

Cheshire Planning Solutions Ltd

Affordable Housing Statement

Land Adjacent Greenhill, The Orchard, Huyton, Knowsley, L36 5UZ

The NPPF (2019) requires at least 10% of homes within major residential sites to be available for affordable home ownership unless it meets with specified exemptions (para 64). This statement has been prepared to explain the intended delivery of affordable housing related to the application for redevelopment of Land Adjacent Greenhill, The Orchard, Huyton, Knowsley L36 5UZ.

a) The numbers, type and tenure of the affordable housing provision to be made.

This application is entirely for affordable housing. The scheme will offer 40 affordable dwellings , consisting of 1 and 2 bedroom flats. The tenure will be all units for social rent, to be provided by Housing 21.

As a registered provider, Housing 21 are one of the largest developers of specialist housing for older people and the largest provider of Extra Care housing in England. As a charitable, not for profit provider led by their social purpose they are driven by providing high quality and affordable housing and care for those who need it most.

Total

40 apartments in total

10 x 2 bedroom apartments

30 x 1 bedroom apartments

b) Floor space and number of bedrooms of each unit

Ground Floor Areas

Communal areas including Plant Room, WC, Kitchen/Server, Meeting Area, Communal Lounge, Communal Circulation Areas = 441.00 sq m

<u>Apartment</u>	<u>Area sq m</u>	<u>No. bedrooms</u>
GF01	54.00	1 Bed Apartment
GF02	54.00	1 Bed Apartment
GF03	54.00	1 Bed Apartment
GF04	64.00	2 Bed Apartment
GF05	55.00	1 Bed Apartment
GF06	64.00	2 Bed Apartment
GF07	54.00	1 Bed Apartment
GF08	64.00	2 Bed Apartment
GF09	54.00	1 Bed Apartment
GF10	55.00	1 Bed Apartment
GF11	56.00	1 Bed Apartment
GF12	55.00	1 Bed Apartment
GF13	55.00	1 Bed Apartment

Total ground floor apartments = 13

3 x 2 bed

10 x 1 bed

Floor area =738 sq m

First Floor Areas

Communal areas 247 sq m

<u>Apartment</u>	<u>Area sq m</u>	<u>No. bedrooms</u>
FF01	54.00	1 Bed Apartment
FF02	54.00	1 Bed Apartment
FF03	54.00	1 Bed Apartment
FF04	64.00	2 Bed Apartment
FF05	64.00	1 Bed Apartment
FF06	64.00	2 Bed Apartment
FF07	64.00	2 Bed Apartment
FF08	54.00	1 Bed Apartment
FF09	64.00	2 Bed Apartment
FF10	54.00	1 Bed Apartment
FF11	54.00	1 Bed Apartment
FF12	54.00	1 Bed Apartment
FF13	56.00	1 Bed Apartment
FF14	55.00	1 Bed Apartment
FF15	55.00	1 Bed Apartment

Total first floor apartments = 15

4 x 2 bed

11 x 1 bed

Floor area =864 sq m

Second Floor Areas

Communal areas 247 sq m

<u>Apartment</u>	<u>Area sq m</u>	<u>No. bedrooms</u>
SF01	54.00	1 Bed Apartment
SF02	54.00	1 Bed Apartment
SF03	64.00	2 Bed Apartment
SF04	54.00	1 Bed Apartment
SF05	64.00	2 Bed Apartment
SF06	54.00	1 Bed Apartment
SF07	64.00	2 Bed Apartment
SF08	54.00	1 Bed Apartment
SF09	54.00	1 Bed Apartment
SF10	56.00	1 Bed Apartment
SF11	55.00	1 Bed Apartment
SF12	55.00	1 Bed Apartment

Total second floor apartments = 12

3 x 2 bed

9 x 1 bed

Floor area =606 sq m

c) Arrangements for the transfer of the affordable housing to an affordable housing provider.

Current negotiations are in place with the registered social landlord, Housing 21 with regard to the necessary land contract to transfer the land adjacent Greenhill, The Orchard, Huyton from Alderley Group to Housing 21. The good title interest will then lie with Housing 21 (or its successors or another Registered Provider and managed by them or their respective chosen managing agents) who will own and manage the affordable housing.

