



AFFORDABLE HOUSING FUND APPLICATION FORM

Application form for TWBC affordable housing funding, please complete in full and attach evidence.

Please email and return
affordablehousing@tunbridgewells.gov.uk

Date	01/11/2023
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Organisation	Town & Country Housing	
Industry	Housing Association	
Project (site name or address)	Highgate Hill, Hawkhurst	
Contact Number	07889 079258	
Contact Email	Jac.lewis@tch.org.uk	

Section A

Describe what will be provided and why funding is being sought. Please include a site location plan for specific housing scheme bids

Project Description

The scheme is a 28-unit S106 affordable housing scheme, which forms part of a wider development of 71 units total being delivered by Dandara South-East in Highgate Hill, Hawkhurst.

The scheme has a full planning permission under reference 20/02788/FULL. The S106 Agreement requires 10 of the units to be Shared Ownership and 18 to be Affordable Rent. However, in line with the aims of both TCH and TWBC, we are seeking to change the Affordable Rent homes to Social Rent, with the support of PiL funding from TWBC.

TCH are an ambassador of Social Rent delivery in the region, we have assessed the details of this scheme, and strongly believe Social Rent should be delivered in lieu of Affordable Rent here. As Affordable Rent has been secured within the S106 however, it is not viable for us to make this change without support.

TCH are progressing contracts with Dandara South-East for the scheme, with an anticipated exchange on 30th November 2023.

Annexed: Tenure Site Plan, Site Local Plan

Section B

Please complete the following section for new build development schemes proposed funding, please include a site location plan for specific housing scheme bids. NB: A separate business plan can be attached if more appropriate.

Total Number of Homes Proposed	18																			
Additional Affordable Housing Proposed	18 x Social Rent (in lieu of 18 x Affordable Rent)																			
Proposed Housing Type	<table border="1"> <thead> <tr> <th>Bedroom</th> <th>1 BED</th> <th>2 BED</th> <th>3 BED</th> <th>4 BED</th> </tr> </thead> <tbody> <tr> <td>Houses</td> <td></td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>Flats</td> <td>8</td> <td>4</td> <td></td> <td></td> </tr> </tbody> </table>	Bedroom	1 BED	2 BED	3 BED	4 BED	Houses		3	2	1	Flats	8	4						
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Provide details on how the project will be delivered and by whom	<p>The project will be built out by Dandara South-East on behalf of TCH, with the affordable housing units being acquired by TCH on a phased golden brick structure.</p> <p>TCH have received internal approval to progress scheme, and contract negotiations with Dandara are advanced.</p>																			
Potential obstacles to implementing the project	None foreseen at this stage.																			

Section C

Applicants should provide information for the following criteria that relate to their project and need not provide information for each one.

How does the project contribute to the following?
Housing: <ul style="list-style-type: none">➤ Provides or improves housing register access to affordable housing at the social rent level➤ Developing good quality new housing units at the social rent level➤ Improves the condition of existing housing stock for additional units at the social rent level
<p>This proposal will allow for 18 Social Rented homes to be delivered in a rural area of Tunbridge Wells, improving the affordability for those in housing need. In the current plans, several of the unit types 'fail' affordability checks on an affordable rent basis. This is of particular concern regard the 4-bedroom house.</p> <p>The proposed development is a high quality and sustainable scheme, being delivered by a local developer and housing association partnership.</p>
Economy: Meeting local needs and aims to retain and attract the working-age population
<p>The proposal will meet the needs of those on the housing register, providing a mixture of flats and houses for a range of demographics.</p> <p>While funding is sought for the rented units on this scheme only, the wider scheme also includes 10 Shared Ownership family homes, which will be sold to people with a local connection, as well as 44 Outright Sale homes.</p>
Environment: Making progress on reducing the Council's carbon footprint to zero by 2030
<p>The scheme is of sustainable design with EV charging points and Air Source Heat Pumps for each unit. There is also extensive soft landscaping being delivered as part of the overall scheme.</p>
Other e.g. promoting community projects in the borough such as community energy schemes
Not applicable

Section D

Applicants should be able to demonstrate that their projects are well prepared & managed and can demonstrate other funding sources have been explored/secured.

Projected Costs Please provide a summarised breakdown of these costs, e.g. land acquisition, build costs, etc. If you have a full breakdown of costs please append a copy of this to the application.

Private & Confidential

Land Acquisition: £2,112,202

Works: £3,922,662

On Costs: £694,903

Total scheme costs comprising the 28 x S106 homes are: £6,729,767, this is apportioned £4,098,316 for the rented homes and £2,631,451 for the SO homes.

Proposed means of funding the project? Please provide a breakdown which includes amounts being contributed by the applicant and by other agencies

The project is fully funded by TCH, being a S106 scheme, it is not eligible for Homes England Grant Funding.

How will you maintain and fund the project in the future?

TCH will maintain and manage this project through our existing arrangements, along with the rest of our Tunbridge Wells stock. There will also be a management company on board with regard to the wider estate.

Amount of TWBC Affordable Housing Fund Sought?

Provided by way of separate appendix in due course. It will however exceed £300k, and therefore as we understand it, will require cabinet approval.

Assessment Criteria	YES	NO
Fully and clearly completed application with clear and concise Evidence,	X	
Costs and timescales are thoroughly researched and are precise, realistic, achievable and measurable	X	
Other funding is available to meet the total costs of the project (aside from TWBC funding)		X
All other funding options have been explored (aside from TWBC funding)	X	
Sufficient resources for the future maintenance and support for the delivered project	X	
The project or scheme has or is likely to obtain planning permission	X	
Provides Access		
Provides or improves housing register access to affordable housing at the social rent level	X	
Increases the delivery of social rent-level Affordable Housing	X	
Improves the condition of existing housing stock for additional units at the social rent level		X
Meets local housing needs and retains and attracts a working-age population	X	
Makes progress on reducing the Council's carbon footprint to zero by 2030	X	
Contributes to other priorities promoting community projects in the district such as community energy schemes	X	

Approval Channel	Cabinet Committee	Portfolio Holder
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