

Affordable Housing Statement – Development of 18 New Affordable Homes at 82 Baileys Lane, Halewood.

June 2025

Onward Homes is a registered provider of social housing that manages housing stock across North West. Onward Homes own and manage 28,773 homes across the North-West including 600 homes in Knowsley.

Onward Homes is a strategic partner with Homes England and has a strong track record of delivering and managing affordable homes, in accordance with its values and objectives.

This statement has been prepared to support the planning application for residential development at 82 Baileys Lane, Halewood.

The development will comprise of 18 affordable homes all of which will be developed by FAS Developments Limited on behalf of Onward Homes. All properties will subsequently be let and managed by Onward Homes in line with the regulatory requirements of Homes England. The homes will deliver 100% affordable housing to be let as Social Rent tenure and will be offered for allocation through Property Pool Plus.

The 18 homes will be made available through Social Rent (see table below):

Number of Homes	Property Type	Tenure	Total
1	1B2P Flat GF @ 50sqm	Social Rent	1
1	1B2P Flat GF @ 51sqm	Social Rent	1
1	1B2P Flat M43 GF @ 56sqm	Social Rent	1
2	1B2P Duplex Flat @ 58sqm	Social Rent	2
1	1B2P Flat FF @ 58sqm	Social Rent	1
1	1B2P Flat Barn GF @ 59sqm	Social Rent	1
2	1B2P Flat FF @ 65sqm	Social Rent	2
1	2B3P Flat GF @ 64sqm	Social Rent	1
1	2B3P Flat GF Barn @ 61sqm	Social Rent	1
1	2B3P Flat GF @ 67sqm	Social Rent	1
1	2B3P Flat GF M43 @ 69sqm	Social Rent	1
4	2B3P Flat Duplex @ 70sqm	Social Rent	4
1	2B3P Flat FF Barn @ 90sqm	Social Rent	1
			18

Each Social Rent property will be let at target rent (exclusive of service charges) and in line with Homes England guidelines. All Social Rent properties will be let to a person who is adjudged by the Council or Registered Provider (whichever the case be) to be a priority need in accordance with the Council's Allocations Policy or equivalent thereof. All lettings and allocations will be agreed with Knowsley Borough Council.

Overall, we believe that the development will make a positive difference to the surrounding neighbourhood. The development supports the housing need and local plan in Liverpool and Onward are looking forward to working with FAS Developments Limited to help support a Merseyside SME with the confidence to grow and invest in future jobs linked to this development.