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St Ives Town Deal Board

Agenda

Date: Tuesday 25 February 2025

Time: 17:00 – 19:00

Location: Guildhall (Guildhall, Street an Pol, St Ives, TR26
2DS)

Chaired by: Andrew Baragwanath (AB)

- | | |
|---|------------------------|
| 1. Consent of all present to record meeting | Chair |
| 2. Welcome and Apologies | All |
| 3. Declaration of potential conflicts of interest | Chair |
| 4. Minutes of last meeting and action tracker | Chair |
| 5. Matters arising not covered on the agenda | Chair |
| 6. Communications Update | Melinda Brown |
| 7. Programme Overview Report | Jessica Morris |
| 8. Project Updates | |
| - Youth Engagement (presentation) – 15 mins | Laura Peach/Rosana Cox |
| - Live West (written paper) | Tim Wotton |
| - Low Carbon Transport (written paper) | Kieren Couch |



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St. Ives
Town Deal

- | | |
|--|---------------------|
| - Enterprise Fund (written paper) | Cat Roberts |
| - The Guildhall (written paper) | Charlotte Tomlinson |
| - St Ives Theatre (written paper) | Anthony Skitt |
| - CLT (written paper) | Jill Block |
| - St Ives Rugby Club (written paper) | Jonathan Molloy |
| - Leach Pottery (written paper) | Libby Buckley |
| - St Ives Orchard (complete, dashboard only) | Phoebe Sampson |

9. 'A.O.B' – 3 days' notice to be provided in writing to the Chair

Date of Next Meetings:

- Tuesday 10th June 2025, 17:00-19:00.



Minutes

Meeting Title:	St Ives. Town Deal Board
Date:	Tuesday 26 November 2024
Time:	17:00 – 19:00
Location:	St Ives Guildhall
Chaired by:	Andrew Baragwanath (AB)
Attendees:	<p>Voting Members: Libby Buckley (LB), Cllr Linda Taylor (LT), Johnnie Wells (JW), Steve Hynes (SH), , Cllr Andrew Mitchell (AM), Phil Barnett (PB)</p> <p>Non-Voting Members: Louise Dwelly (LD)</p> <p>CC Officers: Emily Kent (EK), Matthew Pitt (MP), Jessica Morris (JM), Clare Connaughton (CC) Rebecca Riley (RR), Melinda Brown (MB), - <i>Teams</i></p> <p>Presenters: Catherine Roberts (CR), Elizabeth Gilbert (EG) – <i>Teams</i>, Tim Wotton (TW), Kieren Couch (KC), Trisha Hewitt (TH)</p>
Apologies:	Andrew George MP (AG), Danielle Hunt (DH), Karen Fielding (KF), Lyn Cross (LC), Rowena Swallow (RS), Steve Cross (SC),

Minutes		Action
1	Consent of all present to record meeting	
1.1	Consent was given by those present for the meeting to be recorded.	
2	Welcome and Apologies	
2.1	Apologies were noted as above.	
3	Declaration of potential conflicts of interest	
3.1	<ul style="list-style-type: none"> Board Members present declared an interest in Town Deal projects in according to their standard declarations on the Register of Interest. 	

Minutes	Action
<p>4 Minutes of last meeting and action tracker</p> <p>4.1 JW proposed the minutes from 17 September 2024 as a true and accurate record and LB seconded this.</p> <p>4.2 Action 10.7 – Digital Trail and Low Carbon Transport – This action was still ongoing as it needed to be reviewed which would be before Christmas 2024.</p>	
<p>5 Matters arising not covered on the agenda</p> <p>5.1 There were no matters arising.</p>	
<p>6 2025 Meeting Schedule</p> <p>6.1 The Board was asked to accept the recommendation for 3 meetings a year, rather than 4, with the option for additional extraordinary meetings, when required. One other option was for 2 meetings but this was felt to be too infrequent.</p> <p>6.2 As projects moved to the delivery phase, projects’ managers (PMs) would have more time to focus on delivery, and with meetings better optimised around quarterly reporting, it was hoped that data presented to the Board would provide greater insight into programme.</p> <p>6.3 Currently, the data reporting dates were out of sync with the Board meetings, and as a consequence, were not as up to date as they could be.</p> <p>6.4 Recommendation for 3 meetings per year, from 4, was;</p> <ul style="list-style-type: none"> • Proposed by LB, and, • Seconded by SH. <p>6.5 The Board carried the recommendation for 3 meetings per year, from 2025. As the meeting was not quorate, the recommendation would have to be carried by written request via email.</p>	

Minutes	Action
<p>7</p> <p>Communication Update</p> <p>7.1 The activity for this reporting period was very busy;</p> <ul style="list-style-type: none"> • Guildhall had a statement released to mark phase 1 of construction, • Cllr Louis Gardner had visited St Ives to view projects, including Vicarage Flats redevelopment, St Ives Theatre and Leach Pottery, • Low Carbon Transport message was about to be released regarding the smart traffic cameras installation and information on the Terrace Junction had been shared, • It was noted media feedback to the Low Carbon Transport had been positive, • TH had been working on the next newsletter, • Future comms included the Rugby Club, Livewest customer-led recycling project delivery, St Ives Theatre, and Zennor Junctions works. <p>7.2 From January 2025, project comms leads will be asked to allow 1 week to review comms before release. In addition, leads will be asked to submit a quarterly hi-level comms plan.</p>	
<p>8</p> <p>Programme Overview Report</p> <p>8.1 In total, 15% of the Town Deal grant had been spent, with an increase of 10% from the last reporting period.</p> <p>8.2 Livewest were mobilising on site, and St Ives Theatre and CLT were scheduled for completion in Spring 2025.</p> <p>8.3</p> <ul style="list-style-type: none"> • St Ives Community Orchard was opened 19 April 2024, and all grant monies had been spent. Reporting to the Board only going forward, • Rugby Club planning determination was due 20 December 2024, and it was moving forward, 	

Minutes		Action
	<ul style="list-style-type: none"> LD queried risk 3 (streetworks) There were upcoming works such as Fibre which would share the same space – JM was in regular contact with Streetworks. Any concerns could be raised with Streetworks. Scaffolding for example from various projects required coordination. 	
<p>9</p> <p>9a</p> <p>9a.1</p> <p>9a.2</p> <p>9b</p> <p>9b.1</p>	<p>Project Updates</p> <p>LiveWest – Creating Greener Futures in St Ives</p> <p>TW presented a slide deck which detailed the project on properties uplift, accompanied by community behaviour change.</p> <ul style="list-style-type: none"> Under a previous phase, insulation, heating, ventilation and hot water had been provided to 65 properties, and roof replacement on 17 properties, with 11 self-funded insulation improvements, Next Phase - 202 properties had been identified for an uplift, which included a proportion for retrofit, some for solar panels, which would be funded by Town Deal and £500k for roof replacements, It was hoped that with Town Deal funding granted, more investment would result, Social Housing Decarbonisation Fund (SHDF) had already been secured, Aim was to create a greener environment, with the use of solar panels, insulation and sound infrastructure of properties, The scheme would link with schools for skill development, employment, connectivity, recycling and fuel poverty support, The tender process had been completed. <p>AM questioned the average amount per property (circa £13k) and suggested meeting TW offline to signpost him to potential funding opportunities.</p> <p><i>TW left the meeting at 17:52.</i></p> <p>Low Carbon Transport</p>	

Minutes	Action	
9b.2	<p>The 2 recommendations the Board was asked to approve were;</p> <ul style="list-style-type: none"> • Endorse the adapted design for Consols junction to incorporate a pedestrian footway; • Endorse the revised proposal for Tregenna Hill Traffic Management and the intent to trial the intervention. 	
9b.3	<p>The design for Consols junction was appended to the report. A footway would be incorporated. Work would be completed by Spring 2025. One concern which was voiced was the volume of traffic in the holiday season.</p>	
9b.4	<p>It was anticipated that the Tregenna Hill solution would unblock traffic; there would be traffic signs rather than signalling. There was the option for using the Park and Ride to alleviate the volume of traffic. It was noted the Transport Subgroup had supported this proposal.</p>	
9b.5	<p>CC Transport would trial this next year and evaluate the data before making it permanent. Park Avenue may be included in the trial.</p>	
9b.6	<p>A meeting was held directly before this Board meeting with Barnoon parking permit holders. A decision on relocating the permit parking will be deferred. There was concern that they should not be asked to relocate.</p>	
9b.7	<p>The first recommendation (Consols Junction) was proposed by AM and seconded by JW; the recommendation was carried.</p>	
9b.8	<p>The second recommendation (Tregenna Hill) was proposed by JW and seconded by LT; the recommendation was carried.</p>	
	<p>As the meeting was not quorate, the recommendation would have to be carried by written request via email.</p> <p><i>AM left the meeting at 18:20</i></p> <p><i>KC left the meeting at 18:25</i></p>	
9c	<p>Enterprise Fund</p>	
9c.1		

Minutes	Action
<p>9c.2</p> <p>9d</p> <p>9d.1</p> <p>9e</p> <p>9e.1</p> <p>9f</p> <p>9f.1</p> <p>9g</p> <p>9g.1</p> <p>9h</p> <p>9h.1</p> <p>9i</p> <p>9i.1</p>	<p>The contents of the report were noted; the Board was asked to recommend that Penwith Galleries proceed to Round 3 at the intervention rate of 50%.</p> <p>Recommendation – This was proposed by JW, and seconded by LB, because the meeting was not quorate, the recommendation would have to be carried by written request via email.</p> <p>The Guildhall</p> <p>The report was noted.</p> <p>St Ives Theatre</p> <p>The report was noted.</p> <p>CLT</p> <p>The report was noted.</p> <p>St Ives Orchard</p> <p>The report was noted.</p> <p>St Ives Rugby Club</p> <p>The report was noted.</p> <p>Leach Pottery</p> <p>The report was noted.</p>
<p>11</p> <p>11.1</p> <p>11.2</p>	<p>‘A.O.B’ – 3 days’ notice to be provided in writing to the Chair</p> <ul style="list-style-type: none"> • As the meeting was not quorate, MP requested that decisions be taken by the previously agreed procedure for inquorate meetings for the following items - Low Carbon Transport, Enterprise Grant, and the 2025 meeting schedule. The Board unanimously agreed. • AB sent apologies for the next Board meeting; LB to chair. • The meeting closed at 18:37.

Minutes		Action
12 12.1	Date of Next Meetings: <ul style="list-style-type: none">• March - the date along with meetings for the remainder of 2025 would be finalised shortly.	DH

DRAFT



St Ives Town Deal Board

Date of Meeting	25 February 2025
Agenda Item	7 - Communications Update
Project Title	St Ives Town Deal Communications
Responsible Officer	Melinda Brown
Date	14 February 2025

1. Purpose of report

The purpose of this report is to provide the board with a summary of progress made in delivery of the St Ives Town Deal programme communications since your last meeting.

2. Recommendations

Board members are asked to note the contents of this report.

3. Background information

Following the successful bid to the government's Town Deal fund, Trisha Hewitt was commissioned by the board in April 2022 to support communications for the St Ives Town Deal programme. Her role involves managing the PR, updates of the St Ives Town Deal website and associated social media channels.

4. Current position

Highlights include:

Low Carbon Transport

A steady flow of PR is keeping local stakeholders informed of progress on the designs, consultations, and delivery of the LCT, including the completion of the first set of works at The Terrace.

Consistently positive media coverage is a good indicator that people are having the opportunity to get involved and be listened to.

[Cornish Stuff coverage of Malakoff consultation](#)

[Cornish Stuff coverage of The Terrace completed works](#)

[BBC Cornwall coverage of Consols junction works](#)

Old Vicarage Flats

Publicity led by Kensa, the project's supplier of ground source heat pumps including a press release and video, showing the start of the drilling.

[Falmouth Packet coverage of Old Vicarage Flats](#)



St Ives Rugby Club

PR for the plan to relocate St Ives Rugby clubhouse and its training pitch to provide 120 new homes in the town

[Cornwall live coverage of Rugby Club planning application](#)

Forward look

A forward look has been included at Appendix A.

5. Risks and issues

None to speak of. There is good contact between most projects, board and PMO communications; working together to identify and develop PR opportunities.

6. Conclusion

Intensive work continues to take local stakeholders on the LCT journey and the project's communications are great example of how to successfully engage people in sometimes difficult and divisive plans, with transparent and regular communication and face to face engagement where appropriate.

Lots of other PR work is planned by various projects, as can be seen in the forward planner. With so much activity within the town, it is unfortunate that we have a six week window of very limited PR due to the election but necessary communications will continue and there will be much project progress to report after 1 May.

