

Affordable Housing Statement – Development of 20 New Affordable Homes for Affordable Rent at land at Bigdale Drive, 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 a lead 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 Bigdale Drive, Kirkby. The development will deliver 100% affordable housing to be let as an Affordable Rent tenure (ie 80% of Market Rent) and will be offered for allocation through Property Pool Plus. This allocation portal ensures the homes are allocated to those whose needs are not currently met by the market and are shown to be in housing need.

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 of these 20 affordable homes also further supports the local authority's approved Housing Strategy 2016-2021 and in particular delivers on Priority 5-New Build Affordable Housing and Priority 8-Access to Housing.

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 SOAHP-2021-26 grant funding.

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, providing 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 will deliver and manage 20 homes for affordable rent which will include 20no. 1-bed cottage style apartments. This mix of smaller units specifically targets provision on unit sizes that are currently under provided for within the borough.

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



The properties will be let on an affordable rent basis with assured shorthold tenancy agreements. Livv will manage the homes 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 affordable rent levels at 80% of Market Rent (inclusive of service charges) and repeated for each subsequent let of the property.

Livv is an award-winning organisation and strongly believes in having the highest aspirations when it comes to build quality, architecture and design in all of our developments. 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 construction firm Advent to help support a Merseyside SME with the confidence to grow and invest in future jobs linked to this development.

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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