

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																		0							
Kings Hill Area 27 (Phase 3)	Russet Homes	2007/08 HC Allocation	743,580		Social Rent	4	2																		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																							
Kings Hill Phase 3 Rent 2b 2g 2k	Russet Homes	2007/08 HC Allocation	848,900		Social Rent	3						6	4												Dec-06	Jul-08		Units have been handed over and the rented units have been allocated		
					Shared Ownership	2	3																							
Brionne Gdns Tonbridge	Russet Homes	2006/08 HC Allocation	157,500		Social Rent																				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		
Waterloo Road Tonbridge	Russet Homes	2006/08 HC Allocation	474,750		Social Rent	16	7																		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								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																		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											Mar-07	Nov-08		Completed and handed over		
					Intermediate Rent							6	14																	
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																							
Frantschach Larkfield (Phase 2)	Hyde HA	2006/08 HC Allocation	3,085,000		Social Rent	9	13																		Jun-07	Feb-09		Completed and handed over		
					Intermediate Rent		17																							
Frantschach Larkfield (Phase 2)	Maidstone Housing Trust	2006/08 HC Allocation			Social Rent	3	20																		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																							
Holborough Valley (Phase 2)	Southern H/Grp	2006/08 HC Allocation	1,623,000	225,000	Social Rent	6	9						7												Aug-06	Jun-08		Shared Ownership is now intermediate rent		
					Intermediate Rent	3	6						5																	
					TOTALS 08/09	55	109	0	0	0	0	0	28	47	4	2	6													

Tonbridge and Malling Borough Council - Affordable Housing Development Programme 2008/09+ £11,686,590 £287,805

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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 1)	Moat Homes Ltd	No grant	0		Social Rent												Jun-07	Jan-10		4 x s/o units for Jan 10
					Shared Ownership		4									4				
Holborough Valley (Phase 3) plots 52-90 & 115	Southern H/Grp	2007/08 HC Allocation	1,000,000		Social Rent												Dec-07	Jun-09		Handed over on 18th, 23rd and 25th June 2009. Currently being marketed through Homebuy Agent.
					Shared Ownership	2	38									40				
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												Jun-07	Aug-09		Unit HO delayed due to Barratt making incorrect registrations with NHBC
					Shared Ownership						1	2				3				
Carpenter's Lane Hadlow	Hyde HA	2008/11 RME Allocation	360,000		Social Rent							3	2			5	Sep-08	Dec-09		Delayed as Persimmon having difficulty giving safe access to affordable units
					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	Jul-09		Handovers July 1st
					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	Jul-09		Handovers July 21st
					Shared Ownership															
Vines Lane Hildenb'gh	Town & Country HGrp	2006/08 HC Allocation	426,000		Social Rent	2										2	Sep-08	Jan-10		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 HGrp	2007/08 HC Allocation	445,000		Social Rent	12	3	1								16	Mar-08	Sep-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	Sep-09		10 extra intermediate 2 bed rented flats secured
					Shared Ownership											31				
					Intermediate Rent							10				10				
			£5,954,584	£188,000	TOTALS 09/10	41	47	1	0	0	0	42	28	1	0	221				

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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								
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-10		Units are all social rent
					Shared Ownership																			
New Road Ditton (Phase 2)	Moat Homes Ltd	2006/08 HC Allocation	1,639,492	T.B.A	Social Rent							1	12	1							Jun-07	Jan-10		4x2bed&2x3bed handed over March 09 rest Jan 10
					Shared Ownership																			
Kings Hill (Onsite Phase)	Russet Homes				Social Rent	2						5		2							tbc	tbc		Onsite provision, variation to S106
					Shared Ownership	3	5					2												
Ryarsh Brickworks	Orbit Housing	2008/11 HC Allocation	1,273,500	251,500	Social Rent	5	6					1	8								Aug-09	Aug-10		
					Shared Ownership							7												
			£1,639,492	£0	TOTALS 08/09	5	5	0	0	0	0	8	12	3	0	0	0	0	0	102				

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						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				Social Rent	9															Jan-10	Jun-11		Planning Application not yet submitted
Hugh Christie College	Russet Homes				Social Rent							17	31	2										
					Shared Ownership		13					16									Apr-09	May-11		
Ashby's Yard	Town & Country HGrp				Social Rent	15	40	5																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.
					Shared Ownership	11	21														Oct-09	Oct-11		
Leybourne Grange	Russet Homes				Social Rent																			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
					Shared Ownership																Dec-09	Apr-11		
			£0	£0	TOTALS 08/09	35	74	5	0	0	0	33	31	2	0	0	0	0	0	180				