Report Author: Melinda Brown

Town Deal Communications and Engagement Lead



Appendix A – St Ives Communications Forward Look

Year	Month	Date	Project	Activity	Progress	Summary
2025	Feb	10	Leach Pottery	News	Not started	Delivery of timber frame scheduled
2025	Feb	12	Low Carbon Transport	Stat. consult	In progress	Consultation on amended design for Malakoff junction
2025	Feb	12	Low Carbon Transport	Informal consult	In progress	update on latest Hsletown plans to local residents group
2025	Feb	Mid	Leach Pottery	Other news	In progress	Stop Go road disruption during delivery of timber frame
2025	Feb	Mid	Low Carbon Transport	Stat. consult	Not started	Consultation on Designs for Higher Stennack
2025	Feb	Mid	Low Carbon Transport	Stat. consult	Not started	Consultation on designs for Stennack / Park Avenue
2025	Feb	Mid	Low Carbon Transport	Stat. consult	Not started	Consultation on amended plans for Halsetown
2025	Feb	Mid	Low Carbon Transport	Stat. consult	Not started	Consultation on amended designs for Tempest roundabout
2025	Feb	Mid	Low Carbon Transport	Other news	In progress	Design work for ETRO scheme for Tregenna Hill
2025	Feb	Late	Leach Pottery	Other news	Not started	Lane Closure and three-way traffic lights on Higher Stennach
2025	Feb	Late	Low Carbon Transport	Other news	In progress	Update on introduction of Variable Message Signs
2025	Feb	Late	Leach Pottery	Photo call / tour	Not started	Online interview - Libby Buckley director for web and TD web
2025	Feb	End	Theatre	Launch	Not started	Revised completion date of late Feb 25
2025	Mar	Early	Board	News	Provisional	TD newsletter
2025	Mar	Early	Leach Pottery	Informal consult	Not started	Relaunch recruitment to Pottery Development Forum
2025	Mar	Early	Leach Pottery	Other news	Not started	Quarterly neighbourhood newsletter hand delivered
2025	Mar	5	Enterprise Grants	Other news	Not started	General article on EGS some case studies for non hospitality investments
2025	Mar	10	Enterprise Grants	Other news	In progress	publication of updated live / contracted projects list to include round3
2025	Mar	10	Low Carbon Transport	Other news	Not started	Start of construction of Malacoff junction scheme
2025	Mar		Low Carbon Transport	Other news	Not started	Preparations / introduction of ETRO scheme on Tregenna Hill
2025	Mar	Late	Low Carbon Transport	Other news	In progress	Completion of Consols Junction scheme
2025	Apr	25	Low Carbon Transport	Other news	Not started	Start of construction on Halsetown scheme
2025	May	Early	Leach Pottery	Other news	Not started	Low
2025	May	12	Enterprise Grants	Launch	Not started	announcement of round 4
2025	May	Mid	Leach Pottery	Photo call	Not started	Timber frame install complete / photocall with new politicians
2025	May	20	Low Carbon Transport	Other news	Not started	Strt of construction on ETRO scheme
2025	Jun	Early	Low Carbon Transport	Launch	Not started	Launch of ETRO trial
2025	Jun		Board	Other news	Not started	St Ives Town Deal Newsletter
2025	Jun	Early	Enterprise Grants	Launch	Not started	round 4 open for application (1 month)
2025	Jun	15	Enterprise Grants	Other news	In progress	case studies one
2025	Jun	Mid	Leach Pottery	Other news	Not started	Quarterly newsletter - online and hand delivered



St Ives Town Deal Board

Date of Meeting	25 th February 2025
Agenda Item	Programme Overview Report
Responsible Officer	Emily Kent
Department	Economic Growth
Date	14 th February 2025

1. Purpose of report

The purpose of this report is to provide the Board with a summary of progress made in delivery of the St Ives Town Deal projects since your last meeting.

2. Recommendations

Board Members are asked to note the contents of this report.

3. Background Information

Following approval of the Outline Business Cases by the Department for Levelling Up, Housing and Communities (DLUHC) in Autumn 2023, work has been ongoing with project delivery partners to further refine project business cases and enter into Grant Funding Agreements (GFAs for externally delivered projects) and Service Level Agreements (SLAs for Cornwall Council internal projects). The completion of these agreements allows projects to progress to their main delivery phase and follows an earlier cashflow phase where advanced funding was provided.

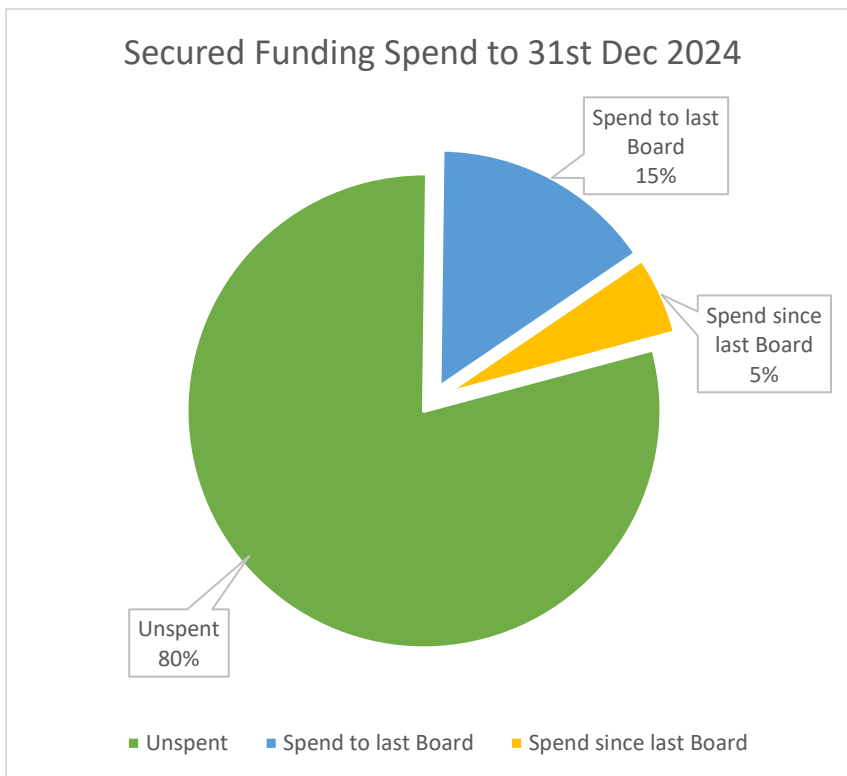
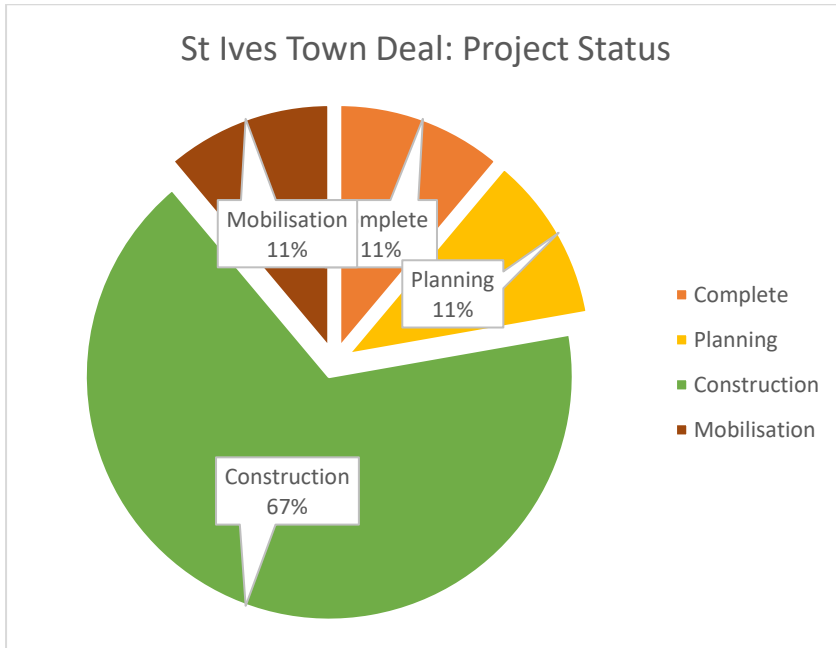
4. Current position

Programme Status

All 9 projects are contracted and moving into delivery. £6.8m of grant funding had been expended as at the end of December 2024 which represents 34% of the total Town Deal Grant for the St Ives Programme. Project spend increased by 8.6% vs the previous reporting period reflecting the progress now being made by projects within the town.



The next reporting period will end on 31st March 2025 which will inform the next Ministry of Housing, Communities and Local Government (MHCLG) monitoring and evaluation return.





- **Project Delivery Status**

Individual Project Update Reports and Dashboards for projects are included within the report pack for detailed updates on each project. The LiveWest project, has not completed its first Monitoring & Evaluation return for MHCLG yet and therefore no Dashboard is provided for this project. LiveWest are due to complete their first claim in April. Conversely the St Ives Orchard project has completed the build and is not required to provide a Project Update Report but a Dashboard is provided. The project report provides the current progress for each project whilst the Dashboard provides an overview of the Monitoring and Evaluation status from the end of the previous quarter; this data is reported to MHCLG twice a year.

- **St Ives Community Orchard:** The Building opened on 19th April 2024, all grant funding has been allocated, monitoring will continue to ensure all outputs and outcomes are delivered. The Board will receive a quarterly project dashboard. They have been working with the LiveWest team who have provided funding for free Wi-Fi for The Core for a year and are holding regular community drop in sessions at The Core.
- **St Ives Rugby Club:** Planning was granted in December for the relocation of the St Ives Rugby clubhouse building and training pitch, and to provide associated access, parking and landscaping; and outline planning application for up to 50 dwellings and up to 70 extra care units with associated open space. The project will go out to tender for the main contractor in the coming weeks.
- **CLT (Old Vicarage Flats):** A new contractor has been appointed and making good progress with completion expected by August 2025. Ground source heating bore hole drilling has been carried out by Kensa Groundsource Heating with some publicity circulated.
- **St Ives Guildhall:** The project has moved into delivery with construction mobilised and started on site and remains on track for completion December 2025. The site boarding/scaffolding will be wrapped in graphics with information about the project and a TV screen will have updates on the works and what is being built for the town.
- **St Ives Theatre:** All significant structural works are now complete, and they are on target for completion late February. Any risks to the project are linked to their financial constraints but the team plan to reopen the theatre for the Easter show. The project team continue to seek funding for new auditorium seating.
- **Leach Pottery:** In delivery, progress has been slowed by the sign-off of several key legal agreements however these have been completed allowing the sewer works to be



carried out and timber frame to be delivered to the site over the coming weeks. A project review is being carried out on the Digital Trail to ensure the long-term sustainable delivery and positive outcome for the town.

- **LiveWest:** The preliminary phases have been completed with the next 6 months seeing the bulk of the activity delivering the Town Deal Funded works. LiveWest is confident that it will over deliver on the number of homes improved through the project. The LiveWest community team continue to liaise with other projects to find synergies to maximise the outcome for the town and their residents.
- **Low Carbon Transport:** The project continues to progress positively, with the Vivacity cameras have been installed in the town, the Consols works are in progress with Halsetown and Malakoff schemes are likely to start delivery March 2025.
- **Enterprise Grants** – 3 Rounds of grant applications have been carried out. The final applications from Round 3 are currently going through the final decision stages with outcomes expected shortly. The project team are liaising with the working group regarding a potential Round 4.

5. Risks and Issues

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1	Rising inflation and costs of construction	The risk is that construction inflation impact on the costs of delivery.	Medium	Accurate and up to date cost reporting via QS. Value engineering where required. Possible Output/scope reduction if required	Medium
3	Stakeholder Support	The risk is that not all stakeholders are supportive of the Town Deal vision	Medium	Extensive ongoing public consultation in addition to consultation on Town Investment Plans Communication strategies in place for all towns to communicate benefits of TD funding and schemes	Low



6. Conclusion

The St Ives Town Deal programme is contracted and moving into delivery with one project complete and another due to complete within the next quarter.

Appendices

- St Ives Programme Dashboard

Report Author:

