

Saffron Housing Trust & Geldeston Parish Council

10 January 2024



Introduction to Saffron Housing Trust

- Saffron is a Registered Provider of Social Housing and a registered charity (Registered Number 32427R).
- Established in 2004 under stock transfer from South Norfolk Council.
- We own and manage over 6,800 homes across East Anglia, primarily in Norfolk and Suffolk.
- Our purpose is to:
 - Benefit communities by enabling people to live independently in warm and affordable homes.
 - Deliver reliable, demand-led services and openly involve tenants and communities in our work.
 - Work in partnerships to double our investment in improving homes and communities by 2030.



Saffron Developments - Examples



Bunwell, Norfolk

- 8 affordable homes
- Completed 2022



Acle, Norfolk

- 10 affordable homes
- Completed 2022



Little Plumstead, Norfolk

- 4 affordable homes
- Completed 2022



What is Affordable Housing?

- *“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)” – NPPF, 2023.*
- Types of affordable housing include:
 - **Social Rent** – Rent set in accordance with the Government’s target rent formula (typically around 60% of open market rent values).
 - **Affordable Rent** – 80% of open market rent values (including service charge where applicable).
 - **Shared Ownership** – Part ownership with minimum 10% initial equity and opportunity to increase through staircasing; rent payable on equity retained by RP. Households with income of up to £80,000 are eligible.

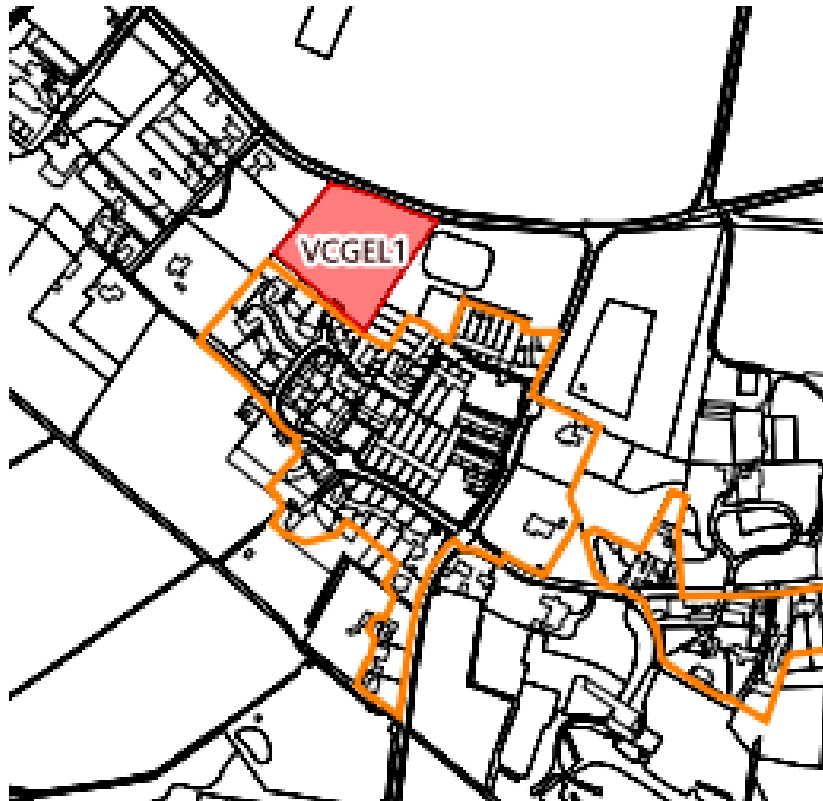


Affordable Housing in Geldeston

- Saffron currently manages 26 affordable homes in Geldeston, all at the western end of the village. In the last 20+ years only 6 new affordable homes have been built in the parish.
- Minutes of Geldeston Parish Council meeting August 2023 – *“There is a housing crisis with the likes of Saffron Housing selling off their houses”*.
- Saffron sells properties for two reasons:
 1. Statutory obligation (e.g. Right To Buy/Acquire, equity staircasing);
 2. Where older, inefficient properties become uneconomical to heat/maintain and improvement upgrades are financially unviable.
- In 2023 Saffron sold 65 stock properties (though this includes 26 properties in Diss sold to South Norfolk Council). This included two properties in Geldeston. Sale receipts are invested in developing new, highly efficient affordable homes.



Proposed Development – Land off Kell’s Way



- Land off Kell’s Way (VC GEL1) has preferred allocation status under the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP).
- Sustainable location adjacent to existing housing and facilities, including play park.
- Saffron propose to develop a scheme of energy-efficient all affordable housing, comprising a mix of Social Rent and Shared Ownership dwellings.
- We are keen to work with Geldeston Parish Council in developing our proposals.



Proposed Development – Site Context



- Access via existing estate road at Kell's Way.
- Existing trees and hedges along site boundaries to be retained and enhanced.
- Connectivity to existing park / play area.
- Topography slopes from north to south.



Proposed Development – Potential Concept



- Potential for up to 25 affordable dwellings (affordable homes typically include lower occupancy accommodation not delivered through market housing).
- Layout and inclusion of some small terraces responds to Tayler & Green housing within adjacent Conservation Area.
- Single-storey bungalows located at high-point to minimise height and potential overlooking, whilst catering for a mix of needs.
- Energy-efficient homes with air source heat pumps and PV.
- Dedicated off-road parking for each dwelling.

