



Parish of Portreath Affordable Housing Background Information

Prepared by the Affordable Housing Team

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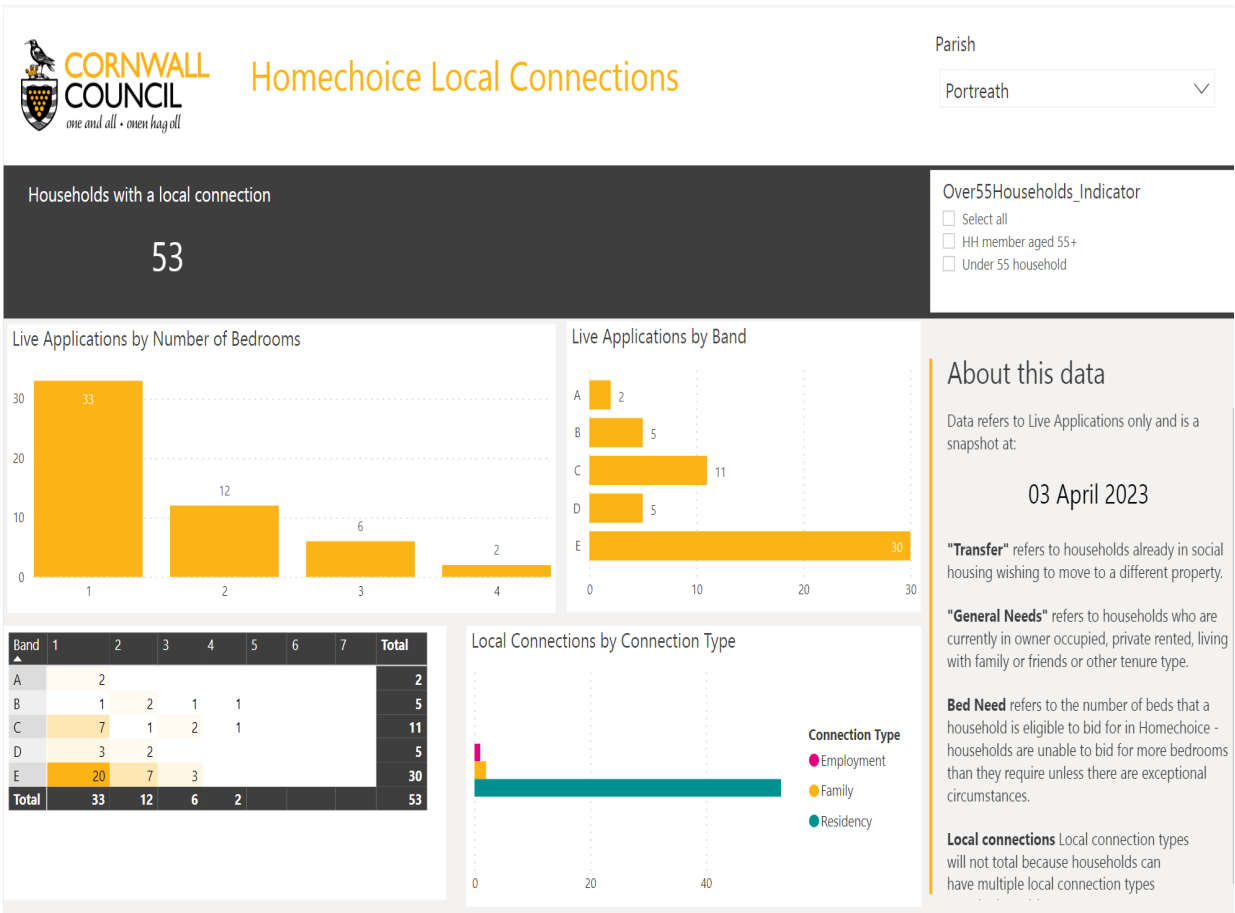
Affordable Housing Team

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Housing Need in the Parish of Portreath

Cornwall Homechoice Register shows that:

- 53 households are registered on Homechoice, of these there is mainly a need for 1 or 2 bed accommodation.
- 15 of these households are over 55 years old (13 of these for 1 bed accommodation)
- 2 self-assessed and assessed need for accessible and adaptable homes for 1 bed accommodation
- 7 self-assessed (6) and assessed need (1) for wheelchair user housing for mainly 1 bed accommodation
- Over half of the need is for 1 bed accommodation (33)
- The majority of households have a local connection through residency:
 - 95% Residency
 - 3% Family
 - 2% Employment



Band E applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low-Cost Homeownership as a means of addressing their housing needs. Appraising Band E applicants in this manner provides a broader understanding of intermediate need, as part of this comprehensive assessment of housing needs in the area as set out. There are currently **30** households in Band E who may be suitable for Low-Cost Homeownerships such as Shared Ownership or Discount Market Sale

For the avoidance of doubt Band E applicants **are** qualifying households in housing need, who are eligible to bid for affordable homes. They simply have not been awarded as high a priority of housing need as households in Bands A–D.

