# Affordable Housing Statement

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|---|---|
| **Site:** | Land the former Victoria Avenue Ex Servicemen (VASA) Association, White Moss Road, Manchester. M9 6EF. |
| **Proposal:** | Residential Development comprising 43no. 1 and 2 bed apartments with associated landscaping and access arrangements. |
| **Planning ref:** | TBC |
| **Total Plots:** | 43 dwellings (Class C3a) for Social Rent (General Needs) |

## A. Registered Provider

The proposed development will be owned and managed by Jigsaw Homes North Ltd, a Registered Provider and part of the Jigsaw Homes Group. Across its subsidiaries, the Group owns and manages over 39,000 affordable homes across the North West and East Midlands.

Jigsaw Homes North is a preferred Registered Provider partner of Manchester City Council and has a strong track record of successfully delivering high-quality residential schemes across the authority area.

Jigsaw Homes North will retain long-term ownership of the proposed homes and will therefore be responsible for all repairs and maintenance throughout the lifetime of the development. The organisation will oversee rental income, tenancy management and the letting of the properties at both initial and subsequent occupancies, in full accordance with local lettings policies.

**Jigsaw Homes North Ltd,**

Cavendish 249, Cavendish Street,
Ashton-Under-Lyne,
Tameside OL6 7AT.
Co-operative and Community Benefit Society, Registration Number: IP16668R

## B. Affordable Housing Mix

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|---|---|
| **Total Plots:** | 43 |
| **% of Affordable:** | 100% |
| **Tenure:** | Social Rent |

**Social Rent** Homes will be owned and managed by Jigsaw Homes North, let at below-market rents in line with government rent-setting guidelines. These homes are designed to be affordable for households on low incomes or with identified housing need.

**Rent to Buy** Homes will be provided by Jigsaw Homes North at a discounted rent, enabling tenants to save towards a future home purchase, with the intention of moving on to shared ownership or full ownership when they are financially ready.

**Plot breakdown.**

| No. of Units | Type | No of Beds | Size (m2) | Tenure |
|---|---|---|---|---|
| 14 | Apartment | 1 | 50 - 51 | Social Rent |
| 29 | Apartment | 2 | 61 - 62 | Social Rent |

The scheme proposals have been brought forward in response to an identified local need for affordable housing and have been informed by ongoing consultation between Jigsaw Homes North and Manchester City Council.

## C. Local Housing Need

Evidence from the **Manchester Move housing register** confirms that the Manchester-wide housing pressures described above are directly relevant to neighbourhoods such as Blackley. The Manchester Move website provides live, publicly accessible data on housing need, demand, lettings, and waiting times across the city and is the Council's primary evidence base for assessing social housing requirements.

As at the latest published live data, Manchester Move reports over 20,000 active households on the Manchester Housing Register, with significant concentrations of need in Bands 1 and 2. The register shows particularly high demand for one bed and two bed general needs properties, alongside a severe and persistent shortage of family sized homes (three bedrooms and above). Manchester Move's waiting time data demonstrates that the supply of new lettings is insufficient to meet this demand, resulting in extended waiting periods across all property sizes.

The table below shows the number of households currently registered by priority band and bedroom need.

| Bedroom Need | Band 1 | Band 2 | Band 3 | Band 4 | Band 5 | Total |
|---|---|---|---|---|---|---|
| 1 bed | 730 | 2894 | 273 | 4469 | 166 | 8532 |
| 2 bed | 199 | 3106 | 44 | 2004 | 28 | 5381 |
| 3 bed | 49 | 1860 | 891 | 955 | 16 | 3771 |
| 4 bed | 137 | 834 | 223 | 111 | 4 | 1309 |
| 5 bed | 34 | 186 | 7 | 7 | 0 | 234 |
| 6 bed | 14 | 12 | 0 | 2 | 1 | 29 |
| 7 bed | 0 | 2 | 0 | 2 | 0 | 4 |
| Total | 1163 | 8894 | 1438 | 7550 | 215 | 19260 |

*Information correct as of August 2026*

The table below shows average waiting times for households that were successfully rehoused between April 2025 and March 2026.

