



DUCHY of CORNWALL

New Homes At Nansledan Taking Shape To Tackle Homelessness

Work is progressing at pace on the Duchy of Cornwall's first ever housing project to directly address homelessness, with the first residents expected to start moving in by late spring.

The groundbreaking Nansledan scheme is being delivered alongside Cornish charity St Petrocs and is funded by The Duke of Cornwall's Charitable Foundation on Duchy of Cornwall-owned land close to Newquay Orchard.

The first phase is providing high quality accommodation with wrap-around support for up to 16 individuals in two four-bedroom homes and eight one-bedroom apartments that are expected to be completed in May and June this year. There is also an on-site office for St Petrocs.

The focus of the scheme is on breaking the cycle of homelessness through a person-centred approach that builds community connections through training and employment - and ultimately leads to permanent accommodation.

The project draws on the expertise of Prince William and The Royal Foundation's Homewards programme, which is focused on showing that homelessness can be

ended. As well as helping to shape the design of the scheme, Homewards is evaluating the project so learning can be shared with the six other Homewards locations across the UK developing their own innovative housing projects as part of a five-year programme.

Current St Petrocs clients have been involved in designing the interiors of the new homes at Nansledan and the charity's staff and volunteers have also had input.

Henry Meacock, Chief Executive of St Petrocs, which has been working in Cornwall for 40 years and will manage the completed project, said: *"The Nansledan homes are an important addition to St Petrocs' supported accommodation service in Cornwall and we're delighted to see them nearing completion.*

"It's been exciting to see our clients involved in choosing the interior designs, helping to create homes that feel welcoming, secure and above all homely. We believe everybody has the right to a place to call home, and we have seen lives transformed as a result. We share the Duke of Cornwall's ambition to end homelessness and very much look forward to welcoming the first residents."



As well as being a first for the Duchy, the Nansledan project is also a flagship for demonstrating low carbon impact both in construction and operation. The Duchy is using its design and development management expertise to trial low-carbon building techniques as part of a commitment to reaching net zero.

Innovative materials used in the build, which began last summer, include ultra low-carbon cement for foundations, blockwork made with carbon negative aggregate, sustainable timber frames and pre-fabricated wall panels packed with UK-grown hemp insulation.

Early indications are that the project, which is being built by one of Nansledan's housebuilders, CG Fry & Son, will achieve net zero carbon in construction. The all-electric homes will also be efficient to run for the St Petrocs charity thanks to

high insulation, solar panels and a domestic battery storage system.

Duchy of Cornwall Project Manager Peter James, who is managing the build, said: *"This is a significant project for the Duchy and one of which we are incredibly proud. From the outset our aim has been to create high-quality homes that are thoughtfully designed, low carbon in construction and operation and above all, supportive of the people who will live in them.*

"By working closely with St Petrocs, CG Fry and our wider partners, we've been able to combine strong social purpose with innovation in construction and sustainability. We're delighted to see the homes taking shape and look forward to them playing a positive role in helping people move forward with their lives."