCC) and other key stakeholders.

2 Proposed Affordable Housing Delivery

- 2.1 The development scheme submitted at Chapman Street, Gorton will provide 34no. genuinely affordable apartments.
- 2.2 The 34no. apartments equate to an onsite Affordable Housing Provision of 100% in total. This is detailed as follows:

Affordable housing requirement (30%): 34 units (100%)

Tenure Type	Units	Percentage
Affordable Rent	34	100%
Total	34	100%

- 2.3 As a result, the proposal offers a 100% affordable housing development, exceeding MCC's 20% Affordable Housing requirement.
- 2.4 It is an important form of affordable housing providing Centerpoint's effective Independent Living product. It will act as a stepping stone and support young people in managing and getting onto the property ladder. The proposal also complies with the Council's and Places for Everyone policies to provide homes for young and otherwise vulnerable people. The proposal therefore contributes to affordable housing objectives and is compliant with Adopted Local Plan Policy H8, PfE Policy JP-H2, and NPPF Paragraph 63.