



Walker Homes

Re - Green Hill Road Development, Middleton, Rochdale

Planning Application Statement of Support from First Choice Homes Oldham (FCHO)

To whom It May Concern

In respect of Planning Application Ref:

The Proposed Development:

The proposed site will be a former industrial site at the rear of the junction of Smethurst Street and Greenhill Rd.

The housing mix proposed on the site is for **24 Affordable Housing Units**.

The house types in the plan are as follows:

4 x 2-bed 4 person houses which would be designated with an **Affordable Rent Tenure**

14 x 3-bed 5 person houses which would be designated with an **Affordable Rent Tenure**

6 x 3-bed 5 person houses which would be designated with a **Rent-to-Buy Tenure**

The houses will be fitted with *photovoltaic panels and will achieve EPC(A)*

Rents will be set at a level which is sustainable and offers security of tenancy for local households. This will be made possible by the funding FCHO will secure via Homes England Grant Subsidies, based on the current proposed site information submitted in this application.

Who We Are

FCHO is a Registered Provider of affordable housing managing over 11,500 affordable homes across Greater Manchester and West Yorkshire.

FCHO are an active delivery partner within Rochdale, and as a member of the Rochdale Strategic Housing Partnership have assisted the Council in providing affordable housing for communities across the borough.

FCHO are a long-term investor within the community and have delivered 112 affordable homes in Rochdale, with a further 115 homes under construction, and 71 more homes in the pipeline, excluding the proposals before you today.

The provision of affordable housing is a significant material consideration which weighs in favour of the proposed development given the very substantial affordable housing needs across the borough (with the current housing register confirming almost 9000 households in need of affordable homes boroughwide).

We believe the provision of 24 affordable dwellings through the proposed mix of 2 bedroomed and 3 bedroomed houses, would make a significant beneficial contribution to the Borough wide outstanding need, and hope you will agree that this provision should carry significant weight in the planning balance.

The proposed development would be owned and managed by FCHO in accordance with the Rochdale Borough Council's allocations and lettings policy.

To summarise, FCHO are a reliable delivery partner who have an established track record of partnership working with tangible outcomes for communities. We are ready to provide more affordable home in Rochdale, to help address the waiting list of nearly 9,000 households in Rochdale and would welcome your support to help us deliver this project.

Your Sincerely

S Lightfoot

(Sara Lightfoot)

Land and Acquisitions Officer