Jessica Morris

Town Deal Commissioning Specialist

Town Deal Overview for St Ives

Headlines messages on the financial profile, funding and intervention themes

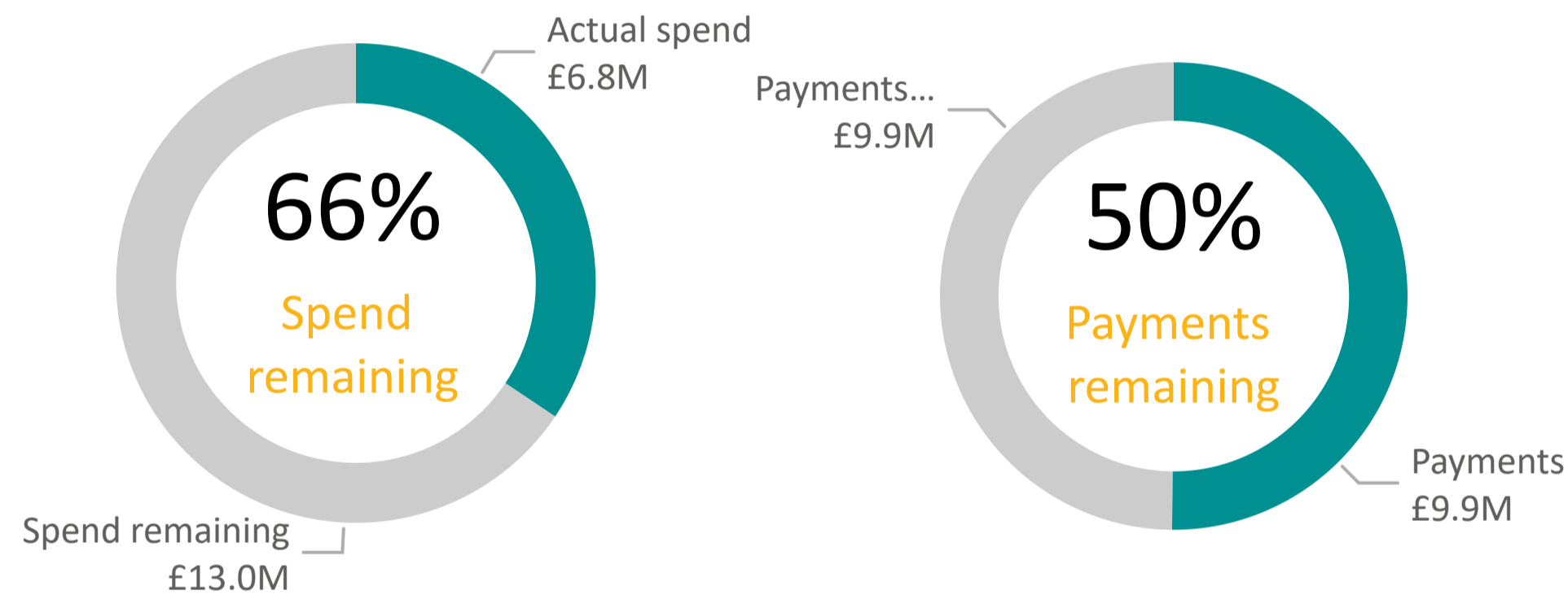
Portfolio

Town Deal

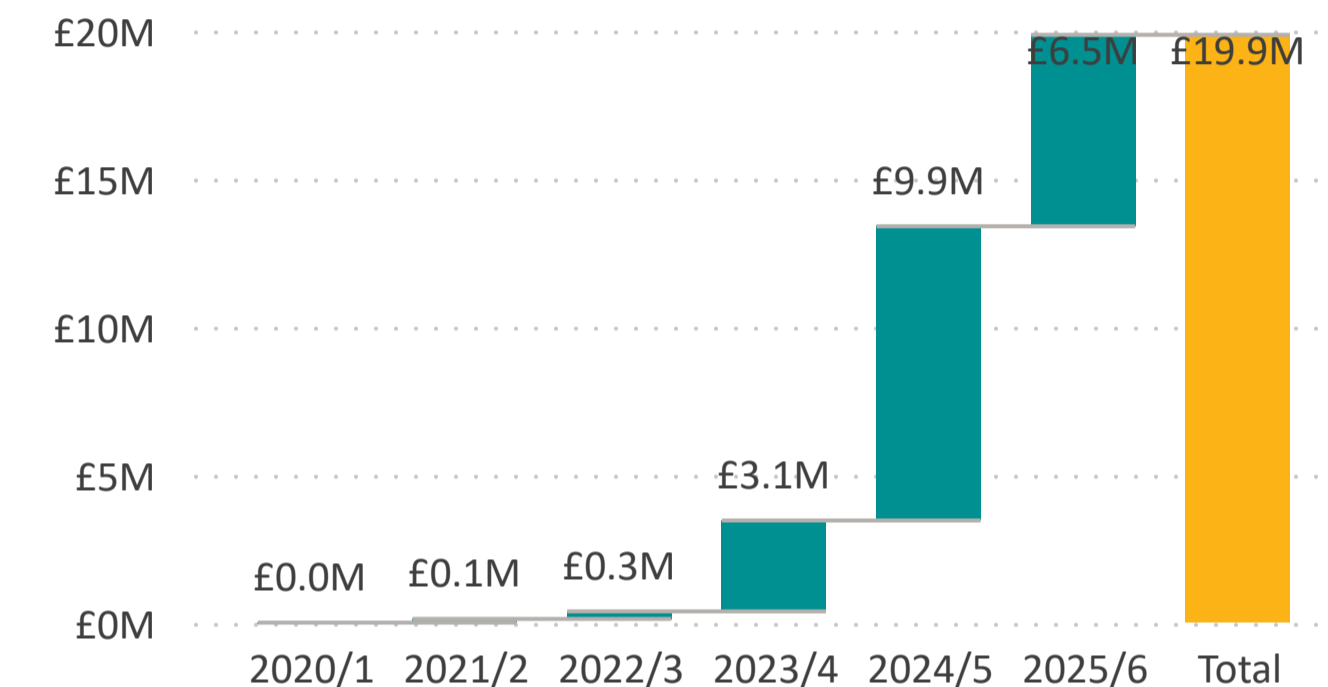
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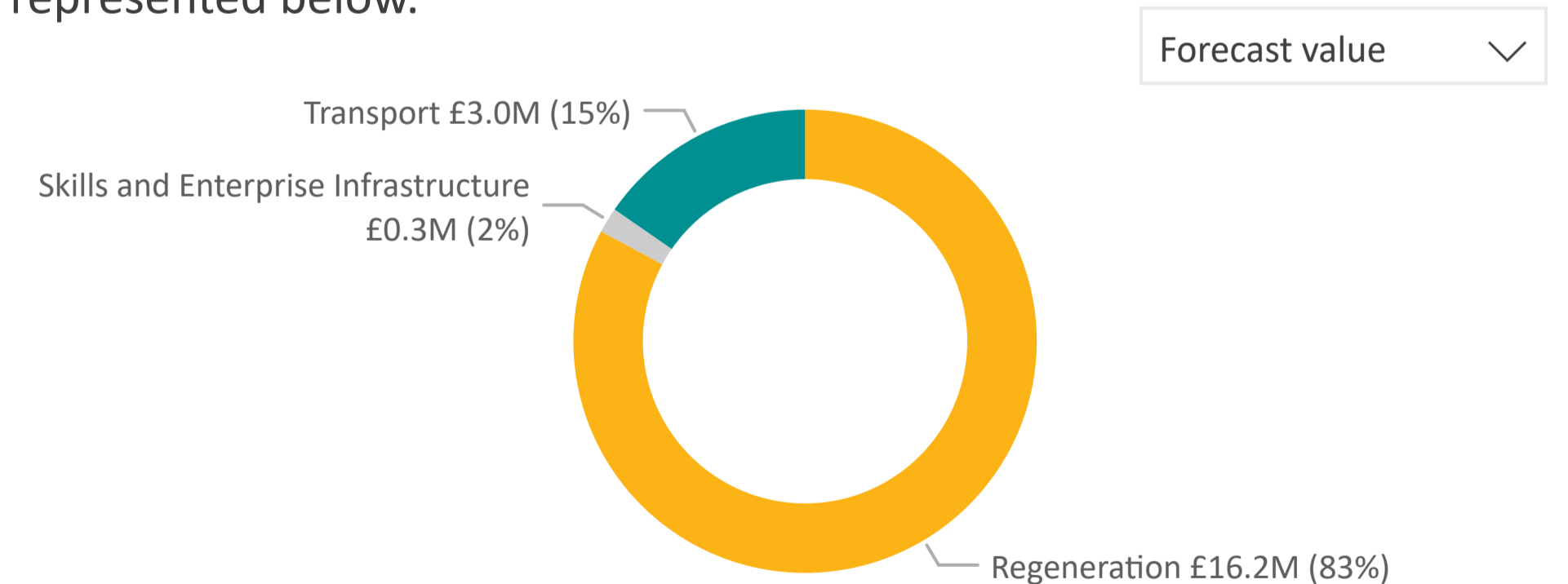
The **9** projects have a forecast fund spend of **£19,852,767**. The graphics below show how much of this total is remaining by project spend and payments made (to the managing organisation).



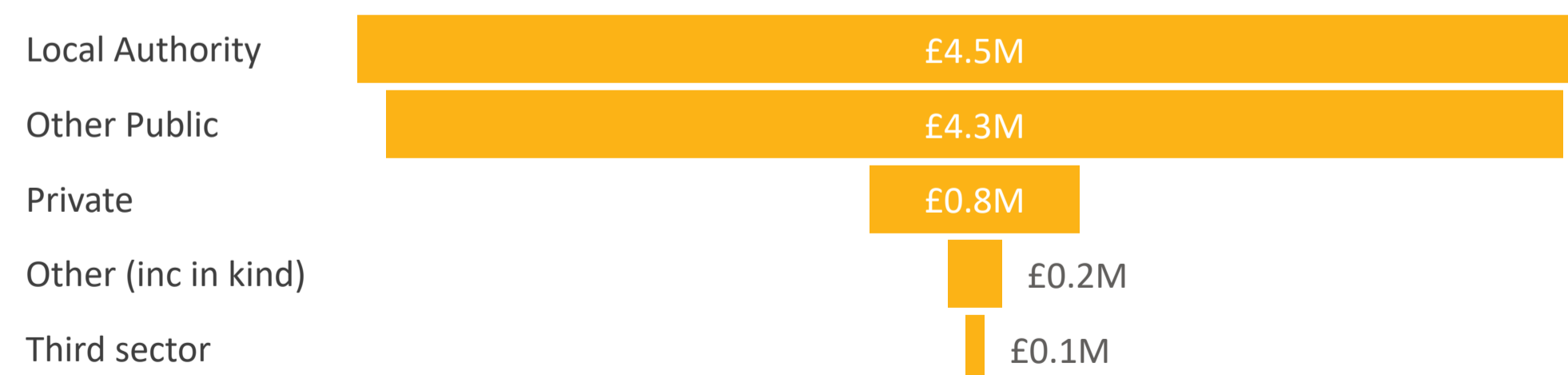
The forecast spend by financial year (below) shows that **50%** of the portfolio spend is expected in 2024-25.



The proportion of projects by their primary intervention themes is represented below.



Other forecast funding sources amount to **£9,817,016** (see below).



Overview

Financial profile

Map view

Project view





St Ives Town Deal Board

Date of Meeting	25 th February 2025
Agenda Item	Project Updates
Project Title	LiveWest Housing Retrofit
Project Lead (Position/Title/Organisation)	Tim Wotton LiveWest - Green Funding Manager
Date	4 th February 2025

1. Purpose of report

Following presentation to the board in November, this report is to provide the board with an update on the LiveWest project progress over the past couple of months – principally around procurement completion and contracting and programmes of works.

2. Recommendations

The Board are recommended to note the contents of this report.

3. Background information

LiveWest's project aims to provide 200 homes with energy efficiency improvements, engage customers with greener living and stimulate green jobs and investment.

4. Current position

Building on the first phase of retrofit works undertaken in 2023 in areas 1 and 2 as defined within Appendix 1. Throughout 2024 LiveWest has been:

- undertaking assessments of properties within area 3
- undertaking remediation works to enable the second phase of works on properties in areas 1 and 2 that will constitute Town Deal funded elements of works to these properties



- Carried out a competitive procurement and contracting process to ensure best value is delivered.
- Having completed the procurement process, we have contracted Zing Energy with £1.6m contract to upgrade 189 properties – making the total capital investment on energy efficiency measures within the town £2.8m. Zing energy are undertaking an initial two lots of work, one focusing on the properties that previously had fabric works undertaken under SHDF W1 – these will have Solar PV fitted and the works will be fully funded under Towns Fund, so this will constitute the first major expenditure of Towns Fund Grant – totalling £537,700.
- January 2025, LiveWest have awarded a grant payment of £1,000 to St Ives Community Orchard to support them with the installation and running costs of wifi at the Core for 12 months.
- Drop-ins will be held at the Core to allow our customers, residents to find out more about the works and project.
- Discussions are underway with St Ives School and within LiveWest to support Year 10 work experience placements in 2025, showing local sustainable career opportunities.
- Trewartha Flats in Carbis Bay, there is work with Biffa to improve the waste management and recycling facilities there for our customers.

5. Proposals

None

6. Financial update

The programme remains on track financially see Appendix 2 for other funding expended to date. Target levels of matched funding have been achieved to date through SHDF W1 already delivered. Commitments for SHDF W2 that will be used against LiveWest matched funding for the proposed Zing Energy works and a further bid has been submitted for SHDF wave 3, a decision for which is due in Feb/March 25 which would allow additional works matched funded for area 4. If this application isn't successful then LiveWest has committed to ensure funding is available to undertake additional works needed in this area. LiveWest is confident that it will over deliver on the number of homes improved through the project (surpassing 200) and that the levels of matched funding will exceed our budgeted figures.

Total estimated project cost	Total secured	Funding gap	Total town deal received to date	Total spend to date
£3,305,662	£2.9m	£0	£0	£1.3m



7. Conclusion

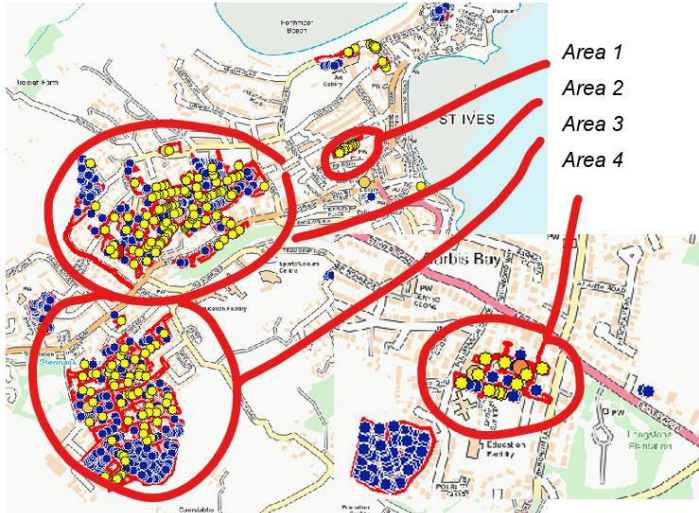
The next 6 months will see considerable activity delivering the Town Deal Fund outlined works under the Zing Energy contract and starting on area 4. LiveWest is confident that it will over deliver on the number of homes improved through the project.

Report Author: Tim Wotton, Green Funding Manager, tim.wotton@livewest.co.uk



Appendix 1

Fig 1.1 Map showing target areas for Retrofit programme



Appendix 2

Expenditure to date

	LiveWest Funding	SHDF Funding	Total
Prelim Roof replacements (14)	£205,000		£205,000
Trewyn Flats Energy Efficiency work	£84,272	£115,309	£172,962
Treverbyn and Tregwary Energy Efficiency	£294,420	£530,480	£824,900
Insulation improvements	£22,000		£22,000
Retrofit Assessments	£37,861		£37,861
Total	£643,553	£645,789	£1,289,324

Project View for Live West Retrofit

Improve the worst performing social housing properties in St Ives, creating greener properties, which are cheaper for customers to live in. Stimulating a green homes revolution through engaging funded suppliers and developing local skills.

