

Affordable Housing Statement – Development of 79 New Affordable Homes for Affordable/Social Rent and Rent to Buy at Gaywood Green, Southdene, Kirkby

Livv Housing Group is a registered provider of social housing that has managed housing stock across Knowsley since 2002. The group owns and manages more than 13,000 homes. Livv is an investment partner with Homes England and has a strong track record of delivering and managing affordable homes in and across the borough, in accordance with its values and objectives.

This statement has been prepared to support the planning application for residential development on land at Gaywood Green, Kirkby. The development will deliver 100% affordable housing to be let through both General Needs Affordable/Social Rent and Rent to Buy tenures. Allocation of the new homes will be made under a local lettings policy to be agreed with Knowsleys Strategic Housing team. This will ensure the detailed customer profile offered homes on the site is in line with the priorities of the borough

The proposals support the Local Plan Policies: CS3-Housing Supply; CS15-Delivery of Affordable Housing (although 100% Affordable will be delivered with Homes England Grant rather than via a S106 developer contribution) and have been designed to meet the requirements of CS17-Housing Size and Design Standards and CS19-Design Quality and Accessibility in New Developments.

The delivery mixture of 37 apartments, 12 cottage-style apartments, and 20 houses, with a focus on smaller properties, supports the delivery of the Knowsley Housing Strategy 2022-27. Particularly, it supports Kirkby's, and the overall borough's, requirements for more 1-bedroom homes to meet housing need from the Housing Register. The apartments through their design and build will also contribute to the Housing Strategy's crossing cutting theme on sustainable development, supporting the Council's aspirations to achieving net carbon zero in Knowsley.

It should be noted that no General Market Dwellings are proposed for the site. The development is not a Market Sector Housing Development and therefore not bound by Policy CS15 within the Local Plan which seeks to provide affordable housing via developer contributions. The delivery of Affordable Housing will not be delivered via the developer contribution policy as there are no General Market Dwellings to support developer contributions.

Instead, this statement confirms 100% of the Development will be delivered as Affordable Housing Dwellings with support from Homes England Social and Affordable Homes Programme grant funding.

Livv will deliver and manage 49 apartments for Affordable/Social Rent, and 30 houses that will split the tenure between 20 Affordable/Social Rent homes and 10 houses offered for Rent to Buy. This mix of smaller units specifically targets provision of unit sizes that are currently under provided for within the borough.

69 of the properties will be let on an affordable/social rent basis with assured shorthold tenancy agreements (a decision on the rent level will be confirmed following discussion with Homes England on the level of grant level available for the site). Livv will manage the homes

LIVV Housing Group

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Livv Housing Group is a charitable registered society under the Cooperative and Community Benefit Societies Act 2014, registered number 007773, registered with the Regulator of Social Housing no LH4343.

Registered address: Lakeview, King's Business Park, Prescot, Merseyside L34 1PJ



as a social housing provider and during the allocation process, efforts will be made to ensure that prospective occupiers are able to fully occupy the units as soon as they are available. Market valuations will be sought and used to calculate either affordable rent levels at 80% of Market Rent (inclusive of service charges and giving regard to Local Housing Allowance rates to support affordability) or Social Rents based on a Target Rent calculation.

Alongside this, 10 of the properties will be under a Rent to Buy agreement where tenants can rent at a discounted rent with an aim to save for a deposit to buy a share in their home after five years. Similar to Affordable/Social Rent homes, Livv will manage the homes as a social housing provider during the renting process of the agreement and will support residents in their saving for a deposit.

Livv have a dedicated housing management team in place and these colleagues will work with our new residents, and the existing community, to ensure the new development is actively managed to provide a balanced, sustainable community. The design, layout, appearance, and mix of the development, has evolved over a period of months through a carefully considered process informed by discussions with Council Officers and Housing Management and Assets teams within Livv.

Livv is an award-winning organisation and strongly believes in having the highest aspirations when it comes to build quality, architecture and design. We promote training in the construction industry, local labour and apprenticeships on our schemes and encourage environmental, regeneration and socio economics benefits within the areas that we build in.

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 Knowsley and Livv are looking forward to working with our contractor partners to help support growth and invest in future jobs linked to this development.

Proposed Mix at Gaywood Green

Property Details							Areas			Values	
House types	Beds	person	Nr Of	AR	RTB	SO	Sq. Ft.	m2	Space standards (NDSS)	Values	£psf
1-bed apartment	1	2	28	28	0	0	540	51.8	50	£85,000	£157
2-bed apartment	2	3	9	9	0	0	660	65.6	61	£110,000	£167
1-bed apartment walk up	1	2	6	6	0	0	540	53.0	50	£87,500	£162
2-bed apartment walk up	2	3	6	6	0	0	660	66.4	61	£113,000	£171
2-bed house	2	3	15	13	2	0	750	69.8	70	£170,000	£227
3-bed House	3	4	12	4	8	0	900	83.7	84	£207,000	£230
4-bed House	4	6	3	3	0	0	1200	111.6	112	£255,000	£213
			79	69	10	0					
			total	AR	RTB	SO					
				87%	13%	0%					

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Livv Housing Group

Our purpose

Unlocking potential and giving people and communities opportunities to flourish.

Our mission

Working together with our partners we will be the provider of choice for great homes, support and services.

Our values

Making a difference daily

We invest in our people, our customers and in the creation of a fairer society.

Positively open

We are open to feedback at all times, as we strive to deliver a first-class customer experience.

Forging the right way

We're creating an inspiring road which others will want to follow.

Together as one

Our teams work on another level of cohesiveness to enable us to deliver better outcomes.

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