

Planning Permission 20/01401/AM – Condition 17

Affordable Housing Scheme for Land off Royle Road, Rochdale, OL11 3EU

January 2023

This affordable housing statement has been prepared in response to Condition 17 of planning permission 20/01401/AM in respect of the development of land off Royle Road, Rochdale, OL11 3EU.

Condition 17

Prior to first occupation of any plots, a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include:

- i. the arrangements for the transfer of the affordable housing to an affordable housing provider*
- ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing*
- iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

This condition 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 dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

Reason: Significant weight has been given in the determination of this application based on the scheme providing 46% affordable housing, in excess of the Council's Core Strategy Policies and in accordance with the National Planning Policy Framework.

Affordable Housing Scheme

This affordable housing scheme addresses the provision of relevant affordable housing consideration in light of national and local policy and the requirements of the planning condition. The affordable housing delivered shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The scheme includes details of:

- i the type, tenure and location of the scheme for the provision of affordable housing;
- ii the arrangements for the transfer of the affordable housing dwellings to an affordable housing provider;
- iii the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing dwellings;
- iv the occupancy criteria to be used for determining the identity of occupiers of the affordable housing dwellings and the means by which such occupancy criteria shall be enforced.

The following information is provided in respect of each of the criteria above;

- i. The affordable housing scheme comprises of the following tenure and unit mix;

	Total	2 bed	3 bed	4 bed
Affordable Rent Dwellings	64	22	34	8
Shared Ownership Dwellings	38	8	22	8
	102	30	56	16

Provided that the tenure and unit mix may be varied from time to time throughout the lifetime of the development subject to the submission of a revised affordable housing scheme for provision of the affordable housing that is to be submitted for the prior written approval of the Local Planning Authority.

The location of the affordable housing provision is shown on the accompanying Plan included at Schedule 1.

- ii. Countryside Partnerships are to construct the affordable housing dwellings on behalf of Great Places Housing Association who are a Registered Provider. Following handover of the completed affordable housing dwellings the Registered Provider will, in respect of the affordable rent dwellings, own these units and be responsible for their future lettings and maintenance. In terms of the shared ownership housing units these will be marketed for sale and will be part owned by the Registered Provider until the point at which any future occupier decides to 'staircase' out of the property and own it outright when the obligations cease absolutely.
- iii. In terms of affordability the following applies;
- The rent levels for the affordable rent units will be set at up to 80% of market rent. The disposal of the affordable rent units to a Registered Provider will ensure that those units remain affordable for both first and subsequent occupier, unless disposed of under an obligation in respect of Right to Buy or Right to Acquire legislation or to any tenants who exercise the right to buy under any voluntary right to buy scheme approved by their landlord 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 be able to purchase between 25% 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 contribution 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 under 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 dwellings 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

iv. The occupancy criteria for each affordable tenure will be as follows;

The Council will nominate housing applicants for all affordable rented homes at first let and a minimum of 50% of subsequent lets through the Council's Choice Based Lettings (CBL) system. Applicants will be prioritised according to the Council's Allocations Policy and subject to any variations agreed between the Registered Provider and the Council. An agreed proportion of first and subsequent lets will be advertised as 'Working Xtra' or a similar approach, with a focus on achieving a balanced and sustainable community. Tenancy sustainment actions will be undertaken by the Registered Provider.

The 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. In line with the Shared Ownership Affordable Homes Programme (SOAHP) prospectus; no nationally or locally defined prioritisation criteria will apply to the shared ownership housing units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income of less than £80,000 per annum and will not own another property.

GREAT PLACES HOUSING ASSOCIATION – JANUARY 2023

Schedule 1 – Plan of the Affordable Housing Provision

