

Lowarth Treveben

(Formerly Tredinnick Garden Village)

Impact of a home



The right homes in Cornwall.

We are working with Cornwall Council to align with its development priorities, supporting delivery of the 4,421 homes needed each year.

We aim to create a sustainable, high-quality community that supports local needs and economic growth while helping address Cornwall's housing shortfall.

This document sets out how up to 1,500 new homes could deliver long-term benefits for Cornwall, supporting people's wellbeing, health, the economy and the environment.

Through understanding the local challenges around housing quantity and quality, this document showcases how a new community will play a critical role in ensuring local people can thrive in homes that support healthy and active lifestyles, and that are surrounded by green spaces and supported by local facilities, sports and commercial spaces.

Local engagement shows strong demand: 89% called for affordable homes, 36% for first homes and 26% for family homes. Communities want genuinely affordable options that prevent second-home use and support local residents.

By combining these priorities with our data, we can deliver the right homes in the right place.

The challenge



1.

Homeowners typically report higher levels of life satisfaction compared to renters.¹

- 32.6% of people are in rented accommodation across Cornwall.²
- 16.5% in socially rented homes in Padstow & St Issey.³
- 475 families are in need of affordable homes across the local parishes.⁴
- 23,713 families on the housing waitlist across Cornwall in 2025.⁵
- 787 households were in temporary accommodation across Cornwall at the end of 2025.⁶

2.

Overcrowded living conditions can lead to stress, a lack of privacy and strained family relationships.⁷

- 2% of people in Cornwall living in overcrowded homes.⁸
- 19.4% of adults in Cornwall still living with parents, accounting for nearly 1 in 5 families.⁹
- 44,340 families across Cornwall are living in poor quality housing.¹⁰
- 24% of Cornwall's homes do not meet basic physical and mental needs for human life and comfort.¹⁰
- 10% living in fuel poverty in the South West, with the highest average fuel poverty gap of £576.¹¹

3.

Unaffordable housing costs can lead to financial stress, reduce disposable income and limit access to other life-enhancing resources such as education, healthcare and leisure activities.¹²

- Housing locally costs 8.44 times the average salary.¹³
- 39% of the Cornish population earned below the Real Living Wage.¹⁴
- Average Cornwall monthly rent is £987 and average house prices are much higher in Wadebridge (£360,672) and Padstow (£583,700) compared to the rest of Cornwall (£289,000).¹⁵
- Part time salaries account for over 40% of jobs in Cornwall.¹⁶

Our impact

Cornwall urgently needs homes that help young people live independently, allow families to live near schools, provide sustainable neighbourhoods and enable people to move from unsuitable housing into supportive, connected communities.

£3.8m

A new community can deliver significant social and economic benefits—estimated at over £3.8m annually.



£2.1m

of impact through providing up to 3,600 people with access to natural green spaces close to their homes.

£428,000

of social and economic impact through providing 315 people with access to secure and affordable homes to rent.



£1,890

of economic benefits for every home with a private garden.



£420,000

of impact through reduced household bills when people move to more efficient homes with EPC rating C or above.

£213,400

of wellbeing impacts through providing 135 households with new affordable homes under shared ownership.

£1,240

of wellbeing impacts for every family able to move out of an overcrowded or unsuitable home.



£244,000

of wellbeing impact by providing sports and play facilities that could allow 200 young people to take part in regular team activities.



£12m

of broader social benefits for local communities through delivering homes at the right time, in the right places.

Our approach

Quality, stable housing significantly improves physical and mental wellbeing. By creating a well-designed neighbourhood, featuring green spaces, safe places to meet, play and connect, we can deliver lasting benefits for residents.

These elements play a critical role in amplifying the positive effects of quality housing and ensure we create sustainable places of the future.

What we're delivering



Up to 1,500 homes being delivered to help local people who are living in unsuitable housing, overcrowded spaces and are in need of new local provision.



A mix of house sizes to support people as they move to a new home, their first home or a home that is better suited to their needs.



Up to 450 affordable homes with 70% for rent and 30% for shared ownership, responding to what we heard from local people about the need for affordable quality homes for local people.



A mix of public and private green spaces, focusing on nature rich environments that connect with the wider network of spaces that support red deer, otters and other native species.



Homes and workplaces side-by-side, offering commercial space for smaller businesses and help people live and work in the heart of Cornwall.



Education, sport and community spaces that support people beyond their front door, creating opportunities to come together, learn and access facilities that improve mental and physical wellbeing.



How have we generated these numbers?

Meeting Place and Loop analysed how housing quality and tenure affect life satisfaction using statistical regression, converting measured changes into monetary values using WELLBYs (wellbeing-adjusted life years), HM Treasury's recommended standard. The method factors in context, duration of outcomes and diminishing effects over time.

To view this document digitally and to see the references listed please scan the QR code or contact the project team who can share the data sources.





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