

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'netts		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												0			
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							8	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											Apr-08	Mar-09	3 x 2 bed houses in East Peckham - New Builds. Completion in December 19th
																	3			
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															
Savern 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	Mar-09	Completed and handed over
Churchfields Snodland	Town & Country HGrp	2007/08 HC Allocation	2,575,000	62,805	Social Rent	4						5	8	4		21				Completed and handed over
					Intermediate Rent							6	14			20		Mar-07	Nov-08	
New Road Ditton (Phase 1)	Moat Homes Ltd	No grant	0		Social Rent													Jun-07	Jan-10	4 x s/o units handed over March 09 rest Jan 10
					Shared Ownership		4										4			
Frantschach Larkfield (Phase 2)	Hyde HA	2006/08 HC Allocation	3,085,000		Social Rent	9	13									22		Jun-07	Feb-09	Completed and handed over
					Intermediate Rent		17									17				
Frantschach Larkfield (Phase 2)	Maidstone Housing Trust	2006/08 HC Allocation			Social Rent	3	20									23		Jun-07	Feb-09	Extra units purchased by MHT (Non preferred partner status)
					Shared Ownership															
					Intermediate Rent															
Holborough Valley (Phase 2A) plots 20-30	Southern H/Grp	2007/08 HC Allocation	275,000		Social Rent													Dec-07	Apr-08	Handed over 21 April 08 - Shared Ownership is now intermediate rent
					Intermediate Rent	5	6									11				
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	Shared Ownership is now intermediate rent
					Intermediate Rent	3	6						5			14				
			£11,686,590	£287,805	TOTALS 08/09	55	109	0	0	0	0	28	47	4	2	6	251			

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Address	RSL	Funding Source	Social Housing Grant (£)	RCGF (£)	Tenure	1 bed	2 bed	3 Bed	M'netts	Houses	B'galow	Total Units	Start on site date	Planned completion date	Homes completed to date			
New Road Ditton (Phase 1)	Moat Homes Ltd	No grant	0		Social Rent												4 x s/o units for Jan 10	
					Shared Ownership	4						4	Jun-07	Jan-10				
Holborough Valley (Phase 3) plots 52-90 & 115	Southern H/Grp	2007/08 HC Allocation	1,000,000		Social Rent												Shared Ownership is now intermediate rent	
					Shared Ownership	2	38					40	Dec-07	May-09				
New Road Ditton (Phase 2)	Moat Homes Ltd	2006/08 HC Allocation	1,639,492	T.B.A	Social Rent					6		6	Jun-07	Jan-10			4x2bed&2x3bed handed over March 09 rest Jan 10	
					Shared Ownership													
Frantschach Larkfield Phase 2	Hyde HA	2006/08 HC Allocation			Social Rent												Handovers planned for July 2009	
					Shared Ownership					1	2	3	Jun-07	Jul-09				
Carpenter's Lane Hadlow	Hyde HA	2008/11 RME Allocation	360,000		Social Rent					3	2	5	Sep-08	Dec-09			Handover by July 2009, excepty 1x3Bed rented house in December 2009	
					Shared Ownership					3		3						
Kings Hill 2) (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 then August (May/June 2009)	
					Shared Ownership	1	2			7		10						
Kings Hill 2) (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 then September (June 2009)	
					Shared Ownership													
Vines Lane Hildenb'gh	Town & Country HGp	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						
Misc street properties	Russet Homes				Social Rent					4		4	May-09	Jan-10			Pembury Road Kings Hill Offsite Units	
Cattle Market (Phase 3)	Town & Country HGp	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													
Watercross 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						
			£5,954,584	£188,000	TOTALS 09/10	41	47	1	0	0	0	42	28	1	0	0	221	

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Address	RSL	Funding Source	Social Housing Grant (£)	RCGF (£)	Flats		M'netts		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										
Helborough Valley (Phase 4) plots 540-554	Southern H/Grp	2007/08 HC Allocation	1,507,692			3	15													42	Jun-08	Aug-10		Units are all social rent	
New Road Ditton (Phase 2)	Moat Homes Ltd	2006/08 HC Allocation	1,639,492	T.B.A								1	12	1							14	Jun-07	Jan-10		4x2bed&2x3bed handed over March 09 rest Jan 10
Kings Hill (Onsite Phase)	Russet Homes					2						5		2							9	tbc	tbc		Onsite provision, variation to S106
Ryarsh Brickworks	Orbit Housing	2008/11 HC Allocation	1,273,500	251,500		5	6					1	8								20	Aug-09	Aug-10		
												7									7				
			£1,639,492	£0																					
					TOTALS 08/09	5	5	0	0	0	0	8	12	3	0	0	0	0	0	0	102				

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Address	RSL	Funding Source	Social Housing Grant (£)	RCGF (£)	Flats		M'netts		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											
Young Persons at Risk	Russet Homes					9															9	Jan-10	Jun-11		Planning Application not yet submitted	
Hugh Christie College	Russet Homes						13					17	31	2								50	Apr-09	May-11		
Ashby's Yard	Town & Country HGrp					15	40	5														60	Oct-09	Oct-11		Scheme will require a risk assessment prior to SOS. Its likely that the scheme will be set up as an intermediate rent scheme but attempts made to sell units nearer to completion.
Leybourne Grange	Russet Homes					11	21															32				
																						23	Dec-09	Apr-11		Current discussions to bring affordable units from later phases into phase 1, making a total of 23 units for social rent. Mix to be confirmed
			£0	£0	TOTALS 08/09	35	74	5	0	0	0	33	31	2	0	0	0	0	0	0	180					