

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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| 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 | | | | | | |
| 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 | | | | | | | | |
| £5,954,584 | | | | | £439,500 | | | | | TOTALS 09/10 | | | | | 41 | 20 | 1 | 0 | 0 | 0 | 42 | 28 | 1 | 0 | 0 | 256 |