



A KEEPMOAT COMPANY

AFFORDABLE HOUSING STATEMENT

Land at Trub Farm, Rochdale

August 2024

1. OVERVIEW

Land at Trub Farm, Rochdale

Proposal: Detailed planning application for the erection of 162 affordable dwellings with associated car parking, landscaping and access.

Applicant: MCI Developments Limited

This Affordable Housing Statement includes details of:

- a) the numbers, type, tenure and location of the affordable housing;
- b) the timing of the construction of the affordable housing;
- c) the arrangements for the transfer of the affordable housing to a Registered Provider;
- d) a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e) 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.

It is important to note that the delivery of affordable housing on this development has been allocated Homes England grant funding and in the absence of such funding, the National Planning Policy Framework's minimum requirement of 10% could not be met.

2. PROPOSED AFFORDABLE HOUSING DELIVERY

The development scheme submitted will provide all 162 dwellings for affordable housing as defined within Annex 2 of the National Planning Policy Framework (or any successor guidance).

An agreed proportion of the affordable dwellings shall be made available to eligible applicants for Affordable Rent and/or Social Rent, as defined within the Capital Funding Guide (or any successor guidance), with such proportion to be approved by the Council (not to be unreasonably withheld or delayed).

The remaining affordable dwellings shall be made available to eligible applicants for Shared Ownership (using the Homes England model lease from time to time), as defined within the Capital Funding Guide (or any successor guidance), with such proportion to be approved by the Council (not to be unreasonably withheld or delayed).

MCI Developments will appoint a Registered Provider who will own and manage the affordable dwellings in perpetuity (unless disposed of under statutory obligations).

Each low cost rented dwelling shall initially, and at all subsequent times upon a vacancy arising, be allocated to a person who are adjudged by the Council or Registered Provider (whichever the case

may be) to be in need of affordable housing. Such allocations shall be made in accordance with the criteria set out in the Council's allocation scheme, local lettings policy and nominations agreement between the Council and Registered Provider, or any successor policy or agreement.

The intermediate tenure dwellings shall be disposed of on a shared ownership basis (using the Homes England model lease from time to time), or by equity mortgage, or by re-sale price covenant or by any other method of part-equity disposal approved by Homes England guidance or any successor thereto, unless otherwise agreed in writing by the Council.

The conditions relating to affordable housing shall not be binding upon 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 (however appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver. The conditions shall also not be binding on a person exercising the Right to Acquire or the Right to Buy, or any person who acquires a 100% interest in a dwelling pursuant to a shared ownership lease or shared equity arrangement or any successor in title thereto.

The affordable dwellings will be delivered under a JCT Design and Build Contract between MCI Developments Limited (as contractor) and the Registered Provider, in accordance with the phasing plan at Appendix 1.

Any variations to the above tenure mix or timing of construction will be agreed in writing by the Council (such agreement not to be unreasonably withheld or delayed).

3. PROPOSED PLANNING CONDITION

If a planning condition is deemed to be required to secure the delivery of affordable housing on this development, the following wording is recommended given it satisfies Homes England grant funding requirements:

"Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:

- a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum 10% of the dwellinghouses in accordance with the submitted Affordable Housing Statement;*
- b) the timing of the construction of the affordable housing;*
- c) the arrangements for the transfer of the affordable housing to a Registered Provider;*
- d) a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*

- e) *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. The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity.”*
-

Appendix 1 – Layout

