



# Affordable Housing Statement

## Affordable Housing

This Affordable Housing Statement has been provided by This City. It sets out This City's proposals for the provision of on-site affordable housing at the Site considering national and local policy. The affordable housing shall meet the definition of affordable housing detailed in Annex 2 of the NPPF, 2024 (or any future, equivalent guidance that replaces it).

## This City

As set out in the Planning Statement, This City is a new kind of housing company, owned and run by MCC.

A key ethos that This City will abide by is having a social conscience and providing homes for all. In line with these aims, the new homes within the Proposed Development will be a mix of market housing and homes designated for Manchester Living Rent (MLR). The MLR is an amount of rent that is set at or below the Local Housing Allowance level. Market housing will subsidise the provision of the MLR properties, with no requirement for Affordable Housing Programme or similar grant funding.

## Affordable Housing Policy

Paragraph 64 of the NPPF (2024) mandates major developments to provide affordable housing, preferably on-site. The national framework emphasises that the specific mix of affordable housing tenures within these developments should directly correspond with the identified housing needs of the local area. The Proposed Development adheres to this national requirement, by proposing the delivery of 25 affordable homes, catering to the increasing demand. The Proposed Development contributes to the objective of MCC's Core Strategy Policy H8 – the provision of affordable housing. Policy H8 states:

*"The following requirements for affordable housing or an equivalent financial contribution, as set out in Providing for Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance.*

- 1. New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.*
- 2. The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to*

*amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.*

3. *Affordable housing units will be inclusively designed to reflect the character of development on the site.*
4. *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:*
  - *There is a very high level of affordable housing in the immediate area;*
  - *There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes;*
  - *Affordable housing would be prejudicial to the diversification of the existing housing mix.*
  - *The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;*
  - *It would financially undermine significant development proposals critical to economic growth within the City;*
  - *The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;*
  - *There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme.*
5. *The Council will also consider the provision of affordable housing which is delivered by taking advantage of other equity based products in addition to those options identified in PPS 3.*
6. *The definition used for affordable housing is set out in Annex B of PPS 3."*

The Providing for Housing Choice SPD states:

*"The types and size of housing provision suitable for each site will vary and should take account of the housing need of the immediate neighbourhood, the location of the site relative to services, facilities and public transport; and the type and form of development appropriate to the character of the area [...]"*

*Development and designs should be 'tenure- neutral', in that the type of tenure could not be deduced from the design, quality, location within the site, timing of development or by significant difference in the access to services and amenities. In all schemes, the developer must not merely pledge to abide by these objectives but should also give concrete proposals to show how they will be achieved"*

## **Size and Type of Affordable Housing**

The Proposed Development will be a mix of market housing and homes designated for MLR. The MLR is an amount of rent that is set at or below the Local Housing Allowance level. This City has taken a decision to accommodate a provision of 20% affordable one bed homes on Site. As a result, the proposals are compliant with both national and local planning policy. This City has considered the market demands in the area when selecting the size and occupancy of the affordable units. The proposals have been designed to be wholly tenure blind from the outset.

## **Tenure**

The affordable homes will be set at the Manchester Living Rent, which is an amount of rent that is set at or below the Local Housing Allowance level, ensuring it is affordable to those on lower incomes.

## **Location**

The Proposed Development is a single building and all of the affordable homes will be included within this building.

## **Management, First Lettings and Occupancy Criteria**

This City will be the owner and operator of the entire Build to Rent development (including the affordable homes). This is deliberate to create a tenure blind offering, with both Open Market and Manchester Living Rent homes under a single management. Therefore, a transfer to a Registered Provider is not applicable in this instance.

This City will agree a Local Lettings Policy with Manchester City Council, who will advertise the properties via the Manchester Move portal to qualifying residents which will ensure the City Council can then nominate the successful bidder to be offered a property by This City's Management Company.

Once the property is accepted by the tenant, the tenancy agreement and management will be no different to the other properties. The Management Strategy document sets out further details of ongoing management of the properties themselves.

## **Arrangements for Subsequent Occupiers**

Should any Manchester Living Rent property come available, it will be re-let in a similar manner to the first letting – making use of the Manchester Move portal to advertise the property and for Manchester City Council to nominate the tenant. In this way, This City will ensure that the development will continue to provide the affordable housing in perpetuity in order to protect the provision of this much needed housing tenure.

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