

APPENDIX: 12 PROPOSED NEW HOMES

1.1 Quantum and Distribution

Cranwood will deliver 92 homes, of which 50% by habitable room will be affordable homes (this equates to 52 Open Mark Sale Homes (OMS) and 50 Affordable Homes).

Indicative proposals for the homes are set out below:



Figure 0.1 Creating a balanced community while maintaining sales values through a well-considered tenancy mix

1.2 Affordable Homes

The following schedule sets out the proposed quantum of affordable homes of each size and tenure that is embedded in the indicative masterplan proposal and the financial business plan. This mix was predicated on the now outdated draft Housing Strategy 2015 - 20, and includes 3 and 4 bed homes that could breach affordability thresholds for shared ownership. The mix and design will be modified to suit affordability thresholds and the new Housing Strategy 2017 -22 during the design development phases.

Haringey's Housing Strategy 2015 - 20		50% Affordable Housing Tenure Mix for Cranwood			
Social Rent		Low Cost Affordable Rent	69.10%		
% Habitable rooms			No. apartments	No. Habitable rooms**	% Habitable rooms
1B	15%	1B	7	15	15%
2B	43%	2B	13	49	48%
3B	32%	3B	5	21	20%
4b	10%	4b	3	18	17%
Intermediate		Intermediate	30.90%		
% Habitable rooms			No. apartments	No. Habitable rooms**	% Habitable rooms
1B	20%	1B	4	12	26%
2B	50%	2B	5	18	39%
3B	25%	3B	2	10	22%
4B	5%	4B	1	6	13%

Table 0-1 Initial draft tenant mix for Cranwood to be developed against latest housing policy and via stakeholder engagement.

** Affordable housing sizes have been maximised where possible to include kitchen/dining areas and living rooms

1.3 Open Market Sale Homes

The following schedule sets out the proposed quantum of Open Market Sale homes of each size. It is reflective of the target market, providing a higher proportion of two and three bedroom homes, suited to both young families and older families/couples who are looking to downsize from larger homes.

Table 0-2 Open market sale for Cranwood

Apartment size	No. apartments	No. Habitable rooms	% Habitable rooms
OMS	50% by habitable room		
1Bed	19	38	25%
2Bed	20	60	40%
3Bed	13	52	35%
4Bed	0	0	0%
	52	150	100%