



# Development of site at Dean Farm, Broughton

## Affordable housing statement

### August 2020

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This Affordable Housing Statement has been prepared in support of the development of land at Dean Farm, Broughton, and forms part of the planning application for the development of 32 dwellings for affordable housing.

As the site is an Entry Level Exception Site, as defined by paragraph 71 of the National Planning Policy Framework, the proposal is for all homes in this development to be provided as affordable housing. The affordable housing delivered shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it). It is proposed that the affordable housing can be secured by planning condition, as opposed to S.106 obligation, to facilitate the use of Homes England grant funding.

Community Gateway Association ('CGA') is a Registered Provider as defined by the Housing and Regeneration Act 2008. Registered Providers include local authority landlords and private registered providers (not-for-profit housing associations and for-profit organisations) and in so far as their activity in the provision of social housing is concerned these are regulated by the Regulator of Social Housing. CGA is a charitable registered society operating on a not-for-profit basis and mainly within the Greater Preston area. CGA seeks to maximise the delivery of affordable homes in the spirit of a not-for profit Registered Provider.

Community Gateway has an option to purchase the site and will develop, own, let or sell, manage and maintain the homes for the foreseeable future. The rent levels for the affordable rent units will be set at up to 80% of market rent. The properties will be allocated in accordance with Select Move (or any equivalent replacement system), Preston City Council's choice-based lettings system. Homes for Shared Ownership will be sold and managed in accordance with Homes England grant funding requirements using Homes England standard lease clauses. CGA intend to allocate a **minimum** of 50% of the homes for affordable rent, with a **maximum** of 50% of homes being for shared ownership. The tenure mix that forms part of the planning application shows 16 homes for affordable rent, and 16 for shared ownership, though CGA may seek to increase the delivery of affordable rented properties, subject to demand and viability.

The ownership of the homes by a Registered Provider (Community Gateway Association) will ensure that those units remain affordable for both first and subsequent occupiers, unless disposed of under an obligation in respect of a Right to Buy or Right to Acquire or any mortgagee exemptions or unless shared ownership owners purchase the remaining share of their home.