Overview

Financial profile

Map view

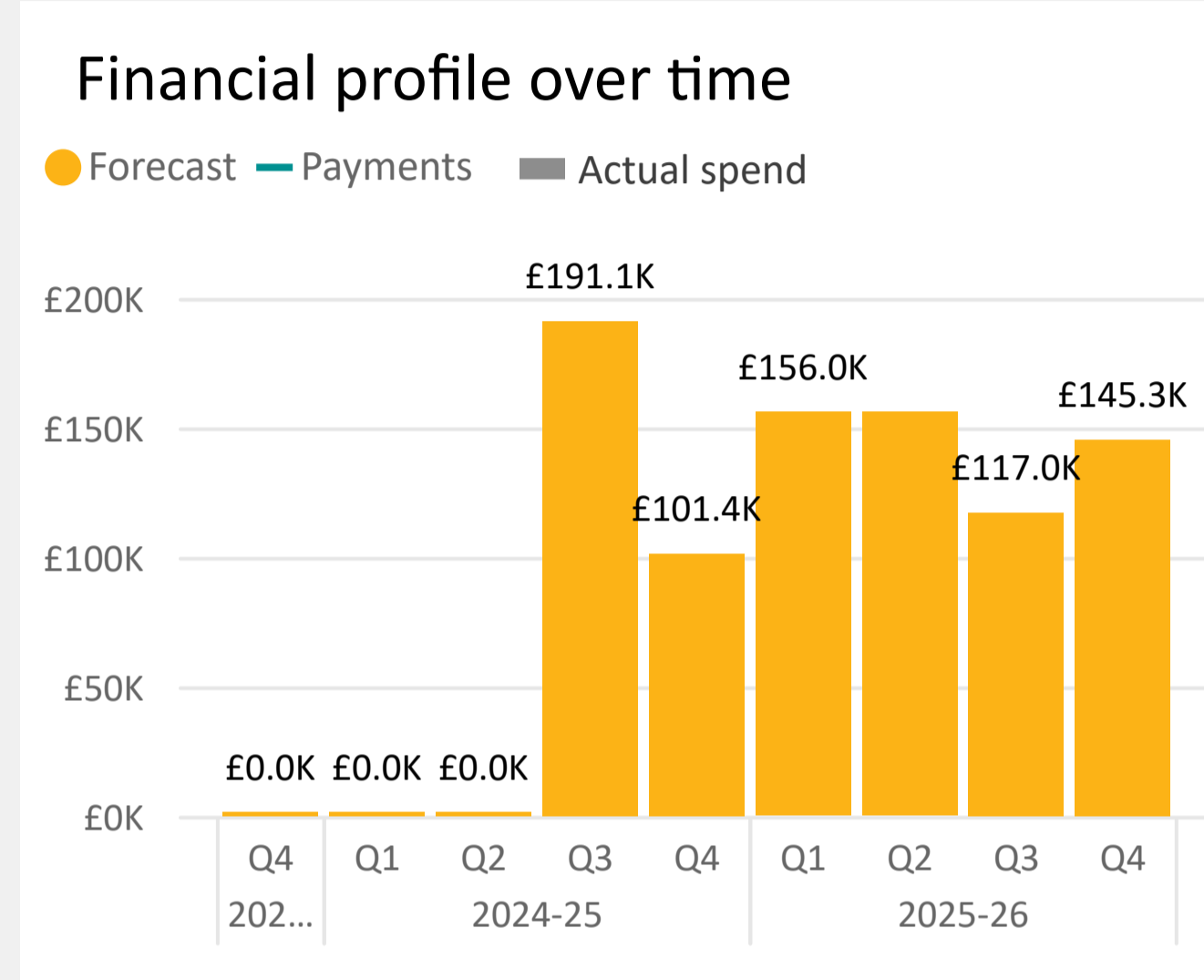
Project view

Headline figures

£866.8K
Forecast spend

(Blank)
Payments made to project

£0.0
Actual spend to date



Milestones and status

Key / filter: **Next 3 months (shaded)**

Agreed milestones: Target Date

Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.

Risk scores

Short description of the Risk

Pre-mitigated Score | Post-mitigated Score

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key:

- 0-7
- 8-15
- 16-24

Funding sources

Note: All percentages represent the percentage of the total agreed funding (for all sources)

Status (filter): Funding Value Remaining



St. Ives Town Deal Board

Date of Meeting	25 th February 2025
Agenda Item	Project Update
Project Title	St. Ives Low Carbon Transport
Project Lead (Position/Title/Organisation)	Kieren Couch – Cornwall Council
Date	27 th January 2025

1. Purpose of report

This report provides an update on the progress of the St. Ives Low Carbon Transport Hub, which consists of multiple interventions that look to reduce the impact of vehicles on St Ives by creating a coherent strategy and introducing interventions that;

- Reduce traffic congestion, conflict and parking demand.
- Improve air quality and health outcomes.
- Enhance public transport options, desirability and accessibility.
- Create a more attractive and vibrant town.

To deliver such aims and objectives a portfolio of projects has been produced which is split into 4 layers, known as the onion-ring strategy.

1. **Outer layer** – looking at influencing behaviour from those commuting from the St Erth and Hayle area and guidance through signage to promote road user entering St. Ives along the B3311.
2. **Middle Layer** – addressing routes taken towards the town centre and guiding people to utilise appropriate parking facilities and improving connectivity.
3. **Inner Layer** – Town centre focused improving safety and influencing behaviour to mitigate traffic impacts.
4. **Core (Low Traffic Environment)** – Alterations to car parking and additional gateway features to promote a cleaner and healthier environment.



Intervention Table:

Layer	Intervention	Description
Outer	A30 VMS	Variable Message Sign located on the A30 directing traffic to St.Erth P&R.
	Tempest Roundabout	Directional signage to B331.
	Halsetown	Speed warning signs and footpaths.
	Consols (Zennor) Junction	Changing priority of junction to those arriving from the Halsetown direction, with the inclusion of a give way to enable footpath provision.
Middle	Higher Stennack	Improvement of pedestrian movement and overall look and feel of the space.
	Stennack	Changing priority of the junction to promote traffic heading to Barnoon Car Park rather than Park Avenue.
	The Malakoff	Bus pull-in lane and development of the garden area.
	The Terrace	Visual changes to promote traffic towards Trenwith Car Park.
Inner	Tregenna Hill /Library Corner	Signalised one-way with two-way for emergency vehicles.
	Park Avenue	Review of the one-way system to compliment Library Corner.
	Station Car Park Wayfinding	Improved wayfinding to the town centre for those arriving via train.
Core	Low Traffic Environment	Alterations to Tregenna place with the proposal of a large (Copenhagen) crossing and surface finishes along the street.
	Car Park adaptations	Alterations to car parking permits and layouts to ease requirements and alleviate congestion.
<p>To support the above, Vivacity cameras have been installed to monitor and collect traffic data.</p>		

2. Recommendations



- Support the recommendation to deliver an enhanced scheme at the Malakoff that may require up to £1m of construction budget to deliver a high-quality finish. This support would be on the predication that all other considered interventions are deemed affordable.
- Acknowledge the content of this report.

3. Background information

Several public engagement workshops were carried out during the period of August 2024 – October 2024, utilising the latest strategies and CORMAC designs, including; the local businesses, the residents of Halsetown, the residents of Park Avenue, and the Barnoon resident permit holders. There were some concerns raised from residents and their feedback has been considered.

A survey on parking changes and reallocation from Barnoon to the Island Car Park was sent to the current permit holders of Barnoon which ran throughout August 2024. Consultation with the residents is ongoing.

CORMAC have further appraised the traffic management proposal for Tregenna Hill and have proposed an adaption to achieve greater deliverability.

4. Current position

Design General

Designs are progressing well, incorporating the further feedback received from the public update session on the 11th September 2024 where reasonable. The focus is on developing detailed designs and plans suitable for statutory consultation across all interventions.

Halsetown – Design considers route improvements into St Ives through Halsetown, with a core focus on improving the safety for pedestrians. An update to the residents was undertaken on the 22nd January 2025, from which, minor design alternations were required. These designs are currently being reviewed and finalised ahead of Statutory Consultation (imminent).

Consols (Zennor) Junction – Following the Statutory Consultation, which ran from the 29th November 2024 – 19th December 2024, a minor design change was required which now sees the give way part of the junction relocated back before the turning into the farmyard entrance (Appendix A). Works to the junction commenced on 06th January 2025 and plan to conclude mid-March. Potential traffic impact post implementation has been assessed as tolerable by CORMAC.



Higher Stennack – The adapted design for Higher Stennack focussing on pedestrian accessibility, following the Board endorsement, is currently under review.

Stennack – The final design of the Stennack will be dependent on the Tregenna Hill/Low Traffic Environment solution and therefore has not yet been finalised.

The Malakoff – A design workshop was undertaken with the Urban Designers on the 09th January 2025 focussing on the more detailed designs of the garden. A full design meeting was subsequently held with the Town Council (landowner) to prioritise elements of the design which were non-negotiable. The enhancements, although exceed the current affordability cap, improve visitor arrival experience to St Ives. Given the prominence of the site within the town there is a need to ensure a high-quality finish is achieved alongside the transport improvements.

CORMAC have considered the current intentions and have indicated a further £750k of construction budget would likely be required. This was proposed to the Sub-Group and generally endorsed by its membership.

A30 VMS - National Highways are taking longer than expected to finalise their latent approval request. This means that the sign was not installed by Christmas as previously reported. This issue has been escalated by Cornwall Council's Service Director and responses are now flowing through.

Station Car Park Wayfinding – A design workshop was held with the Urban Designers on the 8th November 2024. The design team are currently reviewing the draft designs based on the outcomes of this workshop. Within the next period, Network Rail and Cornwall Council car park team will be consulted on these designs.

Tempest Roundabout – The sign alteration design has been received and is under review. Due to the decreased scope of this intervention, a planting design is now being reviewed by CORMAC to help enhance the space.

The Terrace – Works completed at this intervention on 10th January 2025. An RSA3 is currently underway by CORMAC. Any required changes will be reviewed once this has concluded. As the changes made at The Terrace are expected to promote more traffic to Trenwith, Cornwall Council have committed to remove the automatic parking barriers by Easter.

Vivacity Smart Cameras - Installation has now concluded of all cameras. Commissioning and Data validation is now occurring, with the aim to provide first data insights report at the next meeting. These results will also be shared at the next Sub-Group meeting.

Tregenna Hill – Spatial and Technical constraints are being raised as a primary concern from CORMAC with relation to the traffic signal control solution considered for managing Tregenna



Hill traffic. This is in addition to continuing concerns for its operability post implementation has promoted review of an alternative.

A sign-only solution has been identified as having greater deliverability. A trial is intended through an ETRO. It was anticipated implementation would occur before Easter, however, due to local elections, the decision has been made to implement the ETRO at the end of May 2025. The trial intends to be in place from June-November 2025 and allow the proposal to be closely monitored and evaluated. It is also easy to reverse if problems do occur. This has been supported by the Sub-Group. A design proposal of a permanent scheme will be detailed towards the end of the trial, and if the ETRO is successful, implementation of the permanent scheme will be installed January 2026.

Car Park Adaptions – The latest designs show car park space number increases, enhanced car park layouts, potential for EV charging provision, and cycle parking. Further consideration and refinement of the strategy has been ongoing. It remains a challenging component of the strategy to deliver. An update meeting was held between Cornwall Council and existing Barnoon permit holders on the 26th of November 2024. Discussions are ongoing.

Programme

CORMAC have considered their delivery strategy alongside requirements from Cornwall Council Streetworks and have confirmed the following intent:

Phase 1 - Completed

Phase 2

- Consols (Zennor) Junction – Commenced 6th Jan 2025
- Malakoff – 10th March 2025 (Bus-Layby)
- Halsetown – 22nd April 2025
- Tregenna Hill ETRO – June 2025
- Tempest Roundabout – July 2025

Phase 3

- Higher Stennack – October 2025
- Stennack – November 2025
- Station Car Park Wayfinding – November 2025
- Car Park Adaptions – November 2025



Phase 4

- LTE/Library Corner – January 2026

5. Proposals

Design development is set to continue over the next period with Statutory Consultation expected to be published on:

- The Malakoff Bus Layby and Gardens
- Halsetown
- Tregenna Hill ETRO
- Tempest Roundabout

Board endorsement is requested for the following recommendations:

- The Malakoff - Endorse the Sub-Group supported recommendation to deliver an enhanced scheme at the Malakoff whilst not exceeding the current budget envelope of £1m, predicated also on ensuring that the wider project interventions would still be affordable.

6. Financial update

Total estimated project cost	Total secured	Funding gap	Total received to date	Total spend to date
£5,635,971.00	£5,504,250.00	£131,721.00	£0.00	£585,211.00

With the reduced scope for Higher Stennack and potentially for the Tregenna Hill traffic management having a positive impact on budget, but the need for the Malakoff and possibly Royal Square requiring additional to support, CORMAC are updating the cost estimates in full. However, indications are that the affordability remain manageable.

7. Legal implications

Traffic Regulation Order changes require each component to be subjected to Cornwall Council's statutory consultation process. There is a low probability of challenge, however this process would support any defence if required.

8. Risks and issues

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1	Failing to meet Client, Stakeholder and Public expectations or mitigate concerns.	Vision for the town Vs the reality of what can be delivered given operational, management or technical constraint results in conflict and/or frustrates delivery.	High	<p>Consultants to present and steer realistic project proposals and to identify unfeasible ideas and express accordingly.</p> <p>Regular engagement and involvement of sub-group/board members in shaping of outcomes.</p> <p>Adapt the design where feasible to de-risk delivery but maintain overall objectives.</p> <p>Clear community involvement and feedback at regular intervals throughout delivery.</p>	Medium
2	Client Budget/ Affordability Caps	Client budget caps have been identified for each scheme. Budget may not allow for the full scope required.	High	<p>Several changes to design have occurred following latest public/stakeholder engagement.</p> <p>MWJV/CORMAC to undertake whole budget review. Position currently expected to be manageable.</p> <p>De-scope or VE proposals if required to ensure affordability.</p>	Medium
3	Parking Changes cause a negative impact.	<p>Changes to parking strategy as a result of town deal intentions negatively impact the local community.</p> <p>CC support for changes is not achieved due to a significant loss of revenue.</p>	High	<p>Finalise revenue impact assessment discussing strategies to off-set any losses if evidenced.</p> <p>Continue regular liaison with CC car Park team to keep them informed and look at collaborative opportunities that support overall strategy.</p> <p>Targeted engagement with residents that are effected adversely has been considered.</p>	Medium
4	Consequential impact resulting from the	The business and resident community do not offer support for proposals due to	High	Ensure that continual assessment of impacts undertaken throughout design process considering mitigation	Medium



	proposed interventions.	perceived impacts that result in frustrated delivery. Interventions do not perform as expected realising negative impacts.		where likely detrimental impacts are forecast. Adapt the scheme if required to maximise the operational performance post implementation. Ensure positive engagement with stakeholders where impacts are unavoidable.	
5	Programme for Delivery	Given the constraints of St Ives seasonally and logistically delivery may become frustrated impacting time and costs.	High	As spatial co-ordination of interventions increases technical delivery confidence ensure Early Contractor Involvement occurs to assist with the challenges relating to delivery. Ensure strategies are developed to support completion within TD timescales whilst maintaining the towns' ability to function. Build in to estimates sufficient preliminary and contingency sums which allow for a greater complexity of delivery.	Medium

9. Conclusion

The project continues to progress positively, with the first intervention completed and the second commencing construction. Other schemes are likely to start delivery March 2025 and progress through to 2026.

