



**CORNWALL
COUNCIL**
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Mr Lane
East SDA - Cornwall Gateway CNA
The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX

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Date: 17.06.2019

Dear Mr Lane

I am writing to introduce myself having recently started as the Rural Housing Enabler at Cornwall Council.

One of my main goals is to work with rural communities to increase the level of affordable and community-led housing in areas where there is an identified need. Since communities know their local area better than anyone they are best placed to identify suitable sites to meet local need. Communities have a real opportunity to play a leading and lasting role in solving local housing problems, creating genuinely affordable homes and strong communities. They can do so directly or work in partnership to deliver high quality homes, of the right type, in the right place.

Community-led housing is housing that is planned, designed and often owned and/or managed by the local community. It may involve groups of ordinary people taking action to refurbish existing or to build new affordable homes, creating bespoke solutions to address the particular needs of their community.

My colleagues in the Affordable Housing Team and I would like to work with communities to enable them to increase the level of affordable and community-led housing and can offer assistance in the following areas:-

- Identifying local housing need;
- Identifying/unlocking sites for development of affordable housing;
- Explaining the options available to the community to deliver new homes;
- Providing information about potential funding sources, including Cornwall Council's own loan and grant funding schemes.

I appreciate, however, not all communities have the resources and capacity to set up a dedicated housing body, or take a project through from inception to delivery themselves. Communities may consider it more appropriate to partner with specialists, whilst still having meaningful involvement in the design and delivery of the homes. This could mean working with partners such as:-

- Cornwall Community Land Trust (CCLT) – who will assist Parish Council housing working groups to plan and design small scale developments;
- Cornwall Rural Housing Association (CRHA) – who will work closely with communities that want to facilitate affordable housing in their area. They can also take on the long-term management of rented housing;
- Cornwall Council – the Council is keen to engage with communities that want to influence the development of new Council housing;
- Private Developers – private developers and landowners may want to partner with a local community in providing affordable housing, as part of their planning obligation.

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1D, Pydar House, Pydar Street, Truro, Cornwall TR1 1XU

Web: www.cornwall.gov.uk/housing/affordable-housing/

General affordable housing advice line: 0300 1234 151



There are a number of resources available to help communities deliver homes locally, a selection of which are listed below. Either click on the links or use the web address to access relevant information:-

- Community-led Homes: The Community-led Homes initiative provides advice, guidance and funding for pre-development work including project planning and feasibility studies (<https://www.communityledhomes.org.uk/>);
- Community Housing Fund: Delivered through Homes England, the Community Housing Fund can provide both revenue (start-up grants and feasibility work) as well as capital (infrastructure, site servicing and development) (<https://www.gov.uk/government/collections/community-housing-fund>);
- Community Land Trust Revolving Loan Fund: Cornwall Council has created a £4.0m development loan fund for community land trusts which can provide competitive short-term loans to finance the build stage of a CLH project (<https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing/community-land-trust-revolving-loan-fund/>);
- Rural Toolkit: Cornwall Council produced a useful guide to the process by which communities can deliver local needs affordable housing (<https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing/rural-toolkit/>);
- Community-led Housing Toolkit: Detailed and technical guidance on aspects such as legal structures, planning and finance (<http://www.clhtoolkit.org/>)

If you are interested in Affordable and/or Community-led housing and would like to know more please get in touch. Either myself or a member of the Affordable Housing Team will be happy to set up a meeting with you and your Parish Council members.

I shall look forward to hearing from you.

Kind regards,

Noreen Jefferies | Rural Housing Enabler
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