

From: Jenny Hudson <Jenny.Hudson@wealden.gov.uk>

Sent: 24 May 2022 09:47

To: Claire Turner <Claire.Turner@wealden.gov.uk>

Subject: RE: Housing mix in Framfield

Hello Claire

This would be around 102 affordable units. We would be looking for a mix of properties across all sizes, the housing register need is currently as follows:

Size of unit	Number of applicants	Percentage of register
1 bedroom	276	52%
2 bedrooms	140	26%
3 bedrooms	86	16%
4 (+) bedrooms	31	6%
Total	533	100%

In line with the needs of the housing register we would ideally be looking at around the following split:

1 beds – 40% - 50%, 2 beds – 20% - 30%, 3 beds – 10% to 20% and 4 beds – 5%.

In terms of tenure split, it is now a Government requirement that 25% of obligated affordable housing units are delivered as First Homes (26 units in this case) which are sold by the developer to eligible households at 30% below market value (capped at a maximum of £250k for the first sale and sold at a 30% discount in any future sales). To ensure affordability any First Homes provision would be limited to 1 and 2 bed units. Of the remaining homes we would be looking at 63 for rent and 13 shared ownership units.

In respect of the 1 bed units to avoid management and service charge issues and to ensure an RP would take on the units, we would like to see these delivered in small blocks of maisonette style units where the properties have separate entrances. Any 2 bed units should be houses.

Let me know if you need anything further,
KR

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