

Housing Development Programme and Pipeline

The schemes are categorised by their progress in accordance with the Royal Institute of British Architects (RIBA) Plan of Work:

- *Stage 0 – Strategic definition (concept)*
- *Stages 1-3 - Feasibility and planning*
- *Stage 4 - Technical design*
- *Stage 5 - Construction*
- *Stage 6 – Handover*
- *Stage 7 – Use*

Project	Description	Corporate Policy Alignment	Stage
Acquisitions	The purchase of homes from the market to support housing numbers alongside new build development and meet a range of housing needs utilising both Council resources and external grant funding.	Providing more Council homes and reducing the reliance on temporary and emergency accommodation.	RIBA 1-3 (9 x in pipeline)
Asset Review (Phase 1)	Feasibility and early due diligence on 12 x newly identified Council-owned sites to deliver homes. Initial feasibility works have been undertaken ruling out two sites due to viability. The Lynchets has now been brought into this project scope to achieve greater economies of scale. Further details in Table 2 below.	Providing more Council homes (including custom build) that are affordable, sustainable, and meet a range of housing needs.	RIBA 1-3
Castelmer Fruit Farm, Kingston	Purchase of 4 x S106 affordable housing units (2 x 2-bed maisonettes and 2 x 1-bed flats) as part of a larger development, subject to planning approval and acceptance of the Council’s offer made under delegated powers.	Providing more Council homes including in more rural parts of the district.	RIBA 1-3

Broyle Close, Ringmer	This development has planning permission for 3 x 3 bed houses and is currently being assessed for viability.	Providing more Council homes that are affordable and sustainable	RIBA Stage 4
Gralea House, Mill Road, Ringmer	The assembly and development of former redundant garage land to develop a 5-bed specially adapted affordable and sustainable bungalow to support a family within the social care system in consultation with East Sussex County Council (ESCC). The development includes mechanical ventilation and heat recovery, water harvesting, and the use of sun pipes to reduce the need for artificial lighting.	Providing more Council homes and that accessible to meet a range of needs, utilising brownfield land.	RIBA Stage 5
Stowe Place, (Former Police Station), Newhaven	The purchase of redundant public sector land to develop 19 x new Council homes (15 x 2-bed flats, 4 x 1-bed flats, and 2 x 3-bed family houses). The development includes 12 x units for a mix of wheelchair / accessible dwellings. The development is 100% electric with Air source heat pumps and Mechanical Ventilation with Heat Recovery (MVHR). It also includes a green living roof and solar PV panels.	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs, utilising brownfield land.	RIBA Stage 5
Danforth Way (Anchor Field), Ringmer	Development of 11 x S106 affordable housing units (11 x 2-bed houses) as part of a larger development through Aspiration Homes Limited Liability Partnership (AHLLP). This development has PV panels to every property.	Providing more Council homes that are affordable and sustainable	RIBA Stage 7
Oakfield Lane (Oakfield House), Plumpton	Purchase of 8 x S106 affordable housing units (5 x 2-bed houses and 3 x 3-bed houses) as part of a larger development. These includes houses for rent and shared ownership.	Providing more Council homes that are affordable and sustainable	RIBA Stage 7

Palmerston House (20 Fort Road), Newhaven	The re-development of the former Council offices using modular construction to deliver 13 x new Council homes (6 x 2-bed flats and 7 x 1-bed flats). Scheme is all electric with PV panels connected to a battery storage unit for each unit.	Providing more Council homes that are affordable and sustainable, utilising brownfield land.	RIBA Stage 7
Saxonbury House, Lewes	Redevelopment of a redundant Council-owned asset to provide 12 x Council homes (6 x 1-bed and 6 x bed-flats) in the heart of Lewes town.	Providing more Council homes utilising brownfield land.	RIBA 7
24-27 Western Road (Gray's Infants School), Newhaven	Purchase of 5 x 3-bed S106 affordable houses as part of a larger development through AHLLP including rent and shared ownership.	Providing more Council homes that are affordable and sustainable	RIBA Stage 7
Woodland View / Meadow Way (Old Hamsey Lakes), Chailey	Purchase of 12 x S106 affordable housing units (5 x 3-bed houses and 7 x 2-bed houses) as part of a larger development including rent and shared ownership.	Providing more Council homes that are affordable and sustainable	RIBA 7