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COUNCIL.
18/07/24

Milly Southworth

From: Torpoint Town Council <admin@torpointtowncouncil.gov.uk>
Sent: 12 July 2024 16:01
To: Milly Southworth
Subject: FW: Affordable Housing Newsletter - July 2024
Attachments: 1. Affordable Housing Team Area Map.pdf; Renovating the Old Vicarage Flats.docx

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From: Justine Rolfe <Justine.Rolfe@cornwall.gov.uk> **On Behalf Of** Affordable Housing (CC)

Sent: 12 July 2024 13:20

Subject: Affordable Housing Newsletter - July 2024

Information Classification: PUBLIC



Welcome to July's edition of the Affordable Housing Newsletter. This edition focusses on a community-led scheme in St Ives, information about community land trusts and how we can support your community, events the team have been involved in and some general updates.

Please feel free to share this Newsletter.



*Vicarage Flats, St Ives
6 Affordable homes (St Ives CLT)*



*Rame, Wendron. 16 Affordable Homes
(Cornwall CLT and Coastline Housing),*

Vicarage Flats, St Ives

Led by the St Ives Community Land Trust (CLT), the remodelling and renovations of the Vicarage Flats in St Ives is now underway.

The building was bought by the CLT in 2019 with the ambition to bring it back into use as accommodation for local people.

The scheme which is due to complete at the end of the year aims to provide 6 very much needed social rent homes in

Did you know...

19,961 households are currently registered with a housing need in Cornwall.

You may have noticed that the number of households on the register has reduced significantly since the last edition of the newsletter. This is because the register is reviewed roughly every 2 years and households who have not bid in the previous 12 months are removed from the register.

the centre of the town and at a high environmentally sustainable level.

The scheme has been funded by a number of avenues including a [community share issue](#) which was very successful, the St Ives Town Deal, Community Housing Fund and Architectural Heritage Fund amongst others.

The attached PDF document gives you more information and photos about their project.

The St Ives CLT aren't just delivering housing, you can find out more about their work on their [website](#).

What is a Community Land Trust?

Community Land Trusts are quite often referred to as CLTs, they are not-for-profit, democratically controlled, community-based organisations, and are typically run by skilled volunteers.

They “give ordinary people the means to steward land for local wellbeing; developing and managing homes and other assets important to their local community.” (*National CLT Network*)

Projects that CLTs have taken on include building and renovating houses; taking over the running of local pubs and shops; creating play areas and nature walks; and building workspaces.

In Cornwall there are 21 CLTs and both here in Cornwall and nationally this number has been growing exponentially for the past decade as more communities decide to take action.

You can find out more here: [Community Land Trust Network](#)

The CLT Network conference: Building with communities

The latest process resulted in a 30% reduction in registered households (8,000 households). Levels are still relatively high - pre pandemic there were half the number of households on the register that there are today.

Affordable housing approvals

Quarter 1 of 2024 saw 47 planning permissions for Affordable Homes. These homes have been brought forward through a combination of routes - Cornwall Council, our Registered Provider partners and Private Sector S106 planning gain.

There were a further 46 Affordable Homes approved that were part of Outline Applications or Permissions in Principle.

The Home Ownership Team discount sale homes and CC shared ownership

The Affordable Homeownership Team continue to see a strong housing demand for Discounted Market Sale properties with 19 of these properties coming onto the market during May and June.

The team is also continuing to approved the eligibility of purchasers for the Council's own shared ownership sales programme across Cornwall.

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.

This month three parishes on the Rame Peninsula have launched their Housing Need Survey which covers the parishes of Millbrook, Maker with Rame and St John.

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



The National CLT Network held their conference 'Building with Communities' in June in London and we were delighted to be invited to speak at the event in Westminster.

Alongside other speakers from Octopus (Low Carbon Homes), the Social Investment Business Group and the National Retrofit Hub, Sally Henthorn spoke representing our team. The session focused on Sustainable Retrofit and how Community groups can reimagine existing buildings within towns and rural communities to create and/or preserve affordable homes and community facilities.

Around 300 people attended the event from across the sector including Community Land Trusts, developers, charities, think tanks and local and national government, with sessions focusing on innovations and partnership working to inspire Community Led Development and to make it more mainstream.

There were some really inspirational talks from speakers such as Charlie Luxton, a sustainable architect and Channel 4 presenter who talked about his work with [Hook Norton Community Land Trust](#) and how the community had built new homes incorporating sustainable design that enhanced the local environment. The Affordable Housing Team came away from the event with lots of new contacts and ideas for community-led homes.

If you would like to learn more about how you can work within your community to develop new or reimagine existing buildings to create affordable homes, please contact the [Affordable Housing Team](#).

Grade Ruan community event



The affordable housing and Affordable Home Ownership team were pleased to be invited by the Grade Ruan Parish Council to attend a community event held at their Pavilion on a well-attended sunny Saturday in June.

The conversations were varied, and concerns and thoughts were discussed individually and in groups about matters relating to affordability, viability and meeting housing need within the Parish.

We are always happy to work with Parishes to help them better understand the needs within their local area and would be happy to offer guidance and support so please get in touch.

