

TONBRIDGE AND MALLING BOROUGH COUNCIL: AFFORDABLE HOUSING DEVELOPMENT PROGRAMME 2008/09+

SCHEME DETAILS					AFFORDABLE HOUSING UNITS											DELIVERY TIMETABLE			PROGRESS INFORMATION		
Address	RSL	Funding Source	Social Housing Grant (£)	RCGF (£)	Tenure	Flats		M'nette		Houses			B'galow		Total Units	Start on site date	Planned completion date	Homes completed to date			
						1 bed	2 bed	3 Bed	1 bed	2 bed	1 bed	2 bed	3 bed	4+bed	1 bed	2 bed					
Kings Hill Area 27 (Phase 2)	Russet Homes	2007/08 HC Allocation	247,860		Social Rent									4				4	Jan-08	Jun-08	Units have been handed over and are occupied
					Shared Ownership																
Kings Hill Area 27 (Phase 3)	Russet Homes	2007/08 HC Allocation	743,580		Social Rent	4	2							3	5			14	Jan-08	Jul-08	Units have been handed over and are occupied
					Shared Ownership																
Kings Hill (Area 27)	Russet Homes	2007/08 HC Allocation	200,000		Social Rent														Mar-08	Jun-08	Units have been handed over and are currently being occupied
					Shared Ownership		8											8			
Kings Hill Phase 3 Rent 2b 2g 2k	Russet Homes	2007/08 HC Allocation	848,900		Social Rent	3								6	4			13	Dec-06	Jul-08	Units have been handed over and the rented units have been allocated
					Shared Ownership	2	3											5			
Brionne Gdns Tonbridge	Russet Homes	2006/08 HC Allocation	157,500		Social Rent												6	6	Mar-07	Jun-08	Scheme completed 29 July 2008
					Shared Ownership																
Misc street properties	Russet Homes	2006/08 HC Allocation	Nil	Nil	Social Rent		3											3	Apr-08	Mar-09	3 x 2 bed houses in East Peckham - New Builds. Completion in December 19th
Waterloo Road Tonbridge	Russet Homes	2006/08 HC Allocation	474,750		Social Rent	16	7											23	Mar-07	Jul-08	Scheme completed 19 August 2008
					Shared Ownership																
Severn Close Tonbridge	Russet Homes	2006/08 HC Allocation	506,000		Social Rent									8		2		10	Jun-07	Jun-08	Scheme completed 7 August 2008
					Shared Ownership																
Clare Ave Tonbridge	Town & Country HGrp	2006/08 HC Allocation	950,000		Social Rent		11											11	Jan-07	Feb-09	Delayed completion due to problems with site entrance and revised planning application
Churchfields Snodland	Town & Country HGrp	2007/08 HC Allocation	2,575,000	62,805	Social Rent	4								5	8	4		21	Mar-07	Nov-08	Completed and handed over. Serious implications for the shared ownership. Current proposal is to trickle sales into the system. Rent 15 units and offer 5 to the market to ascertain demand.
					Shared Ownership									6	14			20			
New Road Dutton (Phase 1)	Moat Homes Ltd	No grant	0	64,000	Social Rent														Jun-07	Jan-10	4 Units to be completed this financial year - Credit Cruch severely affecting the build programme
					Shared Ownership		8											8			
Frantschach Larkfield (Phase 2)	Hyde HA	2006/08 HC Allocation	3,085,000		Social Rent	9	13											22	Jun-07	Dec-08 Feb-09	Final handover of rented units occurring in February 2009. Shared Ownership flats are due to complete in December 2008
					Shared Ownership		17											17			
					Intermediate Rent																
Holborough Valley (Phase 2A) plots 20-30	Southern H/Grp	2007/08 HC Allocation	275,000		Social Rent	5	6											11	Dec-07	Apr-08	Handed over 21 April 08
					Shared ownership																
Holborough Valley (Phase 2)	Southern H/Grp	2006/08 HC Allocation	1,623,000	225,000	Social Rent	6	9								7			22	Aug-06	Jun-08	S/O units may convert to intermediate rent
					Shared Ownership	3	6								5			14			
					Intermediate Rent																
Holborough Valley (Phase 3) plots 52-90 & 115	Southern H/Grp	2007/08 HC Allocation	1,000,000		Social Rent	2	38											40	Dec-07	Apr-09	S/O units may convert to intermediate rent
					Shared Ownership																

