Oaklands House Suit 2,
Second Floore,
Oaklands House,
Washway Road,
Sale,
Trafford,
England,
M33 6FS

Re: Condition 28 – Affordable Housing Requirements Planning Application Reference: 139261/FO/2024

Dear Sue Wills,

I am writing in relation to Condition 28 of the above planning permission, which sets out the requirements for the delivery, tenure, and long-term management of the affordable housing units within the approved development.

As part of the discharge of this condition, Irwell Valley Housing Association are required to formally write, address and confirm the following points:

1. **Implementation in accordance with the Affordable Housing Statement** I can confirm that the affordable housing provision and tenure mix will be delivered exactly as set out in the Affordable Housing Statement dated 15 March 2024.
2. **Affordable Housing Terms for First and Subsequent Occupiers** Please take this as written assurance that all affordable dwellings will be made available on affordable housing terms for both first and subsequent occupiers, subject to the exclusions and exemptions permitted by Manchester City Council.
3. **Eligibility Criteria** Details of the eligibility criteria that will be applied when determining who may occupy the affordable housing dwellings. Eligibility Criteria:

    - All referrals must have been diagnosed with a form of memory loss (for example dementia, Alzheimer's disease).
    - All referrals must require housing-related support to help them maintain their tenancy.
    - All referrals must be assessed as needing personal or domestic care, as assessed by Manchester Adult Social Care.

    Jurby Avenue Dementia Scheme provides three types of self-contained accommodation:

    - One bed one-person flats
    - One bed two-person flats
    - Two bed two-person flats

    - Applications for two-person flats can be made by two people where one person has a diagnosis, and the other person is considered their carer. Applications can also be made where both applicants have a diagnosis; an assessment will be made to determine if both residents' care and support needs can be met by the on-site team.
    - Referrals must agree that by moving into Jurby Avenue Dementia Scheme that their identified care needs will be met by the on-site care team, commissioned by Manchester Adult Social Care, Manchester City Council. Residents are not permitted to commission other care providers to deliver

Irwell Valley Housing Association Limited is a charitable Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 with registered number 20684R. Registered address: First Floor, Soapworks, Colgate Lane, Salford, M5 3LZ.
Registered provider of social housing registered with the Regulator of Social Housing with RP number: L0061

their personal and domestic care services, except where specialist providers are required to provide additional services in addition to those provided by the on-site care team.
- Referrals will be accepted from people aged 55 and over, however in exceptional circumstances younger applicants will be considered if they meet all other aspects of the referral criteria.
- Referrals must show a willing interest in the scheme; no applicant will be considered against their expressed wishes.
- All referrals must have their needs met at the scheme. The referral process tries to accurately assess risks posed to applicants and others at the scheme. Where possible every effort is made to try to manage those risks on the scheme. On the occasions where the risks cannot be managed on the scheme, it will be considered that the applicant doesn't meet the criteria.

In addition, Irwell Valley Homes will also assess whether an applicant/s is/are eligible for housing. It may decide that the applicant/s should be treated as ineligible for housing if it is satisfied or proven that the:

- Applicant/s have been found guilty of unacceptable behaviour which Irwell Valley Homes deems to make them unsuitable for a tenancy. An example of unacceptable behaviour may include anti-social behaviour.
- Are unable to prove their residency status, and are therefore considered ineligible for housing in the UK.
- Unable to provide right to rent documents.
- Have a gross household income of £60k or more per annum.
- Applicant/s is a homeowner.
- Applicant/s has been previously evicted.
- Applicant/s has arrears/debt relating to a current or former tenancy or a known debt outstanding, which will include former tenant arrears. Applicants with arrears of £300 or less can make an application for housing however these areas would need to be cleared or a payment plan in place before an offer of accommodation could be made.

4. **Confirmation of Exclusions and Exemptions** Acknowledgement of the exemptions set out within Condition 28(c), including:
    - The non-binding nature of the affordable housing scheme on mortgagees, chargees, receivers, or persons deriving title through them; and
    - The cessation of the affordable housing obligations for any dwelling acquired by an individual purchaser (and/or their mortgagee) or where a statutory or voluntary right to buy/acquire has been exercised.

This confirmation is required to enable the Local Planning Authority to discharge Condition 28 prior to above-ground works commencing on the approved dwellings.

Yours sincerely,

Jason Davies
Senior Development Project Manager
Irwell Valley Homes

Irwell Valley Housing Association Limited is a charitable Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 with registered number 20684R. Registered address: First Floor, Soapworks, Colgate Lane, Salford, M5 3LZ.
Registered provider of social housing registered with the Regulator of Social Housing with RP number: L0061