

**AG14.i. Ocean Housing - Intention to sell 13 Beach View Close  
(including some background)**

**From:** Kate Milton  
**Sent:** 11 August 2023 15:53  
**To:** Cllr John Fitter  
**Subject:** Intention to Sell

Good Afternoon,

**Intention to sell 13 Beach View Close, Newquay, TR7 3LE**

As you will be aware, housing associations can sell homes from their existing housing stock. This is seen by Homes England as a legitimate means to generate income to enable investment in new affordable or existing homes.

As a matter of courtesy, I am writing to let you know of our intention to sell 13 Beach View Close, which is a 1 bed Bungalow, dating from 1965. It is currently empty.

The property is being sold due to the investment required to make the home suitable for letting. We have given this decision careful consideration and have concluded that it is not economical for us to retain this property and improve it to the required standard.

The property will be advertised for sale on the open market. The proceeds from the sale will contribute towards our investment into new affordable homes for Cornwall, as well as improving our existing ones.

We have shared details with Cornwall Council colleagues, so they have an opportunity to consider purchasing it.

Please do let me know if you have questions.

Kind regards,

 **Kate Milton**  
Sales & Disposals Advisor

Ocean Group | Stennack House | Stennack Road | St Austell | PL25 3SW

[www.oceanhousing.com](http://www.oceanhousing.com)

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## Background:

We have seen the following notifications from Ocean Housing during 2022/2023:

- 04 October 2022  
*"Ocean Housing has a vital role in Cornwall building new affordable homes for rent and shared ownership to help local people at a time of housing crisis...If Ocean is to continue to deliver its plans to provide more affordable homes and invest in improving its existing affordable homes, we need to strengthen our financial position...We are considering the sale of our share/legal interest in our shared ownership homes to an alternative Register Provider."*
- 11 January 2023  
Intention to sell 49 Cross Close (2 Bed House, dating from 1956)  
*"The property is being sold due to the investment required to make the home suitable for letting. We have given this decision careful consideration and have concluded that it is not economical for us to retain this property and improve it to the required standard... The property will be advertised for sale on the open market. The proceeds from the sale will contribute towards our investment into new affordable homes for Cornwall, as well as improving our existing ones. We have shared details with Cornwall Council colleagues so they have an opportunity to consider purchasing it."*
- 06 July 2023  
Intention to sell 29 Trembath Crescent (1 bed flat dating from 1971)  
*"The property is being sold due to the investment required to make the home suitable for letting. We have given this decision careful consideration and have concluded that it is not economical for us to retain this property and improve it to the required standard... The property will be advertised for sale on the open market. The proceeds from the sale will contribute towards our investment into new affordable homes for Cornwall, as well as improving our existing ones. We have shared details with Cornwall Council colleagues so they have an opportunity to consider purchasing it."*
- 11 August 2023  
Intention to sell 13 Beach View Close (1 bed Bungalow dating from 1965) **see correspondence above.**
- We have also recently given support to the following planning application:
- PA23/04868 | External and internal improvements to 1-15 Hawkins Road and 46-48 Listry Road as per Design and Access Statement - 1-15 Hawkins Road, And 46-48 Listry Road