

AFFORDABLE HOUSING STATEMENT

HEAP BRIDGE, WATERFOLD LANE

FRANSTEP LIMITED

2023-012

AUGUST 2025

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Signing off Sheet

Client:

Project:

Document:

Date:

Ref:

Franstep Limited

Heap Bridge, Waterfold Lane

Affordable Housing Statement

August 2025

2023-012

Stage	Prepared By	Checked By	Date	Signed
1	AT	ML	29/08/2025	AT
2	AT	ML	14/04/2026	

Final

Authorised for and on behalf NJL Consulting

Nick Lee
Managing Director

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NJLConsulting

Planning+Development

Origin

6th Floor

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Manchester

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1. Introduction

- 1.1 This Affordable Housing Statement details how the proposed development will comprise of 100% affordable homes in accordance with national and local planning policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).
- 1.2 The Statement includes details of:
- The type and tenure of the affordable housing, which shall consist of 24 units (all units within the development);
 - The arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
 - 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.
- 1.3 This Statement shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

Registered Provider

- 1.4 The selected Registered Provider will take ownership of the freehold of the proposed affordable housing units upon completion of the units and will be responsible for the future management and maintenance. Following handover of the completed units, the Registered Provider will ensure:
- The properties are to be retained as Social Rent, with Rent to Buy units providing tenants the option to purchase after a minimum of five years of continuous occupancy.
 - In respect of the areas of the development that will require maintenance which sits outside of the housing curtilage (communal spaces, landscaping, unadopted roads and pathways), the provider will take responsibility for this through the organisation's appointed Management Company.

2. Type and Tenure

Proposed Mix

Dwelling Size	House Type	Area (Sqm)	Number
1 Bed	Apartment	50/56	6
3 Bed	House	99/103	18
Total			24

Proposed Tenure

- 2.1 The proposed development will comprise 100% social rent.

3. Affordability

3.1 In terms of affordability the following applies;

- Rent levels for Social Rented Housing units will be set at up to 50% of market rent values, inclusive of service charge.
- The ownership of the properties by the Registered Provider will ensure that they remain affordable in perpetuity, unless disposed of under an affordable housing provider's statutory obligation of Right to Acquire, Rent to Buy, Right to Buy or Right to Shared Ownership and subject to mortgagee exemptions.
- The affordable housing provisions of this Affordable Housing Statement shall not be binding on 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 [affordable dwellings] or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:
 - i. such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the affordable dwellings and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the [affordable dwellings] to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and
 - ii. if such disposal has not completed within the three-month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the affordable dwellings free from the affordable housing provisions in this Agreement which provisions shall determine absolutely.

4. Occupancy

4.1 The required occupancy criteria for each affordable tenure will be as follows;

- It is proposed that the rented units will be allocated in accordance with the Council's allocation policy and any agreed Local Lettings Policy between the Council and the Registered Provider. This focuses on achieving a mix of residents in the scheme to create a balanced and sustainable community. Tenancy sustainment actions will be undertaken by the Registered Provider. Negotiations in regard to nominations are to be concluded prior to the advertising of properties for rent but are anticipated to be in line with previously agreed policies.

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