

AFFORDABLE HOUSING DOCUMENT

Affordable housing statement: Proposed Residential Development Land for 18 Sadler St, Manchester M24 5UJ change of use from shops (a1 – retail warehouse) to 15 no. Dwellings flats, and single-storey vertical extension

1. Introduction

1.1 This Affordable Housing Statement is submitted as part of a planning application made by Mason and Marlowe Ltd for a revised scheme for the development of land located on 18 Sadler Street for residential purposes.

1.2 The outline planning application is for up to 15 dwellings. 15% (2 dwellings) will be affordable housing and the other 85% (13 dwellings) will be let out by the landlord.

1.3 This statement will address the affordable housing provision set in the context of national and local planning guidance. This affordable housing statement should be read in conjunction with the supporting documents that accompany this outline planning submission, including the Planning Statement.

2. Planning Context

2.1 The National Planning Policy Framework (NPPF) provides a definition of affordable housing:

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other Affordable Housing Statement persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity.)”

2.2 Details of affordable units, numbers of bedrooms and property types across all tenures, the unit types and size the type of dwellings in question will be flats, the units have been numbered 1 - 15 on the table which can then be correlated with the floor plans.

Unit	Type	Tenure	Total Bedrooms	GIA(sqm)
A1	Flat	Market	2	69.67
A2	Flat	Market	1	58.85
A3	Flat	Market	1	55.17
A4	Flat	Market	3	65.22
A5	Flat	Market	1	48.34
A6	Flat	Market	3	70.26
A7	Flat	Affordable	1	42.59
A8	Flat	Market	1	42.93
A9	Flat	Market	2	54.21
A10	Flat	Market	3	65.22
A11	Flat	Market	1	48.34
A12	Flat	Market	3	50.26
A13	Flat	Affordable	1	42.59
A14	Flat	Market	1	42.93
A15	Flat	Market	2	54.21

15% of the houses will be affordable rent and 85% of then will be market housing.

Details of the affordable unit space standards and floor areas (sqm)

A7	Flat	Affordable	1	42.59
A13	Flat	Affordable	1	42.59

2.2 The different levels or types of affordability or tenure proposed for different units.

Size of dwelling	Local open space: laying out cost (£)	Local open space: cost for 20-year maintenance (£)	Amount required for Local Open Space if not provided on site (£)*	Outdoor Sports Provision: Laying Out Cost (£)	Outdoor Sports Provision: Cost for 20-year maintenance (£)	Amount required for Outdoor Sports Provision (£)	TOTAL (Local Open Space + Outdoor Sports Provision)	TOTAL + 5% admin charge
1 Bed	234.87	240.55	475.43	258.36	264.61	522.97	998.39	1048.31
2 Bed	469.74	481.11	950.85	516.72	529.22	1045.94	1996.79	2096.63
3 Bed	704.61	721.66	1426.28	775.07	793.83	1568.91	2995.18	3144.94

*For developments of 100 bedrooms or more, Local Open Space should normally be provided on site (see 'Provision of Recreational Open Space in New Housing Supplementary Planning Document' or 'New Housing and the Provision of Recreation Facilities Supplementary Planning Document' for further information).

2.3 Metric scaled plans showing the location of affordable units within the site (see Architectural drawings attached)

2.4 The apartments will be managed by the landlord of the property; they will be the only registered provider for the development.

3. Proposed affordable housing provision

3.1 The proposed scheme will make provision for 15% of the proposed residential units being affordable in accordance with the definition set out at Annex 2 of the NPPF, unless it is evidenced to the local planning authority that such an obligation would render the proposed scheme economically unviable.

3.2 The proposed affordable housing will comprise 2 affordable units.

4. Conclusions

4.1 The proposed scheme satisfies local and national planning policy with respect to the provision of affordable housing.