Affordable Housing Statement, Riverpark Road

2nd September, 2026

Overview:

This Affordable Housing Statement has been prepared by Kellen Homes and the Great Places Housing Association (GPHA) and is submitted in support of an application to discharge condition 44 of planning approval ref: 142464/FO/2025. The site is located directly off Riverpark Road, Manchester. The description of development for application 142464/FO/2025 is as follows:

"Erection of a residential development comprising 498 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works"

The requirements of condition 44 has been detailed below:

"Prior to the commencement of above ground works and notwithstanding details submitted, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include:

i. the numbers, type, tenure (such tenures being consistent with the definition of affordable housing in Annex 2 of the NPPF or any definition of affordable housing that replaces it) and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwelling houses;

ii. confirmation that the affordable dwellings will be made available on affordable housing terms for both first and subsequent occupiers of the affordable housing dwellings (subject to any exclusions and exemptions from this requirement that may apply);and

iii. the eligibility criteria to be used for determining who may occupy the affordable housing dwellings (which shall not be required to include any local connection criteria in the case of shared ownership housing).

The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - To contribute to the delivery of affordable housing, pursuant to policy H8 of the Manchester Core Strategy."

This affordable Housing statement confirms the details required to recommend discharge of condition 44.

The details to comply with part i) of condition 44 have been provided below:

No. Dwellings:	Unit Type:	Tenure:	Provider:
61	1 Bedroom Apartment	Social Rent	GPHA
43	2 Bedroom Apartment	Social Rent	GPHA
11	2 Bed House	Social Rent	GPHA
2	2 Bed House ADU835 M4(2)	Social Rent	GPHA
20	3 Bed House	Social Rent	GPHA
2	3 Bed House ADU 1009 M4(2)	Social Rent	GPHA
22	2 Bed House	Shared Ownership	GPHA
43	3 Bed House	Shared Ownership	GPHA
10	4 Bed House	Shared Ownership	GPHA
Total: 214			

On the 17th August 2026, a revised version of the National Planning Policy Framework was published. The tenures provided above are consistent with the National Planning Policy Framework. The total quantum of homes provided on the development is 498 therefore the affordable housing provision on site equates to 43%.

The following details address the requirements of parts ii and iii:

Rent levels for the social rent homes will be set as per the government target rent formula. The delivery of the rented homes by a Registered Provider will ensure that those homes remain affordable in perpetuity, unless disposed of under a Registered Provider's obligation in respect of Right to Buy, Right to Acquire or Right to Shared Ownership, and subject to the mortgagee exemptions detailed herein.

- Shared Ownership Housing Units will be disposed of to purchasers who meet the Homes England eligibility criteria as set out in the Capital Funding Guide. Purchasers will initially be able to purchase between 10% and 75% of the full market value of the shared ownership housing unit. The shared ownership housing units will be sold at the current market value. A relevant Independent Financial Adviser will then use the approved Homes England Shared Ownership Affordability calculator to ascertain that any applicant is maximising their initial share and that any mortgage and rental costs are affordable and sustainable.

- The Shared Ownership lease will give the buyer the right to buy the remaining share or additional shares in their home and therefore move from an initial share to full ownership in a number of stages as and when they can afford them. Once a buyer staircases to 100% the affordable housing obligations cease absolutely.

- The affordable housing provisions of this Affordable Housing Statement shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the Affordable Housing Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:

- such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing Units and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the Affordable Housing Units to another Registered Provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses;

and

- if such disposal has not completed within the three month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing Units free from the affordable housing provisions contained in this Affordable Housing Statement which provisions shall determine absolutely.

Eligibility Criteria:

- Lettings will be through Manchester's choice-based lettings system and allocated as per the agreed common allocations framework; as amended by a Local Letting Policy agreed between the Council and the GPHA. This is likely to focus on achieving a mix of residents in the scheme to create a balanced and sustainable community.

- Tenancy sustainment actions will be undertaken by the Registered Provider

- 4 of the Socially Rented Dwellings are Adaptable Units as agreed with Manchester City Council Housing Strategy due to local demand in the area.

- If properties are to be disposed of under a tenants right to shared ownership then the Homes England's Capital Funding Guide rules will apply.

- In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Shared Ownership units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property.

The property lettings and tenancies for the Social Rented properties will be managed by Great Places Housing Association's internal Neighbourhood Services team. General repairs and maintenance that fall outside of the tenant's responsibility will be dealt with by our in-house Asset Management and Repairs team. This includes internal and external repairs, including electrical, plumbing and security related issues. GPHA carry out periodic safety checks of all apartment buildings under our management, including fire alarm testing, inspection of fire doors and AOV's, and testing of door entry and security systems. All internal communal areas will be cleaned and maintained by Great Places' Facilities Management Team, ensuring the best possible living environment for our customers.

