Goldsmith Street

Norwich City Council has a strong tradition of housebuilding and is committed to improving environmental standards.

In an era characterised by limited funds, stock transfers and land sales, and following Government changes to Housing Revenue Account financing in 2012, the council took the unusual step of developing new properties itself, engaging architects through a RIBA competition to fulfil its ambitions for Goldsmith Street.

Building these homes allowed the council to help replace stock lost through the Right to Buy, while providing much needed housing at social rents.

A total of 93 dwellings are for social rent, owned and managed by Norwich City Council. Each property has been designed to achieve ultra-low energy, Passivhaus standard, meaning residents can expect to save around 70% on their fuel bills for heating. This is one of the largest 100 per cent social rented Passivhaus schemes in the UK.

Each flat on the site has its own front door at street level and its own dedicated stair from there; there are no communal staircases or access galleries. This reduces service charges and means that people living in flats enjoy privacy from the moment their key is in the front door. Each flat also has its own outside amenity space.

Since completing in June 2019, the development and has won a number of awards, including winning the RIBA Stirling Prize.

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