

# Development



It's been another busy 12 months. Take a look at what we've been up to and the latest new schemes heading this way



# Completed Schemes

Our last update was in May 2022, and we are now bringing you an update to give you an overview of our achievements in 2023 and our projects which are in the pipeline for 2024.

The challenges of COVID and the shortages of materials may now be in the past. This year, we have new challenges ahead of us like nutrient neutrality, biodiversity, the new Building Safety Act, as well as Net Zero. However, we will not let this bring us down and we will work hard to overcome this!

Last year, we have managed to complete 104 homes and we are hoping to do the same this year!

Please take a look at some of schemes we've been working on recently...



## Mackenzie Place, Cockfield (Phase 3)

COMPLETED - MAY 2023

- ▶ Our second phase of the open market properties, consisting of 13 new houses and bungalows, developed by Orwell Homes. This final batch ensured the full completion of all three phases of over 50 properties.
- ▶ The majority of these are now all occupied with new home owners!





## Prospect House

Completed in July 2023

- ▶ After many challenges like COVID and shortages of materials in the previous years which resulted in the delay of handover.

The former Lowestoft tool hire station was completed in July 2023, which has created 31 new beautiful 1-bedroom homes for the locals of Lowestoft.





# Cullingford Close, Laxfield

## Completed in September 2023

- ▶ We have completed a project in Laxfield which comprises of 4 brand-new Semi-Detached properties.
- ▶ We have 2x Two-Bedroom, Four-Person Semi-detached homes for Affordable Rent.

1x Three-Bedroom, Five-Person Semi-detached house for Affordable Rent.

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1x Three-Bedroom, Five-Person Semi-detached house for Shared-Ownership.





## Flaxen Fields, Parham (Phase 2 of our Development)

Completed in September 2023

- ▶ We have completed our Second-Phase of our development in the rural village of Parham near Framlingham
- ▶ Our First Phase was completed in the previous summer which comprised of Affordable and Shared Ownership houses and flats.
- ▶ Phase 2 was made up of 8x New homes ranging between Two- & Three-Bedroom Houses, all with off road parking and very generous sized private rear gardens.





## Old Cannon way, Thurston

Completed in June 2023

- ▶ We have worked with Vistry Homes to bring affordable homes to Thurston.
- ▶ This included the purchase of x4 shared ownership properties and x3 affordable rent properties.







## Walton High Street, Felixstowe

Completed throughout 2023

- ▶ We have also worked with Bloor Homes this year and have completed 37 new homes in throughout the year.
- ▶ These include a mix of 1- and 2-bedroom affordable flats and a mix of 2-bedroom and 3-bedroom properties for both shared ownership and affordable rent.



## Fison Place, Sutton (in partnership with Denbury Homes)

Completed in March 2023

- ▶ Working with Denbury Homes, we were successful in the bidding to obtain 3x Affordable Rent Homes & 2x Shared Ownership Homes.
- ▶ These were completed to an excellent standard providing our new residents with a brand-new home in a stunning countryside location just 15 minutes from Ipswich and a short walk away from the scenic River Stour.





## Bawdsey CLT Homes. Martello Close

Completed in April 2023

- ▶ Working with Crocus Homes and Brooks & Wood, we obtained 4x new homes for affordable rent. 2x Two-Bed & 2x One-Bed.
- ▶ The homes are situated in the larger development within Crocus Homes' properties with stunning countryside views.





# Allington-Smith Close, Oulton Broad

Completed in December 2023

- ▶ This was another collaboration with NHS England where we've purchased two properties and have refurbished them to create 4 individual properties for individuals with supported needs.



## The Lodge, Nowton

Completed in January 2024



- ▶ This lovely 3-bedroom detached cottage has been completed in middle January 2024 and it is under a lease with the West Suffolk Council. Although this cottage has been completed to a general needs' standard, however it will be for an individual with supported needs and hopefully it will be a lovely new home which they can move into.



## Congor (Phases 1,2,3,4 & 5)

Phase 4 completed in March 2023 and phase 5 to be completed in late February 2024.

