

The Development Standard

There is a large demand for affordable housing across Cornwall.

We will continue to develop homes in the county that are:

Well designed

We will:

- work with you, through our Design and Advisory Group, to ensure that our new homes and the neighbourhoods they form, are places where people want to live now and in the future
- continue to improve the energy efficiency of our homes, reducing fuel costs for residents and helping to combat climate change
- work with local residents in all our developments to understand and take account of local issues
- make sure that all our new homes meet or exceed statutory design and funding requirements

Cost effective

We will:

- compare our services with similar organisations and work with residents to bring about improvements
- continue to work with partners to make savings through bulk buying

Affordable

We will:

- provide an appropriate mix of affordable homes to rent and buy. In developments of nine homes or more we will continue to develop 30% for Homebuy and 70% for affordable rental. This will be regularly reviewed to ensure the mix of properties meets needs and enables us to develop new affordable homes.

Meeting local housing need and contributing to the local economy

We will:

- work with Cornwall Council, Parish Councils throughout the county and residents to ensure our developments meet a need for affordable housing
- contribute to the local economy and increase local employment



Monitoring our performance

The Design Advisory Group reviews our performance quarterly. We will publish annually for all residents our performance against the following targets:

- affordable homes completed (110 homes per year)
- affordable homes 'started on site' (120 homes per year)
- resident satisfaction with their new home (90%)
- our average score in the Considerate Constructors Scheme (32 points)

Actions

We will:

- carry out quality control inspections during construction to improve the standard of the finished product (June 2010)
- continue to improve scheme designs to ensure that our developments are great places in which to live (April 2011)
- improve our sales material and ensure that we provide feedback to buyers throughout the sales process (July 2010)