

#### A look at what we have delivered over the past 2 years.







#### A look at what we have delivered over the past 2 years.





#### What do we do, and where do we build?

- The Development Team are committed to delivering a wide range of properties, specified for many different requirements.
- In the last 2 years, we have delivered over 120 units ranging from Open Market Sales, Shared Ownership, Rented properties to refurbishments for specific housing needs.
- Our stock has stretched across East Anglia as we continue to meet the demands to provide affordable housing, as well as offering Shared Ownership and Open Market properties.
- No two sites are the same, so a wide range of diverse, challenging and exciting projects have always kept us busy.







# Let's look at what we have delivered





#### **Strickland Close, Washbrook**

About:

- Orwell entered into a contract with Dellwood Homes, who would provide a mixture of Open Market, Shared Ownership and Affordable Rent Units on their Development.

- This Greenfield Site is made up of 4x Units Constructed specifically for Dellwood Homes, along with 13 Properties for Orwell.

- A mixture of 1-, 2- and 3-Bedroom Houses and Bungalows have provided a variety of opportunity for residents with differentiating housing needs.

**Contractor**: Dellwood Homes

Completion: Autumn 2022.

General Needs / Shared Ownership & Open Market.













## **Strickland Close, Washbrook (Before)**





## Strickland Close, Washbrook (During)





## <u>Strickland Close,</u> <u>Washbrook (Finished)</u>

#### "Conger" Properties - Lowestoft

#### About:

- Over the last 5 years, we have been phasing through various properties at Herivan Gardens & Wensum Gardens in Lowestoft.

- We have currently entered our 6<sup>th</sup> Phase, fully refurbishing 1 Bedroom Bungalows & 1-2 Bedroom Flats once they enter a void period.

- This has given these properties a new lease of life providing a fresh feel for the new residents.

**Completion:** On Coing (from 2021 Pros

Completion: On Going (from 2021 - Present)

**General Needs** 















#### "Conger" Properties -Lowestoft

#### **Elmsett S106 Denbury Homes**



- In Partnership with Denbury Homes. We Established 15 Homes on the stunning rural site in Elmsett.

- 4x Shared Ownership Properties and 11x Affordable Rent Properties ranging between 2-3 Bedroom Houses & Bungalows were acquired earlier this year.

Contractor: Denbury Homes Completion: April 2024 Affordable Rent & Shared Ownership













#### Elmsett S106 Denbury Homes (Finished)

#### **Prince of Wales Drive, Ipswich**

#### About:

- Orwell Purchased for Former Co-op back in 2020, and earlier this year welcomed 15 New Properties in a Remarkable transformation.

The Former Supermarket site that was in the heart of the Stoke community for Over 40 years now has a new lease of life, providing 15 new properties with stunning views over the Orwell ranging from 2-3 Bedroom Houses & 1-2 Bedroom Flats.
Contractor: SEH French

Completion: May 2024 Affordable Rent & Shared Ownership













## Prince of Wales Drive, Ipswich (Before)





## Prince of Wales Drive, Ipswich (Demolition)





## Prince of Wales Drive, Ipswich (During)





## Prince of Wales Drive, Ipswich (Completion)

#### **Cullingford Close, Laxfield Phase 2**

About:

- The first phase of this development completed in 2018, and phase 2 consisted of 4x Properties. 2x 2 Bedroom and 2x 3 Bedroom Houses.

- 3x Affordable Rent and 1x Shared Ownership Unit was completed last Autumn.

Contractor: Wellington\* Completion: October 2023

Affordable Rent & Shared Ownership













#### Cullingford Close, Laxfield Phase 2 (During Construction)





#### <u>Cullingford Close,</u> <u>Laxfield Phase 2</u> (Completion)

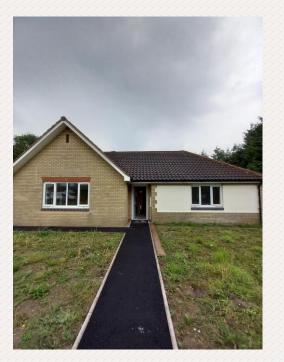
#### **Allington Smith Close, Lowestoft**

#### About:

- This project saw the total refurbishment and conversion of 4x supported care bungalows to provide on site accommodation for care staff for residents with specific care requirements.

- This project involved the complete strip and refurb to these units to ensure they catered for the specific needs of identified residents who would be receiving supported care and accommodation.

**Contractor**: Wellington\* **Completion**: Winter 2024









## Allington Smith Close, Lowestoft (Before)

#### Milton Road East, Lowestoft

#### About:

- Working with East Suffolk Council, Orwell provided Client services for this development that would see the demolition of a former office unit and car park to make way for 6x New Properties, for Affordable Rent for East Suffolk Council

- The Former Unit and Carpark had been disused for some time prior to its acquisition, but a clever use of space allowed for the development of new properties right in the centre of Lowestoft.

**Contractor**: Needhams **Completion**: August 2024 **Affordable Rent** 







## Milton Road East, Lowestoft (Before)





## Milton Road East, Lowestoft (During)







## Milton Road East, Lowestoft (Finished)

#### **South Norfolk DA Schemes**

#### About:

- Over the past year, we have been working with South Norfolk to obtain properties, to fully refurbish and furnish these homes for specific residents in need of a secure residency.

