

Land at Green Street Radcliffe (Former Radcliffe Baths) – Affordable Housing Statement February 2024



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This Affordable Housing Statement has been prepared by Great Places Housing Association to support an application for full planning permission by WC Investments Limited. Two of the residential blocks at the proposed development will be delivered for affordable housing and will deliver 97 affordable homes for a mix of affordable rent to buy and social rent.

This statement plans to address the relevant affordable housing consideration in light of national and Local policy. Following dialogue with Bury Council's Head of Planning and Bury MBC Highways Department, the scheme design has been revised in response to issues identified in order to facilitate a successful planning outcome.

The proposed scheme intends to deliver 97 Affordable Housing Units as per the schedule of accommodation below.

	1 bed/ 2 person apartment	2 bed/ 3 person apartment	TOTAL
Social Rent	23	33	56
Affordable Rent to Buy	17	24	41
Total	40	57	97

Provided that the tenure and unit mix may be varied from time to time throughout the lifetime of the development subject to the submission of a revised affordable housing scheme for provision of the affordable housing that is to be submitted for the prior written approval of the Local Planning Authority.

These proposals meet Great Places' development requirements in that the scheme provides the local community with a much needed affordable housing offer. Demand for affordable housing in Bury borough is high and this proposed development aims to alleviate some of this demand by delivering high quality affordable housing. The proposal is considered to be compliant with adopted local and national planning policy and should be looked upon as an important contribution towards meeting local housing need in one of Bury's target areas for growth.

Policy

The Bury Unitary Development Plan was adopted in August 1997 and sets out the council's vision and strategy for the development requirements of the borough. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions. The policies that are considered relevant to the site in question have been addressed below.



H1 - Housing land provision

The Council will ensure that sufficient land is identified to allow for the development of 7,200 new dwellings within the period mid-1986 to mid- 2001 (480 DPA). Clearly this target is outdated, however the Emerging Bury Local Plan Topic paper 1 - Housing identifies a need for 378 dwellings per annum to be completed, which the scheme at Green Street, Radcliffe would contribute towards.

H4/1 - Affordable Housing Policy

H4/1 states that The Council will encourage the provision of affordable housing through negotiation, partnership agreements and the identification of land suitable for such purposes. This policy is supplemented by the Development Policy Guidance Note 5: Affordable Housing (SPD5), which was adopted in January 2004. The affordable provision equates to 73% of the total site, and as such represents an increase on the level required by prevailing planning policy. In order to meet an identified local and provide a diverse market offer Great Places are proposing all homes to be allocated for either social rent or affordable rent to buy.

Mortgagee Requirements

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 Housing Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:

- such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing Units 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 Housing Units 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

- if such disposal has not completed within the three month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing Units free from the affordable housing provisions contained in this Affordable Housing Statement which provisions shall determine absolutely'

Tenants Statutory Rights

Nothing within this document shall restrict a tenants statutory rights to purchase their home. In the event a tenant of a unit on this development exercises a right to buy, right to acquire, right to shared ownership or acquires a rent to buy unit at the end of the initial 5 year discounted rental period and subsequently acquires the relevant unit pursuant to a voluntary sales policy of the landlord the unit in question will no longer be subject to the restrictions defined in this document. Furthermore any chargee of such a tenant will also no longer be subject to the restrictions defined in this document.

Allocations and Nominations

Social Rent:

The owner shall provide the Council with at least one calendar months' notice of the handover date for the homes and shall provide the Council with all information (including property details and other such information) to enable the Council to advertise the social rent homes via the Choice Based Lettings System. The homes will then be allocated as per the Allocations Policy and implemented as per the agreed approach between the Council and the Registered Provider. This is likely to focus on achieving a mix of residents in the scheme to create a balanced and sustainable community, which will done via a Local Lettings Policy to be agreed between Bury MBC and Great Places Housing Association. The Council will have 100% nominations on first let and then 50% on re-let.

Affordable Rent to Buy:

The Affordable Rent to Buy homes will be let to tenants who meet the Homes England's Capital Funding Guide. In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Affordable Rent to Buy units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property. Great Places will work with Bury MBC to identify potential tenants who meet the required criteria.

Conclusion

Great Places Housing Association have developed numerous successful schemes in the Bury region and have an established relationship with Bury Council. Great Places are a Registered Provider who own and manage 24,000 homes and have successfully delivered a sizeable affordable rent programme for many years. We feel the Green Street development opportunity provides an excellent fit for our development strategy, which in part is to deliver affordable homes in key areas that have excellent access to local amenities, transport and employment areas and will enable us to support the affordable tenure offer in the Bury area. Given the above, it is considered that the proposal site is compliant with the broad aims of the housing policies within the Bury Local Plan.