

**AGENDA 13b)**  
**Affordable Housing Newsletter September**



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Community Roadshows Posters.pdf (~496 KB)

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**Welcome to the September Affordable Housing Newsletter**

In this edition, we share updates on current housing schemes and the Rural Housing Enabling Programme, along with information on homelessness and available support. You'll also find details of upcoming events where you can speak with an Affordable Housing Officer, contribute to the Cornwall Local Plan, and learn more about grants, policies, and other resources available to support your community.

Please feel free to share this Newsletter.



Land West of Dobwalls Primary School  
(17 Affordable Rent and 7 Shared Ownership)



Brigantine Co-housing scheme, Penryn  
(14 homes)

## Progress Update - working with Registered Providers

### Carnon Downs

We're pleased to share that the new housing development being delivered by Coastline is moving forward smoothly and is on track for completion by December 2025.

This exciting project includes 15 new homes, one of which is a specially designed three-bedroom M4(3) accessible property—tailored to meet the needs of a local family. The development is being partly funded through Cornwall Council's Capital Funded Programme (CCFP4), helping to ensure that high-quality, affordable housing continues to be delivered where it's needed most.

### Longrock

We're pleased to share that 12 affordable homes were completed in March and April 2025, and are now being provided by Sanctuary. These homes mark a significant step forward in meeting local housing needs.

Looking ahead, a further 34 affordable homes are expected to be delivered by early 2026 continuing the momentum of this important development.

### Dobwalls

Coastline Housing have also been making excellent progress on site with a development in Dobwalls, featuring **14** new homes. Initial delays caused by overhead cables have now been resolved, keeping the project moving forward smoothly. The scheme is proudly funded through CCFP4.

In a lovely touch of community involvement, children from Dobwalls Primary School were invited to help name the new streets. Their creative suggestions — Primary Road and Gwel Deg (which

## Did you know...

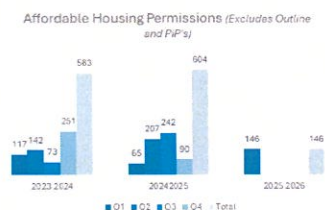
**22688** households are currently registered on Cornwall's Social and Affordable Housing Register (snapshot 11.09.25).

## Affordable housing approvals

In 2025/2026 (April- June) Q1 the planning service has granted full planning permission and reserved matters 146 affordable homes.

These planning applications were submitted through a combination of Registered Providers, the Private Sector and Cornwall Council.

The graph below compares the amount of full permissions over the past 2 years and the first quarter of the current year.



There were a further **241** Affordable Homes approved that were part of Outline Applications or Permissions in Principle.

## The Home Ownership Team

The Affordable Home Ownership Team continues their efforts to support more residents in accessing affordable routes to home ownership.

There continues to be a strong demand for Section 106 Discounted Market Sale properties with 50 of these properties coming onto the market between 7<sup>th</sup> July and 1<sup>st</sup> September 2025, (16 resales and 34 new builds).

means *beautiful view* in Cornish) — have both been approved by the street naming team.

## Working in partnership to deliver rural enabling across Cornwall

Cornwall Rural Community Charity (CRCC) is an organisation dedicated to supporting and strengthening Cornwall's Communities to improve quality of life.

Over the coming year CRCC, in partnership with Cornwall Council's affordable housing team, are delivering the Rural Housing Enabler Programme for Cornwall which is funded through DEFRA and delivered through the Action with Communities in Rural England (ACRE) network. You can read more here: [Rural Housing — Cornwall Rural Community Charity](#).

## Cornwall Rural Community Charity Roadshows

Throughout September and October, CRCC is hosting a series of Community Roadshow events across Cornwall — and you're invited! These events offer a fantastic opportunity for local residents to connect with a wide range of organisations and services that support rural communities. At each event, there will be someone available to talk specifically about Affordable Housing in your area, so come along, ask questions, and find out what support is available for your community.

### Community Enabling Roadshow dates (all events 11am-2pm):

East Cornwall – 25<sup>th</sup> September Lostwithiel Community Centre

Mid Cornwall - 30<sup>th</sup> September Stithians Centre

North Cornwall - 2<sup>nd</sup> October Jacobstow Parish Hall

West Cornwall - 7<sup>th</sup> October St Just Old Town Hall

Please see link below and attached poster for further information

<https://cornwallrcc.org.uk/consultation-community-roadshows>

### Organisations attending the events:

Affordable Housing Team – all events  
Cornwall Carers Service – all events  
Learn Your Way – all events

Find out more information about Cornwall Council's Shared Ownership or Discount Market Sale process can be found here: [Buying a home](#)

## Housing Needs Surveys

The St Just in Roseland Housing Needs Survey was Launched in early August and is due to finish its six-week survey on Sunday 21<sup>st</sup> September.

