## **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:

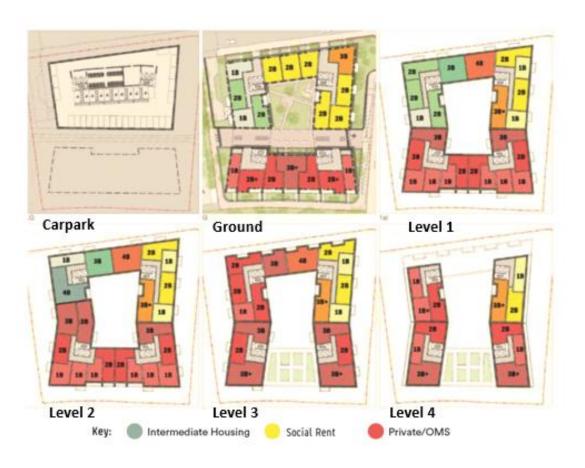


Figure 0.1 Creating a balanced community while maintaining sales values through a well-considered tenancy mix

## 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 This mix was predicated on the now outdated draft Housing Strategy 2015 - 20, and includes 3 and 4 bed homes that could breach affordability thresholds for shared ownership.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<br>Strategy 2015 - 20 |                   | 50% Affordable Housing Tenure Mix for Cranwood |                   |                       |                   |  |
|------------------------------------------|-------------------|------------------------------------------------|-------------------|-----------------------|-------------------|--|
| Social Rent                              |                   | Low Cost<br>Affordable Rent                    | 69.10%            |                       |                   |  |
|                                          | % Habitable rooms |                                                | No.<br>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.<br>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.

## 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.<br>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%              |  |  |

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