## Affordable HousingStatement

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| **Site:** | Land off Peel Lane, Heywood |
| **Planning Ref:** | 19/01275/FUL |
| **Total Plots:** | 23 units for Affordable Rent |

### A. Registered Provider

The proposed development will be owned and managed by Aksa Homes, a Registered Provider and part of Jigsaw Homes Group. Across all subsidiaries, Jigsaw owns and manages over 34,000 affordable properties across the North West and East Midlands.

Aksa Homes will retain ownership of the properties and will therefore be responsible for repairs and maintenance throughout the lifetime of the development. They will manage rental income, tenancy matters and letting the properties at first and subsequent lets, ensuring all of Rochdale Boroughwide Housing (RBH) requirements and local lettings policies are adhered to. In addition, as the properties are provided with an element of grant funding from Homes England, the Affordable Housing will be delivered and managed in line with Homes England capital funding requirements.

**Details:** Aksa Housing Association Limited, Cavendish 249, Cavendish Street, Ashton-Under-Lyne, OL6 7AT. Co-operative and Community Benefit Society, Registration Number: 27003R

### B. Affordable Housing Mix

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|---|---|
| **Total Plots:** | 23 |
| **% of Affordable:** | 100% |
| **Tenure:** | Affordable Rent |

**Plot Breakdown:**

| House Type | Number | No of Beds | Size (m2) | Tenure |
|---|---|---|---|---|
| 3 bed House | 11 | 3 | 80 | Affordable Rent |
| 1 bed Apartment | 12 | 1 | 45 | Affordable Rent |

The scheme proposals are a response to an identified need for affordable housing in the area and have been developed in consultation between Aksa Homes and Rochdale Borough Council. The mix of property sizes and types are designed to ensure sustainability and help meet demand and required accommodation in the area.

The properties will meet the standards prescribed by Homes England and will offer high levels of energy efficiency ensuring low running costs for future occupants. The proposals have been through the Association's design review process to minimise the risk of anti-social behaviour and other issues through good quality urban design, thus, promoting sustainable communities.

Floor plan layouts, number of habitable rooms and location of units are clearly indicated on the unit layouts provided with the planning submission.

## C. Allocation and Occupancy Criteria

Allocation of the 23 Affordable Rented units will be in accordance with RBH's lettings policy. Local lettings policies have been successfully used by the Association in other areas to help reduce anti-social behavior and contribute to achieving stable communities. The Association would be happy to discuss this option further with the Council if required.

Criteria for the selection of Eligible Persons will be in line with RBH's allocation criteria. Applicants will need to demonstrate their eligibility via the Rochdale HomeChoice system and will need to be in Affordable Housing Need and have a Local Connection as stated in RBH's Housing Allocation Scheme.

## D. Mortgagee in Possession

Any Chargee shall prior to seeking to dispose of the Affordable Housing Units pursuant to any default under the terms of its mortgage or Charge give not less than 2 months' prior notice to the Council of its intention to dispose and:

In the event that the Council responds within 2 months from receipt of the notice indicating that arrangements for the transfer of the affordable housing units can be made in such a way as to safeguard them as affordable housing then the Chargee shall co-operate with such arrangements and use reasonable endeavours to secure such transfer

If the Council does not serve its response to the notice served under the above paragraph (a) within the 2 months then the Chargee shall be entitled to dispose free of the restrictions set out in this document which shall from the time of completion of the disposal cease to apply.

If the Council or any other person cannot within 2 months of the date of service of its response under paragraph (a) of this section secure such transfer then provided that the Chargee shall have complied with its obligations under the same paragraph the Chargee shall be entitled to dispose free of the restrictions set out in this document which shall from the time of completion of the disposal cease to apply.

PROVIDED THAT at all times the rights and obligations in this section shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the Council must give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage.

If any further information is required please contact:

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