A HNS survey is conducted by a letter being sent to all households on the electoral register which provides them with a link to the online survey. A housing needs survey can offer really useful insight into the level, type and tenure of housing need required within a Parish.

You can view a list of completed [Housing needs surveys and reports](#) developed in partnership with Parish Council's on our website.

## Funding for community-led affordable housing schemes

The Council's [Early-stage Feasibility fund](#) has been relaunched, providing a new Bridging Fund facility for Community-led housing organisations that are looking to delivery affordable housing.

This new Bridging Fund has one key change in relation to the previous grant in that it takes a more sustainable approach to the use of funds with money being returned to the fund once the group has received planning approval and been able to raise its long-term finance.

The Council have various other grants and loans that are available to community-led housing groups to support Affordable Housing delivery.

You can find out more about these here: [Community-Led Housing](#)

You can also talk to one of the members of the team by [contacting us](#)  
**Early-Stage Feasibility Fund approvals**

Since the previous newsletter, [Early-stage Feasibility funding](#) has been awarded to the following two organisations:

### Ambos

With the help of a stage 2 ESFF grant from the Council, Ambos was successful in securing outline planning approval. The group have now



Inclusion Matters – all events  
Filo project (Dementia Care) – all events  
Better Housing Better Health (National Energy Foundation) – Lostwithiel, Stithians, Jacobstow  
Volunteer Cornwall – Jacobstow, St Just  
Rural Affairs Officer (Devon and Cornwall Police) Lostwithiel, St Just  
BT – Jacobstow, St Just  
Cornwall Community Foundation - Stithians, Jacobstow  
Penhaligans Friends – St Just

## Homelessness

Did you know that any one of us could be just a few steps away from homelessness? It might seem unimaginable, but for some people in Cornwall, this becomes a harsh reality every year. The reasons are often complex and deeply personal. Some of the most common causes include the end of a private tenancy, being unable to stay with family or friends, domestic abuse, relationship breakdowns, and eviction from supported housing. These challenges can affect anyone — and they highlight just how vital safe, secure, and affordable housing is for all of us.

If you know of people that are [Homeless or at risk](#) of becoming homeless the Council's website has some useful information and links to support. In addition our webpage [I could lose my home](#) provides helpful information about housing options and routes to help.

**Nos Da Kernow** provides outreach support to people that are in housing difficulties (but who can stay where they are living for the next 56 days). They are a great team who can provide practical help and support to prevent people from becoming homeless in your community. Further information can be found via the following link [Nos Da Kernow](#).

### What to do if you know about someone rough sleeping?

Alert Cornwall Council and outreach services by making a referral to street link via <https://thestreetlink.org.uk/> or using the following QR code



Or support or advise the rough sleeper to present as homeless by phoning 0300 1234 161. Further information and links to our partners and support available can be accessed via the following link [Street homeless or rough sleeping?](#)

received their stage 3 funding which has been awarded to support them with the production of documents and other surveys for the submission of their Reserved Matters planning application. More information regarding the group can be found via: <https://www.ambos.org.uk/brigantine>

## Roseland CLT

The Roseland CLT is developing a 100% affordable housing scheme in St Mawes. They are working in partnership with the Parish Council, School and ASPIRE and are exploring a development on Cornwall Council owned land.

The project emerged from the St Just in Roseland Parish 'The Way Forward' initiative which received overwhelming local support in 2024.

The group have now held two consultation events this year about the scheme and have submitted their application for Pre-planning advice.

## What's new in Planning?

Did you know there is a Planning News update newsletter which can be accessed via the website. [Planning news](#) and that we have a web page called [What's new in planning](#) filled with useful updates.

## The Cornwall Local Plan: Planning to 2050

To understand what works now and what could be better, we need everyone to have a say in what Cornwall's future looks like. We're collecting information and views to help us write the plan, and you can help. We're hosting events around Cornwall from Wednesday 17<sup>th</sup> September until Wednesday 28<sup>th</sup> January 2026.

Dates, venues and how to book a free ticket can be found here: [tickets – Creative Kernow & Cornwall Council](#)

## Pre-application Advice

If you wish to explore the possibility of developing a site that includes affordable housing, we would strongly recommend the submission of a pre-application enquiry in order that we can provide you with advice on the likely suitability of your scheme.

## Useful links:

- [Do you need a helping hand?](#)
- [ONS Cornwall Housing Prices](#)
- [Homechoice Housing Register](#)
- [Refugee Resettlement](#)
- [Homelessness and rough sleeping strategy](#)

We offer a range of services dependant on the scale of the development. For schemes of less than 10 dwellings, please see [Pre-application advice - Cornwall Council](#).

For schemes of 10 dwellings or more, please see [Proactive Planning Advice for Major Development Proposals - Cornwall Council](#)



## 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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