Upon signing the tenancy agreement, all residents will be issued with a full Home User Guide which will clearly set out the defects reporting procedure for their property, including emergency and out of hours' repairs. This will also cover key contacts within GPHA, and useful information and contacts in the area. It is expected that there will be a frequent staff presence within the staff space of the apartment building for ease of management; to make it as easy as possible for

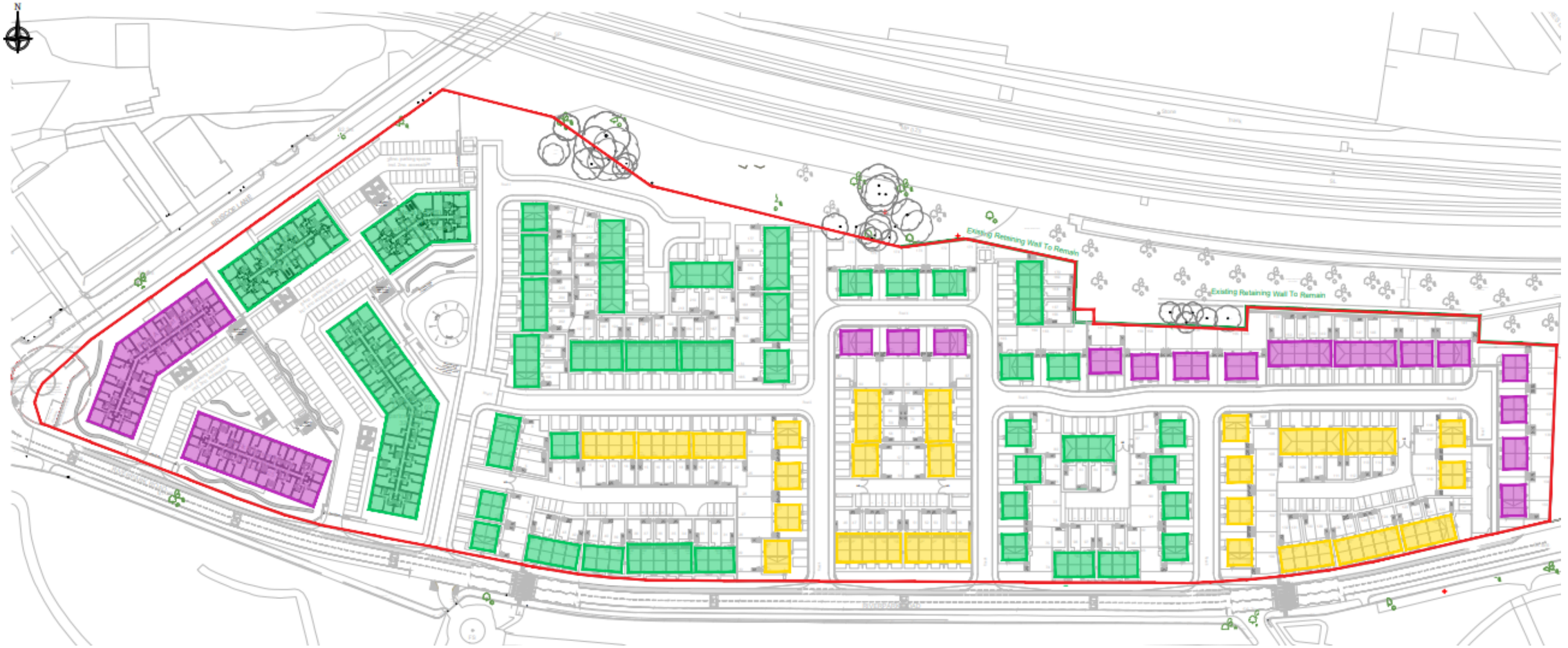
residents to engage with GPHA, get issues resolved quickly and receive any support they may need in maintaining their home or tenancy.

Great Places Housing Association employ an 8-strong team of Tenancy Coaches who work closely with residents and Neighbourhood Managers to maximise tenancy sustainment and manage any anti-social behaviour on our schemes. They have a robust ASB policy which focuses heavily on prevention, early intervention and support for residents if any antisocial behaviour is identified. An individual officer will be assigned to the scheme in order to familiarise themselves with the residents and the development.

GPHA have a dedicated team of Financial Resilience Managers that provide advice on benefits and related issues to customers - either face to face in their own homes or by telephone. The team provide a full comprehensive and holistic service. The team look at income maximisation and they can assist with Housing Benefit queries, Universal Credit claims and all disability benefits. The team will support a client throughout the benefit system with the aim of improving the financial resilience of customers.

On the basis of the information provided, condition 44 should be reccomended for approval however should officers require any further information, please contact the applicant at your earliest convenience.

Appendix 1 – Affordable Housing Tenure Plan:



Legend

- Affordable Housing - Shared Ownership
- Affordable Housing - Social Rent
- Private