Viability

It is worth bearing in mind when you are talking with your community about affordable housing delivery, that due to the increased costs of building in recent years that most Registered Providers are now unable to deliver schemes of under 20 units. Whilst it may be a desire to deliver a small scale development of 5-10 homes, unfortunately due to increasing costs, this is often not a realistic option.

Congratulations Long service awards

Support for your community

There are many ways in which we can help your community to bring forward more affordable housing. We know that every community is different with many competing priorities and varying amounts of time they can commit so we can tailor our approach to you.

It may be that your community is keen to be fully involved in the development and delivery of a scheme and want to know more about setting up your own Community Land Trusts in order to do this. Or, it may be that you would prefer to let another organisation such as a Registered Provider or the Council's own delivery team take the lead. Whichever route you are thinking about, or even if you're not sure as yet, we can support you with:

- help to understand and identify your Parish's housing need
- support to review existing affordable housing planning commitments, which will include outline permissions and stalled sites.
- engaging with landowners and developers to identify and unlock sites.
- identifying and appraising potential sites and understand the realities of viability on schemes. For example, providing guidance on the types of delivery structures that are available.
- giving information on potential sources of funding and how to attract these and
- signposting you to other organisations who will also be able to support you

Funding for community-led development

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](#).



Michelle Billing, Senior Affordable Housing Officer (left) and Sarah Roberts, Principal Rural Housing Enabler (right) have both achieved their 20 year long service award this month.

Michelle joined the Affordable Housing team in 2021, but prior to this she had worked in planning for most of her career. This work focussed on large scale solar and major planning applications.

Michelle now uses this wealth of knowledge to help enable Affordable Housing delivery through undertaking negotiations and viabilities with developers, responding to planning application consultations and liaising with Registered Providers, Parish Councils and other groups. She is also the main contact for schemes that come forward in the West of Cornwall (up as far as Perranuthnoe and across to Gwinnear-Gwithian) and also Truro. You can see which Affordable Housing Officer covers your area on the attached document.

Sarah joined the Team in 2015 but prior to this her Local Authority career involved developing and delivering large scale regeneration projects, community engagement and consultation throughout Cornwall.

Sarah now manages the Affordable Housing Team's proactive enabling work across the County assisting communities to bring forward more sites for Affordable Housing delivery. She helps to advise on community-led development models and approaches, manages the community-led funding that the Council have available and liaises with Registered Providers and other partners.



Helpful links

[Affordable housing](#)

[Community-Led Housing](#)

[Planning Policy Guidance](#)

Contact us

General Affordable Housing enquiries

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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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Cornwall Council

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

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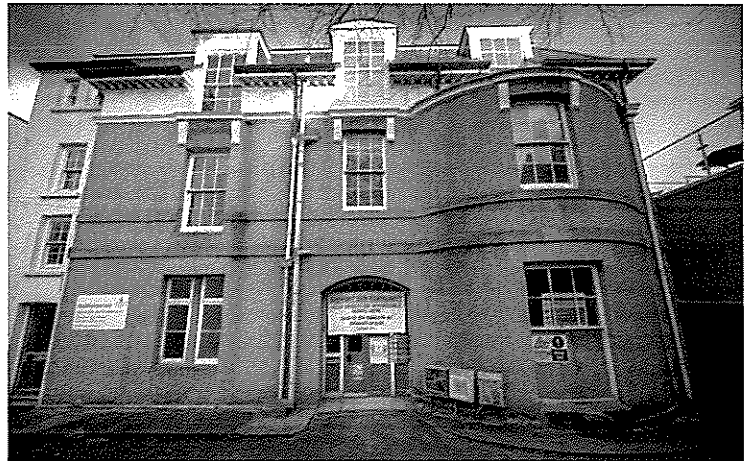
Renovating the Old Vicarage Flats St Ives Community Land Trust

Affordable rental housing in the centre of town

Background

As with many coastal communities throughout Cornwall St Ives has a particularly pressing need for more social housing. The purchase of properties for holiday lets has inevitably pushed house prices above the national average, in a place where wages are well below the national average. This has squeezed the housing market for long term residents and local workers. In response to this back in 2015, St Ives Community Land Trust was set up.

The St Ives Community Land Trust (CLT) is a not-for-profit Community Benefit Society registered with the FCA. In 2019 they took on their first housing project which was to buy the Vicarage Flats in the centre of St Ives. They initially raised £570,00 through a community share issue and mortgage which enabled them to secure the building for local people.



The building was previously used by the Town Council on the ground floor and had four unoccupied flats above and which were in a poor state of repair.

The plan and funding

The building is now being remodeled and renovated to provide 6 affordable rented properties:

- 2 x 1 bedroom flats
- 4 x 2 bedroom flats

The refurbishment of the flats is underway, funded by the St Ives Town Deal, the Community Housing Fund and Architectural Heritage Fund amongst others. The project is due to be completed by the end of the year.

