

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	
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
Kings Hill (Area 27)	Russet Homes	2007/08 HC Allocation	200,000		Social Rent														8	Mar-08	Jun-08		Units have been handed over and are currently being occupied
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
Brienne Gdns Tonbridge	Russet Homes	2006/08 HC Allocation	157,500		Social Rent													6	6	Mar-07	Jun-08		Scheme completed 29 July 2008
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
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
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.
New Road Ditton (Phase 1)	Moat Homes Ltd	No grant	0	64,000	Social Rent														8	Jun-07	Jan-10		4 Units to be completed this financial year - Credit Cruch severely affecting the build programme
Frantschach Larkfield (Phase 2)	Hyde HA	2006/08 HC Allocation	3,085,000		Social Rent	9	13												22	Jun-07	Feb-09		Final handover of units occurring in February 2009
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
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
Holborough Valley (Phase 3) plots 52-90 & 115	Southern H/Grp	2007/08 HC Allocation	1,000,000		Social Rent	3	6								5				14	Dec-07	Apr-09		S/O units may convert to intermediate rent
					Shared Ownership	2	38												40				

£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	Aug-09	Aug-09				
					Shared Ownership						7				7						
TOTALS 09/10						41	20	1	0	0	0	42	28	1	0	0	256				
			£5,954,584	£439,500																	