

## Milly Southworth

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**From:** Torpoint Town Council <admin@torpointtowncouncil.gov.uk>  
**Sent:** 11 January 2024 12:42  
**To:** Milly Southworth  
**Subject:** FW: Affordable Housing Newsletter - January 2024  
**Attachments:** Good News Story - Treceus Farm, Padstow.pdf; Good News Story, Highfields, Cubert.pdf

## Harriet Bastin

Torpoint Town Council Support Officer

**p.** [01752 814165](tel:01752814165)

**e.** [admin@torpointtowncouncil.gov.uk](mailto:admin@torpointtowncouncil.gov.uk)

**w.** [www.torpointtowncouncil.gov.uk](http://www.torpointtowncouncil.gov.uk)

**a.** 1-3 Buller Road Torpoint Cornwall PL11 2LD

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**From:** Emma Ball <emma.ball@cornwall.gov.uk>  
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**Subject:** Affordable Housing Newsletter - January 2024

Information Classification: PUBLIC



Happy New Year from the Affordable Housing Team! This first newsletter of 2024 brings you information about changes to the National Planning Policy Framework, information about how we are continuing to support communities, some good news stories and some general updates.

**Please feel free to share this Newsletter.**

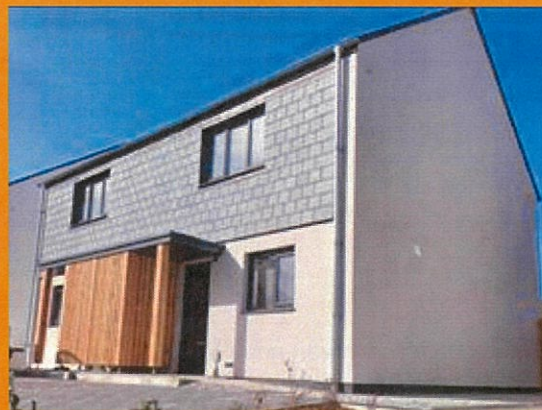


*Treccerus Farm, Padstow  
55 Affordable homes*

## **Good News Story Treccerus Farm, Padstow**

Treccerus Farm on the edge of Padstow is a 100% Affordable Scheme of 55 homes, which includes social rent and Shared Ownership homes. Delivering one-bedroom flats and two, three and four-bedroom bungalows and houses.

There are 27 Social Rent Homes and 28 Shared Ownership homes.



*Highfields, Cubert  
17 Affordable Homes*

## **Did you know...**

**26,815** households are currently registered with a housing need in Cornwall.

You can find your Parish's registered housing need alongside a lot of interesting fact, figures and information about your parish and Cornwall here: [Housing intelligence](#).

Your parish's Housing Need is in the section titled Social Housing in Cornwall

The homes are being acquired by Cornwall Council from the developer Poltair Homes.

The first phase of the scheme was completed at the end of 2023, 11 of these social rent properties have already been let through Homechoice to qualifying local households and the remaining 16 will be available to let toward the end of February 2024.

You can read more in depth information about this scheme in the attachment.

### **Good News Story Highfields, Cubert**

Regional Housing Association, Westward Housing Group, is completing 17 new affordable homes as part of a larger (30 homes) Legacy Homes development in Cubert near Newquay.

The 17 new affordable homes at Highfields in the village of **Cubert** provide a mix of 12 affordable rented and 5 shared ownership homes in a range of flats, bungalows and houses meaning there is something to suit most people locally.

You can read more in depth information about this scheme in the attachment.

### **Chief Planning Officer Advice Note – Addressing Affordability**

In September 2022 the Council implemented a Chief Planning Officer Advice Note (CPOAN) to address the increasing pressure of a lack of homes that are rented at an affordable level throughout Cornwall. This CPOAN that the Council has implemented amends the Tenure split which is included in the Cornwall Local Plan.

This tenure change now sees Affordable Rented homes replaced with Social Rent. Therefore, the typical expected tenure split has now been adjusted from the previous 70/30 tenure split (70% affordable rent 30% intermediate sale) to the following:

but for ease you can click here [Parish Housing Need Data](#)

If you can't find what you need then do get in contact with the Affordable Housing team and they will be able to help.

### **Affordable Housing Approvals**

Between early October to the end of November there were permissions for **25 Affordable Homes** recorded by the Planning Service. There were a further 49 Affordable Homes approved that were part of Outline Applications or Permissions in Principle.

### **National Planning Policy Framework update**

Housing secretary Michael Gove this week launched the revisions to the National Planning Policy Framework (NPPF) which were first consulted on about a year ago.

The NPPF also now includes a definition within the glossary of Community Led Development which will bring clarity for schemes led by the community that come through the planning system.

