



McGoff Group Project Ltd

Downtown Victoria North 2

Affordable Housing Statement





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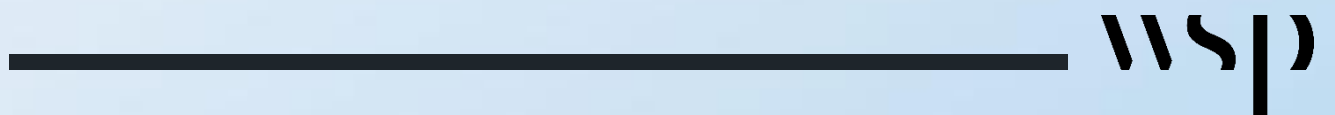


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INTRODUCTION



1. INTRODUCTION

1.1.1. WSP has prepared this Affordable Housing Statement on behalf of McGoff Group Projects Ltd, in support of a detailed planning application for residential development at 85 Rochdale Road, Manchester.

1.1.2. The Affordable Housing Statement meets the criteria of the Manchester City Council Validation Checklist, which requires:

“On schemes for 15 or more dwellings a statement will be required which sets out how the proposals contributes to the housing mix in the city; and

- *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);*
- *Where no affordable housing is being proposed, a full un-redacted viability assessment will be submitted; and*
- *Why the proposal meets any other policy exception.*

The statement should also include for all types of housing:

- *The total number of residential units;*
- *The mix of units, with number of bedrooms.”*

2. AFFORDABLE HOUSING STATEMENT

- 2.1.1. This planning application proposes 153 new homes.
- 2.1.2. Of these, there will be:
- 50x 1-bed apartments
 - 96x 2-bed apartments
 - 7x 3-bed apartments
- 2.1.3. No affordable dwellings are proposed.
- 2.1.4. **Places for Everyone Joint DPD Policy JP-H2 Affordable housing** states that:
“a proportion of new housing is to be affordable, with details on tenure mix and delivery mechanisms.”
- 2.1.5. The previous **Core Strategy Policy H8** state that:
“either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include...”
- 2.1.6. A Financial Viability Assessment is submitted to accompany the planning application which considers the financial viability of the proposals, taking into account development costs and the anticipated value of the proposed development on completion. The Viability Assessment demonstrates that when incorporating the BLV as a fixed input, and 20% affordable housing (at 80% of local market rent), the outturn residual profit margin equates to -5.56% on cost. This falls significantly below the target risk-adjusted developer return of 15% on cost.
- 2.1.7. The Assessment will be scrutinised by MCC and any third-party advisor, however, as submitted it concludes that the proposed development is not able to make any contribution to affordable housing.
- 2.1.8. It is recommended that the proposed development does not incorporate any affordable housing units, (or payment in lieu of on-site provision) and any financial contribution towards planning obligations in order to ensure the proposed development is viable.

3. CONCLUSION

- 3.1.1. The application proposes a total of 153 new homes, formed of a mix of different-sized apartments.
- 3.1.2. The proposed development includes the creation of areas of public realm improvements, building upon the proposals of the Phase 1 development (87 Rochdale Road). These public realm improvements are in an area currently degraded by existing uses and underutilised brownfield land.
- 3.1.3. Therefore, due to the findings of the financial Viability Assessment, no affordable homes are proposed within the scheme.
- 3.1.4. Notwithstanding the above, a high quality residential-led development in this area of Manchester, which is a key part of the development growth aspirations of Manchester City Council and the Manchester Local Plan review, will assist in diversifying the housing market in the area and would deliver a number of tangible benefits. These include developing an under-utilised site which currently detracts from the vitality and viability of the area, into a well-designed new development and deliver 153 quality homes on this prominent site.



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