

**Milly Southworth**

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**From:** Torpoint Town Council <admin@torpointtowncouncil.gov.uk>  
**Sent:** 06 September 2024 10:44  
**To:** Milly Southworth  
**Subject:** FW: Affordable Housing Newsletter - September 2024  
**Attachments:** Good News Story Goldfinch Close.pdf; 1. Affordable Housing Team Areas.pdf; Good News Story - Chyvounder, Goonhavern.pdf

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

**Sent:** 06 September 2024 10:11

**Subject:** FW: Affordable Housing Newsletter - September 2024

Information Classification: PUBLIC



Welcome to September's edition of the Affordable Housing Newsletter. This edition focusses on some National and Local Policy consultations and updates that have an impact on Housing, good news stories and some general updates.

Please feel free to share this Newsletter.



*Goldfinch Close, Wainhouse Corner  
13 Affordable homes (CRHA)*

## Goldfinch Close, Wainhouse Corner – New build

Led by Cornwall Rural Housing Association, 13 households have moved in to their new Affordable Homes in Wainhouse Corner in the Parish of Jacobstow.

The scheme provides 13 very much needed social rented homes with a mix of 1 and 2 bedroom bungalows together with 1, 2 and 3 bedroom houses.

CRHA have taken great care in their design ensuring energy saving features



*Chyvounder Fields, Goonhavern  
9 Affordable Homes (Westward)*

## Did you know...

21,120 households are currently registered with Cornwall Social and Affordable Housing Register (snapshot, 26/08/2024) . 873 households are in temporary or emergency accommodation

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](#).



are a key part of their homes as they wanted to ensure that resident's fuel bills are kept as low as possible. They have also considered the environment including renewable energy, hedgehog highways and planting for bees and other insects. The name Goldfinch Close was chosen through work with the the local school.

The attached PDF document gives you more information and photos about this excellent scheme.

### **Urban Terrace, Callington - Redevelopment**



Urban Terrace, Callington is a general needs development of 15 properties for affordable rent owned by the Council.

The scheme involved the demolition and redevelopment (through Classic Builders) of former sub-standard Council homes and provides a mix of 1, 2 & 3 bed homes.

Cornwall Council took practical completion of the units in April 2024 and all homes are now occupied. This includes 4 residents of the original Urban Terrace estate who are resuming their tenancies.

### **Chyvounder Fields, Goonhavern - Newbuild**

## **Family Temporary Accommodation Programme**

In June, Cabinet approved a proposal for the acquisition of **50** high quality 2 & 3 bed properties for use as family temporary accommodation.

Properties are to be delivered in strategic locations throughout the county where there is high emergency accommodation need.

Support will also be put in place by the housing options team to assist families with applying for permanent accommodation on Home Choice.

## **Affordable housing completions 2023-2024**

Completion figures compiled with our Registered Housing Providers for 2023-24: **775** total for the year.

Breakdown of that total:  
**710** Registered Provider and HRA delivery  
**45** LA Housing Fund Refuge Accommodation  
**20** Temporary and Supported Accommodation.

## **Affordable housing approvals**

July and August saw **137** 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 **37** Affordable Homes approved that were part of Outline Applications or Permissions in Principle.

Additionally, at Planning committees over the last couple of months, approvals were received for:

**23** Social Rent homes in St Dennis (full detailed approval)





Westward are also really pleased to have allocated 9 new affordable homes in Goonhavern, within the Perranzabuloe Parish.

The homes are a mix of 6 x Affordable Rent homes (1 and 2 bed bungalows and houses) and 3 x Shared Ownership homes (3 bed houses).

You can read more about this development on the attached PDF.

### Cornwall CLT changes to CEO

CCLT have announced that Andrew George, who has been CEO since late 2015, has stood down from the role as he has been re-elected MP for St Ives.

Andrew has been job sharing the role with Steve Goulston since the beginning of April this year but Steve took on the role fully on the 1<sup>st</sup> August.

Andrew will join the Board as a Director, so he will have a continuing involvement with Cornwall Community Land Trust and will remain actively engaged.

The full press release can be found here: [CEO changes for Cornwall CLT - Cornwall Community Land Trust Limited](#)

### Consultation - Revisions to the National Planning Policy Framework (NPPF)

You may have read about the current proposals to amend the National Planning Policy Framework (NPPF) and to change

Up to 92 Affordable Homes in Penryn (Outline approval)

### 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 **25** of these properties coming onto the market during May and June.

