

Affordable Housing Scheme

Background

The purpose of this statement is to address Paragraph 1 of Part 1 of the Second Schedule of the Section 106 Agreement relating to Planning Application 25/00344/FUL (Land known as the Former Boundary Pub Site, Pilch Lane, Roby, Knowsley L14 0JG).

In line with the requirements set out at Paragraph 1, the scheme seeks to confirm the number, location, type and tenure of the Affordable Housing comprised in the development, and arrangements for the transfer of Affordable Homes to a Registered Provider of Social Housing.

Exerts from the s106 Agreement:

“AFFORDABLE HOUSING SCHEME

1. Prior to Commencement of Development to submit the Affordable Housing Scheme to the Council for approval in writing. Commencement of Development shall not take place until such time as the Affordable Housing Scheme has been approved in writing by the Council.

2. Thereafter to deliver the Affordable Units as part of the Development in accordance with the Planning Permission and the approved Affordable Housing Scheme.

“Affordable Housing Scheme” means the scheme to be agreed under paragraph 1 of Part 2 of this Second Schedule of this Deed which shall include details of:

- I. the location of the Affordable Units on the Site including by reference to a plan;
- II. the arrangements for the transfer of the Affordable Units to a Registered Provider (if any) by way of freehold or long leasehold;
- III. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the Affordable Units.

“Affordable Units” means Four Dwellings to be provided as Social Rented Units which make up the Affordable Housing Provision including their allocated parking space and/or garage as may be required and “Affordable Unit” shall be construed accordingly.”

Proposed Affordable Housing

The development would comprise 100% Affordable Housing – Torus62 Limited will bring forward all 34 no. homes comprised in the development for Social Rent. Notwithstanding that, the s106 Agreement requires the identification of 4no. Dwellings to make up the Affordable Housing Units, to which subsequent paragraphs, notably 4-6, of the s106 agreement would apply.

A plan has been included as an appendix of this Statement identifying the 4no. Affordable Housing Units, as required. For the avoidance of doubt, these would be: Plots 1-4, each being a 2-bedroom 'Type C' 74m² two-storey house with associated car parking and private amenity space.

Commentary:

All of the proposed housing would fall within the definition of affordable housing set out in the Glossary at Annex 2 of the National Planning Policy Framework. For the avoidance of doubt, as set out in the HCA's Capital Funding Guide¹, **Social Rent** is: low cost rental social housing that is made available at rent levels based on a formula set by the government, which calculates a 'formula rent' for each property using property values and local earnings. Formula rents are exclusive of any service charges. An aim of this formula-based approach is to ensure that similar rents are charged for similar social rent properties.

According to the NPPF, Social Rent must meet all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. These conditions will be met on the Pilch Lane development.

Arrangements for the transfer of the relevant Affordable Housing Units to a Registered Provider

In accordance with the requirements of Paragraph 3 of Part 1 of the Second Schedule of the Section 106 Agreement, Breck Homes Limited will transfer freehold ownership of the entire development site to Torus62 Limited prior to the commencement of development.

Torus62 Limited is a Registered Provider of Social Housing and exempt charity (a Charitable Registered Society under the Co-Operative and Community Benefit Societies Act 2014, registered in England under Registration Number: 7973).

Upon acquisition of freehold interest in the site, Torus62 Limited ('Torus' from hereon) will enter into a JCT Design and Build Contract with Breck Homes Limited, who will build the affordable housing as principal contractor to a standard exceeding that required at Paragraph 3.6 of the s106 Agreement.

As Torus, however, will be the freehold owner of the site no further 'transfer' of properties will be required: this is a 100% affordable housing development being delivered by Torus with Homes England grant funding to support its viability over a 40-year investment period (rather than a market sale scheme with profitability subsidising a smaller number of affordable homes).

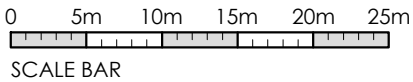
Torus has allocated grant funding secured via Homes England's Social and Affordable Homes Programme (SAHP) 2026 to 2036 to enable the delivery of the affordable homes, which will be occupied in accordance with Paragraph 4 of the Second Schedule to the s106 Agreement.

Conclusion

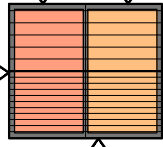
In brief conclusion, in line with the requirements set out at Paragraph 1 of Part 1 of the Second Schedule of the Section 106 Agreement relating to Planning Application 25/00344/FUL, this Affordable Housing Scheme confirms the number, location, type and tenure of the Affordable Housing comprised in the development.

It is considered that the proposed development would fit well with national housing strategy, local housing and planning strategy, as well as with Torus' own charitable objectives, which remain anchored by a social purpose and clear values.

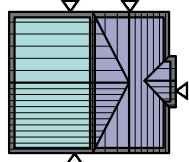
The proposed development would be well placed to address housing need, and is pitched well in terms of tenure and mix to ensure affordability.



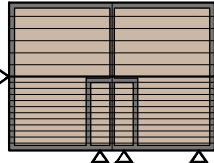
HOUSE TYPE KEY:



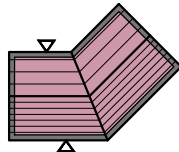
TYPE C 2B3P
HOUSE TYPE 74
TYPE CC 2B3P
CORNER HOUSE TYPE 74



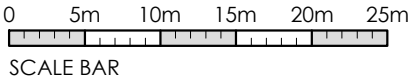
TYPE D 2B4P ASPECT
HOUSE TYPE 81
TYPE F 3B4P
HOUSE TYPE 86



TYPE P1 1B2P 50 (GF)
TYPE P2 1B2P 57 (FF)



TYPE I 3B6P
HOUSE TYPE 106



TENURE LEGEND

- * **Social Rent.**
30no. Total
- * **Affordable Units**
4no. Total

REV	DATE	DRAWN	DESCRIPTION
TITLE:			
TENURE LAYOUT			
		Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk	
PROJECT:			
PILCH LANE, LIVERPOOL			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
Aug.26	1:500 @ A3	-	Pilch Lane / Tenure Layout
REV:			
-			-