

Housing Delivery Programme

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*

Corporate Plan 2020 - 2024				
Project	Description	Unit No	Corporate Policy Alignment	Stage
Acquisitions	The purchase of homes from the open market to support housing numbers to meet a range of housing needs, utilising both Council resources and external grant funding.	28	Providing more Council homes and reducing the reliance on temporary and emergency accommodation.	RIBA 3-6
S106 – All Saints Church	As presented to Cabinet, this mixed tenure s106 development site will see the acquisition and development of 5 x affordable rent and 3 x shared ownership homes.	8	Providing more Council homes.	RIBA Stage 5-6
Broyle Close, Ringmer	This development has planning permission for 3 x 3 bed houses, subject to Cabinet approval of the enclosed business case. The homes will be of modular construction.	3	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs.	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.	1	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs.	RIBA Stage 6
Stowe Place, (Former Police Station), Newhaven	The purchase of redundant public sector land to develop 21 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.	21	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs.	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 includes PV panels to every property.	11	Providing more Council homes	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.	8	Providing more Council homes	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). The scheme is all electric with PV panels connected to a battery storage unit for each unit.	13	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs.	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.	12	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs.	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.	5	Providing more Council homes	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.	12	Providing more Council homes	RIBA 7
Total units delivered 2020- 2024		122		

Project	Description	Unit No	Corporate Policy Alignment	Stage
Asset Review (Phase 1)	Feasibility and due diligence on 11 x identified Council-owned sites to deliver homes. 8 in Lewes; 2 in Newhaven and 1 in Cooksbridge. Following recent local consultation, planning submissions are expected in April 2024. The homes will be of modular construction.	45	Providing more Council homes (including custom build) that are affordable, sustainable, and meet a range of housing needs.	RIBA 1-3
Peacehaven Golf & Fitness	Acquisition and development of 24 x affordable rent units on the site of the existing Peacehaven Golf & Fitness clubhouse, subject to Cabinet approval of the updated business case enclosed. The plans are being developed for submission into the SDNP.	24	Providing more Council homes that are affordable, sustainable, and meet a range of housing needs.	RIBA 2-3
s106 Developments	Purchase of 58 x s106 affordable housing units as part of 3 x larger developments, subject to planning approval and acceptance of the Council's offer made under delegated powers.	58	Providing more Council homes	RIBA 1-3
	Current Pipeline Total 2024 - 2028	127		