

Appendix A – Pipeline of Housing Development Projects

Already Approved Housing Developments

The following sites have received approval by LDC Cabinet, although no approval had been included to develop these sites through Aspiration Homes previously.

	Location	Acquiring Organisation	Tenure
Ashington Gardens	Peacehaven	Aspiration Homes	Affordable Rent
Anchor Field	Ringmer	Aspiration Homes	Affordable Rent
Saxonbury#	Lewes	Freehold Retained by LDC	Market Sale / Shared Ownership
Total Homes =			44
Estimated Land / Development Costs =			£3,400,000

Phase 2 Garages and Amenity Schemes

The following sites were highlighted in an LDC Cabinet (January 2018) to be developed for affordable housing in a similar approach to Phase 1 Garage and Amenity Schemes were (completed 2017). The following sites will be developed subject to satisfactory local consultation and mitigating identified impacts on the surrounding community.

	Location	Acquiring Organisation	Tenure
Shelley Close	Lewes	Aspiration Homes	Affordable Rent
Waldshut Road*	Lewes	Aspiration Homes	Affordable Rent
Prince Charles Road	Lewes	Aspiration Homes	Affordable Rent
Malling Close	Lewes	Aspiration Homes	Affordable Rent
Mill Road	Ringmer	Aspiration Homes	Affordable Rent
Broyle Close	Ringmer	Aspiration Homes	Affordable Rent
Total Potential Homes =			41
Estimated Land / Development Costs to Aspiration Homes =			£7,600,000

Housing Being Delivered With Partner Organisations

Lewes District Council has identified a number of opportunities where it can work in partnership with other organisations to build housing together. This is either because we have adjoining land that can both be developed or because there specific need housing that can be more effectively delivered together.

	Location	Acquiring Organisation	Tenure
The Lynchets*	Lewes	Lewes Community Land Trust	To be agreed
Queens Road	Lewes	Aspiration Homes	Affordable Rent / Market Sale
Long Park Corner	Ditchling	Charitable Organisation	Affordable Rent / Shared Ownership
Rural Exception Scheme	National Park	Aspiration Homes / Charitable Organisation	Affordable Rent
Total Potential Homes =			48
Estimated Land / Development Costs to Aspiration Homes =			£10,200,000

Affordable Housing Secured Through Planning Requirements

The Council has previously relied upon housing associations to acquire the 40% of affordable housing built by private developers as part of their planning requirements. Over the past 10 years the majority of housing associations have increased their lower threshold for acquiring the affordable housing from approximately 4 dwellings up to 15-20 dwellings. This could leave a large number of residential schemes without any affordable housing deliverable on site, so the Council have included capacity with its programme to acquire these dwellings through Aspiration Homes.

Identified, but unconfirmed Schemes:	Location	Acquiring Organisation	Tenure
Proposed Housing Scheme	Lewes	Aspiration Homes	Shared Ownership
Proposed Housing Scheme	Newhaven	Aspiration Homes	Affordable Rent / Shared Ownership
Proposed Housing Scheme	Peacehaven	Aspiration Homes	Affordable Rent / Shared Ownership
Total Expected Homes Per Year=			50
Estimated Land / Development Costs =			£12,000,000

Lewes Housing Investment Company

Alongside Aspiration Homes, LDC has created Lewes Housing Investment Company which can be used to deliver new housing projects that may have a mixture of affordable and market housing within it. These projects will usually not have any access to any Government grants or any Council subsidy and will have to be financially viability in the same way any scheme built by a private developer would be.

	Location	Acquiring Organisation	Tenure
Sutton Road	Seaford	Lewes Housing Investment Co.	To be agreed
Kiln Road	Ringmer	Lewes Housing Investment Co.	Market Sale
Total Potential Homes =			15
Estimated Land / Development Costs to Aspiration Homes =			£3,500,000

Potential Homes through various projects:	198
Total Scheme Costs:	£35,000,000

Saxonbury is being funded through the Council's HRA and so costs are not included in the final total.

*The Lynchets and Waldshut Road are both under consideration for development by Lewes Community Land Trust