

## Affordable Housing Task Force Penwith District Council

In 2004, Penwith District Council agreed to set up an Affordable Housing Task Force, due to the need to tackle the shortage of affordable housing in Penwith pro-actively and deliver more affordable housing for the local community.

The Affordable Housing Task Force is a dedicated team of Planning, Housing and Legal Officers and its role is to:

- identify sites for affordable housing development;
- liaise with landowners and developers;
- consult and work with Town & Parish Council's
- secure funding and enable the development of prioritised sites;
- investigate alternative and innovative ways of providing and securing affordable housing.

The Affordable Housing Task Force is funded by Penwith's element of the Second Homes Council Tax (around £100,000 a year) and the team has already achieved the following:

- delivery of homes increased from 36 (April 2005) to 81 (April 2006);
- investment increased;
- 102 affordable homes under construction for completion by April 2006;
- acquired land for affordable housing;
- identified land, that RSL's have acquired and commenced development of affordable housing;
- promoted the benefits of affordable housing;
- promoted Penwith District Council's Homeseekers Register to provide up to date information on all types of housing need;
- Highlighted examples attached

For further information please refer to our website [www.penwith.gov.uk/living in Penwith/housing services/ affordable housing / homes leaflet.pdf](http://www.penwith.gov.uk/living%20in%20Penwith/housing%20services/affordable%20housing/homes%20leaflet.pdf) and [homes guide.pdf](#)



## Redevelopment at St Ives, Cornwall

Partners included

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St Ives Town Council		
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Lily Lewarne		

The development was on the edge of town development site, owned by Penwith District Council and allocated in the Penwith Local Plan for affordable housing in St Ives, Cornwall.

The mix was for 12 rented homes of 2 and 3 bed homes, to be allocated to families with a local connection to St Ives Parish.

The site has the full support of the Town Council to provide much needed affordable housing in the coastal town of St Ives.

The site was formerly used as a drill hall and in more recent years was used by Penwith District Council as a depot and a lifeguards centre.

An alternative depot was secured for the lifeguards centre to release the depot for redevelopment.

### **Before (January 2005)**



### **Nearing completion (March 2006)**



The development was led by Penwith District Council's Affordable Homes Task Force, which combines the expertise of a dedicated planner, housing enabler and legal, with Penwith Housing Association to deliver a viable scheme, which secured planning permission in January 2005. The access to the development was designed to provide a road capable of serving future development.

Penwith District Council has acquired land to the rear of this site for further affordable housing development and some market housing.

Current Status : the scheme was completed in March 2006 and occupied in May 2006 and funded through Housing Corporation and Second Homes Council Tax.

## Redevelopment at Collygree Parc, Goldisthney

Partners included

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Perranunthoe Parish Council	Yvonne Neale, Clerk	
Devon & Cornwall Housing Association	Michelle Foster	<a href="mailto:d.Gifford@dcha.co.uk">d.Gifford@dcha.co.uk</a>
Trewin Design	David Savage	

The development was a rural exception site, privately owned, to deliver affordable housing in the village of Goldsithney in Cornwall.

The approved mix was 21 homes and a mix 2 and 3 bed homes to be allocated to households with a local connection to the parishes of Perranunthoe and St Hilary.

The site has the full support of the Perranunthoe Parish Council to provide much needed affordable housing in the village of Goldsithney. Two other sites in the village, were also considered at the same time, but discounted due to their location.

The Parish was a pilot for a parish housing needs assessment in 2004 (funded through Neighbourhood Renewal Fund). This identified a significant untapped demand for affordable housing particularly for shared ownership and low cost ownership.

The site was undeveloped land, surrounded by existing housing development. The owner had aspirations for a mixed tenure development (and value), but this did not comply with the Penwith Local Plan.

### **Before (March 2005)**



### **Nearing completion (March 2006)**



The development was led by Penwith District Council's Affordable Homes Task Force, which combines the expertise of a dedicated planner, housing enabler and legal, with Devon & Cornwall Housing Association to deliver a viable scheme, which secured planning permission in March 2005 and started on site in April 2005.

Current Status : the scheme was completed in March 2006 and occupied in May 2006. It was funded through the Housing Corporation.

## **Developments in progress**

**Sennen** – small village, close to Land's End. The land identified by Affordable Housing Task Force, following promotional activity and liaison with Parish Council. Land acquired by Devon & Cornwall Housing Association. Planning Permission granted in December 2005, with a start on site achieved in February 2006. The scheme is for 12 family homes of 2 and 3 beds, with a mix of rented and shared ownership homes, to be allocated to those households with a local connection to Sennen. The development is funded by the Housing Corporation and Second Homes Council Tax grant.

**Connor Downs** – village situated between Hayle and Camborne, off the A30. Land was acquired following an auction by Penwith District Council for affordable housing development. Regular liaison with the Parish Council and local people is on going. The applicant is Ocean Housing, as new housing association to Penwith. The scheme is for 25 family homes of 2 and 3 beds, with a mix of rented and shared ownership homes, to be allocated to those households with a local connection to Connor Downs and the neighbouring parish. The development is funded by the Housing Corporation and Second Homes Council Tax grant. Outline planning permission granted.

**Penzance** – small development of 4 affordable homes, adjacent to waterfront in Penzance. Devon & Cornwall Housing Association are the developer. The homes are aimed to deliver new homes for the elderly, to be used as part of an under occupation strategy to release large family homes. The homes are funded by the Housing Corporation and Second Homes Council Tax grant.

### **Penzance**



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