

# PUBLIC CONSULTATION SUMMARY

## PROPOSED DEVELOPMENT OF 100% AFFORDABLE HOMES FOR LOCALS AVAILABLE AS SOCIAL RENT AND SHARED OWNERSHIP

### off LEMON ST, ST KEVERNE

Cornwall CLT together with the St Keverne Housing Working Party (HWP) were pleased to hold an initial consultation event regarding the proposed development of homes for locals at Lemon St, St Keverne on Tuesday 23rd January 2024.

It was organised as a follow-up to the HWP's Housing Needs Survey circulated in October 2023 which revealed:

- 100 households in need (52 now, 29 within 3 years, 19 in 3 years+)
- 76% of respondents not currently registered on Cornwall Council's Homechoice register
- 70 households registered on Homechoice in November 2023
- Additional 30 households in need identified in the survey
- Tenure preferences for St Keverne – 36% affordable / social rent, 19% shared ownership, 17% discounted sale, 16% open market sale, 12% private rent.

Of the surveys returned:

- 78% (179 households) supported the provision of more affordable homes in St Keverne, and
- 66% (152 households) supported the proposal for 20 homes on the Lemon Street site,
- 21% (48 households) were opposed.



Site location

The consultation event introduced draft proposals for the Lemon St project to local residents and interested members of the community prior to finalising a detailed planning application for the scheme.

Work in preparing the proposal for a detailed planning application has been funded by **Cornwall Council's Affordable Housing Programme** through its **Early Stage Feasibility Fund**.

The event, held in the Parish Band Room and open to the public from 2.30pm to 7.30pm, was attended by approximately 70 people, including children, and 29 feedback forms were completed and returned. Of these, 19 were from local households interested in one of the proposed homes.

A printed Information Sheet was available at the meeting, a copy of which can be picked up locally together with a Feedback Form if anyone who didn't make the meeting would like to complete one and return to either a member of the HWP or electronically to CCLT at [info@cornwallclt.org](mailto:info@cornwallclt.org)

Positive comments included:

Good inclusion of environmental considerations, ample parking

I think most locals would agree and those who don't clearly don't care for the younger generations of our community

I feel this development is a very positive contribution to St Keverne

Pleasantly surprised at the variety and greenness

Layout looks good with parking for all. Affordable housing for locals is really important



Draft proposals plan

This table details those who attended and summarises the general feedback received.



SUMMARY	Time	M	F	Children	TOTALS
Nos. attending:	2.30-2.30	7	12		19
	3.30-4.30	17	16	5	38
	4.40-5.30	0	2		2
	5.30-6.30	3	3		6
	6.30-7.30	1	1		2
<b>TOTALS</b>		<b>28</b>	<b>34</b>	<b>5</b>	<b>67</b>
<b>Feedback Forms Received:</b>					
In Support	21				
Against	6				
Neutral/ltd feedback	2				
<b>TOTAL</b>	<b>29</b>				
<b>Nos. confirming interest in a house</b>		<b>19</b>	includes rent, S.O. and Open Market.		

The Housing Working Party and Cornwall CLT are very grateful to Cornwall Council's Community Capacity Fund which provided funding towards the Housing Needs Survey and the Consultation Event. The Community Capacity Fund is part of the Good Growth Programme, which is delivering the UK Shared Prosperity Fund in Cornwall and Isles of Scilly.