- ▶ In 2020 Orwell purchased 56 additional units across Herivan Close, Herivan Gardens and Wensum Gardens (known as the Conger Portfolio).
- ▶ Since then, we have completed phases 1,2,3 and 4. These properties have required refurbishment works which have been completed by East Rising Ltd who we continued to work with to complete phase 5 which is due to be completed by the end of February 2024.





# Schemes On Site

Now you've taken a look at what we've completed, it's time to have a quick look at what schemes are currently being built





## Alpha and Common Road, Gorleston-on-Sea

To be completed end of June 2024

- ▶ This development is in progress with C&A Builders Ltd and it consists of 8 affordable rent properties.
- ▶ As the site is small, currently plots 1-4 are ahead of plots 5-8. The contractor is progressing with the roof works to plots 1-4 and is progressing with foundations for plots 5-8.





## Pine Tree Close (Lodge Road, Holton) Phase 2

To be completed end of 2024/Start of 2025

- ▶ A difficult year for Development. Our long and continued Lowestoft based Contractor - Wellington Construction sadly entered Administration in November 2023 and subsequently this site has been on hold.
- ▶ We are due to re-convene with Seamans in Spring this year where 15 new homes for Affordable Rent, Shared-Ownership and Open Market will be completed behind our existing scheme 'Pine Tree Close' which completed 7 years ago.





## Milton Road East, Lowestoft (In Partnership with East Suffolk Council)

To be completed Summer 2024

- ▶ Working with our Partners, East Suffolk Council, this former office and car park unit is being converted into 6x 2-Bedroom terrace homes.
- ▶ These properties will provide much sought after affordable rent properties in the centre of Lowestoft with off road parking and private rear gardens.



## Walton High Street, Felixstowe

To be completed throughout 2024

- ▶ We are continuing to work with Bloor Homes to bring more affordable homes to Felixstowe.
- ▶ We are expecting to receive 4 more 3-bedroom affordable rent properties in end of March 2024.
- ▶ Also, we are expecting to receive 15 more affordable rent flats which are a mix of 1 and 2 bedroom in June/July 2024.





## Iris Close, Blackheath, Wenhaston.

To be completed April 2024.

- ▶ Situated in the rural village of Blackheath, just 3 miles south-east of Halesworth.
- ▶ Working with DAB Construction, these homes have been purchased from a private Landowner as part of a three-phase scheme which includes over privately rented and sold properties.
- ▶ Here, we have acquired 2x 2-Bed Shared-Ownership properties and 2x 1-Bedroom Affordable Rent Flats.



## Ruskin Close, Kirby Cross

To be completed in March 2024

- ▶ This is another collaboration with NHS England which involved a purchase of a bungalow and refurbishment works to convert and create a lovely new home for an individual with supported needs. The refurbishment works are due to be completed very soon.





# Prince of Wales Drive Ipswich

## Completion Due May 2024

- ▶ This former supermarket in the heart of a south-Ipswich estate had been derelict since 2020 and had become an eye-sore on the area with the property no longer fit for its use.
- ▶ Following demolition in early 2023, this development will now comprise of 4x Shared Ownership Houses, 4x Affordable Flats, and 7x Affordable Houses.
- ▶ Each Property has off-road parking and a private rear garden.





## Hadleigh Road, Elmsett - (Denbury Homes Site)

Completion dotted throughout 2024

- ▶ Orwell have been able to once again work with Denbury Homes to acquire 11 New Build Properties within the aesthetically designed estates we have come to recognise all over East-Anglia over the last decade.
- ▶ This Greenfield site is situated in the rural village of Elmsett, just 3 miles from Hadleigh and 7 miles from Ipswich.





# Future Developments...

There's plenty more to keep us busy. Take a look at what we have in the pipeline.....

## Fullers Field, Westerfield

- ▶ This is another purchase of 1 property which is 2-bedroom and will be for affordable rent.

