

Affordable Housing Statement

20th October 2023

Development at Dye House, Liverpool Road, Prescott.

This Housing Statement is being presented in support of the planning application by Group D Developments (Portal reference 22/00233/FUL) proposing the development of the above site with 45 homes for Onward Homes Ltd.

Onward Housing Homes Ltd as a registered provider will bring forward this 100% fully affordable development supported by Homes England funding. The development includes both apartments and houses. The homes vary in size, catering for a range of local housing needs.

Below is a schedule of accommodation for the development consisting of both apartments and houses:

HOUSES

Plot number	SQM	Occupancy	Tenure
25	90	3B5P	Affordable tenure supported by Homes England Grant funding
26	90	3B5P	Affordable tenure supported by Homes England Grant funding
27	90	3B5P	Affordable tenure supported by Homes England Grant funding
28	90	3B5P	Affordable tenure supported by Homes England Grant funding
29	90	3B5P	Affordable tenure supported by Homes England Grant funding
30	90	3B5P	Affordable tenure supported by Homes England Grant funding
31	90	3B5P	Affordable tenure supported by Homes England Grant funding
32	90	3B5P	Affordable tenure supported by Homes England Grant funding
33	90	3B5P	Affordable tenure supported by Homes England Grant funding
34	90	3B5P	Affordable tenure supported by Homes England Grant funding
35	90	3B5P	Affordable tenure supported by Homes England Grant funding
36	90	3B5P	Affordable tenure supported by Homes England Grant funding
37	90	3B5P	Affordable tenure supported by Homes England Grant funding
38	90	3B5P	Affordable tenure supported by Homes England Grant funding
39	90	3B5P	Affordable tenure supported by Homes England Grant funding
40	90	3B5P	Affordable tenure supported by Homes England Grant funding
41	79	2B4P	Affordable tenure supported by Homes England Grant funding
42	73	2B4P	Affordable tenure supported by Homes England Grant funding
43	81	2B4P	Affordable tenure supported by Homes England Grant funding

APARTMENTS

Plot number	SQM	Occupancy	Tenure
APT-A-01	61	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-02	61	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-03	51	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-04	54	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-05	61	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-06	63	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-07	42	1B1P	Affordable tenure supported by Homes England Grant funding
APT-A-08	44	1B1P	Affordable tenure supported by Homes England Grant funding
APT-A-09	51	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-10	58	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-11	64	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-12	61	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-13	70	2B4P	Affordable tenure supported by Homes England Grant funding
APT-A-14	51	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-15	58	1B2P	Affordable tenure supported by Homes England Grant funding
APT-A-16	49	1B1P	Affordable tenure supported by Homes England Grant funding
APT-A-17	70	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-18	75	2B3P	Affordable tenure supported by Homes England Grant funding
APT-A-19	76	3B4P	Affordable tenure supported by Homes England Grant funding
APT-A-20	84	3B4P	Affordable tenure supported by Homes England Grant funding
APT-B-01	50	1B3P	Affordable tenure supported by Homes England Grant funding
APT-B-02	50	1B3P	Affordable tenure supported by Homes England Grant funding
APT-B-03	50	1B3P	Affordable tenure supported by Homes England Grant funding
APT-B-04	50	1B3P	Affordable tenure supported by Homes England Grant funding
APT-B-05	50	1B3P	Affordable tenure supported by Homes England Grant funding
APT-B-06	50	1B3P	Affordable tenure supported by Homes England Grant funding

- 1.1 Onward Homes Limited is a Registered Provider (Registration No. 17186R) and as such is regulated by the Regulator of Social Housing. They currently own and manage over 35,000 affordable properties across the North West including around 555 units within Knowsley area.
- 1.2 Onward Homes Limited are a Homes England Strategic Partner and secured £152m of grant funding from Homes England to deliver 2,103 affordable homes in the region. The AHP funding will support delivery of 2,103 homes by 2026, providing the backbone of plans to build 5,000 homes by 2030.
- 1.3 The development will comprise of 45 properties all of which will be developed by Onward and let / sold / managed in line with the regulatory requirements of Homes England.

- 1.4 Any Rent to Buy properties will be let for an initial period of up to 5 years, at no more than 80% of the equivalent market rent. Rent to Buy homes will be let to households in employment, who wish to become homeowners, but who are unable to purchase an appropriate home at that point, on the understanding that the reduced rent enables customers to save a deposit to then buy the home.

Following this 5-year period, tenants will be given the opportunity to purchase the property. If at this point a tenant is not able to purchase, then Onward may consider any of the following courses of action:

- End the tenancy and sell the property to a different customer;
- Sell the property through shared ownership to the current tenant or new customer;
- Continue to let the property as part of the Rent to Buy scheme, either with the current tenant or by ending the tenancy and letting to a new customer;
- Ending of tenancy and conversion to Affordable Rent;
- Ending of tenancy and conversion to market rent.

Where a re-let occurs during the first five years, Onward may choose to offer the property for sale to a new customer through shared ownership or re-let on an AST under the Rent to Buy scheme. New tenant's will be granted a minimum of three years to save for a deposit to purchase, however and in accordance with Homes England funding conditions, any new tenant's will not be able to purchase outright until five years after the property was constructed.

We believe that the development of this brownfield site will provide popular homes to rent in line with national and local planning policy and will help to satisfy the high demand for this type of property in the area's housing market.