- So far (as of September 2024) we have successfully completed 3 properties, with a 4<sup>th</sup> Property currently still in contract and due for completion later this calendar year

**Contractor**: East Rising **Completion**: April 2024 - Current



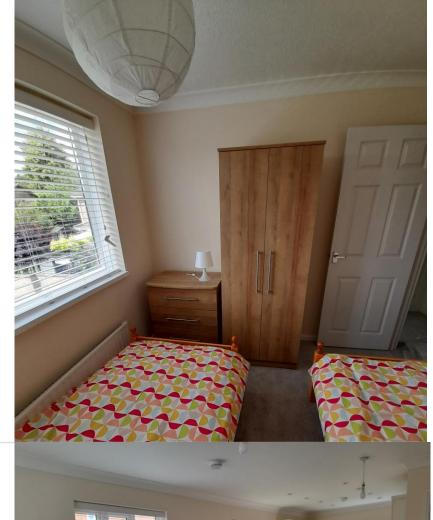
















South Norfolk DA Properties (Refurbished)

#### **The Final Phase of Cockfield**

#### About:

- Last Summer, the final phase of our huge development in Cockfield Suffolk saw the final properties complete. This topped off a fantastic, vibrant and ranging estate build to provide housing to many people with different housing needs.

- The first 2 phases, of which completed in 2021 and 2022 respectively are now flourishing with the addition of 15 new properties all made available for Open Market Purchase, including 2-4 Bedroom Homes, along with 3x 2 Bedroom Bungalows, in the scenic Suffolk Countryside just 5 minutes away from the picturesque Lavenham

**Contractor**: SEH French **Completion**: May 2023







# **Cockfield(During)**





#### **Cockfield(Completed)**



#### Flaxen Fields, Parham

#### About:

- Corrance Close, Parham was our First Phase of Developing in this rural part of Suffolk, where 1-, 2- & 3-Bedroom Houses were completed in 2022. Immediately after these handed over, the 2<sup>nd</sup> phase started to break where a mixture of 2- and 3-Bedroom Homes for Shared Ownership and Open Market purchase would become available.

Like the 1<sup>st</sup> Phase, Flaxen Fields became the latest instalment of aesthetic homes to add to our stock.
Contractor: Seamans
Completion: September 2023









## Flaxen Fields (Before)





#### Flaxen Fields (During)



#### Lowestoft Tool Hire (Prospect House)

#### About:

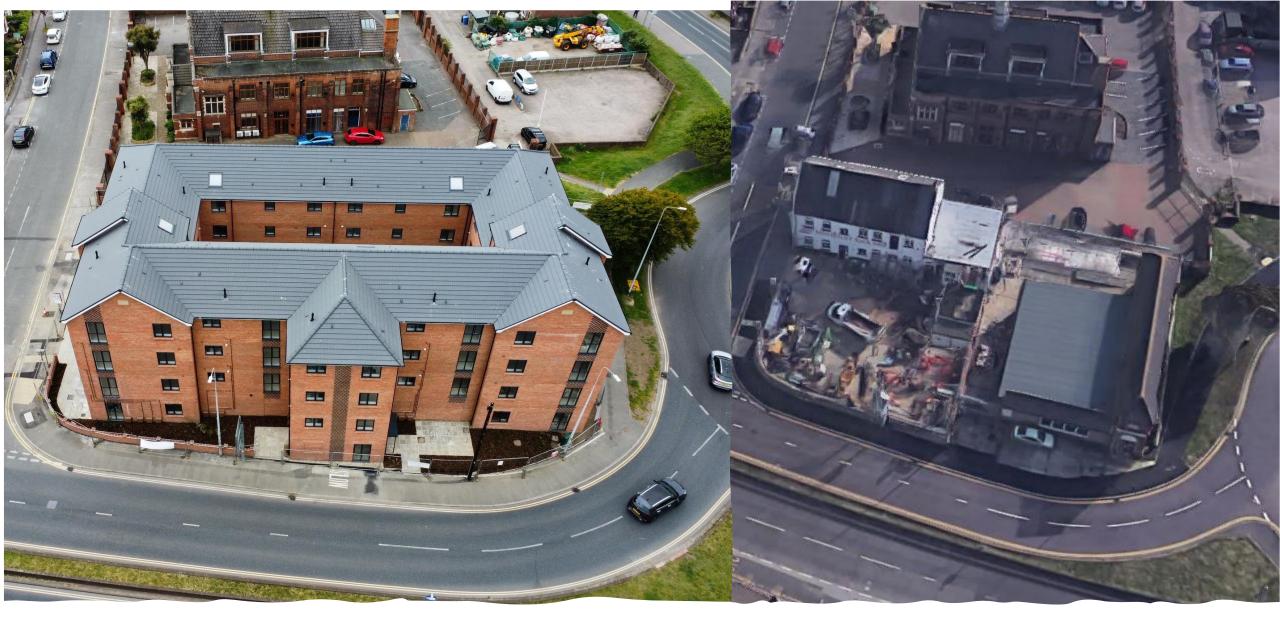
- A development heavily impacted by Covid, last summer, the keys were finally handed over to 31 brand new flats, of which were constructed on a former builder's yard, earning the site the nickname of the former company to house the location "Lowestoft Tool Hire"

- Utilising the tight space to the best of its ability, the 3-4 story building can now accommodate up to over 60 residents, making it one of the largest single number of units in one completion that The Development Team have completed.

**Contractor**: *Wellington* \* **Completion**: June 2023







#### **The Transformation**





## Prospect House (Before)





#### <u>Prospect House</u> (During)





## Prospect House (Completed)