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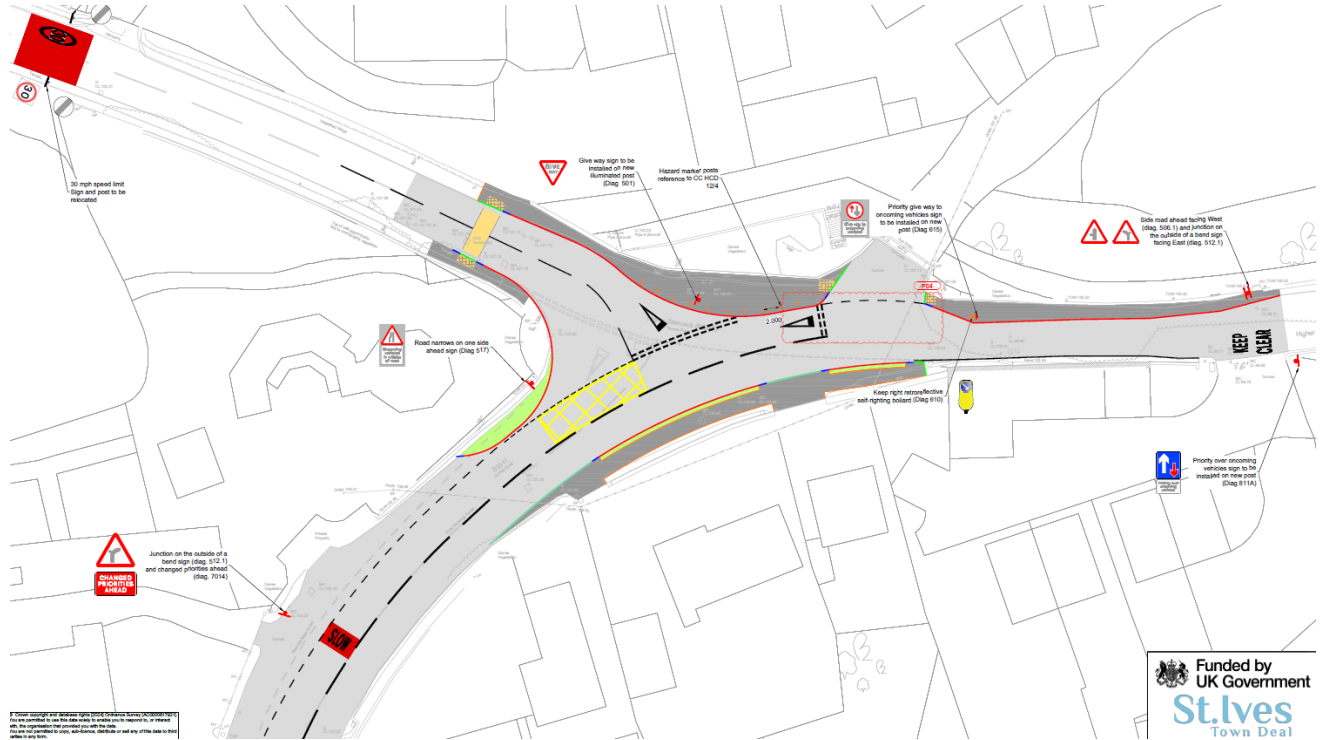
Project Manager

charlottenash@wardwilliams.uk



Appendices

Appendix A – Consols Junction Amended Design Following Statutory Consultation



Project View for Low Carbon Transport Hub

Enable the town to transition towards a low carbon future, through enhanced active travel infrastructure, reduced reliance on cars, improved health and wellbeing and reduced air pollution. Developing ped/cycle routes, parking & public transport plan.

Overview

Financial profile

Map view

Project view

Headline figures

£3.0M

Forecast spend

£688.8K

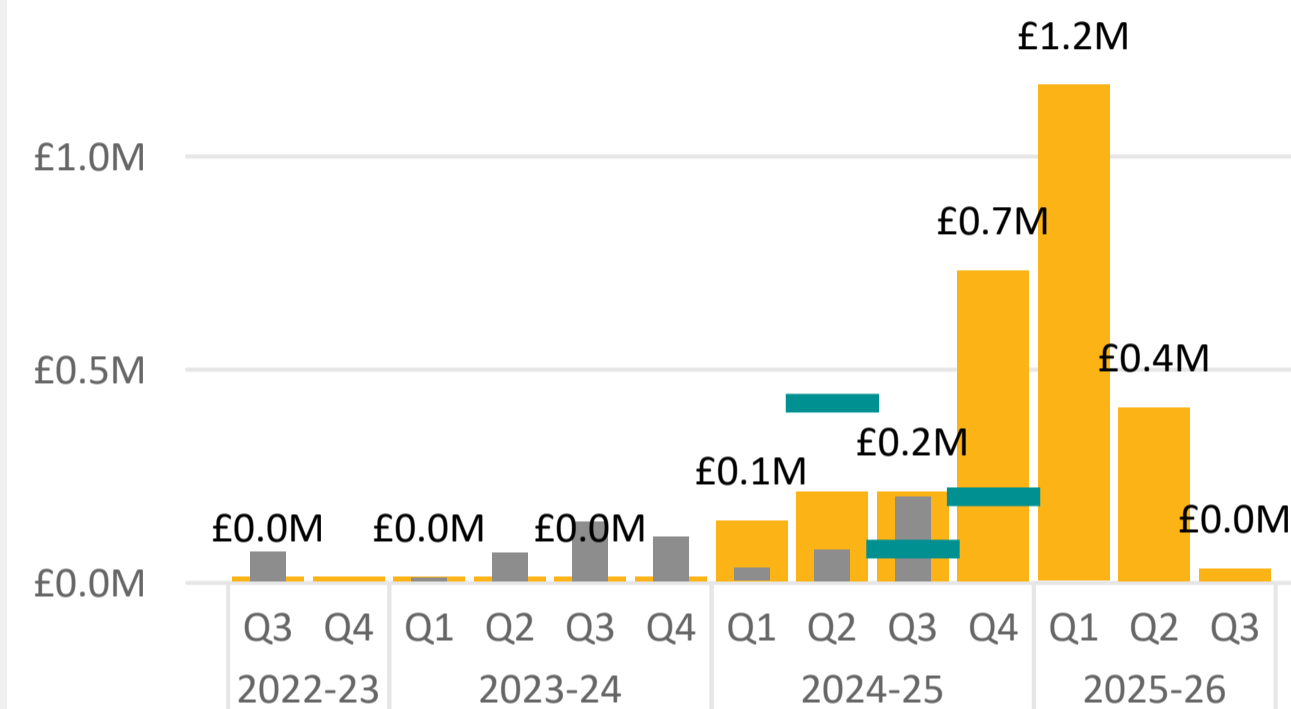
Payments made to project

£688.8K

Actual spend to date

Financial profile over time

Forecast Payments Actual spend



Milestones and status

Key / filter	On Target	Delayed	Complete	At Risk
	🟢	🟡	🟩	🔴

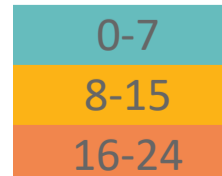
Agreed milestones	Target Date
Concept Design	September 2023
Public Engagement	December 2023
Service Level Agreement signed	March 2024
Developed Design	May 2024
Planning and Statutory Approvals	June 2024
Construction commence	October 2024
Business Justification Case/ CC governance	March 2025
Technical Design	September 2025
All Eligible Expenditure defrayed	March 2026
Construction Complete	March 2026
Defects period	January 2027
Project Outputs and Outcomes achieved by the Recipient and final Monitoring and Evaluation Form approved by the Council	April 2029

Risk scores

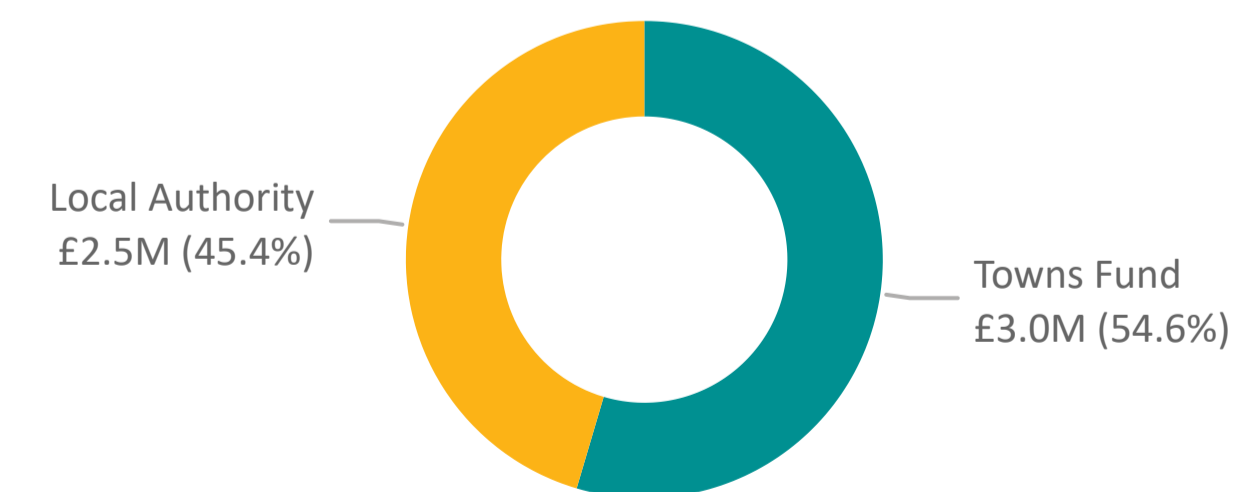
Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Frustrated delivery and/or continuing change requirements	25	6
Inability to deliver projects	20	6
Requirements to divert or adapt impacts time and cost	20	9
Requirements to divert or adapt	20	12

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key



Funding sources



Note: All percentages represent the percentage of the total agreed funding (for all sources)

Status (filter)

Funding Received
Funding Value Remaining

Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.





St Ives Town Deal Board

Date of Meeting	25/02/2025
Agenda Item	Project Updates
Project Title	St Ives Enterprise Grants
Project Lead (Position/Title/Organisation)	Catherine Roberts, Grant Management Services Manager, Economy and Skills Service, Cornwall Council Liz Gilbert – Town Deal Enterprise Grants Co-ordinator, Economy and Skills Service, Cornwall Council
Date	06/02/2025

1. Purpose of report

To provide an update on the current position of the St Ives Town Deal Enterprise Grants Scheme.

2. Recommendations

- **The Board are requested to note the contents of this report.**
- **The Board are requested to agree to a written procedures decision process to agree the criteria for a further round, if required.**

3. Background information

The Enterprise Grants scheme is now fully live, with decisions under Round 1 & 2, Tier 3 and the Training and Skills fund all complete. Decisions for Round 3 projects are in the process of being finalised with several decisions now issued for that round. The revised SLA with the additional CC funds has now been received and is in the process of being signed, so the total grant pot figures have been revised to reflect this increase.

4. Current position

To date 68 projects have been approved and contracts issued. 62 of those projects have accepted their offers to date and are “live” projects. A list of these “live projects” is annexed to this report in Appendix A. 22 of these projects are now complete. A further 18



projects from Round 3 are currently going through the final decision stages with outcomes expected shortly.

The table below provides a summary of the current position on the scheme.

All Rounds	Tier1		Tier2		Tier 1 and 2 combined		Tier3 & Digital Skills Cal		Total (All Tiers)	
	No	Value (£)	No	Value (£)	No	Value (£)	No	Value (£)	No	Value (£)
Indicative Budget (Split by Tier may vary)	40	£672,455.00	21	£727,650.00	61	£1,400,105.00	6	£707,390.00	67	£2,107,495.00
Contracted	46	£507,691.83	17	£558,610.67	63	£1,066,302.50	5	£707,389.32	68	£1,773,691.82
Balance remaining	-6	£164,763.17	4	£169,039.33	-2	£333,802.50	1	£0.68	-1	£333,803.18
Going through final decision/ap	17	£234,195.52	1	£33,182.60	18	£267,378.12	0	£0.00	18	£267,378.12
Balance remaining	-23	-£69,432.35	3	£135,856.73	-20	£66,424.38	1	£0.68	-19	£66,425.06

The table below summarises the position in relation to the scheme outputs

Outputs	SLA Target	Contracted (approved projects)	Achieved to date	Balance remaining (based on contracted)
# of temporary FT jobs supported during project implementation*	0.4	0	0.4	n/a
# of full-time equivalent (FTE) permanent jobs created through the projects*	30	54.46	10.95	-24.46
# of full-time equivalent (FTE) permanent jobs safeguarded through the projects*	30	17.63	4	12.37
Amount of enterprises receiving a grant	65	68	31	-3
Amount of retail, leisure or food & beverage space renovated/improved	100	1277.6	353.64	-1177.6
amount of office space renovated (square metres)	100	85	85	15
refurbished improved of heritage buildings(square metres)	100	404	47	-304
Amount of floor space repurposed (residential, commercial, retail) renovated/restored (square metres)	100	519.16	39.16	-419.16
Amount of new 'other' enterprise space (not captured by the other categories) (square metres)	100	57.6	0	42.4
Total Combined Floorspace (sum of the different categories above)	500	2343.36	524.8	-1843.36
Amount of capacity of new or improved training or education facilities	500	62	0	438

Whilst Round 3 was initially oversubscribed, a number of applications in this round and approved in previous rounds have subsequently withdrawn and a further number of applications have not been successful under the round. This means that there is likely to be



an underspend remaining on the scheme of between £50,000 and £150,000 depending on the final decisions on the remaining 18 projects.

