Affordable Housing Statement – Hayfield Road, New Mills

Great Places is a housing association that provides over 15,000 high-quality homes in 30 council areas across the north of England. We work in neighbourhoods to help them thrive, shine and be truly great places to live. We develop and manage some of the best affordable housing around and provide all sorts of community support, always with passion, imagination and dedication.

At Hayfield Road in New Mills we propose to develop a scheme of apartments for general needs social rent, tackling the long waiting lists and identified demand in the area. The Derbyshire Dales and High Peak Joint Housing Needs Survey of March 2007 highlighted that the Central area had a backlog and newly arising need for 1 bed dwellings of 37 per annum and for 2 bed dwellings of 36 per annum between 2006/07 and 2010/11. In contrast the forecast supply of 1 bed dwellings was just 15 per annum and of 2 bed dwellings 30 per annum. This equates to an identified per annum shortfall in affordable housing of 23 no 1 bed dwellings and 6 no 2 bed dwellings. Given that the scheme would not complete until 2011/12 should it gain planning permission, this adds up to a significant backlog of affordable housing provision in the area since 2006/07.

Evidence received from High Peak Community Homes states that only one general needs flat has come up for allocation on Home Options since 2007. This resulted in 14 bids for the flat, a very high rate of interest. HPCH has a total of under 25 one and two bed general needs flats in New Mills, which explains why there has only been one re-let in 4 years.

In partnership with Joanna McKendrick and Kate Hall of High Peak Borough Council, the scheme at Hayfield Road has been worked up to meet this clearly identified demand in the area. A sustainable mix of 6 no 1 bed apartments and 12 no 2 bed apartments with parking was incorporated into a high quality, contemporary scheme that is at the same time in keeping with the local area. Consequently it has the full support of the Housing Strategy Team and is seen as being a high quality response to the need and a sustainable development going forward.

Great Places has excellent links with over 30 Local Authorities as well as a wide range of partner agencies in order to manage communities effectively. GPHA employ a comprehensive range of procedures to mange tenancies from sign up, covering rent collection, tenancy management, anti social behaviour, estate condition and early intervention to name a few. Great Places are also committed to addressing family support needs where apparent and the continuous sustainability of communities. Great Places Neighbourhood Teams are equipped with up to date mobile working technology maintaining a visible presence in neighbourhoods. Supported by a Customer Access Team 8 am – 6 pm Monday to Friday, the Neighbourhood Team are committed to delivering services in the communities they operate.