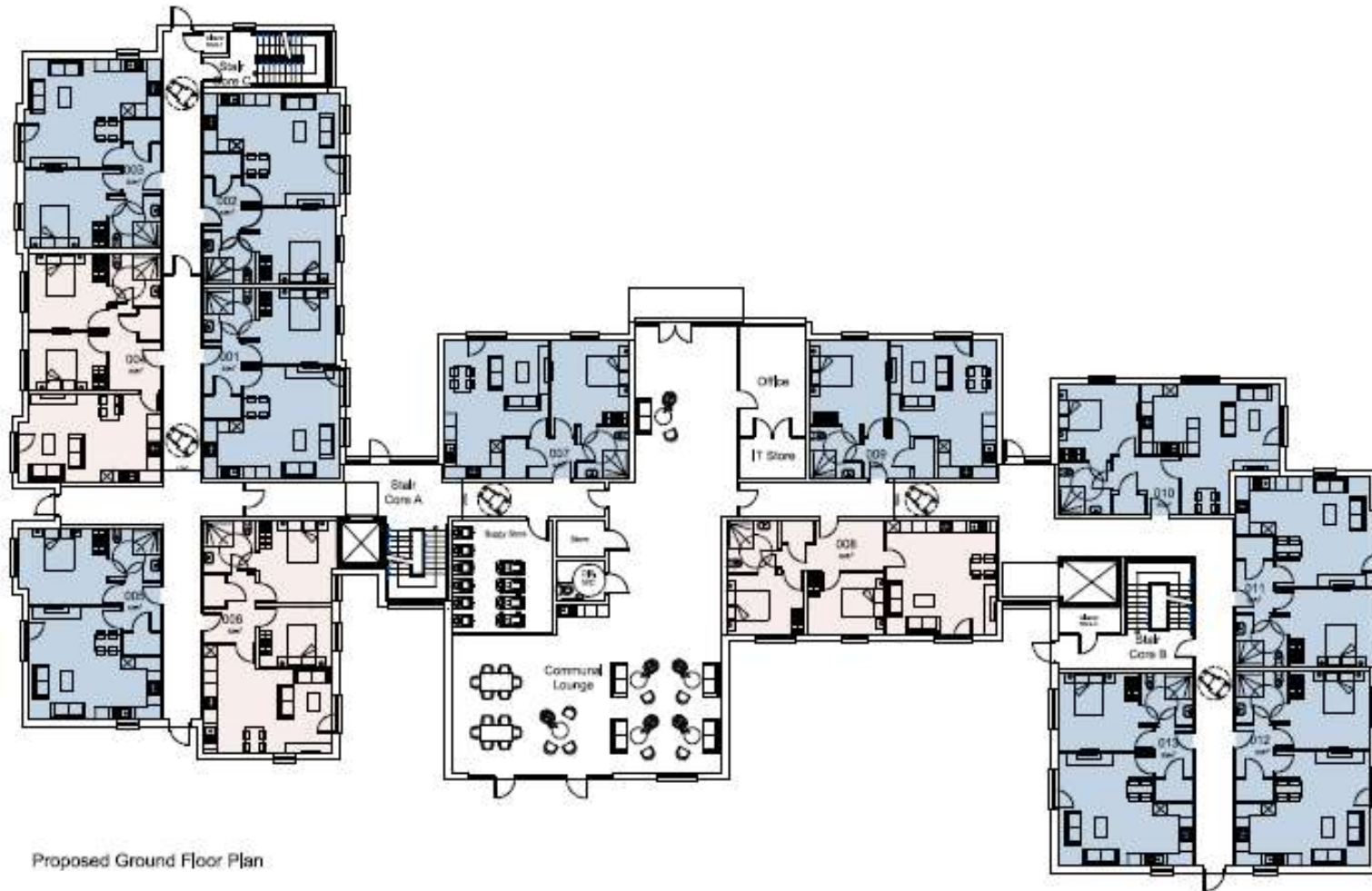
d) The occupancy criteria to determine the identity of prospective and successive occupiers and arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing

Social Rent apartments will be available to rent by eligible persons who are unable to afford to rent similar private housing within the local area. The rents chargeable are capped at 80% of market rent, thus offering an Affordable Rental product. Individuals must satisfy the Homes England eligibility criteria, for Social Rent.

