

John Bennett

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Sent: 17 October 2014 13:18
To: 'jb@john-bennett.com'
Subject: FW: Housing in Hayle

Local connection area	Band	Council minimum bed need									Tot
		0	1	2	3	4	5	6	7	8	
Hayle	Band B	26	7	17	6	6	3	1	0	0	66
Hayle	Band C	33	12	26	30	17	0	0	0	0	118
Hayle	Band D	40	7	18	2	0	0	0	0	0	67
Hayle	Band E	107	61	113	35	3	0	0	0	0	317
Hayle	Total	206	87	174	73	26	3	1	0	0	577

This is taken from Cornwall Homechoice Register, Oct 2014

Bands A to D are the highest levels of need.

Rent properties are generally let at up to 80% of market rents through social landlords like DCH, Coastline, or Cornwall Housing.

Affordable sale and shared ownership prices for Hayle are generally set at 70% of the market value. If a new home is valued at £170K, with the affordable restriction, it would be sold at £119K.

Cornwall housing policy seeks to deliver a 70/30 split of rent and intermediate.

On sites in Hayle the threshold for developments have to provide affordable dwellings is currently being set at 2 or more; and the target level is 40% of the development.

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