



Affordable Housing Statement

Site:	Granby Road, Buxton - Site C
Planning Ref:	
Total Plots:	147

A. Registered Provider

The proposed development will be owned and managed by Jigsaw Homes Tameside, a Registered Provider and part of Jigsaw Homes Group. Across all subsidiaries, Jigsaw owns and manages over 34,000 affordable properties across the North West and East Midlands.

Jigsaw Homes Tameside are one of High Peak's preferred Registered Provider partners and are aiming to increase our presence across the authority area.

Jigsaw Homes Tameside will retain ownership of the properties and will therefore be responsible for repairs and maintenance throughout the lifetime of the development. They will manage rental income, tenancy matters and letting the properties at first and subsequent lets, ensuring all s106 requirements and local lettings policies are adhered to.

Details:

Jigsaw Homes Tameside, Cavendish 249, Cavendish Street, Ashton-Under-Lyne, OL6 7AT.

Co-operative and Community Benefit Society, Registration Number: 1146435

B. Affordable Housing Mix

Total Plots:	72
% of Affordable:	49%
Tenure:	Affordable Rent and Shared Ownership

Plot Breakdown:

The units below are the 30% High Peak policy compliant s106 unit provision:

House Type	No. Units	No of Beds	Size (m2)	Tenure
Atkins	33	2	70.88	Affordable Rent
Asher	2	3	94.57	Affordable Rent
Atkins	2	2	70.88	Shared Ownership
Asher	7	3	94.57	Shared Ownership
	44			

The mix of property sizes and types are designed to ensure sustainability and help meet demand and required accommodation in the area.

Floor plan layouts, number of habitable rooms and location of units are clearly indicated on the unit layouts provided with the submission

It is also our intention to deliver a further 28 units for Shared Ownership with provision of Homes England grant funding, further details below:

House Type	No. Units	No of Beds	Size (m2)	Tenure
Asher	22	3	94.57	Shared Ownership
Robin	6	4	99.03	Shared Ownership
	28			

These units represent a further 19% of the site, increasing the total percentage of Affordable provision to 49%.

C. Allocation and Occupancy Criteria

Allocation of the 35 Affordable Rented units will be in accordance with High Peak Borough Council's Home-Options policy. Local lettings policies have been successfully used by the Association in other areas, to help reduce anti-social behavior and contribute to achieving stable communities. The Association would be happy to discuss this option further with the Council if required.

Criteria for the selection of Eligible Persons will be in line with central government requirements and they must qualify to join Home-Options. Eligible Persons will need to be in Affordable Housing Need and have a Local Connection.

Allocation of the Shared Ownership units will be in accordance with the below which is the current eligibility criteria used by the HE Homebuy Agent which may be varied from time to time by the HE Homebuy Agent, and any revisions should be applied that are relevant at the time of each occupation after those revisions are made;

a prospective occupier of the Intermediate Affordable Housing Unit who is:

(a) in need of accommodation of the size and type of the Intermediate Affordable Housing Unit as a result of being either:

(i) part of a household looking to buy for the first time, or a person who has experienced a relationship breakdown and is not able to purchase a property outright in full or part time employment and part of a household (not single) where the income does not exceed £80,000; or

(ii) aged 55 (fifty five) years and above and deemed eligible for an Intermediate Affordable Housing Unit by the HCA's Homebuy Agent or the Registered Provider

(b) where the need cannot be met within the existing housing stock at a price similar to that of the Intermediate Affordable Housing Unit and the prospective occupier qualifies for occupation of the Intermediate Affordable Housing Unit in accordance with the letting regulations of a Registered Provider