

AG15.iii Correspondence from Mevagissey Parish Council

Mevagissey Parish Council HOUSING MANIFESTO

Mevagissey Parish Council believes the following measures should be taken to address the ongoing problems with housing in Cornwall. It is recognised that while some of the proposals are dependent on Westminster, Cornwall Council is best placed to lobby MPs for action.

Actions for Westminster (Cornwall Council to lobby MPs):

- End right to buy;
- Link affordability to local incomes;
- Allow local authorities to set the level of affordability in accordance with local incomes and establish levels of housing need;
- Insist on 'change of use' planning applications where permanent residency changes to occasional (holiday home) or 'short term let' use;
- Demand 'Future Homes Standards' (net-zero levels) for all new builds;
- Support the upgrade of existing properties to EPC band C status.

Actions for Cornwall Council:

- Stop selling Council housing stock;
- Improve security of tenure for rented accommodation;
- Set up a register of private landlords and enforce improvements to property where necessary;
- Require LTT (local transfer tax) rates to increase for purchase of holiday homes and set council tax at 200%;
- Put a cap of 25% on the number of homes used for other than permanent residence for all communities (development areas) greater than 1000 persons;
- Require properties paying non-domestic rates to observe 'Welsh' conditions, i.e., prove a minimum time for commercial letting (Ref. Section 5.2 of Rating Manual section 6 part 3: valuation of all property classes);
- New development sites should consider mid- and long-term flood risks (coastal and fluvial).

Mevagissey Parish Council
17 February 2022