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

More information about Cornwall Council's Shared Ownership process can be found here: [Buying a home](#)

### 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 suit you.

Why not take a look at our [Affordable Housing Enabling toolkit](#) to get you started.

You can view the contact details of the team on the attached document.

### 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

### Understanding housing need

If you are interested in finding out in depth information about your Parish's



the national standard methodology that is used to calculate housing numbers across England. This will result in a significantly higher housing requirement for Cornwall.

The proposed changes also include a reduction of specific controls over the types and tenures of affordable housing provided to allow authorities to deliver more social housing types and not setting mandatory proportions of tenures.

Additionally, proposals include supporting more diverse housebuilding – through requiring allocation of small sites and considering phasing of sites.

The Council will be responding to the proposals during September. We will also be exploring how these changes will impact existing and emerging Neighbourhood Plans and will update you as soon as this is better understood.

We currently expect a response from Government and a final version of the NPPF towards the end of this year. It is likely that any revised housing requirements will be put in place by January 2025.

You can read the full details here: [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system) ([www.gov.uk](https://www.gov.uk))

The consultation closes on the 24<sup>th</sup> September 2024.

## **Consultation - Housing Decarbonisation Strategy consultation**

Cornwall Council is seeking your views on a Draft Housing Decarbonisation Strategy. This means looking at all housing to find the best ways to reduce harmful emissions, while keeping our homes warm in the winter, cool in the summer and making them affordable to run.

You can access the document, its technical appendices, and an easy read version on our [Let's Talk Cornwall](#) pages

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](#).

## **Updated – Housing Supplementary Planning Document (DPD)**

An update to the Housing SPD - [Housing Supplementary Planning Document \(SPD\) - Cornwall Council](#) which was initially adopted February 2020, has been published.

This document sets out the affordable housing requirements for planning submissions in Cornwall and includes assumptions for both the discount required where homes are to be offered for discounted market sale (Appendix 1) and for calculating the off-site contribution tariff (Appendix 2).

The Housing SPD explains that the variables involved will change over time and will need to be refreshed periodically. Therefore the figures in appendices 1 and 2 have been updated to reflect the changes in earnings, house prices and officer hourly rates.

## **Work has started on a new Local Plan**

Because of the current changes to the planning system the implementation date for new plan-making has been delayed to summer/autumn 2025, but in the meantime have started the process of developing a new local plan so that we are ready for the new system.

The Council have started looking at the evidence base for the new Plan and we will start the process of engaging with local councils soon. This will provide opportunities for parishes to tell us about their priorities for the future so that these can be reflected in



where you can also submit your response through a survey.

the new Plan and we will be in touch with parishes soon to explain how they can do this.

The consultation period started on Friday 5 July. Please send us your responses by 5pm on Monday 16 September 2024.



## 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)**

[Unsubscribe](#)



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## Good News Story

### Goldfinch Close, Wainhouse Corner

Cornwall Rural Housing Association has recently completed a new 100% affordable housing project at Wainhouse Corner, in the parish of Jacobstow. The scheme provides 13 social rented homes with a mix of 1 and 2 bedroom bungalows together with 1, 2 and 3 bedroom houses.



#### **Timescale:**

The scheme started in April 2023 and completed in July 2024. There was a small delay due to the very wet winter.

#### **Funding and contractor:**

The scheme was funded in partnership with both Homes England and Cornwall Council's Capital Funded Programme and finished to a very high standard by a local Cornwall based contractor, KMD Developments.

#### **Allocations:**

As a rural exception site, potential applicants had to be able to demonstrate a local connection to the Parish of Jacobstow to be eligible for the new homes.

22 applicants were able to provide evidence of a connection, so CRHA closely reviewed the details and allocated based on the individual circumstances and need of those who applied.

#### **Working with the community:**

CRHA recognises how important their partnership is with local rural communities therefore on this project they worked closely with local stakeholders such as the local MP, Parish Council and the local primary school in Jacobstow to keep them regularly updated on progress and arranging site visits during the construction so they could see progress for themselves.