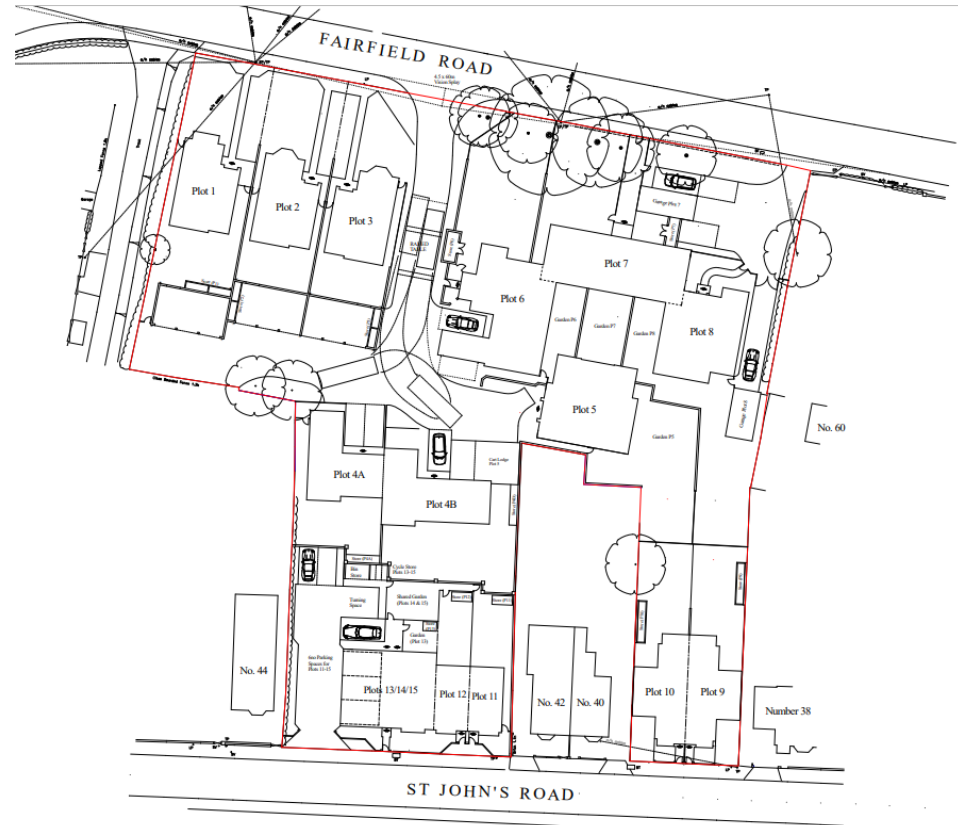


Plots 24, 25 and 26  
Proposed South (Front) Elevation



## Fairfield Road, Saxmundham

- ▶ We will be working with SEH French to complete 11 properties in Saxmundham.
- ▶ The view is to initially start with 5 affordable properties first, with 3 of them being for affordable rent and 2 of them being for shared ownership. The rest of the properties are projected to be completed in the future and they will be for open market.



# Lupin Road, Ipswich

- Situated just a stone's throw away from our head office at Crane Hill Lodge, this derelict and unused piece of land will hopefully commence in Spring 2024 to provide 7x 2-Bedroom properties.





# Maypole Inn, Ipswich

- ▶ This project consists of 11 properties for affordable rent.
- ▶ We have some ecology issues to overcome first, but hope to make a start on this site in Summer 2024.



## Walton High Street, Felixstowe

- ▶ Last 3 properties will remain to be completed as part of the works with Bloor Homes.
- ▶ This will be 1 shared ownership 2-bedroom property and 2 affordable rent properties. One of them will be 4-bedroom and the other one will be 3-bedroom
- ▶ Expected completion June/July 2025





# Chantry Close, Campsea Ashe



- ▶ We have been working to proceed with our project at Campsea Ashe which will contain 4 shared ownership units.
- ▶ We are currently facing challenges with the environment agency which means that we have not commenced works at our Campsea Ashe site as expected. Hopefully we will have good news in the Summer.

## Red house farm, Fressingfield

- ▶ We will be working with Raer Construction Ltd as part of the S106 agreement.
- ▶ This development consists of 7 affordable rent units and 2 shared ownership units.







## It's good to talk!

- ▶ We also continue to work for our e2 partners in project managing their developments in Suffolk and Norfolk.
- ▶ We're also working on new schemes that we can potentially bring to Orwell, and we can update you on these as and when they have a bit more certainty.
- ▶ I hope this helps give a better picture of the developments that the team are working on at the moment, but please don't hesitate to contact any one of us if you have queries. We're only a call away, and our contact details are on the next page.

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