



Jeffreys Green, Cockfield - Affordable Housing

Completing March/April 2021



I'm really pleased to report that despite a global pandemic, and two full national lockdowns, we are still on track to complete the new affordable homes at the end of March this year.

If you think that one of these flats or houses could be your new home, please read the following information to make sure you know what action you should take to be considered.

Priority will be given to people who have a connection to Cockfield and this is defined as having lived in Cockfield for at least two years, or having a close family member who has lived in Cockfield for at least two years, or people who work in Cockfield and have for at least two years. Having worked with the Parish Council for so many years to provide these local homes, we would really like to see as many people as possible with a close connection to Cockfield moving in.

Although we are currently under national lockdown restrictions, Government guidelines still allow house moving activities to take place. Orwell is still letting and selling affordable homes, with COVID Safe practices in place to protect our customers and staff.

AFFORDABLE RENTED HOMES

There will be 12 affordable rented homes;

- 4 x 1 bedroom flats
- 2 x 2 bedroom flats
- 4 x 2 bedroom houses
- 2 x 3 bedroom houses

These homes will be owned and managed by Orwell Housing Association and rented on an affordable rent – this is a rent that is no more than 80% of the market rent of that property.



The homes will be allocated through the choice-based lettings system – Gateway to Homechoice. Anybody interested in renting one of the properties will need to be registered with Gateway to Homechoice and have an active application.

The properties will be advertised for bidding in the **middle of February** so your application will need to be registered and active before this time for you to be able to bid for a property. Please note that it can take some time from registering for your application to become live so please register as soon as possible to be considered for these homes.

More information on how to register or check your application is active can be found at www.gatewaytohomechoice.org.uk

Our Housing Officer, Emma Lally, is also available to help with any queries and can be contacted on 07843 328092.

SHARED OWNERSHIP HOMES



We have four two-bedroom and two three-bedroom shared ownership homes at Jeffrey's Green, with prices from £112,500 for a 50% share of a two bed home or from £125,000 for a 50% share of a three bed home. The size of share bought can more or less than 50% to suit your affordability.

Please note that we are obliged to reassess the market value of these

homes every 3 months which means the asking price is subject to change until the point of formal reservation.

There are some eligibility criteria, for example you need to have a combined household income of less than £90,000 and you can't own another home. Also, people with a connection to Cockfield will also be given priority should we have more applicants than properties.

We've had quite a lot of interest already so if you're not already in touch and you're interested in becoming a shared owner at Jeffreys Green please contact Sandra Scott or Karen Suddes, Orwell's Sales Team, on 07749 417399 or at homesales@orwell-housing.co.uk as soon as possible.

SELF BUILD PLOTS

As part of the first phase of construction, Orwell has provided the services connections and main roads to serve five plots of land upon which individual homes can be built. The plots have outline planning permission for detached houses and will in the first instance be offered for sale by Suffolk County Council to people who would like to have the exciting opportunity to build or procure their own home in the village. Sales will be conditional on the buyers living in the house themselves for a specified number of years and Community Infrastructure Levy (CIL) will not be payable if the houses remain occupied by the original buyer for a specified number of years. A further four larger self-build plots will be available in a later phase of the development.

Suffolk County Council have appointed Fenn Wright as marketing agents for the plots and bids will be assessed based on an agreed weighted system which benefits people with a connection to Cockfield or surrounding parishes. This means that, whilst the plots will be marketed on the open market, bids received will be weighted higher if defined local connection criteria are met by the bidder.

For example, if a bidder permanently lived in Cockfield for two of last five years or has worked in Cockfield for two of last five years, or have immediate family living in Cockfield for 2 years their bid would have a weighted factor of 1.3. If they submitted a bid for a plot of £75,000, and someone who didn't meet these criteria submitted a bid for the same plot of the same amount, the person with the Cockfield connection would be successful as, once the weighted adjustment is applied their bid, it would be worth £97,500 although they would still only pay £75,000.

For full details of the weighting criteria and connection definitions, or to express an interest, please contact Brian Prettyman at Suffolk County Council Corporate Property on 01473 264101 or by email at brian.prettyman@suffolk.gov.uk.

FUTURE HOMES FOR SALE

The affordable homes at Jeffrey's Green are the first phase of a larger development and we are expecting to start building phase 2, the first of the market sale homes, this Spring. These are likely to be 11 new homes: a mixture of 2, 3 & 4 bed houses.

If you'd like to express an interest in buying a new home on phase 2, please provide your contact details to our sales team - Sandra Scott or Karen Suddes on 07749 417399 or at homesales@orwell-housing.co.uk – and we'll keep you updated with further information as it becomes available.

Thank you and stay safe

Dawn Edwards
Development Manager
Orwell Housing Association