CRHA worked closely with the primary school in Jacobstow and asked them whether they would be interested in inviting the pupils to suggest a street name for the new development. They embraced this idea, and the students came up with some fantastic ideas. Of course, there can only be one winner and the name Goldfinch Close was selected, the winner named Goldfinch Close after the colourful and vocal finch which they see frequently in the surrounding area.



### **Ecological features:**

Whilst the new homes are very important to the community to address the high demand for high quality, affordable homes, the need to consider the impact of new development on the local wildlife habitat is something that CRHA kept to the forefront in their design.

Clearly choosing a street name which incorporated a wildlife theme was part of the story, but they have also incorporated a large green space within the scheme which has been planted with native plants to support and encourage the bee and insect population. The ecology report which we undertook identified bat activity in the area so rather than installing high street light columns, instead they incorporated low level solar powered bollard lighting. In addition to the benefit these provide to the bats, they also avoid high levels of light pollution in this rural location.

Consideration was also given to other wildlife, so to enable hedgehogs to easily move from one garden to another so hedgehog highways between gardens were included. These do not compromise the safety or privacy for customers but will enable hedgehogs and other small mammals to forage more safely and avoid having to go out on the nearby roads. In close proximity there is also a dormice population so during the project they were careful to preserve their habitat.



### **Environmental features:**

The quality and affordability of these homes for CRHA's customers was also a key consideration when designing and building the new scheme.

The homes are highly insulated and combined with energy efficient Daikin air source heat pumps will ensure that running costs will be very low. Rather than having to install large radiators on the ground floor they have incorporated underfloor heating throughout which will ensure the homes maintain a consistent and comfortable temperature.

The outside space has also been considered too and pergolas have been included in all the rear gardens so, when the sun does finally shine, customers can enjoy their outdoor space albeit socialising or working remotely – they're even going to provide them some garden furniture.



# Affordable Housing Team Areas

## General enquiries

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

Tel: 01872 322222



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

### Michelle Billing

Email: [Michelle.Billing@cornwall.gov.uk](mailto:Michelle.Billing@cornwall.gov.uk)

Work Mobile: 07871 982556



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

### Julia Lansdowne

Email: [julia.lansdowne@cornwall.gov.uk](mailto:julia.lansdowne@cornwall.gov.uk)

