

Affordable Housing Statement

**Development at Victoria Avenue, Whitefield,
Planning Reference TBC**



Onward Homes

Onward Homes Limited is a Registered Provider (Registration No. 17186R) and as such is regulated by the Regulator of Social Housing. We currently own and manage over 35,000 affordable properties across the North West including around 800 properties across Whitefield alone and additional properties in the wider Bury area. We have recently completed a Development of 27no. properties in Whitefield and Bury very much remains one of Onwards’ identified areas of growth to help meet and address local housing needs.

All 30 properties within this development will be developed by Onward as Affordable Housing. As such we will retain, manage and let / sell all properties as Affordable Housing in line with our regulatory requirements, organisational objectives as well as any associated planning requirements.

Whilst Onward is a large housing association operating across the North West, we have deliberately structured our business and delivery of services around our 55 current neighbourhoods. The development of these additional new homes within Bury will enable us to dedicate more of our specialist neighbourhood resources into managing key geographical territories including establishing a new operational neighbourhood(s) for Bury.

Onward also has its own “in-house” sales team – Onward Living. This means that we have our own dedicated resources and specialist advisors to help identify and assist locally eligible shared ownership purchasers.

Scheme Mix (tenure, type and size of affordable properties)

A planning application is currently being prepared to construct 30 new homes at Victoria Avenue, Bury. Through the support of Homes England and the Council, Onward intend to deliver all 30 properties (100%) as affordable housing, as a result a Section 106 agreement and contributions will not be required.

In order to deliver this significant amount of affordable housing and significant up-lift against the local plan policy requirement, the type, size, tenure, layout and mix of properties has been carefully considered and proposed in order to both meet local housing needs, maximise the amount of affordable housing delivered and maintain scheme viability through managed sales risk.

The proposed unit and tenure mix is summarised in the table below:

UNITS	Type	SIZE (sqm)	TENURE
3	2 Bedroom – Apartment	55	AR
3	2 Bedroom – Apartment	63	AR
6	2 Bedroom – Bungalow	55	AR
2	3 Bedroom – Semi detached	84	AR
16	3 Bedroom – Semi detached	84	SO
30			

The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Social Landlord is involved);

Onward Homes are in late negotiations to acquire the freehold interest in the site from the landowner, Bury Council. Following acquisition, Onward Homes intend to seek a contractor for the works via a tendering process with a view to commence works on receipt of full planning permission. The scheme will be owned and managed by Onward Homes.

The occupancy criteria to determine the identity of prospective and successive occupiers, including the identification of means to ensure such occupancy conditions are enforced;

Onward will ensure the properties remain as affordable as follows:

Affordable rent properties will be let at 80% of the open market rent in line with Homes England guidelines. All properties for rent will be offered through the choice-based lettings scheme or other local lettings scheme as / if agreed with the Council. The choice-based lettings system will assess all applicants based on their housing need and properties offered accordingly.

Shared Ownership properties will be sold under an Affordable Home Ownership initiative recognised by Homes England, in this instance Shared Ownership. Properties will have a first tranche sale of between 10-75% of open market value with the ability to staircase out fully to 100% ownership in the future. For equity levels less than 100%, the rent on the remaining share of the property will be charged at 2.75% of the remaining unsold equity in line with Homes England guidelines.

Arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing

Onward Homes will retain the affordable housing, including both the Shared Ownership equity, and Affordable Rented accommodation. The management of the affordable housing will remain with Onward Homes as part of the growth of its housing asset base. The completed units will either be offered for rent at a figure which is no more than 80% of the equivalent market rent for the area or will be sold under an Affordable Home Ownership initiative recognised by Homes England, in this instance Shared Ownership & Rent to Buy.

Criteria for Eligible Persons – Rented Properties

Each affordable rented property within the Development shall initially and at any time subsequently upon a vacancy arising, be available to rent by eligible persons.

Bury Council will have 100% nomination rights for all 16 rented properties in perpetuity.

Criteria for selection of Eligible Persons – Shared Ownership Properties

Shared ownership applicants will be assessed using the government approved Homes England affordability calculator along with any specified local occupancy requirements. This approach will apply to applicants on initial and subsequent sales. Shared Ownership properties will be marketed through and supported by the Onward Living Team with initial shared ownership applicants applying and subject to approval by the local Help to Buy agent as meeting the eligibility criteria for Shared Ownership as set out in the Homes England Capital

Funding Guide. This ensures that applicants have a household income of less than £80,000 and are otherwise unable to purchase a suitable property to meet their needs on the open market. Applicants are primarily expected to be first time buyers however some applicants who own or have previously owned a home may also be eligible.

Phasing and Timing

Onward Homes intend to submit a planning application in July 2022, following submission Onward will then purchase the land from Bury Council subject to the relevant planning approvals.

Subject to the contractor tender process we have earmarked January 2023 for a start on site and we expect the build programme to last approximately 18 months.

Please find below a copy of the latest proposed layout of the development.

