



AFFORDABLE HOUSING STATEMENT

June 2026

25034 Residential Development, Queen's Park, Millom

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

This Affordable Housing Statement has been prepared by Architects Plus (UK) Ltd (hereinafter ‘the agent’) on behalf of Home Group (hereinafter ‘the applicant’) in support of a Full Planning Application for the redevelopment of Queens Park, Millom, Cumbria, LA18 5DZ (hereinafter ‘the site’).

Scheme Description

The site was originally developed in the 1940’s with flat roofed dwellings. The properties had long-term issues which could not be addressed and no longer met the needs of the community. These were demolished in 2019. The proposals are to erect 47 no. new residential properties.

Mix

Table 1 summarises the proposed housing mix.

House Type (HT)	Count
HT-B1 2 BED 3 PERSON HOUSE	33
HT-B2 2 BED 4 PERSON HOUSE	2
HT-C 3 BED 4 PERSON HOUSE	10
HT-D 4 BED 6 PERSON HOUSE	2
	47

The proposed housing mix has been informed by engagement with Cumberland’s Strategic Housing Team, who were supportive of the approach. It reflects current housing demand in Millom, with Cumbria Choice data indicating strong demand for two bedroom homes in recent months. The mix is based on the affordable housing mix approved under the original planning permission, which aligned with Local Plan requirements at the time. As the scheme is now progressing as a single tenure, affordable rented development, this previously approved affordable mix has been applied across the full site .

Tenure

The scheme will be 100% affordable house (rented). The total development once fully occupied is calculated to have the potential to deliver affordable accommodation for up to 159 people.

Ownership

The development site is wholly in the ownership of Home Group Housing Association. The scheme is being developed by Home Group and will be managed by Home Group. Therefore at no stage will ownership of the units be transferred away from Home Group who are the Registered Provider who will manage the properties (save for any requirement to dispose of a unit pursuant to a statutory right to acquire or similar).

Home Group is a social enterprise and charity and one of the UK’s largest providers of high-quality housing and integrated housing, health and social care. Home Group are

committed to building thousands of new homes every year. As a Home’s England Strategic Partner - HESP Wave 1 ran from 2018 – 2026. It delivered 1,662 homes and utilised £75.8m capital grant and £36.1 RCGF. Seven of these were schemes in Cumberland and delivered 104 homes.

Letting

All properties will be available via Cumbria Choice Based Lettings, which is supported by Cumbria Council , W&F Council; and 6 regional housing associations including Home Group. Allocation of letting will be in accordance with Cumbria Choice lettings policy.





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