



## **Affordable Housing Statement: How Bank Farm and Former Orgill Infants School, Egremont**

### **About Gleeson Homes**

Gleeson Homes are a specialist housebuilder operating throughout the North of England providing low cost housing to those on the lowest incomes in areas off social and economic deprivation. Last year Gleeson sold over 2,000 such low cost houses and have an aim to double this to 2,000 within three years.

Gleeson pride ourselves on enabling aspiring young home owners to achieve their dream. A few key statistics include:

- An average selling price of £128,900 compared to a national average property value of £268,349 (UK Government 2021).
- 87% of purchasers are first time buyers.
- Our average purchaser is 31 years of age, 81% are under the age of 35.
- Our average purchaser has a household income of £32,400.

Gleeson are all about low-cost home ownership. To this end, Gleeson do not sell to landlords and in fact sales contracts with our customers include a “no rental” covenant, in perpetuity, without our express approval which is only given in exceptional circumstances.

### **The New NPPF**

The National Planning Policy Framework includes within it a revised an expanded definition of Affordable Housing, including the following:

*“Housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement”.*

Clearly Gleeson have been delivering a product very closely aligned to the new definition of 'other affordable routes to home ownership' for a number of years and are pleased that this has now been formally recognised in the new NPPF.

Our development will provide 105 new energy efficient homes that will be targeting first time buyers and those looking for affordable homes to start a family. The NPPF requires at least 10% of homes provided on major developments to be low cost homes for affordable ownership such as First Homes, Discounted Sales and Shared Equity schemes. Furthermore they require that 25% of all Affordable Homes provided on a scheme are First Homes. Copeland's emerging Local Plan requires 10% of



homes provided to be Affordable Homes. Although the Local Plan has limited weight at present (January 2023) it shows the direction and intention of the Council in delivering affordable homes.

### **Our Offer**

Taking the above into account we must deliver 11 Affordable Homes with 3 of these homes being First Homes and all of them being available for low cost ownership.

Therefore we propose to provide 11 First Homes. The houses will be our 201 house type and will be sold at 70% OMV in perpetuity. This is above the commitment of First Homes that the government wants developers to deliver but we want to get as many people as possible the opportunity of owning their own home and securing a foot on the housing ladder