Work Mobile: 07483 304117

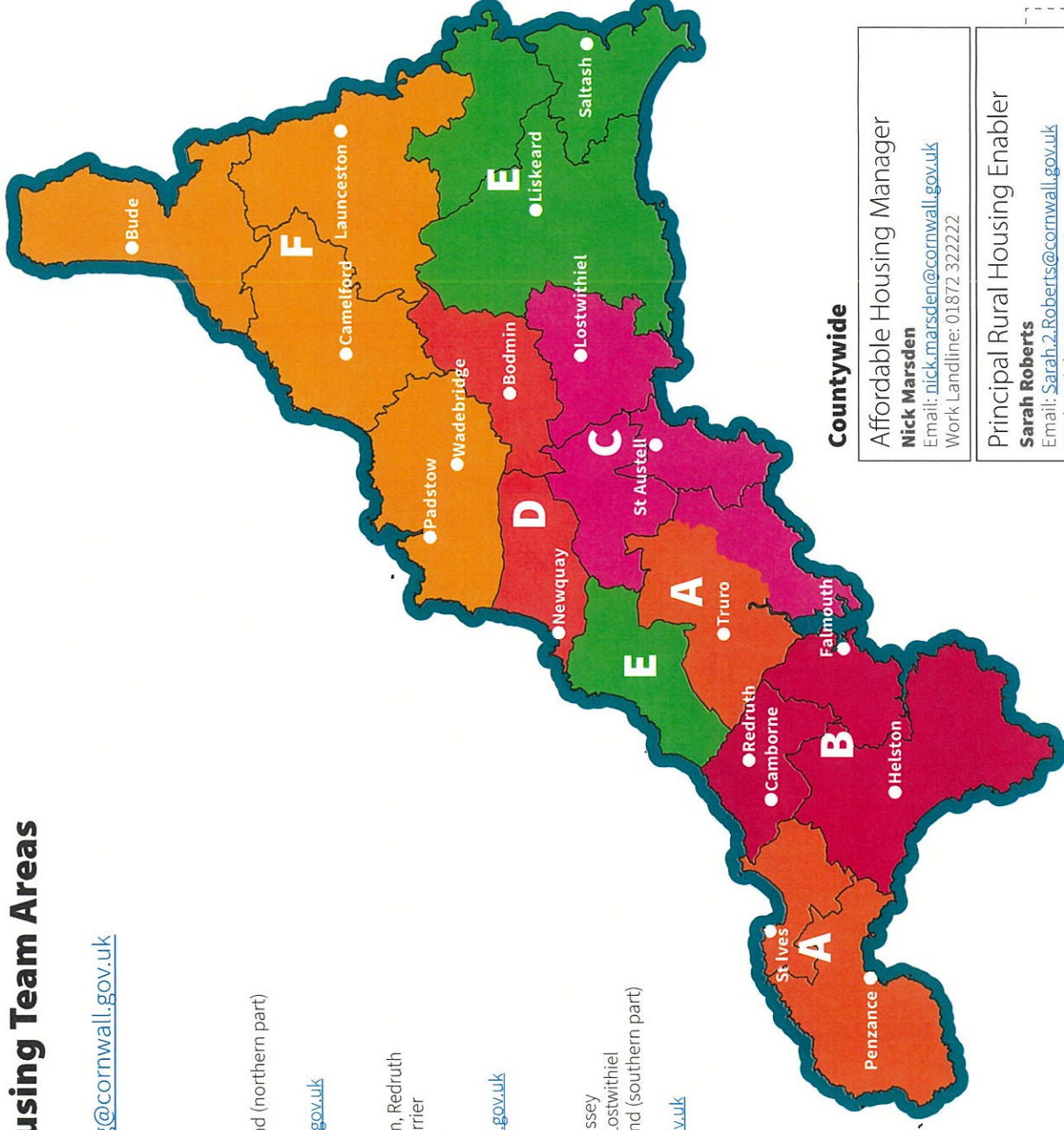


- China Clay
- St Austell and Mevagissey
- St Blazey, Fowey and Lostwithiel
- Truro and the Roseland (southern part)

### Dean Mutton

Email: [Dean.Mutton@cornwall.gov.uk](mailto:Dean.Mutton@cornwall.gov.uk)

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- Newquay and St Columb
- Bodmin

### Richard Hawkey - Team Principal

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- Liskeard and Looe
- Cornwall Gateway
- Caradon
- St Agnes and Perranporth

### Sally Henthorn

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- Bude
- Camelford
- Launceston
- Wadebridge and Padstow

### Imogen Day

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Work Landline: 01872 322222

## Countywide

### Affordable Housing Manager

#### Nick Marsden

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### Principal Rural Housing Enabler

#### Sarah Roberts

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Work Mobile: 07395 835008

### Affordable Homeownership Service

#### Morwenna Milburn

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Work Landline: 01872 326353 (option 1)

Supported by:

#### Justine Rolfe

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#### Emma Ball

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Work Landline: 01872 326353 (option 1)







## Good News Story

### The Grange, Chyvounder Fields, Goonhavern

Regional housing association, Westward Housing Group, has provided 9 new affordable homes in Goonhavern as part of a larger Legacy Homes development.



#### The mix of homes provided:

The development at Chyvounder Fields in Goonhavern near Newquay creates six affordable rented homes and three shared ownership homes.

Chyvounder Fields provides much needed homes in a mix of property sizes with the six rented properties being a mix of one bed flats and two bed bungalows and houses. The three shared ownership are three bed houses.

#### Timescale:

The phase one homes were handed over in March 2024.

Phase two of the site will be ready at the end of September 2024 and will provide a further four general needs properties. Two x two-bed semi-detached bungalows and two x two-bed semi-detached houses with large gardens.

#### Allocations:

Allocations gave priority to those from the primary parish, Perranzabuloe. Homechoice received well over 100 bids on properties, so once again evidence of the incredible need for homes in this community.

Two of the three shared ownership homes are now occupied with the final sale just needing to complete prior to moving in.

The homes were all let through Cornwall Homechoice and marketed to home owners through Westward.







**Quality:**

Westward are pleased with the finished product saying that *“the homes are very desirable as Legacy are attentive to detail and ensure design-led architecture comes to the fore to create great living spaces for modern family life”*.

Westward have had extremely positive feedback from the new home owners including, *“Great service from start to finish. Very easy process and excellent communication throughout.”*

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.”*



**Contractor:**

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.”*











