

Positives:

- 10 house rule is a great benefit
- open market houses sell in Liskeard
- “better quality” flats in Liskeard could work
- Self-build can work very well
- Self-build is more effective way of achieving an affordable house than buying from a developer
- Self-build can allow owner to get a better quality house for their money
- Train station is huge plus for town – why not build homes for commuters (and others) nearby?
- Infill/brownfield sites could be good opportunity if supported by better incentives
- Would be willing/able to be involved in self-build projects
- Better stamp-duty regime is an incentive

Obstacles:

- low selling price regime in Liskeard
- land values lower in Liskeard, but not in proportion to selling price
- small businesses struggle with late payment of bills
- brownfield sites more expensive to develop compared with greenfield
- Help-to-buy – too expensive for small builders to sign up to
- Green/sustainable standards add to costs and squeeze margins
- Flat conversions – VAT is a disincentive
- Need more flexibility/realism when applying affordable rules
- Big developers have more power to negotiate affordable percentage reduction?
- Pepper-potting affordables causes problems when selling open-market homes next door
- Off-site affordable contributions not realistic
- Maintenance contracts for green spaces – bond to cover potential failure of management company expensive
- No flexibility in affordable rules
- Cost of surface-water mitigation (SUDS)
- Payment staged for s106 – small builders need to sell house before paying up
- Cannot negotiate on 40% affordable

Other comments:

- Better to build larger open-market houses on separate site from affordables – but Planners will not allow this
- LOTS needs support
- CIL not possible at Liskeard prices
- First-time buyers find it easier to fund open-market house on big estate
- Local builder input is much needed to keep quality up
- Some bigger local builders and wealthy local families have left Liskeard
- Liskeard lacks draw to bring people in e.g. cinema/bowling/skating/eating out
- No good quality “outdoor” shop
- Centre is not well used
- More skilled tradespeople needed
- Better training for youngsters needed – school involvement with training

- Contract work for Cornwall desired – they favour dealing with big companies