

Housing

Vision Statement: Ensure supply of housing to address local needs.

The public comments analysed in this document were received at the following consultation events:

Penryn Neighbourhood Plan Launch, 25th March 2017
May Day celebrations, Doorstep Green, 30th April 2017
Gig at Glasney, College Field, 4th June 2017

The full transcript of public responses can be downloaded from:
www.planforpenryn.co.uk

Please note that the 'Issues', 'Key Themes' and 'Next Steps' outlined here are interpretations from the public comments, are not exhaustive and are subject to change.

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Question: **What do you think Penryn's housing needs are?**

Example public responses:

"We need more affordable rental accommodation."

"Multi generational housing, NOT ghettos of students or older people, a space for all generations."

"Purpose built and sustainable student housing that still enables them to feel included as part of our vibrant community."

"A mix of affordable, family and first time homes alongside student housing."

"Less student accommodation, Penryn locals provided more with housing."

"Priority for local residents who buy (over landlord second home owners)."

"Affordable housing for all."

"High quality and low cost (this is possible!)"

"Housing that reflects, enhances and sets the character of Penryn"

"Eco-friendly, using local material. Reflect where we are – not a house that could be built just anywhere."

"Protection of key sites to control type and scale of new housing"

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Issues arising from public responses:

- Rental accommodation is unaffordable
- Short supply of long term rental accommodation
- Impact of summer holiday lets upon availability and affordability of rental accommodation for residents
- Separation of groups of people - student & elderly 'ghettos'
- Exclusion of groups from the wider community
- Lack of housing stock to accommodate student housing and meet local need
- Student housing pushing up cost of rentals
- Landlords converting properties to HMO's
- Housing is not affordable
- Number of landlords and second home owners
- Lack of flexible housing stock enabling people to downsize and stay in community
- Loss of local character through inappropriate development
- Negative response to recent developments ('pastiche', 'cheap construction', 'pack 'em in', 'standard boxes', 'bland')
- Loss of green space to development
- Inappropriate development

Key Themes arising from public responses:

- Ensuring supply of affordable housing
- Managing the impact of tourism on housing availability and affordability
- Providing multi-generational housing
- Supporting mixed, inclusive communities
- Balancing HMO's with family homes
- Protecting tenants
- Providing social housing
- Flexibility of housing to accommodate elderly, young/growing families, individuals
- Protecting housing for residents
- Ensuring developments are sustainable and eco-friendly
- Ensuring high quality of design of new developments (materials, context, lifespan, flexibility)
- Maintaining affordability as well as quality of developments
- Enabling community housing schemes (e.g. Community Land Trust)
- Protecting green spaces
- Ensuring appropriate sites for new development

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Next Steps:

Potential Policy Areas:

- Identifying and designating appropriate development sites
- Article 4 for HMOs
- Restricting second home/landlord ownership (St Ives)
- 'Mix' of housing developments
- Multi-generational housing
- Provision of Social Housing
- Quality design guide for new developments
- Benchmarks for sustainability (passivhaus)
- Enabling Community Land Trusts (CLTs) and Co-housing schemes
- Protecting green spaces

Potential Evidence Base:

- Database of residential accommodation in Penryn (owner occupied, rented, student accommodation, holiday let, vacant)
- Analysis of rental costs over recent years
- Audit of existing Council Housing & waiting lists
- Audit of new developments
- Database of proposals for new developments
- Mapping valued/protected green spaces

Potential Projects:

- Research into multi-generational housing
- Precedents for affordable, flexible housing developments
- Photographic audit of new developments & historic housing stock
- Exploration of 'What is quality design?'