Examples of Band E households include (but are not limited to):

- Young adults with or without children, living with parents or friends who are unable to secure private rented accommodation or afford an open market home.
- Households in private rented accommodation who cannot afford to sustain the rent in the long term for example and who may or may not have been served a notice to leave.

Homechoice Banding

Please note the Homechoice Register is currently going through a review.

Applications will be:

- assessed by the Homechoice Team.
- placed in one of the following priority 'bands' according to the level of housing need.

Band A	
Exceptional needs	Where 'substantial' evidence from a statutory organisation, such as the police, is provided which concludes that risk to life or serious harm could result if an immediate move is not obtained (includes victims of domestic violence, racial harassment, and witness intimidation). These cases need to be of an exceptional nature and must clearly demonstrate that suitable temporary accommodation through the statutory homeless duties would not be an option.
Welfare	Applicants awarded an 'urgent' priority by the Welfare Assessment Panel.
Adapted/ Accessible Property	The applicant occupies a Council, ALMO or Registered Provider property within the Cornwall Homechoice area that, ATCHES Adapted/Accessible Property Group1 or 2 and no household member requires the adaptation/s
Downsizing	Tenants in Cornwall who are under-occupying a Council or PRP property

Band B	
Statutory Homeless	Applicants to whom Cornwall Council has accepted a full housing duty under the current Homelessness legislation.
Welfare	Applicants awarded a 'high' priority by the Welfare Assessment Panel.
Lack of bedrooms	Applicant lacks 2 or more bedrooms in their current home, UNLESS evidence exists that the overcrowding is deliberate. (This excludes applicants in temporary accommodation).
Disrepair	Private sector tenants or residents that have been assessed as having Category 1 hazards under the Housing Health and Safety Rating System that involve an imminent risk of harm to the occupants and the landlord is unable to remedy the defects to the property within a reasonable period of time as specified by the Private Sector Housing Team.

Band B	
Move-on	The applicant is formally accepted under the move-on scheme.(Appendix 11)
Redevelopment Programme	A Cornwall Homechoice Partner tenants where the demolition refurbishment, or sale of their home has been approved and the tenant is required to move within the next six months.

Band C	
Homelessness Other	Applicants who can demonstrate they are homeless or threatened with homelessness but not owed a main housing duty by Cornwall Council.
Welfare	Applicants awarded a 'medium' priority by the Welfare Assessment Panel.
Lack of bedrooms	Applicants who lack one bedroom in their current home.
Support/ facilities	The applicant, or a member of their household, needs to move to a particular 'locality' within Cornwall, to give or receive on-going support from 'close' family members, or to access specialist medical facilities.
Work/ training	The applicant, or a member of their household, needs to move closer to their place of work/training (of a non- casual nature) within Cornwall. People who need to move into the district or to a particular locality in the district of the authority, needs to move to take up a job or live closer to employment or training (including apprenticeships) where failure to meet that need would cause hardship (to themselves or to others). training (including apprenticeships) where failure to meet that need would cause hardship (to themselves or to others).

Band D	
Shared Facilities	Applicants share bathroom or kitchen with non-family members.
Children living in flats and/or lacking a garden.	Applicant has a child/children under 10 years of age and lives in a property above ground floor, with no lift. Applicant has a child/children under 10 years of age living in a property without access to a garden.

Band E	
All other groups	Households who have no reasonable preference.

Affordable Housing Delivery

In the past 3 years there have been no affordable home built in the parish of Portreath.

Delivery Year	No. of Affordable Homes Delivered
2012/13	3
2013/14	22
2015/16	3
Total	26

Planning Applications

There are currently no planning permissions still to be implemented.

Affordable Housing Rental Stock

There are 23 affordable/social rental properties in the Parish of Portreath managed by Livewest. There are 4 1-bed, 13 2-bed and 6 3-bed homes in total. There have been 2 2-bed rental properties advertised in the parish.

Neighbourhood Development Plan

The parish have an adopted [Neighbourhood Development Plan](#)

Useful Links

- [Affordable housing - Cornwall Council](#)
- [Rural Housing Toolkit](#)

Local Planning Policy

- [Cornwall Local Plan](#)
- [Neighbourhood development plans](#)
- [Housing Supplementary Planning Document \(SPD\)](#)

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