You can view the new NPPF here: [NPPF December 2023 pdf](#)

### **Early Stage Feasibility Fund – Grants Issued**

The Early Stage Feasibility Fund (phase 2) which supports communities to take those first steps into understanding whether an affordable housing scheme is possible, has now provided **Eight** grants to support the communities of Tintagel, Bude, Penryn, Looe, St Keverne, St Endellion and Deviock.

Information on this grant and other grants and loans that the Affordable Housing Team can support communities with can be found on our [Community-Led Housing](#) web pages or by [contacting the Team](#).

In Zones 1 and 2: 60% social rented and 40% intermediate housing

In Zones 3, 4 and 5: 50% social rented and 50% intermediate housing.

You can find this CPOAN on the [Council's website](#) along with other policy guidance.

## Supported and Specialist Housing Strategy launched

The Council has produced the [Supported and Specialist Housing Strategy 2023-2050 for Cornwall](#). We worked with various stakeholders to jointly produce this strategy. These include Housing, Planning, Children's and Families, Adult Social Care and the NHS.

The strategy covers the requirements for specialist, supported and accessible homes for:

- People at risk of homelessness
- People with learning disabilities and/or autistic people
- People with serious mental health needs
- Older people (people aged 55+)
- People with physical disabilities/long term conditions

The strategy's requirements form an important subset of the housing needs in Cornwall. It will also inform the next iteration of the Local Plan. This will ensure those requirements are embedded in planning policy.

The Council is now working on an Implementation Plan. This will set out the actions required to deliver the strategy.

## Understanding Housing Need - Events and Surveys update

The team continue to work alongside communities to help them understand their housing need. In the last few months we've completed 3 Housing Needs Surveys, we have one survey just closed and we are working with a number of other areas to set up their surveys.

Once a survey has been completed and a report written they are publicly available on the [Council's website](#). Alongside the existing report template the team are trialling a new summary report to make the survey results more accessible.

If you are interested in finding out more or viewing a template copy of the survey, you can visit our [Let's Talk Cornwall pages](#).

## New Planning Fees

As of the 6<sup>th</sup> December, the Government increased planning fees but also as part of the changes they have also removed the 'free go' on relevant submissions. Further information about the new fees and changes to the process can be found on the Council's [Planning fees webpages](#)

## Future editions of the Newsletter

If there is a particular area of our work which you would like us to focus an article on, then please don't hesitate to get in touch with the Team.



## Helpful links

[Affordable housing](#)

[Community-Led Housing](#)

[Planning Policy Guidance](#)

## Contact us

**General Affordable Housing enquiries**

**Email: [affordablehousing@cornwall.gov.uk](mailto:affordablehousing@cornwall.gov.uk)**

Tel: 01872 322222

**Affordable Home ownership Team**

(discounted market sale queries)

**Email: [affordablehomeownership@cornwall.gov.uk](mailto:affordablehomeownership@cornwall.gov.uk)**

Tel: 01872 326353 (option 1)

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Cornwall Council

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## Good News Story

### Highfields, Cubert, Nr Newquay



Regional Housing Association, **Westward Housing Group**, is completing 17 new affordable homes as part of a larger (30 homes) Legacy Homes development near Newquay. This Policy 9 (Exception site) provides 17 new affordable homes at Highfields in the village of Cubert with 57% affordable homes and 43% open market.

This rural development is close to Newquay and Truro, offering convenient journeys to work, schools and shops, as well as a stunning outdoor environment with the south-west coast path, Holywell Bay and Perranporth on the doorstep.

#### The Mix

The development is made up of 12 affordable rented and 5 shared ownership homes in a mix of property sizes from one-bed flats to two-bed bungalows and two and three-bed houses. The tenure types provided means there is something to suit most people locally.

#### Affordable Rent (12):

- 2 x 1 bed 2 person bungalow
- 4 x 2 bed 4 person bungalow
- 1 x 3 bed 5 person house
- 1 x 5 bed 8 person house
- 4 x 1 bed 2 person maisonettes

#### Shared Ownership (5)

- 2 x 2 bed 4 person house
- 3 x 3 bed 5 person house

Westward's Chief Executive, Barbara Shaw, said: *"I am pleased that our mixed development of high quality flats and family homes, for both rent and shared ownership, provides a range of options to meet high local and affordable housing need in this part of North Cornwall."*



Caption (L to R): Carolyn Evans - Legacy Homes customer care manager, Shaun Rendle Westward technical surveyor, Chetna Tucker Westward development officer, Graham Lamb - Legacy Homes project manager, Karen Hulbert - Westward project delivery manager, Joe Cole Legacy Homes site manager and Greg Robinson - Taylor Lewis employer's agent.

## **Allocations**

So far ten delighted residents have moved into their brand new Cubert homes in time for the New Year.