In order to address this underspend, a fourth round is proposed that focusses on smaller grants and targets business that have been less well represented in the scheme to date e.g the hospitality and retail sectors. These businesses have been able to apply in previous rounds but a specific targeted round may boost participation. There are no rules currently in place that would prevent a main Town Investment Plan project applying for a grant however any application must demonstrate additionality and align with the objectives of the Enterprise Fund.

The detailed plans for the final round will be drafted with the Working Group and sent to the Board for final agreement. Due to the timescales remaining on the scheme a Board decision will be requested by written procedures. This will enable the the round to launch as soon as possible after the May elections.

5. Proposals

- a) The Board are asked to note the contents of this report and the current position on the Enterprise Grants scheme.
- b) The Board are asked to agree to review and agree the criteria for any further rounds of the Enterprise Grants Scheme by written procedure due to the remaining timescales.

6. Financial update

Total estimated project cost	Total secured	Funding gap	Total received to date	Total spend to date
£3,440,450	£1,940,450	£0	£668,760.50	£668,760.50

The figures above are based on spend to the end of December as per the claim submitted and include the £500,000 CC match funding as per the revised SLA.

Aside from the figures above, the current breakdown on the grants in terms of budget, commitment and pipeline can be found in the table above in section 4 – Current Position.

The value of claims from individual projects supported under the Enterprise Grants is summarised below:



Claims summary	
Total Value of claims submitted	£688,360.14
Total grant value of claims submitted	£489,897.31
Total value of grant claim paid	£477,352.31

The match levered on claims paid to date is £191,707.83.

7. Legal implications

No current known legal implications.

Risks and issues

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1	Town Deal Board Quoracy and Meeting schedule	Failure to gain approval of Town Deal Boards (including working groups) or issues of Board quoracy for final proposals and priorities for rounds and decision-making processes leading to delays with short timescales remaining on the scheme	High	Processes now agreed between Board and PMO if quoracy issues occur. Invest time in establishing good working relationships with Board and Working Group members. Ensure accurate and regular communications issued both to Board and to scheme applicants, request for written procedures decisions included in Board report	Medium
2	Failure to commit funds	Lack of applications or poor quality of applications submitted	High	Early discussions with PMO around any anticipated underspend. Prep for a further focussed round	Medium
	Scheme performance	Projects failing to deliver contracted outputs/outcomes leading to overall scheme	Medium	Sense check all target outputs during appraisal process.	Low



		performance and ability to deliver programme contracted outputs		Clawback conditions included in Grant Funding Agreements to enable recovery of funds for non-performance. Over contract outputs against scheme wide targets.	
4	Local reputation of scheme	Misunderstandings about the scheme leading to negative perception about the programme, impacting on people applying and reputation of the scheme and CC.	High	Ensure all decisions are undertaken in accordance with the scheme criteria and that audit trail maintained, ensure messaging on scheme is clear, ensure good news stories are promoted in local media	Medium

8. Conclusion

The Board are requested to note the content of this report.

Report Author: Catherine Roberts, Grant Management Services Manager,
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Appendices

Appendix A –Enterprise Grants Live Projects

Appendix A: Enterprise Grants Live Projects

Applicant	Project Name	Project Description	Grant Award
Gullz R Loud	Gullz R Loud Inhouse Direct to Garment Printing and Product Embroidery Proposal	To purchase a direct to garment digital printer, an embroidery machine and heat press in order to bring Gullz R Loud's T-Shirt and embroidered products in-house.	£11,500
Kirsty Bridgewater Ltd (1)	Plating and Laser Repair Service	A grant to fund gold plating and laserweld equipment to enable the applicant to offer new services as a business.	£9,711
Kirsty Bridgewater Retail Ltd (2)	Engraving machine for increased local services	Purchase of engraving machine to offer a new service leading to increased employment in the business	£6,818
Little Palais	Little Palais at home	To purchase equipment to enable the business to sell bottled cocktails, enabling them to scale up operations and generate new revenue streams.	£12,856
AV3 Media	Expanding Livestream Services	A grant to purchase additional video equipment and also new audio equipment to enable applicant to expand his services and be a one stop shop	£14,919
Goes to show Ltd	Audio Visual services for St Ives	To purchase audio visual equipment to support a local business, helping to reduce their carbon footprint and provide employment, removing the need to rent in equipment from out of county and provide a local service to other businesses	£10,492
Borlase Smart John Wells Trust	Porthmeor Cellars: creation of new workspace	To modify the cellar to create additional working and storage space to meet increasing demand from local fishermen to operate from.	£10,719
The St Ives Company	E-commerce & wholesale growth for The St. Ives Co	To purchase equipment and a vehicle to create a new production line and to increase the wholesale service	£11,896
Mirror Image	Revitalize & modernise shop frontage	Shop Frontage improvements	£6,017
St Ives School of Art t/a St Ives School of Painting	Restore, Rebuild, Revitalise	To allow for the expansion into a second studio space, improve visibility of the art activities in the town and upgrade equipment and facilities to provide a higher quality experience to customers.	£5,649



St Ives WS CIC	Bayspace Digital Meeting Rooms and Events Technology	Purchase and install audio-visual conferencing technology to digitally enable 3 purpose built meeting rooms and 1 dedicated event space, enabling business community to better connect, conduct business, improve productivity and seize new opportunities that come with digital ways of working.	£8,561
St Ives Techie Ltd	Project T renovation	To develop the looks and running of the store to become more efficient, including reduced energy usage	£14,625
M Cope Carpentry Ltd	FACT	To invest in Flexible Adaptable Construction Tooling, enabling business to increase services offered.	£17,673
Celtic Fish and Game Ltd	Green and local	To purchase an electric refrigerated van to support us in developing a B2C revenue stream and drive our company mission of moving towards a carbon neutral operation.	£29,832
Meor Design	Business expansion, workstations and services	The purchase of industry-grade equipment office and video editing equipment, to enable the applicant to expand their offering into short form video.	£12,445
Cornish Cream St Ives Ltd	Cornish Cream St Ives Regeneration	Renovation of premises to enable development of the new wholesale business, an extended online business and create preparation space for packaging orders, to make hampers and preparation for events.	£19,990
Bre Café	BRE	Work space renovation to rear storage area, to help expansion to offer more outside and in-house catering and start an electric bike food delivery offering.	£16,500
AJ Domestic	AJ Domestic	The purchase of equipment to enable the diversification of domestic/commercial cleaning business to offer broader maintenance and specialised cleaning services.	£11,264
Rock and Saltwater Ltd	Funding for various studio equipment.	To purchase laser etching equipment to enable new product ranges to be produced to support the growth and development of the business.	£14,919

Penwith Galleries Ltd	Penwith Gallery Shop and Staff Facilities Expansion	An expansion and modernisation of the existing gallery shop area, increasing the available retail space and fitting out with bespoke display cabinets, alongside the repurposing of unused storage space to create staff facilities including bathroom, kitchen and indoor/outdoor seating area.	£49,974
Sam Chown Gekko Design	Future Building West	To invest in equipment which will support the development of the business to showcase sustainable building to the greater community through offering new services and raising awareness of sustainable building techniques.	£23,968
St Ives Bikes Ltd	St Ives Sustainable Transport and Tourism	To increase the use of sustainable methods of transport by local residents and visitors by offering an affordable and flexible all-inclusive eBikes subscription through the purchase of the necessary equipment to deliver the service.	£49,862
Daniel and Lee Strickland TA Cohort	Cohort Educational Residential Centre	Exterior building improvements and improved interior storage and equipment at the educational residential centre.	£24,653
Pulse Developments (UK) Ltd	The Castle Inn Improvement Project	Exterior and interior improvements to the public house premises.	£22,413
Kankar Ltd	Sea Shanty	Building renovations to make kitchen and surrounding spaces more efficient and enabling creation of a new space in the remodelled restaurant to create a 10-person private room karaoke space to help year round business.	£49,725
Coast	Rewild Coast	Building works to enable the delivery of residential art courses as well as other leisure sessions and stays. The exterior dining area will also be improved for the benefit of residents and customers of their tenant, The Bean Inn.	£31,590



St Ives Streetfood Kitchen	St Ives Streetfood Kitchen	To develop the existing space of the current takeaway restaurant, including updating the power supply and investing in commercial standard kitchen appliances This will enable the expansion of menu offering and improve the dining in experience with a view to increase sales and grow the business	£49,725
St la Trading Ltd	Revamping of the café shed & indoor space	Renovation work to the outdoor café and equipment purchases for the indoor café in the community café based in St la Parish Church	£2,775
Smile dental care	NHS Dental Surgery Fit Out	The purchase of a dentist chair and other equipment to cope with the increase of demand of NHS dental work.	£32,498
St Ives Cookery School	St Ives Cookery School - kitchen install	Installation of a kitchen for teaching purposes in new cookery school by Green Michelin Star chef Jeff Robinson	£18,737
Everything St Ives	Lower Deck	Expansion of supply company to visitor economy to purchased embroidery / print equipment for production of uniforms, warehouse space improvement and purchase of electric van	£19,825
The Mine Brewing Co	Brewery expansion at Consols	Renovation of a derelict building at Consols to allow expansion of the brewery at this site. Purchase of an electric delivery vehicle to reach more customers.	£22,799
Penwith Ear Care	Penwith Ear Care Clinic	Equipment purchases to set up ear care clinic	£7,171
The Three Ferrets Ltd	Future Proof of Business	Pub upgrade renovation of the men's toilets and upgrading of all electrics to ensure they are up to date with the current standards.	£15,000
Host St Ives	Host Phase 2	Project to purchase new, efficient, fit for purpose kitchen equipment along with a pizza delivery vehicle to improve productivity and create a new pizza delivery service. Supporting the business in the year round offering.	£49,400



Wrestles Group Ltd	Trenwith Burrows public toilets	To refurbish and modernise Trenwith Burrows public toilets to reduce operational costs, reduce the environmental impact (through rainwater capture, flush-less urinals, solar panels and low chemical use cleaning) and improve the user experience for visitors.	£25,116
Harbour View House Ltd	Balcony Extension and new kitchen	A balcony extension at the rear of the hotel and improved kitchen to improve dining space and increase covers for guests and customers increasing year round employment within the business.	£50,000
The Edward Hain Centre Ltd	Upgrading the Edward Hain Centre	The project will invest in refurbishment work at the new Edward Hain Community Health & Wellbeing Centre, to create additional workspace and employment.	£31,045
The Bean Inn Vegetarian and Vegan Restaurant	Broadening target market and year round appeal	Improved signage and menu box and outside seating area improvements, to attract more passing trade especially during out of the main season.	£7,875
Good Folks Barbershop	Good Folks	The installation of new treatment chairs and improvements to the online booking system to enable people with disability or health issues to access the services more easily enhancing the current business offering.	£7,178
St Ives Town Council	St Ives Archive Research Hub	To repurpose a semi redundant heritage space in the centre of St Ives to comprise both a work study area and house the archival collection for research, engagement and education. The building will also become a hub for other local cultural organisations.	£150,000
St Ives Town Council	St Ives Smart Skills Space	Enabling a digitally enhanced and focused training and skills space within the centre of St Ives in the Cornerstone Library building, for the benefit of local people – for skills development, digital opportunities, and impact on local economy through an upskilled local workforce	£312,367

Cornish Masters Ltd	Cornish Masters Gallery, Stage 2	To carry out stage 2 of the conversion of the old HSBC Bank on the High Street to convert the basement floor, stabilise the building and provide staff and public facilities.	£156,183
St Ives Town Council	The Old Fire Station	A project to refurbish the dilapidated Old Fire Station in St Ives, the plan is to create affordable long-term work space and a functional community space.	£81,828
Charlie Rose Clothing	Charlie Rose Clothing	Purchase of a new coverstitch machine, enabling the production of diverse, high-quality products, to allow the applicant to expanding their offering.	£2,636
Post and Beam Ltd	Natural Panels by Post & Beam	To create a prefabricated timber wall, floor and panel system that complies with higher ecological building standards and as an alternative to standard SIPs (Structural Insulated Panels). This project will create an effective, intelligent and affordable system of assembling and manufacturing recycled timber wood-fibre filled panels.	£8,325
The Cornish Candy Shoppe Ltd	Candy Workshop	Creation of a purpose built packing and labelling unit including equipment to enable current demand to be met.	£10,215
Penwith Galleries Ltd	Studios 1-3, Reactivating the Creative Space	The renovation of underused studio space at Penwith Galleries creating 3 new studios available to rent by micro creative businesses.	£17,593
Gavin Stevens TA GS Joinery	GS Joinery Tenoner	The purchase of a tenoner machine, to enable the business to expand the range of windows manufactured and increase the work force.	£10,906
Working Pattern Ltd t/a Atlantic Coastal Supplies	Atlantic Coastal Supplies Store Renovation and Manufacturing	To refurbish the existing premises and the purchase of equipment to improve the customer experience and create a dedicated storage, logistics and fulfilment set up and new products to be produced on site.	£16,047
Stephanie Morgan TA Stephanie Stevens Jewellery	Laser machine	The purchase of equipment to help efficiency and growth in the business.	£3,447



AC St Ives Ltd	Number 4 Bistro	The purchase of equipment and frontage improvements including a new hatch for a takeaway option for customers to avoid overcrowding the restaurant.	£17,204
Bedford Road Car Park Ltd	Upgrade to the historical St Ives Drill Hall	Frontage and external improvements to the the Drill Hall to encourage more footfall to the units there.	£13,496
Blas Burgerworks Ltd	Blas at Home	To purchase equipment to allow for the creation of an online build a burger at home delivery scheme to diversify the business and boost out of season trade.	£7,607
St Ives Meat Ltd TA Harveys Brothers Butchers	Harveys Brother Butchers	Premises improvements and equipment to upgrade and increase capacity in the butchers shop.	£8,318
Sarah Stringer TA Beagles Cafe	Internal Improvements to Beagles Cafe	Premises improvements and equipment to improve the facilities at Beagles Café.	£3,188
Blue Wave Design and Construction Services LTD	Blue Wave Green Energy Electrical Installers	The purchase of equipment to support the diversification of a construction business into installation of energy infrastructure.	£19,934
Gamze Polat- T/A GP Jewellery Design	Strengthening Local Jewellery with Self-Sufficient Production Equipment	The project will equip a jewellery studio in St Ives enabling works/all stages of jewellery making to be carried out in house, supporting local production and enabling an expansion of the services offered.	£5,663
Kevin & Michelle Tanner TA Tanners	External improvements to shop	External premises improvements to the premises to improve the customer experience	£2,513
St Ives Food Company Ltd	St Ives Food Company Extension	Installation of a walk in freezer to provide additional capacity for products to enable the business to offer more products to customers.	£20,000
Herron's Tree Solutions Ltd	Excavator for improved productivity and business abilities	The purchase of equipment to enable the business to be more efficient and increase their service, supporting their growth.	£10,080

Project View for St Ives Delegated Scheme

St Ives Delegates Scheme

Capital grants, ranging from £5,000 to £150,000 for micro/SME businesses within the St Ives Town Deal area. Designed to support the vision and objectives of the Town Deal including the digital skills development and hub.

