

Affordable Housing Statement

Pennington Street

1.0 Introduction

This Affordable Housing Statement accompanies a full planning application for the proposed development at Pennington Street, Levenshulme. The application has been prepared by Onward Homes, acting as the Registered Provider, and seeks permission for the erection of fourteen affordable homes alongside a new adoptable highway, landscaping, and associated works. The site is a former brownfield parcel situated between Pennington Street and Park Grove, within a highly sustainable location close to local amenities and public transport links.

The scheme represents a significant opportunity to deliver high-quality affordable housing in Manchester, addressing local housing need and contributing to the city's wider regeneration objectives. By bringing forward a 100% affordable housing development, the proposal exceeds local policy requirements and demonstrates Onward's commitment to creating inclusive, sustainable communities.

2.0 Planning Policy Context

The approach to affordable housing provision has been informed by the Manchester Core Strategy (2012), the Manchester Housing Strategy, and the National Planning Policy Framework (2024). Policy H8 of the Core Strategy typically requires 20% affordable housing on qualifying sites. This proposal goes far beyond that benchmark by delivering all fourteen homes as affordable units.

The National Planning Policy Framework emphasises the importance of delivering a sufficient supply of homes, including affordable housing for different groups. It encourages developments that promote mixed and balanced communities while responding to local circumstances. In this case, the Pennington Street scheme aligns with these principles by providing a tenure mix that reflects local demand and by ensuring homes are designed to high standards of accessibility and sustainability.

To comply with Homes England funding requirements, the affordable housing provision will be secured via a planning condition rather than a Section 106 agreement. This mechanism ensures flexibility and clarity while safeguarding the long-term affordability of the homes.

3.0 Proposed Affordable Housing Provision

The development will deliver fourteen affordable homes in a range of sizes and typologies to meet diverse housing needs. The proposed mix includes one fully wheelchair-accessible bungalow, nine two-bedroom houses, and four three-bedroom houses arranged over two and a half storeys. All homes will meet the Nationally Described Space Standards (NDSS) and achieve EPC A ratings, ensuring energy efficiency and compliance with modern sustainability requirements.

The table below sets out the proposed unit schedule:

Type	No. Units	Size (m ²)	NDSS	MCC Space Standards
1B2P Bungalow (M4(3))	1	50	50	50
2B4P House	9	83	79	83
3B6P House [2.5 storey]	4	108	108	108

All houses will comply with Part M4(2) accessibility standards, while the bungalow will meet the M4(3) standard, providing a fully adaptable home for wheelchair users. The design incorporates private gardens, off-road parking, and a new adoptable highway, creating a safe and attractive environment that integrates well with the surrounding residential context.

Tenure Justification and Policy Alignment:

All fourteen homes will be delivered as Affordable Rent, with rents capped at Local Housing Allowance (LHA) levels. This approach ensures that the homes remain genuinely affordable for households on lower incomes while meeting Homes England funding criteria and Manchester City Council's housing objectives. Affordable Rent tenure provides long-term security for residents and supports the creation of a mixed and sustainable community.

Onward Homes will manage all allocations in line with its lettings policy and a Local Lettings Policy agreed with Manchester City Council. This will prioritise households with local connections and those in greatest housing need, ensuring the development responds directly to local demand.

4.0 Delivery Strategy

Onward Homes will acquire the freehold interest in the site and enter into a Design and Build contract with the appointed developer. The affordable housing will be delivered in partnership with Homes England, whose funding will underpin the viability of the scheme. To ensure compliance with funding requirements, the affordable housing provision will be secured via a planning condition, which will reference this statement and remain in place until full equity is acquired or statutory purchase rights are exercised.

5.0 Management and Affordability

Onward Homes will retain ownership and management responsibility for all affordable homes. Lettings will be managed in line with Onward's policies and a Local Lettings Policy agreed with Manchester City Council, ensuring allocations reflect local priorities and support a cohesive community.

6.0 Mortgagee Exemptions

The affordable housing provisions will not bind mortgagees, chargees, or receivers acting to realise their security, nor tenants who exercise statutory or voluntary purchase rights.

7.0 Conclusion

The Pennington Street development will deliver fourteen high-quality affordable homes, exceeding local policy requirements and supporting Manchester City Council's housing objectives. The scheme aligns with national and local planning policy, promotes inclusive and sustainable communities, and is fully fundable via Homes England. Onward Homes is committed to working closely with the Council to ensure the development meets local needs and delivers long-term social value.

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