

**APPENDIX B**

Redrow House  
6 - 12 Talbot Lane  
Ebbsfleet Valley  
Kent  
DA10 1AZ

T: 01322 422325  
E: southeast.customerservice@redrow.co.uk

**Preston Fields (Site A), Faversham**  
FINAL DRAFT 24/03/25

As requested by members of the committee on 5<sup>th</sup> March, Redrow have set out below a list of the fifteen RPs that operate within Swale and have provided commentary against each one confirming if they were approached in 2023 to purchase the S106 affordable housing, what their response was and for those that were not contacted Redrow have explained why not.

The outcome of the feedback from RPs triggered our discussions with Swale and the resultant S73 application to amend the affordable housing mix and tenure split.

RP/Affordable Housing Provider contacted	Feedback	RP is on Swale BC list
HSPG/Park Properties Housing Association	Submitted an offer but would not support the mix or tenure split. Required less 4B houses and a greater proportion of shared ownership.	No
West Kent Housing Association	Submitted an offer but their Housing Management and Sales Teams would not support the mix or tenure split. Required less 4B houses and a greater proportion of shared ownership.	Yes
Sage	Submitted an offer.	Yes
Southern Housing Group	Declined to offer on the planning mix. They will only offer if it is 50% affordable rent and 50% shared ownership. They will only accept 9 of the houses as 4B with these being changed to 2 and 3BH.	Yes
Clarion	Declined to offer. Not currently operating within Swale.	Yes
MHS	Declined to offer. Not offering on schemes delivering over the next 18 months.	Yes
Orbit	Declined to offer due to there not being enough shared ownership units. Also, they will only support 6 x 4B houses on the site.	Yes
Moat	Declined to offer as Moat are not in the S106 market.	Yes
Town & Country	Declined to offer due to the size/location and when Redrow want to contract. Feedback on the mix was that the number of 4B houses was too many for T&C to consider.	Yes

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Rentplus	no response	No
CBRE Affordable Housing Fund	Declined to offer	No
Golding Homes	Golding Homes are only purchasing new schemes within Maidstone Borough Council and therefore did not provide an offer.	yes
Heylo	Heylo provided an offer for the shared ownership homes only. They do not purchase rented homes.	Yes
L&Q	Redrow did not approach L&Q as they focus on their own land led schemes grant funded schemes and are not purchasing S106 affordable housing.	Yes
Hyde	Redrow did not approach Hyde as they focus on their own land led schemes grant funded schemes and are not purchasing S106 affordable housing.	yes
Places for People	Redrow did not approach Places for People as they focus on their own land led schemes grant funded schemes and are not purchasing S106 affordable housing.	Yes
Sanctuary	Redrow did not approach Sanctuary as they focus on their own land led schemes grant funded schemes and are not purchasing S106 affordable housing.	yes
L&G	Redrow did not approach L&G at the time as L&G were out of the market and not purchasing S106 affordable housing.	yes

The first 9 affordable homes are well advanced in construction and will be ready for occupation as early as July. It has taken Redrow over 18 months to get to a position with West Kent Housing Association where both parties have been able to agree, in principle, the affordable housing provision with the Borough Council.

If the scheme were to be refused, the agreement with West Kent Housing Association will fall away and Redrow will have to start the process of finding a suitable RP again, which risks the delivery of the affordable housing on the site. RPs locally and across the country have been having difficulties in taking on new s106 sites due to several factors, including funding constraints; cost associated with the refurbishment of existing housing stock; rent caps and constraints to the affordable housing programme (AHP) and limited availability of grant funding. This has put the delivery of many much-needed affordable homes at risk.

If the current proposal is not approved, the process of finding a new RP will have to be started again. This will mean the 9 affordable homes ready for occupation in July and a further 20 affordable homes ready for occupation during the year, will be stood empty whilst an RP is found to purchase them.