

COMMUNITY LED HOUSING EXTRACT FROM REPORT TO PARISH COUNCIL

ST JUST IN ROSELAND PARISH - THE WAY FORWARD 2024

CONTEXT. This report is submitted to the St Just in Roseland Parish Council, who launched The Way Forward initiative in Feb 2024, by The Way Forward Coordinating Group for their Jan 2025 meeting. It reflects the work undertaken by the Coordinating Group and the Working Groups and includes the relevant results of Community consultations.

RECOMMENDATIONS. It is recommended that St Just in Roseland Parish Council, at its meeting on 6 Jan 2025:

- a. Accepts this report as a fair record of the Way Forward initiative
- b. Agrees that the recommended proposals be taken forward in the manner outlined
- c. Agrees that, where indicated, individual proposals be brought forward for debate and voting at future Parish Council meetings
- d. Expresses any views Councillors feel appropriate on any proposals that are not scheduled to be brought forward for Parish Council debate and voting.

BACKGROUND

- Launched with a Public Meeting in Mar 2024 attended by over 180 people as a 2 Stage Consultation based on ideas developed by Working Groups based on St Just in Roseland Parish Plan 2004.
- Stage 1 in Sep: a written survey form delivered through every letterbox in the Parish. 131 responses = 14% return rate: within 'Membership Organisation' expected results
- Stage 2 in Nov: weekend of 'drop in' sessions in St Mawes & St Just (42 responses).
- This report makes recommendations on which proposals have community support and how they should be taken forward. For the avoidance of doubt, The Way Forward Team makes no claim to act with authority to implement these recommendations. In many cases, these decisions are for the Parish Council who are invited to take note of the recommendations but are not bound by the results of work by The Way Forward.
- Various comments were offered, under various topics, on the impact of tourism and second homes. In addition to the 4/5 of responses that recognised the criticality of tourism to the local economy, it is worth noting that, in recent big (£10ks), local fund-raising, 40% of Save Our Post Office donations and 60% of the Local COVID Hardship Fund came from those 'not normally resident'.
- **Conclusion.** Given Stage 1 response rate was within expected range, those topics with clear majority agreement can justify a claim to have community support. The low response rate to Stage 2 means that proposals can only claim a 'Community Mandate' where this is supported from Stage 1 or other indicators/ evidence.
- **Next Steps.** This report, along with the adjoining Learning From Experience paper, is submitted for the Parish Council to consider the recommendations above. Original thinking was to develop an update to 2004 Parish Plan but the 'statutory role' of Parish Plans been superseded by Neighbourhood Development Plans. The Way Forward does not seek to change the Roseland Neighbourhood Development Plan.

HOUSING, ACCOMMODATION & PLANNING

Community Led Housing Proposal

Vision: A parish with affordable accommodation available for young families where most building work is undertaken by local builders and planning decisions are made in accordance with the law.

- Community Led Housing - Recommendation: Deliver

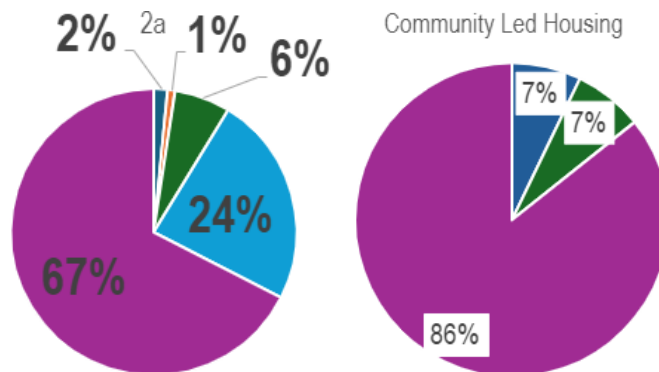
With clear support expressed at the public meeting in March, in the responses on the need for social housing in Stage 1 and for the Community Led Housing principles consulted in Stage 2, there is very clear Community support for building housing affordable for locals.

The Way Forward Housing Team is working based on the following principles for this Community Led Housing proposal:

- Intent: deliver local solutions to meet local needs
 - Location: Delivery on Cornwall Council owned land with the local Community Land Trust (CLT) as the charitable organisation retaining a covenant to ensure the property remains affordable
 - Funding Model: Construction, including any land purchase and fees, funded through 0% interest bonds available to all with repayment in circa 2 years on ‘sale’ of the properties
 - Construction: independent project manager to lead a team of local tradesmen
 - Property Ownership: ‘Discounted cost sale’ to new owners to cover construction costs, including any land purchase and fees.
 - Members and trustees of the CLT will be unpaid volunteers

Next Steps. Way Forward Housing Team to undertake design and consultation.

Governance. As per normal planning applications



Key to pie chart above:

Stage 1 Responses – 5 colour pie charts

Stage 2 Responses – 3 colour pie charts