£12,686,590	£351,805	TOTALS 08/09	54	131	0	0	0	0	28	47	4	2	6	272
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Address	RSL	Funding Source	Social Housing Grant (£)	RCGF (£)	Tenure	Flats			M'nette		Houses			B'galow		Total Units	Start on site date	Planned completion date		Homes completed to date
						1 bed	2 bed	3 Bed	1 bed	2 bed	1 bed	2 bed	3 bed	4+bed	1 bed				2 bed	
New Road Ditton (Phase 2)	Moat Homes Ltd	2006/08 HC Allocation	1,639,492	T.B.A	Social Rent							8	12	1			21	Jun-07	Jan-10	6 Units to be completed this financial year - Credit Cruch severely affecting the build programme
					Shared Ownership															
Holborough Valley (Phase 4) plots 540-554	Southern H/Grp	2007/08 HC Allocation	1,507,692		Social Rent	3	15						24			42	Jun-08	Aug-09	3 Extra 3 Beds Houses for Social Rent TM/08/02799/RM	
					Shared Ownership															
Frantschach Larkfield Phase 2	Hyde HA	2006/08 HC Allocation			Social Rent												Jun-07	Jul-09	Handovers planned for July 2009	
					Shared Ownership						1	2								2
Carpenter's Lane Hadlow	Hyde HA	2008/11 RME Allocation	360,000		Social Rent							3	2			5	Sep-08	Dec-09	Phased Handover by December 2009, awaiting details from Persimmon.	
					Shared Ownership								3							3
Kings Hill 2i (Phase 3)	Russet Homes	2007/08 HC Allocation	1,576,400		Social Rent	11						10	5			26	Mar-08	Aug-09	Handovers likely to occur earlier than August (May/June 2009)	
					Shared Ownership	1	2					7								10
Kings Hill 2j (Phase 3)	Russet Homes	2007/08 HC Allocation	1,199,450		Social Rent	6						12	5			23	Mar-08	Sep-09	Handovers likely to occur earlier than September (June 2009)	
					Shared Ownership															
Vines Lane Hildenb'gh	Town & Country HGrp	2006/08 HC Allocation	426,000		Social Rent	2										2	Sep-08	Oct-09	On hold - need to submit new grant due to delays on site	
					Shared Ownership	2														2
Cattle Market (Phase 3)	Town & Country HGrp	2007/08 HC Allocation	445,000		Social Rent	12	3	1								16	Mar-08	Oct-09	Revised planning permission completed and the phase is now on site and progressing. Scheme has been changed to account for credit crunch issues and is now a wholly social rented scheme.	
					Shared Ownership															
Watercress Court East Malling	Housing 21	PFI Credits			Social Rent	7										7	Jun-08	Aug-09	Kent PFI scheme - supported housing for clients with a learning disability	
					Shared Ownership															
Old Cannon's Wharf Tonbridge	Orbit Housing Group	2006/08 +RME	2,431,600	188,000	Social Rent	18	11									29	Jun-08	Dec-09	10 extra intermediate 2 bed rented flats secured	
					Shared Ownership		31													31
					Intermediate Rent		10													10
Ryarsh Brickworks	Orbit Housing	2008/11 HC Allocation	1,273,500	251,500	Social Rent	5	6				1	8			20	Feb-09	Feb-10			
					Shared Ownership						7								7	
TOTALS 09/10						41	20	1	0	0	0	42	28	1	0	0	256			
			£5,954,584	£439,500																