

Land adjacent to Trelyn, Frogpool

Coastline Housing

We are a charitable housing association owning and managing over 5,000 homes across Cornwall. These include general needs rented (affordable rent, intermediate rent and social rent), rent to buy, shared ownership, extra care, housing for older persons, supported and crisis accommodation.

Our purpose is to provide great homes and offer great services provided by great people.

Our ambition is to end the housing crisis in Cornwall.



Gwennap Parish housing need

(as of 6/8/24)

Parish	Band	1 bed need	2 bed need	3 bed need	4 bed need	5 bed need	6 bed need	7 bed need	Total
Gwennap	A	1							1
Gwennap	B		1	1	2	1			5
Gwennap	C	4	3	3	1	1			12
Gwennap	D	1	1						2
Gwennap	E	18	4	1	1	1			25
Gwennap Total		24	9	5	4	3			45

12 households 55 and over. No adapted property need currently identified by Homechoice



Land adjacent to Trelyn, Frogpool – PIP PA22/09674



Draft indicative site plans

9 homes in total to be delivered as 100% affordable. These homes will be a mix of social rent and shared ownership.

The current proposed mix is:

Social rent:

3 x 1.5b2p bungalows 50m²

2 x 2b4p bungalows 70m²

1 x 3b5p bungalow 86m²

Shared ownership:

1 x 2b4p bungalow 70m²

2 x 3b5p bungalows 86m²



Housing Design

- All will meet or exceed NDSS sizes (Nationally Described Space standards)
- At least 25% will be M4(2) compliant – wheelchair adaptable in line with planning policy
- All are currently proposed to have PV panels
- Heating proposed as ASHPs, although could be GSHPs
- All homes will have secure gardens, allocated parking, patio, space for recycling/ refuse and space for a shed.
- Will have to secure 10% BNG (Biodiversity Net Gain on site). We also have our own Ecology Enhancements that we install on every scheme which include bird and bat boxes, bee bricks, hedgehog holes.
- Finishes are to be confirmed, but will be reflective of the local vernacular.



Affordability

Social Rent:

Set by an independent RICS valuer, and based on 1999 house values. Current indicative rents:

1.5b2p bungalow: £114.89 per week + service charge £8.63, total: **£123.52 per week** (£536.69 per month)

2b4p house: £135.00 per week + service charge £8.63, total: **£143.63 per week** (£624.07 per month)

3b5p house: £151.18 per week +service charge £8.63, total: **£159.81 per week** (£694.37 per month)

Shared Ownership:

2b4p valued at £300,000.

25% share: £75,000. 10% deposit: £7,500

Mortgage amount £67,500 (assumed 5% interest rate) 30 year mortgage term

Mortgage monthly repayments: £362 / month, 2.5% rent on unsold equity £469 / month

Service charges £37/ month. **Total: £869 per month**

(Average gross household income 2023/24 of £34,673, average deposit was £24,375, average initial share was 42% =£112,118). The lowest deposit was £4,125.



Update on surveys

1. Topo survey complete
2. Ecologist visited site on Monday 2nd September 2024. a requirement for a bat survey has been identified, which will require surveying on five consecutive nights in Autumn, Spring and potentially Summer 2025. if further hedgerow is removed, we would potentially need to undertake a dormouse survey.
3. The engineer has been appointed and is working on drainage calculations, the drainage routes, and basin design. This will impact the final scheme layout
4. The architect is appointed and is starting to look at scheme layout, house types etc.
5. A tree survey has been appointed, this will include a constraints plan (root protection zones etc), canopy cover assessment and impact assessment.

Indicative Programme

- Planning submission November 2024. We would like to hold a public consultation and or additional parish council meeting before submitting the planning application.
- Planning determination February 2025
- Start on site April / May 2025
- Practical completion May 2026

Any Questions?