Environmental Sustainability



The Net Zero challenge is important to the St Ives CLT given that buildings make up 17% of the UK Carbon emissions and they want to ensure that tenants enjoy low energy bills. They have taken time to consider how they can reduce their impact and the result of this has led to them including heating through Ground Source Heat, innovative sustainable insulation designed for older buildings, EV charging points and some mechanical and engineering technology to improve property management and monitoring. Unfortunately, due to the location or the building's orientation and large trees that are taller than the building solar panels were not an option.

Local Support

Project Lead, Jill Block said: *"The Trust has benefitted from a great deal of local support to retain this beautiful and much-loved building, which has been part of the town since 1832. We very much hope that it will be well-equipped to keep its place for the future".*

"The apartments will be available to local people within the parish of St Ives, ideally at a social rent. Our Local Lettings Plan will be widely advertised later in the year when we hope to confirm the renting options available."



Can't Stop Won't Stop

It hasn't been easy going though for the CLT with many hurdles having to be overcome, but in recognition of their commitment, persistence, and resilience in getting the project off the ground they received an award from the National CLT Network in the category *"Can't Stop Won't Stop"*. It was voted on by the national members and they faced very stiff competition, so well done to all involved.

Affordable Housing Team Areas

General enquiries

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- West Penwith
- Hayle and St Ives
- Truro and the Roseland (northern part)

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- Camborne, Pool, Illogan, Redruth
- Helston and South Kerrier
- Falmouth and Penryn

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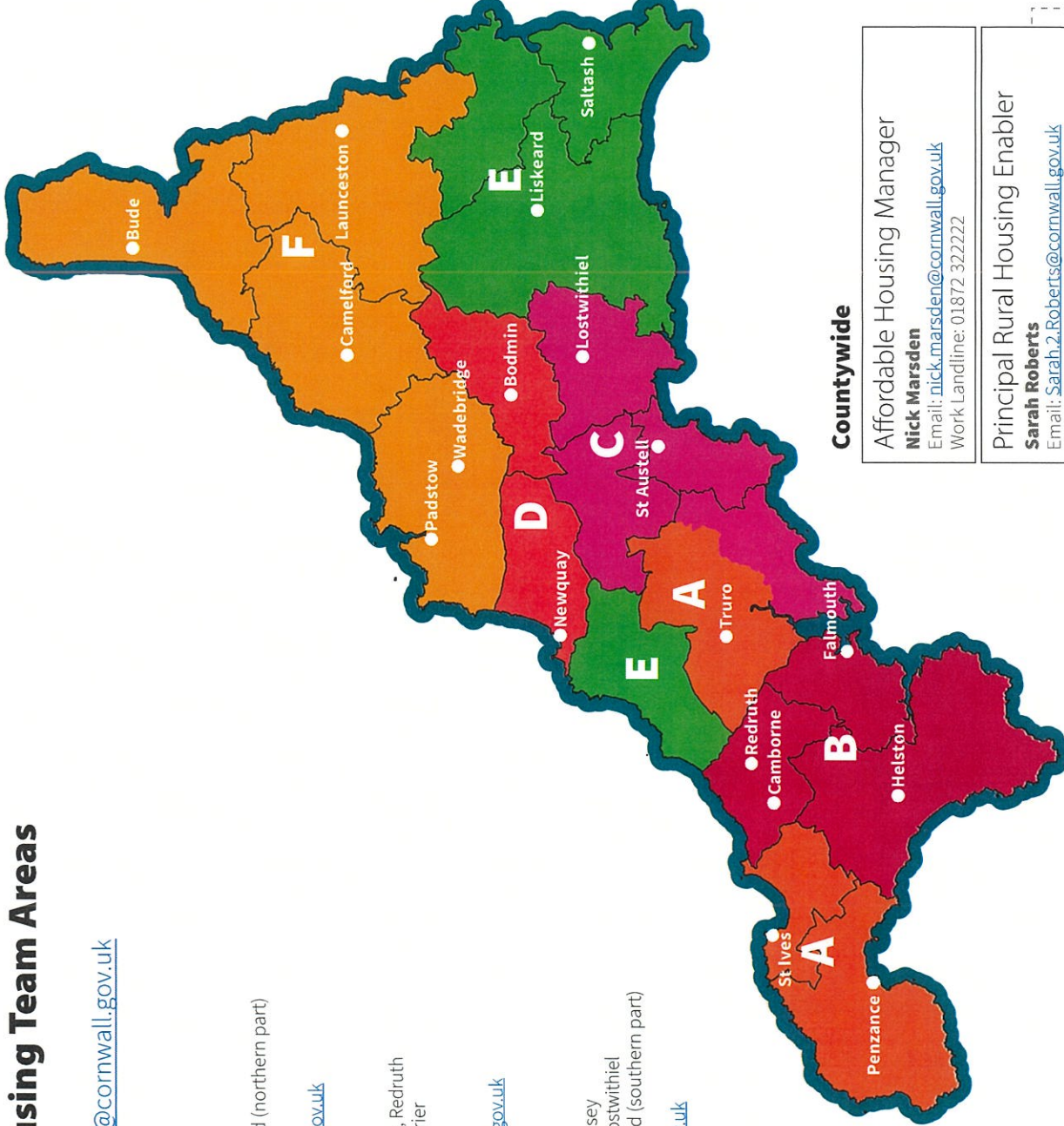
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