

Morris Homes – East Lancs Paper Mill

DRAFT AFFORDABLE HOUSING STATEMENT – 27th October 2023

Morris Homes have embraced the requirement to provide 40% affordable housing and have carefully considered the delivery and procurement of the affordable housing. Morris Homes recognise the aspirations for high quality and have a track record within the profession of delivering such schemes.

We consider that it is essential that the new development reflects, as far as possible, the desires of the local community and is a place where people feel “at home”.

Morris Homes currently delivers all tenures of affordable housing through housing developments across the North West, the East and West Midlands and the South of England and are currently delivering between 10-40% affordable housing on these sites depending on which Local Authority area the affordable housing is being delivered.

As agreed with Bury we are providing 40% affordable housing which equates to 100 affordable homes

We are proposing a mix of 1, 2, 3 & 4 bed homes based on a mix of 45% First Homes, 26% Affordable Rent and 29% Shared Ownership as agreed with Bury

We will with best endeavours not dispose of more than 80% of the Market dwellings until 40% of the affordable units have been practically completed and transferred to an RP at the affordable price.

We are in discussions with Registered Providers who operate in the area with regards to the delivery of the affordable homes. A partner has not yet been selected as we do not have an agreed affordable housing scheme until detailed planning permission is granted but the quality of our affordable homes has earned a reputation that enables Morris Homes to work selectively with those Registered Providers that have proven track records in active quality management and stewardship.

We are aware that an existing community already exists in the local area and the incorporation of outright sale and affordable homes will offer a wider choice to assist in the creation of a sustainable and balanced community. The location of the affordable homes has been highlighted on the site layout. The affordable homes are in distinct clusters on the site for ease of housing management by our Registered Provider Partner. The affordable homes will be tenure blind in terms of design, quality, location on the site, phasing and access to services and amenities.

It is the intentions that The Registered Provider Partner will enter into a Nominations Agreement with Bury to ensure that such provisions of affordable both first and for subsequent occupiers of the housing are ascertained.

The Registered Provider will dispose of the Shared Ownership dwellings to purchasers who meet the Homes England eligibility criteria as set out in the Capital Funding Guide, using the Homes England standard shared ownership lease. The properties must be occupied as the main or only home by the purchaser. For the avoidance of doubt shared owners will be allowed to staircase to full ownership. Priority for the first 8 weeks of marketing will be given to anyone living/working or with close family connections in the Borough of Bury. Future sales will follow upon the same basis for 8 weeks (providing the units haven't staircased out of the shared ownership scheme). All valuations will be determined by a registered RICS valuer which are to be submitted to the Council for approval. The

Council should raise any issues with the valuation within 7 working days of receipt, no response within 7 working days will be deemed as approval