

MSV HOUSING LIMITED

AFFORDABLE HOUSING STATEMENT FOR QUEENS DRIVE, ROCHDALE, OL11 2NP

November 2025

INTRODUCTION

This statement accompanies the full planning application for the development of 28 homes at Queens Drive, Kirkholt, Rochdale, OL11 2NP.

POLICY CONTEXT

This development will provide a percentage of affordable housing, which is in excess of that demanded under the terms of the National Planning Policy Framework. All of the homes will be let for Social Rent and the development will therefore provide 100% affordable housing.

PROPOSED DEVELOPMENT

These homes will be developed on a site to be transferred from Rochdale BC. The design of the homes has been discussed in depth with the Council over the last few years. The homes will help to fulfil the demand for affordable housing for rent in Rochdale.

The properties will be owned and managed by Mosscafe St Vincents Housing Limited who are a Registered Provider.

In addition to the direct funding from MSV, it is intended that the development of the homes will be enabled by funding from both Homes England and the Greater Manchester Combined Authority.

TENURE & MIX

As noted above all of the homes will be let as Social Rent properties and will be managed as affordable housing.

Social Rent is low-cost rental social housing that is made available at rent levels based on a formula set by the government, which calculates a 'formula rent' for each property using property values and local earnings. Formula rents are exclusive of any service charges. An aim of this formula based approach is to ensure that similar rents are charged for similar social rent properties.

This will be subject to the tenants' statutory rights and the eligibility of the tenants to purchase their home under the 'Right to Acquire' or the 'Right to Shared Ownership' or any other changes.

The mix of the homes is as follows:

Property type	Description	Area m2	Total
Flat A1	1 bed 2 person	50.2	12
Flat A2	1 bed 2 person	50.2	11
House B	4 bed 7 person	128.0	3
House B(v1)	4 bed 7 person	127.5	1
House B(v2)	4 bed 7 person	127.6	1
TOTAL			28

DESIGN

The development has been designed with reference to the Design Code – Building for a Healthy Life, to provide good quality, well insulated and secure homes.

The homes will be built to highly energy efficient standards, to achieve an EPC A rating. There will be no gas in the homes and the heating will be provided by Air Source Heat Pumps.

The houses have been designed to provide M4(3) accommodation on the ground floor.

All of the homes will be built to the Nationally Described Space Standards. (NDSS).

VIABILITY

We do not believe a viability report is required for this development as it will provide 100% affordable housing.

SUPPORTING DOCUMENTS

Site plan.

CONTACT DETAILS

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