

Asset Strategy - 2022

To contribute to our Inspiring Saffron Strategy by renewing our homes, enabling our tenants to live independently in warm and affordable accommodation. We want to provide a house that becomes a home in a community we are proud to be a part of.

Decarbonisation and Quality

Deliver an investment programme to achieve an average SAP above 80 by 2035 and an average SAP 85 (deemed carbon neutral figure) by 2050

Deliver a proactive service through our Total Property Management (TPM) programme that improve the quality of homes and ensures they exceed the Decent Homes standard. Where possible we will utilise vacant properties to deliver our investment programme to ensure minimal disruption to tenants.

Improve properties and reduce whole home costs. This involves making use of modern components and technologies to help tenants use less heating energy and water consumption. We want to reduce the cost and improve the quality of living in a Saffron home.

Programme

No regret spend – do it right, do it once ensuring Value For Money (VFM) at all time. Use resident engagement to deliver our overall programme in the best way possible. Ensure we have a clear investment plan at a property by property level.

Before 2030 we want to double our investment in improving homes and communities

Dispose of stock that is either not fit for purpose due to age, condition or design, or is not in our core area of Norfolk and Suffolk. This will ensure we can deliver both a Value For Money maintenance and decarbonisation programme

Improve our communal areas to reflect the needs of the communities. This includes identifying, developing and promoting the use of green spaces for sustainability projects.

Partnerships

Maximise funding for sustainable initiatives via grant programmes

Work with SNDC on our disposals strategy to come up with an approach that enables us to deliver the levels of disposals required to deliver our overall decarbonisation objective

Select high quality partners to deliver the works and ensure Value For Money at all times