

Agenda (3a)



**HOUSING  
MATTERS**

FTU  
03/06/24  
Jackdaws, Fairfield Close,

Lelant, St Ives,

Cornwall, TR26 3JY  
Telephone: 01736 751770

Mobile: 07781 933898  
Email: [barrylewis144@btinternet.com](mailto:barrylewis144@btinternet.com)

Dear Mrs Southworth,

I am writing to you to acquaint you with an opportunity to address the current Housing crisis.

A Partnership has been formed between Housing Matters Ltd. A small development Company based in St Ives with a good record of developing genuinely Affordable Homes managed by Barry Lewis. Vistry Partnership Homes probably the biggest Developer in the U.K. and Coastline Housing Association well known for its commitment to producing Homes for local people which are affordable. The Partnership will offer to Parish and Town Councils the opportunity for local people to rent a Home as near affordable as is possible in these times of dramatic building materials price increases. This is best illustrated by realising that we used to be able to build 8 good quality homes for every £1 million of capital employed. Currently we struggle to build 4 Homes with £1 Million.

The Partnership will fund the project in its entirety and ensure through a S.106 agreement that the Homes are available only to genuinely local people. In order to short cut the Planning process and discourage the often selfish objectors inherent in most applications we propose to invite Councils to identify the most suitable sites following which we will instruct Solicitors, at our expense, to prepare an option on the land which we will negotiate with the land owner giving us the security to instruct the Architects to design a scheme acceptable to the Council and the Parish. With the Council supporting the application it should reduce the unacceptable length of the planning process?. Our definition of Affordable is to enable a 3 bed semi to be let at no more than 50% of market rents for a comparable properties.

The Partnership aims to undertake 10 schemes per annum each of a minimum of 40 Homes. That being the minimum number we are advised will lead to affordability through the economies of scale calculation. We will also promote shared Ownership arrangements to encourage Affordable Home Ownership.

We appreciate that we have probably engendered more questions than we have answered but we are anxious to meet Councils and discuss our proposals in detail and invite Councils to let us know when this is possible. There are 213 Parish and Town Councils in Cornwall and we can't provide Homes for them all. We will therefore operate a strictly first come first served policy. We have written to just 10 Councils initially and will look to increase this when we know the likely response. I very much look forward to meeting you.

Kind regards. Barry Lewis. M.D, Housing Matters Ltd  
Member of the Chartered Institute Of Housing.

Housing Matters is a trading name of Housing Matters Limited

Registered Office: 30 Whiteladies Road, Bristol, BS8 2LG. Registered in England No. 1003859

**Mrs Shirley A T. Beck**  
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**Reference Barry Lewis.**

**To whom it may Concern.**

**I have known Barry for some 26 years, during this time he was involved in building two large estates in St Ives.**

**Rather than build and put them on the market to the highest bidder, Barry decided to build affordable housing.**

**These properties were finished on time to a high standard to this day they are full of many happy families.**

**Additionally as a very kind act, at no cost to the owners he provided much needed parking spaces for 8 houses on the adjoining properties.**

**At the time I was a Town and District Councillor and in 1993/94 was Town Mayor.**

**I know that Barry would be an excellent, honest and reliable choice for any building or negotiations for housing in any area.**

**He is an active member of our local Church.**

**He is honest but forthright in all his negotiations.**

**If the Diocese are thinking of involving Barry Lewis in any forward planning, they will find a good, honest and reliable man.**

**Yours truly,**



**Shirley Beck.**

Requirements from both Councils and The Partnership to bring the Housing Model to a successful conclusion.

The Council will be asked to:-

1. Identify a site which is suitable for a minimum of 40 Homes which they the Council will support through the planning process and which fulfills the Exception Policy requirements. The Partnership will undertake the negotiations if required to put in place an acceptable option subject to Planning Approval.
2. Advertise the proposed development inviting those interested and who qualify to apply to the Council who will approve the applicants as genuinely local people and establish a list of both potential Tenants and Purchasers before the Construction begins. Successful Applicants will be allocated their plot enabling them to follow the building of their future home and to get to know their neighbours whilst the build stage progresses. This, from experience, goes a long way to helping the community to become established.
3. Be prepared to involve the Parishioners in deciding exactly what the proposed development should include. ie. Flats, Bungalows, semis, 2,3 beds, live work units etc. The Partnership is anxious to ensure that the development is Community-led from the beginning, hopefully discouraging the Nimbyism inherent in most developments. The proposals will contain unique elements to ensure affordability and opportunity not available elsewhere which can be openly discussed at our meeting. The Partnership will:- Be responsible for all financial matters from the site acquisition, Planning and Construction including the various reports required from the Consultants indicated by the Planners. Legal costs will be paid by the parties separately as appropriate. We seek to operate as a genuine Partnership in every respect. It should be stressed that we, the Partnership, do not seek any financial input from the Council of any description.