



Affordable Housing Statement

**Land off Greenhill Road / Smethurst Street,
Middleton, M24 2BB**

Planning Permission Reference 23/01162/FUL

Dated 23 July 2025

Background

Planning permission reference 23/01162/FUL (the **Planning Permission**) authorises a residential development for the erection of 24 dwellings (the **Dwellings**) following demolition of existing outbuildings (the **Development**).

This Affordable Housing Statement sets out how the Dwellings at the Development will be provided as affordable housing (**Affordable Housing**) as such term is defined in Annex 2 (Glossary) to the National Planning Policy Framework current on the date of this Affordable Housing Statement (the **NPPF**).

This Affordable Housing Statement supersedes and replaces all previous affordable housing statements relating to the Development.

The terms of this Affordable Housing Statement are subject to the Exemptions and Releases set out herein.

Ownership and Management

The Dwellings will be owned and managed by First Choice Homes Oldham (**FCHO**), a registered provider of social housing, but may be transferred to or managed by a different registered provider of social housing from time to time.

Quantum and Tenure of Affordable Housing

FCHO intends to provide 16 of the Dwellings as homes for social rent, which is defined in the NPPF as follows:

Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision

FCHO intends to provide the remaining 8 Dwellings as rent to buy (as such term is described in the definition of Affordable Housing (limb (d) within Annex 2 (Glossary) of the NPPF) whereby eligible persons rent the Dwelling at a discounted rent of not more than 80% of open market rent, with the option of buying the Dwelling on shared ownership terms

The Dwellings may be provided as other forms of Affordable Housing from time to time provided the tenure accords with the definition of Affordable Housing within Annex 2 (Glossary) of the NPPF.

The provision of the Dwellings as Affordable Housing is subject to the exemptions and releases set out below.

Exemptions and Releases

The provisions of this Affordable Housing Statement shall not be binding or enforceable against:

- (a) 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 dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver;

- (b) a person has exercised the right to acquire pursuant to the Housing and Regeneration Act 2008 or any other statutory provision for the time being in force (including a preserved right to buy) or any equivalent contractual right in respect of a particular Dwelling; or
- (c) a person has exercised any statutory right to buy, purchase or acquire or any equivalent contractual right in respect of a particular Dwelling including without limitation via rent to buy or shared ownership arrangements
- (d) Any successors in title to the above at (a), (b) or (c)