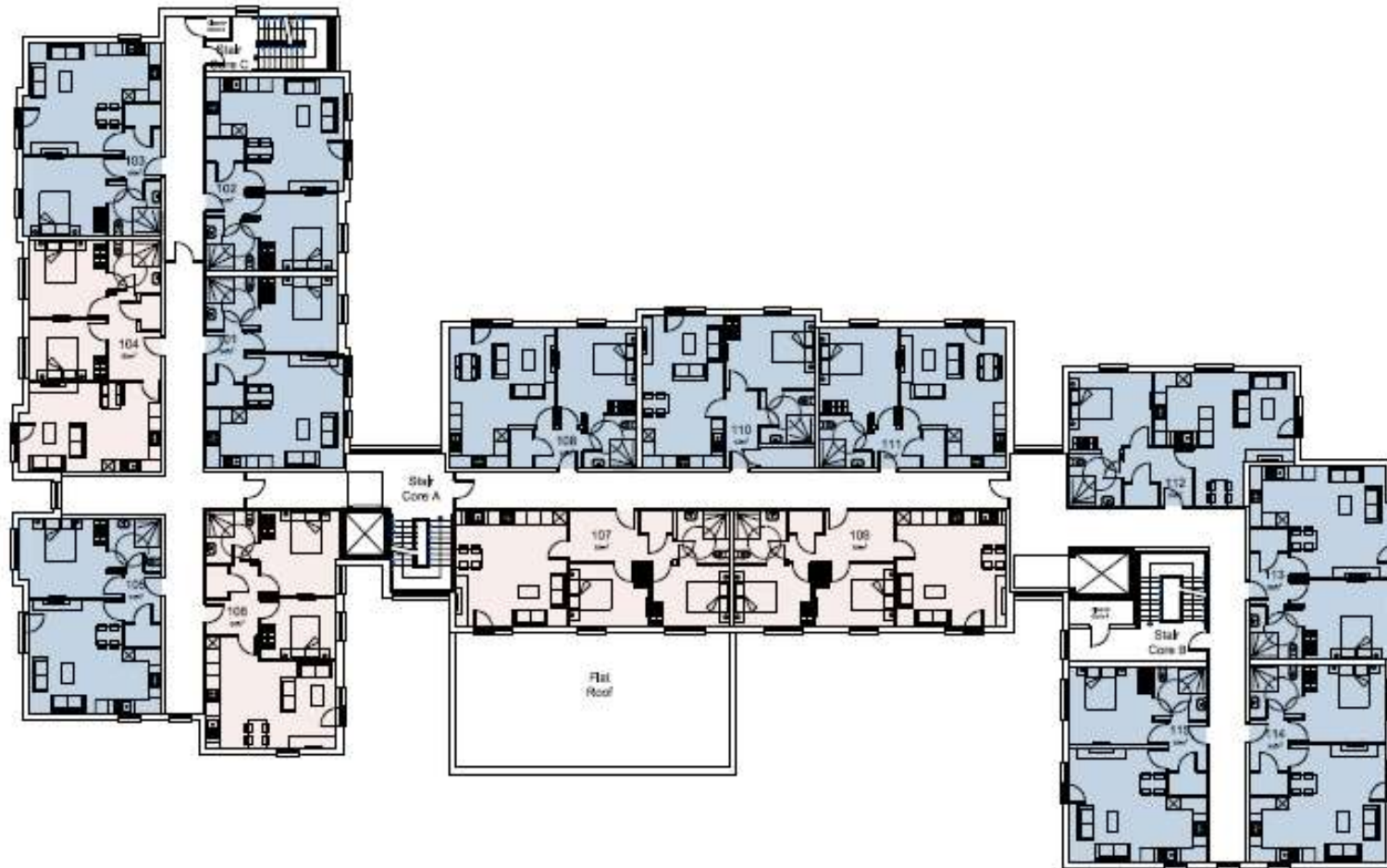
Now we are living longer the age criteria for Retirement Living was reviewed in relation to Housing 21's purpose and preference was given to people over 65 for this reason, ensuring housing is available for those who need it most. If there is no one on the waiting list over 65 then Housing 21 will consider applications from younger people who must be at least 55 years.

Floor Plans

Ground Floor



First Floor



Second Floor