This information can help you understand current demand for different types of housing and the likelihood of receiving an offer.

| | Band 1 | | Band 2 | |
|---|---|---|---|---|
| Property type | Average time in Band | Number of lets | Average time in Band | Number of lets |
| 1 Bed Flat - General needs | 9 months | 388 | 3 years | 269 |
| 1 Bed Flat - 55+ | 9 months | 66 | 1 year, 7 months | 117 |
| 2 Bed Non Family | 10 months | 97 | 1 year, 10 months | 182 |
| 2 Bed Family | 7 months | 179 | 3 years, 10 months | 320 |
| 3 Bed Family | 9 months | 126 | 4 years, 10 months | 220 |
| 3 Bed 2 Living Rooms | 1 year, 8 months | 26 | 6 years, 1 month | 13 |
| 4 Bed Family | 3 years | 19 | Not available | 5 |
| 4 Bed 2 Living Rooms | Not available | 5 | Not available | 2 |
| 5 Bed | Not available | 1 | Not available | 0 |

*Based on home let between April 2025 and March 2026.*

Manchester Move data also confirms that family homes are almost exclusively allocated to applicants in Bands 1 and 2, indicating acute priority need among households already experiencing overcrowding, homelessness, or severe housing stress. For Band 2 applicants, average waiting times exceed five years for one bed general needs homes, extend to five–eight years for two and three bed homes, and rise to well over eight years for four bed and larger properties, with some households facing projected waits of 15–20 years.

The Manchester Move evidence further identifies longer than average waiting times for adapted and accessible homes, highlighting a mismatch between the existing housing stock and the needs of households with disabilities or long-term health conditions. This reinforces the requirement for new housing provision that incorporates accessibility and adaptability from the outset.

In summary, data from Manchester Move provides clear, robust, and up to date evidence of exceptionally high and sustained social housing need, both city wide and at a local level within areas such as Blackley. This evidence strongly supports the delivery of additional affordable and social housing, with an emphasis on smaller homes, family sized dwellings, and accessible accommodation, in order to reduce waiting times, tackle overcrowding, and meet identified priority needs.

## D. Allocation and Occupancy Criteria

The allocation of the 43 dwellings (Class C3a) for Social Rent (General Needs), will be undertaken in accordance with Manchester City Council's Local Lettings Policy and administered through Manchester Move.

Our ambition is to establish a sustainable and resilient community within Blackley that plays a meaningful role in meeting the city's diverse housing needs, while also supporting the creation of a mixed, balanced neighbourhood at a local level.

The proposed approach is centred on achieving a balanced resident profile, incorporating households with a local connection, working families, and those seeking to right-size their accommodation. By avoiding age-restricted allocations, the scheme remains inclusive and maximises opportunities for suitable local applicants. This approach is intended to support long-term community stability and cohesion, which in turn contributes to reduced levels of anti-social behaviour.

To deliver these objectives, we will work in partnership with Manchester City Council to agree a Local Lettings Policy for first lets of the social rented homes, with the following priorities:

**50% Working households**
Prioritising working households helps support economic activity, household sustainability, and long-term stability within the community.

**20% Applicants with a local connection**
Providing priority to applicants with an established connection to the ward strengthens local identity and social networks, fostering a greater sense of belonging and reducing social isolation.

**30% General housing register**
Retaining access for applicants from the wider housing register ensures fairness and alignment with city-wide housing objectives, while still supporting local priorities.

Overall, this balanced and inclusive approach will help create a vibrant, sustainable neighbourhood that meets both local needs and wider city housing objectives.

## E. Design Standards

The proposed new properties will comply with the standards set out by Homes England, alongside Manchester City Council's Space Standards and Residential Design Standards. The development will deliver high levels of energy efficiency, providing low-carbon homes that support reduced running costs for future occupants.

