

Affordable Housing Statement

1. Introduction

This Affordable Housing Statement has been prepared by Bolton at Home to support a planning application for an older person's scheme following the Housing our Ageing Population: Panel for Innovation (HAPPI) principles consisting of 33 x 1 bed apartments and 6 x 2 bed apartments with communal and facilities plus 4 x 2 bed bungalows all for older people 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 Affordable Housing 39 homes for Social Rent and 4 bungalows for Shared ownership for older persons.

The land on which the scheme will be built is a long-term disused brownfield site owned by Bury Council. It was previously a site which housed a school which was demolished several years ago.

The site was offered as part of a mini competition by Bury Council specifying the requirement for provision of affordable housing for older people, including those with additional support needs such as a learning disability. It is intended that the land will be purchased by Bolton at Home subject to securing the appropriate planning approvals. Bolton at Home submitted a tender to deliver the project in line with Bury Council's requirements for the future use of the site. The scheme has been fully supported by the housing strategy team at Bury Council and, together with the council's integrated commissioners for adult social care, they have influenced the design and tenure provision for the proposed development to ensure it meets the needs of the client group.

There will be 100% nomination rights for Bury Council in perpetuity for the new social rented affordable homes. Local prioritisation criteria do not apply to shared ownership but, Bolton at Home will work with the Council to identify local buyers where possible that meet the required criteria.

2. Background to Bolton at Home

Bolton at Home (BH) is a registered charity providing social housing. BH own and manage over 19,000 homes across Greater Manchester and Lancashire, whilst investing to improve the quality of our properties as well as building new homes to give as many people as they can the opportunity to live in a quality affordable home. "We are working to create homes and neighbourhoods we can all be proud of" Bolton at Home have a wide range of sheltered and independent living accommodation including four existing extra care schemes, giving them extensive knowledge and experience in the housing, social and support needs of older people in the local area.

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

Under the GM Healthy Homes approach, BH has just completed a 68-home new Extra Care facility - Lever Gardens. This older person's supported housing scheme has funding secured from Homes England, a contribution from the Local Authority plus is supported from a capital contribution and borrowing from Bolton at Home including utilising BH land for the scheme.

Bolton at Home also work with specialist providers to deliver services to customers with Learning Disabilities, BH provides housing management, and they deliver specialist support and care. BH also provides tenancy support where we have clients with LD who we provide tenancy support to and link in with specialist provision.

Bolton at Home provides a range of supported accommodation to meet the needs of our older customers.

In summary we:

- Provide affordable homes and services across Greater Manchester and Lancashire to over 50,000 customers in over 19,000 homes
- Offer homes for social rent, with a number for affordable rent, market rent and shared ownership homes.
- 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.
- Engage with customers to shape services and review our effectiveness.
- Are building around 1,400 new homes across Greater Manchester (GM) across a 5 year programme 2021 - 2026.
- Employ over 900 colleagues and have a turnover of £90m.
- Are a member of Greater Manchester Housing Providers and a partner in the GM Joint Venture, Hive Homes investing in new homes across GM.

2. Fletcher Fold Scheme

The proposed development at Fletcher Fold meets key social regeneration and strategic objectives within the borough. The proposed development clearly offers scarce affordable accommodation to older persons, to meet an identified housing need in Bury and help reduce pressures on social care budgets. The proposed development will provide high quality, sustainable residential accommodation that meets key objectives as set out in the Bury Council's Housing Strategy documentation. All dwellings will be Affordable housing, owned by BH who are one of Bury Council's Affordable Housing Provider Partners. Residents will live independently but will have 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 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.