



**AFFORDABLE HOUSING STATEMENT FOR SCHEME OF 13 SELF CONTAINED
APARTMENTS FOR SOCIAL RENT AT WILLOW STREET, BURY**



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1.0 Introduction

This Affordable Housing Statement has been prepared by Irwell Valley Homes to support a planning application in relation to the erection of thirteen, 1 bedroom dwellings with communal and office facilities within a supported housing scheme designed to provide homes for adults with learning disabilities to live independently.

This Statement is submitted to fulfil the requirement for an Affordable Housing Statement for planning applications for residential development which propose 10 or more dwellings. It is proposed that 100% of the properties will be for social rent.

The land on which the scheme will be built is currently unused and is owned by Bury Council. It previously housed catering facilities which provided school meals, a service which was decommissioned years ago. It is intended that the land will be transferred to Irwell Valley Homes as it abuts an existing similar scheme at Queensbury place for the same client group. Prior to works commencing all existing structures on the site will be demolished.

The scheme has been fully supported by the housing strategy team at Bury council and the local care Commissioners due to a severe lack of this type of accommodation within the borough. They have been working with IVH to bring an appropriate scheme design for planning.

2.0 Irwell Valley Homes

Irwell Valley Homes (IVH) has built a distinguished reputation for nearly 50 years for providing award winning homes and services across Greater Manchester. We are a charitable, registered provider of social housing and we create communities where people want to live, can enjoy life and benefit from a great customer experience.

We are a development partner with Bury Council on its Registered Provider's Framework and are a key landlord in the Borough.

In summary we:

- Provide affordable homes and services across Greater Manchester to over 16,000 customers in over 7500 homes (800 homes in Bury).
- Offer homes for social rent, with a number for affordable rent, market rent and shared ownership.
- Provide homes with support for people with dementia, mental health issues, learning and physical disabilities, and those who have been made homeless.
- Provide services and support to customers to help them sustain their tenancies.
- Work in partnership with support providers to provide additional support services to customers.
- Maintain and invest in customers' homes.



- Have an active social investment strategy and investment fund overseen by a resident led foundation.
- Engage with customers to shape services and review our effectiveness.
- Are building around 800 new homes across Greater Manchester (GM) in the next 5 years.
- Employ over 250 colleagues and have a turnover of £37m.
- Are a member of Greater Manchester Housing Providers and a partner in the GM Joint Venture, investing in new homes across GM.
- Take a lead role in GM on Diversity, Inclusion, Community Cohesion and Equality issues.
- Take a lead role in GM on community led housing through hosting the GM Community Led Housing Hub.

3.0 Details of the scheme proposed at Willow Street

It can be clearly demonstrated that the proposed development at Willow Street Bury meets key social regeneration and strategic objectives within the borough.

The proposed development clearly offers scarce supported accommodation to adults with high needs learning disabilities which will interface to an existing care hub and also offers important socio-economic, employment and regeneration benefits to the local and wider Bury area.

The proposed development will provide centrally located, high quality, sustainable residential accommodation that meets key objectives as set out in the Bury Council's Housing Strategy documentation.

All dwellings will be social rented apartments owned by IVH who are one of Bury Council's Affordable Housing Provider Partners. The properties will have a full 24 hour management service provided by Personna Care within the building with associated office space provided in the scheme.

Residents will be encouraged to live independently but will have support and full access to other facilities including a large communal lounge and garden space with allotment raised beds and communal spaces which enhance biodiversity and green space.

The scheme adheres to the guidance given in the Council's economic viability criteria in their planning guidance documentation. In addition, the appraisal considers emerging updated planning policy on financial viability and development.

It is of course a material planning consideration in current planning policy both locally and nationally to recognise the importance of financial viability in delivering properties for to the market without being overly encumbered with affordable housing contributions that may render a scheme unviable. In this case, unusually, the scheme is being offered as 100% Affordable Housing, in order to help alleviate the chronic shortage of this type of accommodation locally.

The employment and regeneration benefits attached to the development proposal should not be overlooked. It is also clear that viability will be compromised should the applicant be required to meet any Section 106 monetary contributions.



The homes will be built in a highly sustainable location with appropriate parking and easy access to, shops, services and transport links. The site will be highly sustainable, contributing to the social, economic and environmental roles of the Local Authority's planning system.