

**Milly Southworth**

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**From:** Torpoint Town Council <admin@torpointtowncouncil.gov.uk>  
**Sent:** 08 March 2024 11:11  
**To:** Milly Southworth  
**Subject:** FW: Affordable Housing Newsletter - March 2024  
**Attachments:** Good News Story - Bakery Park (Respryn Road) Bodmin.pdf

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**Sent:** 08 March 2024 10:18

**Subject:** Affordable Housing Newsletter - March 2024

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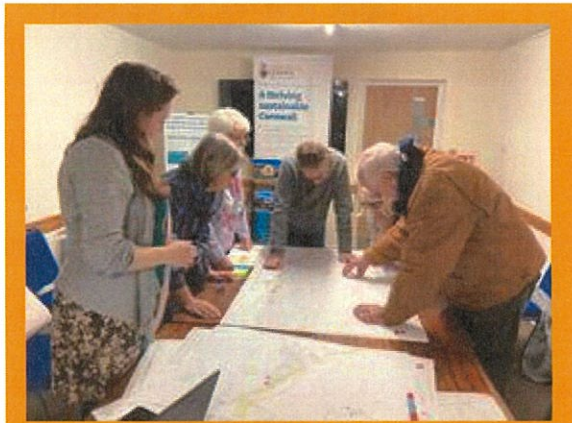


We're celebrating the Affordable Housing newsletter's first birthday! We hope that you have found it a valuable resource over the past 12 months. This edition brings you information about our work with Parishes to find sites for Affordable Housing delivery, the countywide Call for sites, a good news stories and some general updates.

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



*Bakery Park, Bodmin  
44 Affordable homes*



*Kea Parish  
Site Finding Workshop*

## **Good News Story Bakery Park, Bodmin**

Residents are due to move into a newly completed Ocean Housing scheme in Bodmin this month.

The scheme comprises 44 affordable homes in and is being delivered in conjunction with their sister company, Gilbert and Goode.

The scheme will provide 21 Social Rent homes all of which have been allocated to households with a local connection to

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

**27,231** households are currently registered with a housing need in Cornwall.

## **Affordable Housing Approvals**

Between early January to the end of February there were permissions for **54 Affordable Homes** recorded by the Planning Service. There were a further 16 Affordable Homes approved that were part of Outline Applications or Permissions in Principle.

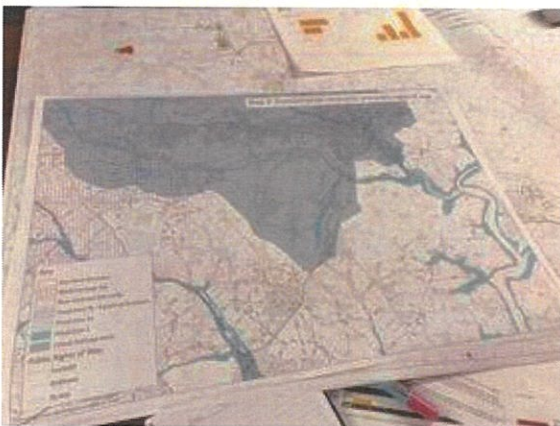
Bodmin. There are also 23 Shared Ownership homes which are making a welcome contribution to the affordable homes being delivered in the area.

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

## Kea Site Finding

The Team are continuing to work with Parish and Town Councils to support them in identifying sites for the delivery of Affordable Housing.

Last month two members of the team led an interactive workshop with Kea Parish Council and the Cornwall Councillor. The Team took along large maps of the Parish, which included information on them such as current Affordable Housing, land contours, rivers and flood zones, heritage and conservation features.



We worked through each of the settlements with the group and discussed opportunities and constraints in each of the identified areas, we then marked these comments on the map with post-it notes. The final task was to then prioritise these areas/sites and identify their top 3 to explore further.

We are now in the process of pulling all the valuable local information together so that it can be recorded and shared back with the Parish. The Affordable Housing team will continue to support the Parish Council for example by making contact with the landowners, Registered Providers or other potential partners.

## The Home Ownership Team Discount Sale Homes and deposits

The Affordable Homeownership Team have had a busy few months, dealing with the sale of 85 Section 106 Discounted Market Sale properties this year so far. The lending market remains buoyant with 6 mainstream lenders requiring typical deposits of 10% of the discounted purchase price.

## Early Stage Feasibility Fund – on hold

Due to the significant demand, the Early Stage Feasibility Fund is currently not accepting any further applications. We will keep the Fund under review and let you know if any funds become available again.

Given the success of the Fund we are looking at how we can continue to support groups with this important early work which is a stage that is hard for community-led groups to fund. We will update you on this work in future editions of the Newsletter.

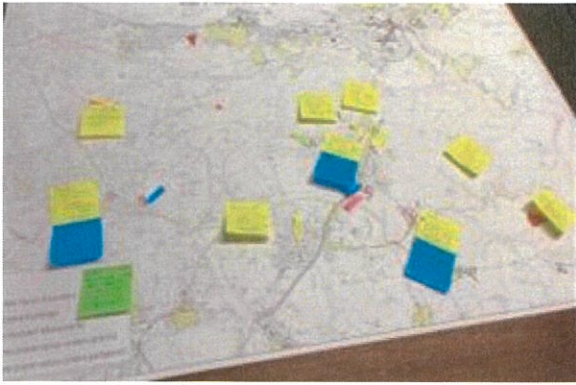
Information on grants and loans that the Affordable Housing Team can support communities with can be found on our [Community-Led Housing](#) web pages or by [contacting the Team](#).

## Understanding Housing Need

If you are interested in finding out in depth information about your Parish's housing need we can support you in undertaking a Housing Need Survey.

You can find out more and view a template copy of the survey on our [Let's Talk Cornwall](#) pages.

## Homes England Factsheet sheets



If your Parish would like support with undertaking a site finding exercise, please do get in touch.

### Homechoice Review – latest news

The new Homechoice policy approach has been approved at Cabinet subject to further consideration and is expected to gain final approval through delegated approval shortly. Plans are underway to implement the new policy approach in a staged and managed way, and work continues in terms of procuring a new operating platform.

### 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.

Homes England produce a series of Fact Sheets which collect key facts, figures and information. A number of them are particularly relevant to affordable housing. You can access these here:

[Fact Sheet 9: What is affordable housing?](#)

[Fact Sheet 2: How new homes are planned](#)

[Fact sheet 10: New homes in rural areas](#)

### How to access data and interesting facts about your area

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.](#)

[Census Maps - Census 2021 data interactive, ONS](#)

[Build a custom area profile - Office for National Statistics \(ons.gov.uk\)](#)

<https://www.ons.gov.uk/datasets/create>



# 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)

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Affordable Home ownership Team

(discounted market sale queries)

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Tel: 01872 326353 (option 1)

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