Four of the shared ownership and three of the affordable rental homes remain due for handover. Local people who are looking for an affordable rental property can apply through Cornwall Homechoice, or for prospective affordable home owners via the Westward website [westwardhousing.org.uk/home-for-sale](https://westwardhousing.org.uk/home-for-sale). Unusually there is a large 4/5 bedroom home available to let on the site. A local connection for Westward's affordable homes applies to the Parish of Cubert, so these homes are benefitting local people.

Affordability is a major issue in this area and the average regional income was £18,277 in 2022 whilst the average house price in Cubert was £365,417. Demand has been high for both tenure types, with 48 people registered for a shared ownership property.

Legacy Homes Head of Sales & Marketing, Neil Simpkin, said, *"Legacy Homes is delighted to be renewing its partnership with Westward at our latest developments in Cubert and Goonhavern, having previously created homes for local families at Crantock.*

*As a Cornish house builder, we're proud to be providing new homes that are built to a very high standard and seamlessly create new communities alongside our open market homes. As a result of our ongoing partnership, we are supporting the Cornish economy with over 80% of our trades and businesses partners being Cornwall-based."*

**Look out for information on Westwards nearby development of Goonhavern in the next issue!**





## Good News Story

### Trecerus Farm, Padstow



Trecerus Farm on the edge of Padstow is a development of 100% affordable homes scheme offering 28 social rent and 27 shared ownership properties. The scheme consists of a mix of 55 homes - delivering one-bedroom flats and two, three and four-bedroom bungalows and houses.

The homes are being acquired by Cornwall Council in partnership with Poltair Homes the developer. The first phase of this development was completed in Q4 of 2023, bringing forward 25 homes, with the remaining 30 homes due to be handed over in February 2024.

Padstow is an area of high land values, with disproportionately average incomes and limited Council owned housing stock – so a 100% affordable scheme is much needed in the area.

#### **Delivery**

The Council entered in to contract with Poltair Homes in 2020. Starting on site in 2021, Poltair have shown great resilience in a challenging development climate (Covid-19 and significant material & labour cost rises) to deliver the homes on budget to Cornwall Council.

#### **The Mix**

##### Social rent (28):

- 4 x 1 bed/2 person maisonettes
- 7 x 2 bed/3 person bungalows
- 10 x 2 bed/4 person houses
- 4 x 3 bed/5 person houses
- 2 x 3 bed/6 person houses
- 1 x 4 bed/8 person house

##### Shared ownership (27)

- 11 x 2 bed/4 person houses
- 16 x 3 bed/5 person houses

Another benefit of this scheme is that it is providing a M4(3) wheelchair accessible bungalow (2 bed/3 person). These accessible units are not very often delivered so it is a credit to the scheme that one has been included.

### **Allocation of the homes**

#### **Social Rent:**

The first 11 rented properties within phase 1 (owned by the Council's Housing Revenue Account (HRA)) have already been Let through Home Choice – to households with a qualifying local connection to Padstow & immediate surrounding parishes. The remaining 16 social rent properties will be available to Let via Home Choice towards the end of Feb 2024.

#### **Shared Ownership:**

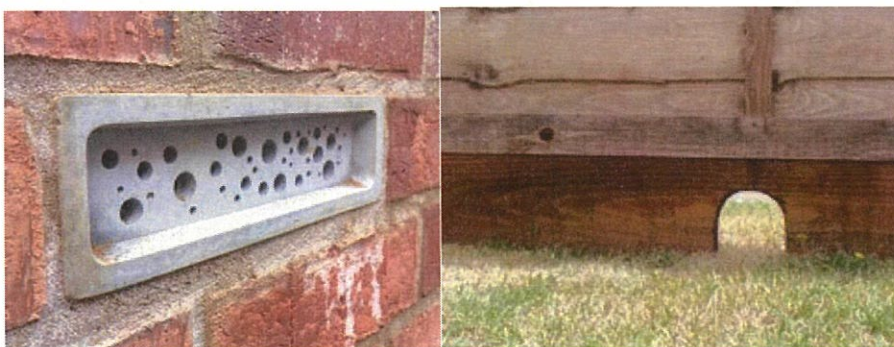
The 27 Shared Ownership family sized homes will be available for households to purchase a share of the property combined with a rent contribution to the housing provider.

In order to maximise affordability for local residents, the Council has responded to mortgage rate increases and inflation hikes by lowering the initial share offer from 40% down to a minimum 25% share – resulting in lower deposit and mortgage requirements in order for buyers to purchase a home.

These properties have had a high level of interest, with the first homes having offers accepted.

These homes have helped local people to securely rent or part own their own home and the properties will remain affordable in perpetuity to support current and future occupants to live more affordably in their local communities.

#### **Interesting fact – biodiversity:**



The scheme pays huge consideration to biodiversity with well over 100 bee bricks and nesting boxes, as well as hedgehog routes cut into boundary fences of each home.