

Notes of Luxulyan NHP Steering group Meeting held on Tuesday 12th December 2017

Present:-Committee members- R. Stephenson Chairman, M Coleman, F. Payne, S Perry, R. Smith, N Legard

Tony Lee- consultant & Nick Marsden-Cornwall Council-Affordable homes

RS opened the meeting by giving a resume of current progress towards the Luxulyan Plan and introduced Nick Marsden who was responsible for provision of affordable housing for Cornwall Council.

NM gave the following information/advice-

- Affordable housing was normally built on “exception” sites, i.e. sites normally outside the settlement area of a village or town. On such a site CC looked for the developer to provide a **minimum** of 50% affordable housing. The site had to be viable which NM explained was normally at least 10 properties. Of those affordable homes, it was expected that 70% would be for rent and 30% for sale.
- Local housing need also had to be a consideration. Current records for this showed 37 households registered but of these only 10 wanted to live in Luxulyan area now. He explained the different Bands housing need was based on from A-E, A being the most in need and also that although people may register a desire to live in Luxulyan it was not always their only choice and may not fit with other issues like being close to current work or work opportunities.
- People qualified under local connection by either;-
 - a) Lived or worked in the place for last 3 years
 - b) Had s family connection in the place for 5 years or more.
 - c) Had once lived in the place for 5 years
- If a site was allocated on a NHPlan the percentage of affordable homes expected was a **target** of 30%
- Self build –CC were very supportive of self build and creation of Community Land Trusts. He recommended two schemes to look at, St Minver and to contact Andrew George at CC.
- Definition of Affordability; for renting no more than 80% of open market value or rate which Housing Benefit would cover. For purchase Sale was always at a discount to 100% of open market value. This discount would be worked out by looking at local purchasing power.

Tony Lee added:-

- Less work in defining a Zone which development could take place, rather than allocating a particular site. There was also a danger by allocating a site it alerted develops to the probability of being able to build and moving in before the NHPlan was adopted.
- He confirmed that a further period on consultation would be needed once he had produced the Draft Plan and outlined what the group would need to do to show the consultation had taken place.
- He also outlined what other work needed to be done said he would confirm this before the next NHP committee meeting next week on the 19th December