Overview

Headline figures

£1.9M

Forecast spend

£668.7K

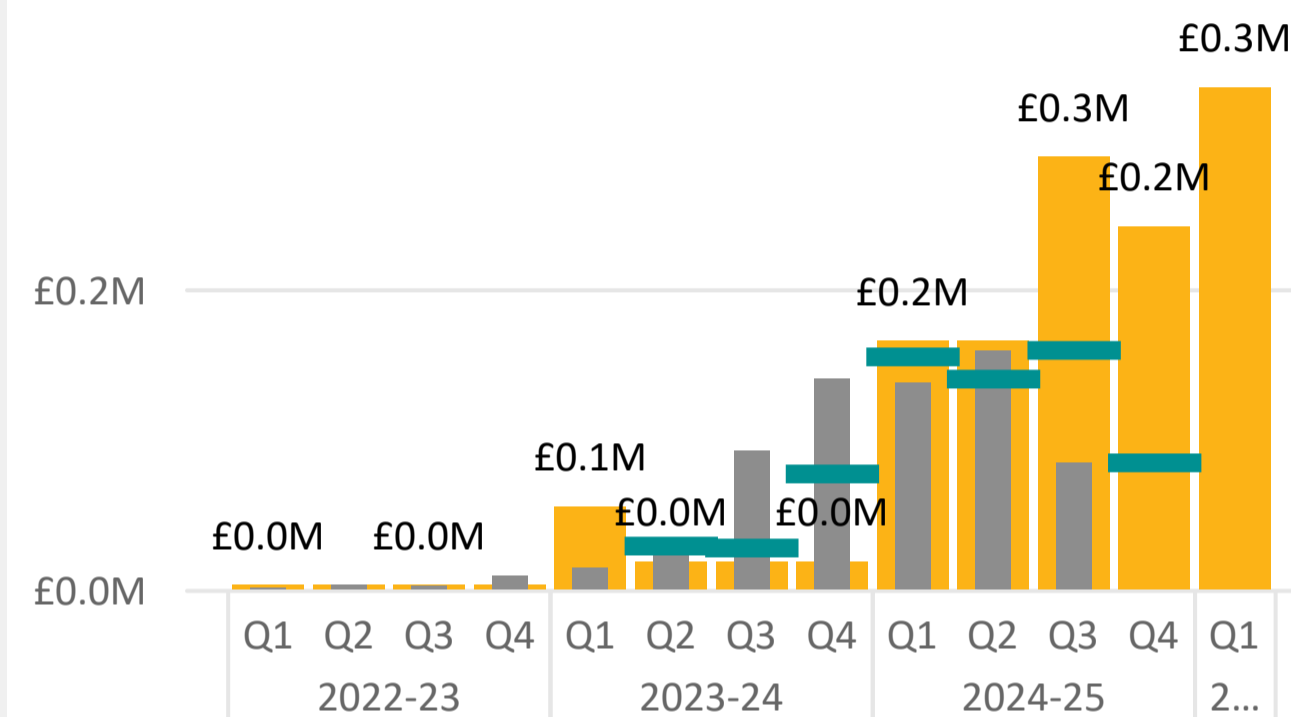
Payments made to project

£668.8K

Actual spend to date

Financial profile over time

Forecast Payments Actual spend



Milestones and status

Key / filter Complete Next 3 months (shaded)

Agreed milestones	Target Date
Delegated scheme open for new applications <input checked="" type="checkbox"/>	April 2023
First tranche of projects completed and monies defrayed	March 2025
All Eligible Expenditure defrayed	March 2026
Project Outputs and Outcomes achieved by the Recipient and final Monitoring and Evaluation Form approved by the Council	April 2029

Financial profile

Map view

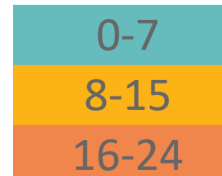
Project view

Risk scores

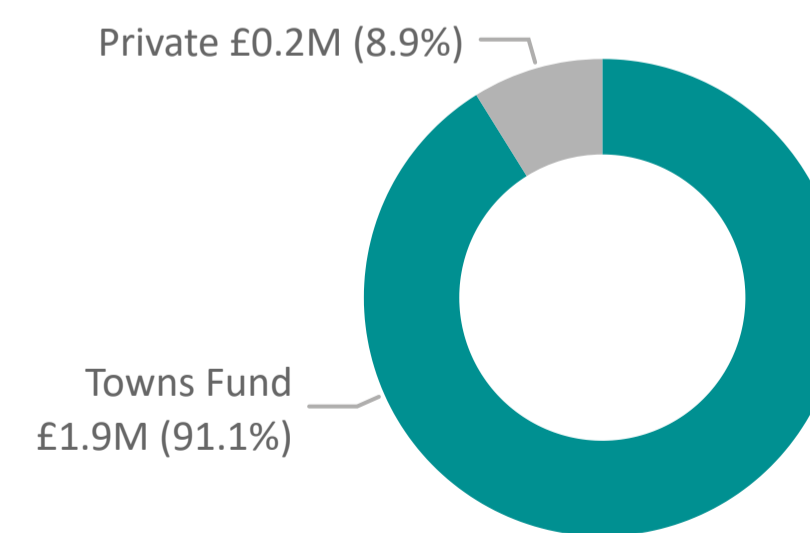
Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Breakdown of relationship or issues of governance	10	8
Failure of the Grant Management System	8	6
Projects not delivering contracted outputs/outcomes	8	6

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key



Funding sources



Note: All percentages represent the percentage of the total agreed funding (for all sources)

Status (filter)

Funding Received
Funding Value Remaining

Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.





St Ives Town Deal Board

Date of Meeting	25 th February 2025
Agenda Item	Project Updates
Project Title	Guildhall Renewal
Project Lead (Position/Title/Organisation)	Charlotte Tomlison Special Projects Officer St Ives Town Council
Date	4 th February 2025

1. Purpose of report

The purpose of this report is to update the Town Deal Board on the Guildhall Renewal Project Progress.

2. Recommendations

The Board are recommended to note the contents of this report.

3. Background information

The Guildhall Renewal Project seeks to re-imagine the future of the Guildhall, with a broad year-round programme of music, culture, arts, and entertainment for the benefit of the local community and visitors. In 2021, St Ives Town Council commissioned a feasibility study that identified key areas for investment and development to ensure a thriving venue both in terms of cultural events and ensuring economic sustainability through increased commercial opportunities.

This project will result in a high-quality performance space through upgrading light and sound technology, developing the visitor welcome space and increasing visibility, whilst also providing a better audience experience within the venue space considering facilities including the bar, toilets, and seating.



There will be wider economic benefit in St Ives through extending cultural activity beyond the main visitor season, boosting night-time economy, and increasing footfall along quieter routes. This project will also drive the generation of additional, permanent, higher value jobs whilst widening access to culture, arts, and entertainment.

Securing Town Deal funding has enabled this project to go ahead with the capital completion date being December 2025 and the project completion date being December 2029 (final report of outputs and outcomes).

4. Current position

The Guildhall redevelopment project has reached a significant milestone with the commencement of on-site works. Classic Builders initiated site mobilisation activities in preparation for construction during which:

- Through productive pre-contract negotiations with the contractor, the construction phase programme from 60 weeks to 57 weeks.
- Final scheme reviews were undertaken, including three comprehensive 'page-turner' meetings involving the internal project team, the design team, and the contractor to ensure smooth delivery of the project.
- Town Council completed internal site preparation works, which included the removal of any remaining fixtures, fittings, and equipment from the concert hall space.
- Perimeter hoarding has now been erected to secure the site, with designated access gates installed to facilitate contractor operations and site security.
- Demolition started on the 13th of January, with the removal of the front portico area.
- The extension between Guildhall and Old Vicarage Flats will follow.
- In November, Dual Form was relocated to Kresen Kernow where it will remain until the autumn/winter period of 2025.
- Laura Peach, and Rosana Cox, who were appointed in the summer period of 2024 on a job share basis, have been working on youth engagement in St Ives with continued benefits from their close collaboration. The Youth workers will be giving a presentation of their progress to the board.
- Comms:
 - Neighbours are being engaged and a letter was delivered to those both commercial and residential in the immediate vicinity of the works to advise of the commencement of the demolition and works
 - The Guildhall's General Manager and the Head of Culture and Communities have developed an engagement plan that involves, local and community engagement as well as wider publicity, considering various engagement strands such as social media, signage and through creating various styles of content.
 - The hoarding design to be wrapped onto the white fixed hoardings has been finalised, and installation is due week commencing 3rd February 2025. The



hoarding will also have a TV screen embedded into it which will have visual project related content on display.

- A timelapse camera has been agreed by the contractor and this is now in position on the Guildhall balcony recording the removal of the portico area.
- The design team and construction team have all now completed short video interviews which will be shared as part of some 'meet the team content' to be shared on social media in the spring.

5. Proposals

The Board are recommended to note the contents of this report.

6. Financial update

Total estimated project cost	Total secured	Funding gap	Total received to date	Total spend to date
£3,384,143 (to date, within VE exercise timeframe)	Town Deal: £3,175,171 Town Council match: £88,712	£0	£1,508,535.17 (Of which £31,330 was received in 2021 as cash flow funding)	£619,816.45

7. Legal implications

None

8. Risks and issues

See Appendix A - Risk Register.

9. Conclusion

The project has moved into delivery with construction mobilised and started on site and remains on track for completion December 2025.



Report Author:

Charlotte Tomlinson, Special Projects Officer

Charlotte.tomlinson@stives-tc.gov.uk

Appendices

Appendix A - Risk Register.

Project View for St Ives Guildhall

St Ives Guildhall ▾

Repurpose and Renovate The Guildhall as a culturally significant venue, building on its heritage and working in partnership, to deliver a high quality, year-round programme that provides the broadest reach and appeal, giving improved access to audiences.

Overview

Financial profile

Map view

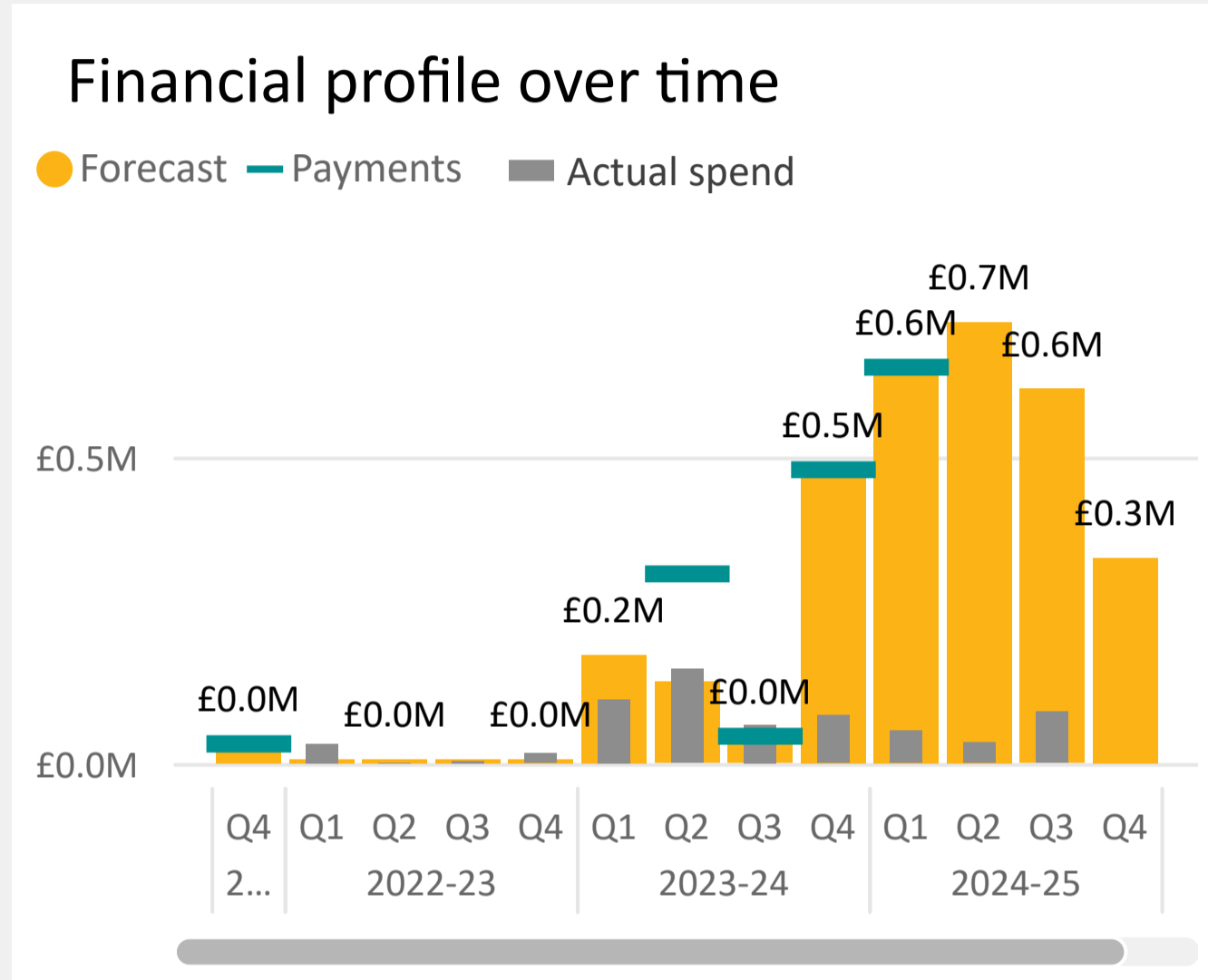
Project view

Headline figures

£3.2M
Forecast spend

£1.5M
Payments made to project

£619.8K
Actual spend to date



Milestones and status

Key / filter: On Target (green check), Delayed (orange exclamation), Complete (grey check)