The proposals have been subject to the Association's internal design review process, which has informed the layout and quality of the scheme. This approach seeks to minimise the potential for anti-social behaviour and other management issues through good quality urban design, thereby supporting the creation of safe, inclusive, and sustainable communities.

Floor plan layouts, including the number of habitable rooms and the location of individual units, are clearly illustrated on the submitted unit plans that accompany this application.

## F. Exclusions

For the purpose of this Affordable Housing Statement

"**Chargee**" shall mean: -

> *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") on the whole or any part of the Site or*

*Affordable Rented Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver.*

**"Affordable Housing Provider"** shall mean:-

*a registered provider, registered social landlord or a housing association or similar organisation registered in accordance with section 80 of the Housing and Regeneration Act 2008 or if such bodies cease to exist or are superseded the equivalent body whose main objectives included the provision of Affordable Housing and to whom the Affordable Housing Units may be transferred as approved by the Council in writing (such approval not to be unreasonably withheld or delayed )*

**"Homes England"** shall mean: -

*means the executive non-departmental public body sponsored by the Ministry of Housing Communities and Local Government that funds new affordable housing or anybody corporate charged under the Housing and Regeneration Act 2008 and the Localism Act 2011 with the functions of regulating provision of Affordable Housing or if such body ceases to exist or is superseded the equivalent or successor body.*

**The provisions of this Affordable Housing Statement shall not be binding on: -**

1. **Mortgagees**

Provided that:

a) *such Chargee 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 Affordable Housing 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*

b) *if such disposal has not completed within the three-month period, the Chargee shall be entitled to dispose of the Affordable Housing free from the provisions regarding of this Affordable Housing Statement which provisions shall determine absolutely.*

c) *provided that at all times the rights and obligations in this paragraph shall not require the Chargee to act contrary to its duties under the charge or mortgage and in particular (but without limitation) the Chargee shall not be obliged to transfer, let or otherwise dispose of the Affordable Housing or any part thereof for a consideration less than the full amount outstanding under the legal charge or mortgage, plus all interest, costs and expenses*.

## 2. Protected Tenants

For the purpose of this Affordable Housing Statement "Protected Tenant" shall mean any tenant who either:

a) *has exercised the right to acquire the dwelling of which he is a tenant pursuant to the Housing and Regeneration Act 2008 or any statutory provision for the time being in force (or any equivalent contractual or voluntary right) in respect of an Affordable Housing Unit; their successors in title, mortgagees and Chargees or*
b) *has exercised any statutory right to buy the dwelling of which he is a tenant pursuant to Part V of the Housing Act 1985 the preserved right to buy or any statutory provision for the time being in force (or any equivalent contractual right) in respect of an Affordable Housing Unit. their successors in title, mortgagees and Chargees.*
c) *has acquired a dwelling from an Affordable Housing Provider funded pursuant to Section 19(3) of the Housing and Regeneration Act 2008 or any amendment or replacement thereof, their successors in title, mortgagees and Chargees.*
d) *has otherwise acquired a dwelling from an Affordable Housing Provider, their successors in title, mortgagees and Chargees.*

## 3. Others

a) *owner-occupiers or tenants of any dwelling constructed pursuant to the Planning Permission or against those deriving title there from.*
b) *any statutory undertaker or other person who acquires any part of the property or an interest in it for the purposes of the supply of electricity, gas, water, drainage, telecommunication services, television, internet, media or public transport services.*
c) *7.6.6 the relevant highway authority to whom any part of the Site is disposed of for the purposes of adoption of any roads and/or footpaths and or/cycle ways to be constructed on the Site or,*
d) *7.6.7 any management company to whom any part of the property is disposed of and upon which a dwelling will not be constructed.*

## 4. Grant Funding

a) *The Site shall be purchased and developed using 100% grant funding from Homes England.*