

St Gluvias Neighbourhood Development Plan meeting minutes - 16th December 2019

CLERK. Mary Gosling. 3 Cliff Terrace, Portreath, TR16 4LE.

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Present	C Daly (Chair), S Breckenfield, M Ferris, C Trewern, D Willcocks, M Beckett, Rose Allen, Bill Allen, M Gosling (Clerk) (Minutes). Nikki Manell & Julie Lansdowne Cornwall Housing
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		Action
1	no apologies	
2	<p>Chris Daly introduced Nikki and Julie from Cornwall Council affordable housing who attended the meeting to share information. Nikki explained several options available.</p> <ol style="list-style-type: none"> 1. Affordable rent is set at the local authority cap, which is 80% of market rent if it is above the cap. These caps can be found on the internet. 2. Social rent, usually ex LA, this would be the lowest, 55-60% of market rent. 3. Shared ownership, 2 bed and above, they buy a % share at minimum 25% . 4. Older persons shared ownership model, usually in accommodation for older people, there is more demand for this type. 5. Discounted sale at 70%. There is a supplementary planning document which explains more about how affordable housing works. Within the affordable housing allocation in a development, affordable rent is 70% and shared ownership is 30%. A "Policy 8" site means a third needs to be affordable, if there are more than 10 units. <p>Julie shared info on housing need in St Gluvias PC. Population 1851, 697 Council tax dwellings. Age 15-25 high % on average, 35 affordable houses. 5% of stock is affordable, and this is lower than Cornwall as a whole. From the homechoice register 20 households have a local connection. The size of the accommodation needed is available. There is a housing needs survey template on the Cornwall Council website (example completed form St Just and Pendeen.) 9 1bed, 14 2bed, 6 3bed</p> <p>SB asked about how the group ensure policies for the NDP affordable housing are flexible to ensure we get the right need for the people of St Gluvias.</p> <p>The homechoice link to be shared on the Parish Council website, to ensure people are aware of it. Also on the homechoice register for shared ownership , 9 on 1 and 2 bed need.</p>	MG
9	<p>Date of next meetings:</p> <ul style="list-style-type: none"> ● 20th January 2012.45 -2.45pm ● 10th February 20 10am-12pm 	