Next 3 months (shaded)

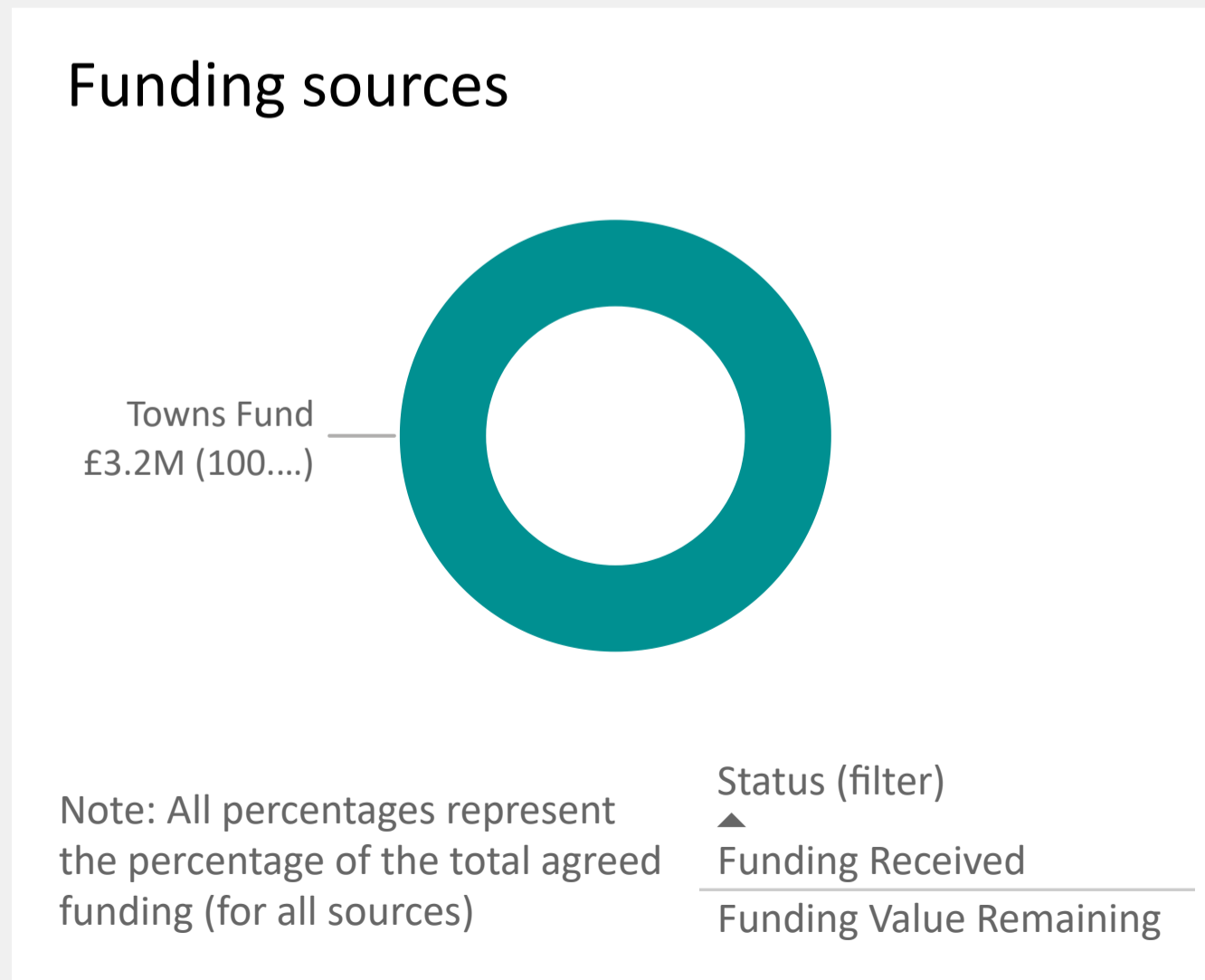
Agreed milestones	Status	Target Date
Fabric Condition Surveys / Appraisal and RIBA Stage 2 design & technical design complete	On Target	August 2023
RIBA Stage 3 report completed and signed off	On Target	August 2023
RIBA Stage 4 design complete	On Target	October 2023
Asbestos removal works prior to stage 5 contract commencing	On Target	December 2023
Planning permission obtained	On Target	December 2023
RIBA Stage 4 report signed off	On Target	April 2024
RIBA Stage 5 works contracting commences	On Target	September 2024
Fit out complete and building open	Delayed	April 2025
RIBA Stage 5 works completed	Delayed	December 2025
All Eligible Expenditure defrayed	On Target	March 2026
Project Outputs and Outcomes achieved by the Recipient and final Monitoring and Evaluation Form approved by the Council	On Target	April 2029

Risk scores

Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Delivering project within budget requirements	15	8
Inflation impacting the construction cost through duration of construction phase	15	8
Risk of low market appetite	12	2

Score key: 0-7 (teal), 8-15 (orange), 16-24 (red)

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).



Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.



St Ives Town Deal Board

Date of Meeting	25 th February 2025
Agenda Item	Project Updates
Project Title	St Ives Theatre Regeneration Project
Project Lead (Position/Title/Organisation)	Anthony Skitt Director St Ives Theatre CIC
Date	3 rd February 2025

1. Purpose of report

To update the Town board on the current situation, recent developments and likely outcomes relating to the St Ives Theatre Regeneration Project

2. Recommendations

None

3. Background information

The aim of the project is to develop the Theatre into a leading tourist attraction for St Ives, provide a performing arts training centre for young people, employment opportunities for local staff and a sustainable financial model for the future of St Ives Theatre.

Inflation pressures and budgetary constraints have resulted in some alterations to the original plan, with value engineering carried out on fixtures, fittings, seating and type of ventilation system, however the trustees have focused on the main infrastructure projects to minimise any impact and ensure the long-term viability of the theatre.



Current position

The redevelopment of the theatre is reaching its final stages with an expected completion of the build stage at the end of February 2025 and an opening performance on the 7th April 2025.

Key milestones achieved include:

- The replacement of all supporting beams and roof tiles on the east section of the roof and a full refurbishment of all other areas of the roof.
- All windows replaced or repaired and repainted including a reworking of the stained-glass windows.
- The rendering of the interior of all exterior walls
- Completion of the café groundworks, exterior walls, roofing, and windows
- Replacement of the auditorium ceiling
- Installation of the air circulation system
- Completion of all interior walls
- Installation of Electrical services

Items currently in progress include:

- Internal painting and decorations
- Installation of heating radiators
- Carpet fitting
- Finalisation of services connections

The remaining items that fall outside the scope of the main contractors include the fit out of the Café/Bar seating area, serving bar and kitchen (currently in the design stage), and new auditorium seating for which we continue to seek funding.

4. Proposals

None

Financial update as at 31/12/2024

Total estimated project cost	Total secured	Contingency fund	Total received to date	Total spend to date
£1655,012.00	£1677,500.00	£22,488.00	£1,477,500	£1,358,615.16



5. Legal implications

There are currently no outstanding Legal issues that impact the project and all planning conditions relating to the café build are now satisfied.

6. Risks and issues

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1	Financial constraints	Inflationary pressure on the planned budget	HIGH	Value engineer the project and reduce the scope of the project, identifying areas of minimal impact to the overall delivery of outputs	MEDIUM
2	Contractors and suppliers	Abnormalities in build stage	LOW	The charity holds limited reserves to cover	LOW
3	Timescale	Legal documentation delays forcing a longer shutdown period	LOW	Reschedule opening plans to ensure low cost and high income from date of launch	LOW
4	Personnel	Under resourcing	MEDIUM	Employ project manager and part time theatre assistant to manage the regeneration project and ongoing activities and reopening of the theatre	LOW

7. Conclusion

Following the delayed start, we remain on target for our revised completion date of late February 2025 with all significant structural works now complete. Any risks to the project are likely to be linked to our financial constraints as we plan to reopen the theatre with very limited funds/cash flow. We continue to seek all funding options for auditorium seating.

Report Author: Anthony Skitt

CIC Director

Anthony@saphireholidays.com

Project View for St Ives Theatre

Restoration of a historic theatre into a leading tourist attraction for St Ives offering daytime musical theatre workshops, outreach programmes, establishing a café serving the public during the day and refreshments for performances in the evening.

Overview

Financial profile

Map view

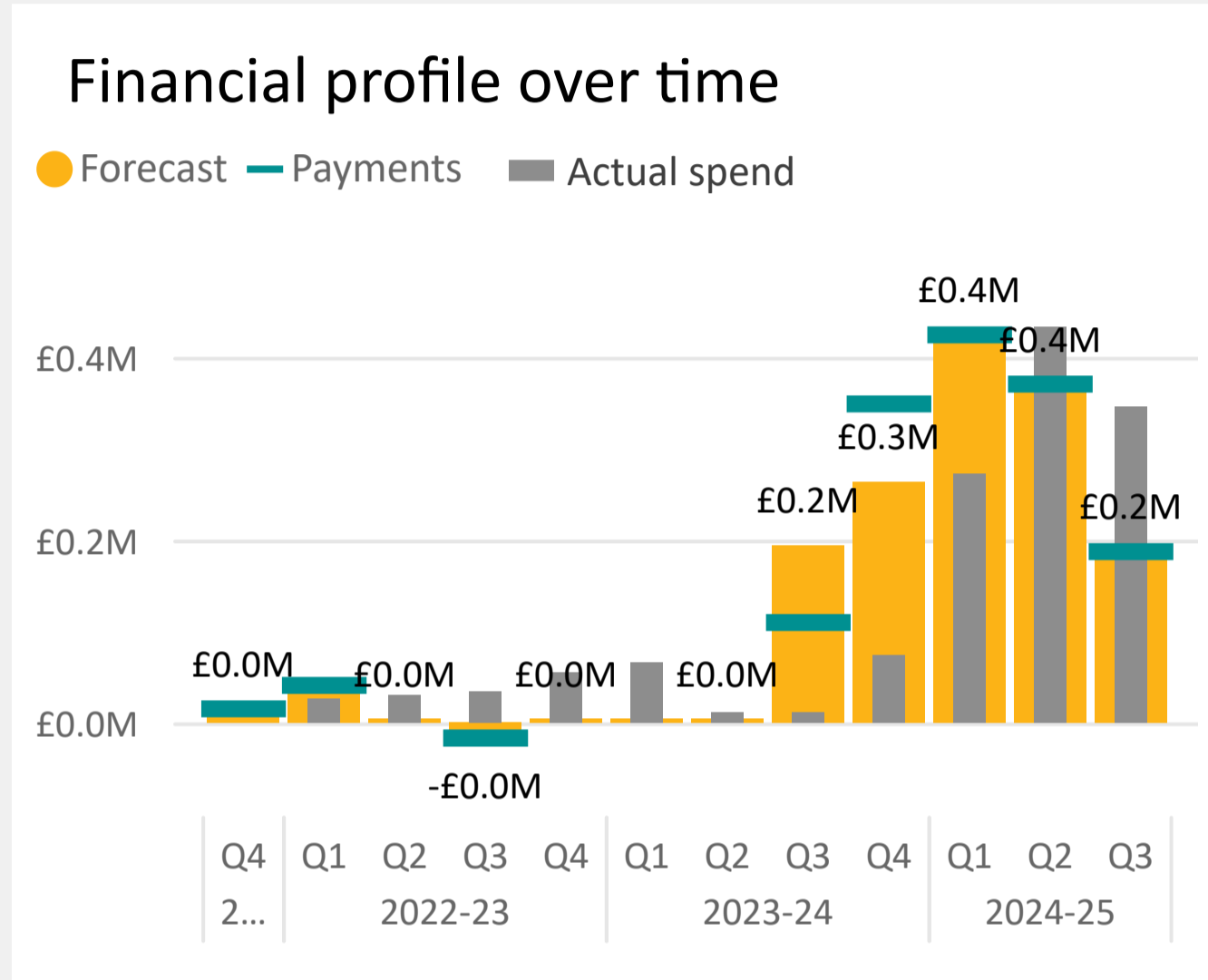
Project view

Headline figures

£1.5M
Forecast spend

£1.5M
Payments made to project

£1.4M
Actual spend to date



Milestones and status

Key / filter: Delayed Complete Next 3 months (shaded)

Agreed milestones	Status	Target Date
Planning Permission Obtained	Complete	December 2022
Applicatin Number PA22/07276		
Front façade works start	Complete	January 2023
Front façade works complete	Complete	March 2023
Main building works full tender return	Complete	October 2023
Main building works full tender analysis complete	Complete	October 2023
Contractor appointed	Complete	October 2023
Recipient to provide evidence of transfer of ownership of the theatre to the CIC, updated Certificate of Title and completed Legal Charge	Complete	March 2024
Main building works start	Complete	April 2024
All Eligible Expenditure defrayed		January 2025
Main building works end	Delayed	February 2025
Building Handover	Delayed	February 2025
Theatre and café open		March 2025
Theatre open	Delayed	March 2025
Project Outputs and Outcomes		June 2025

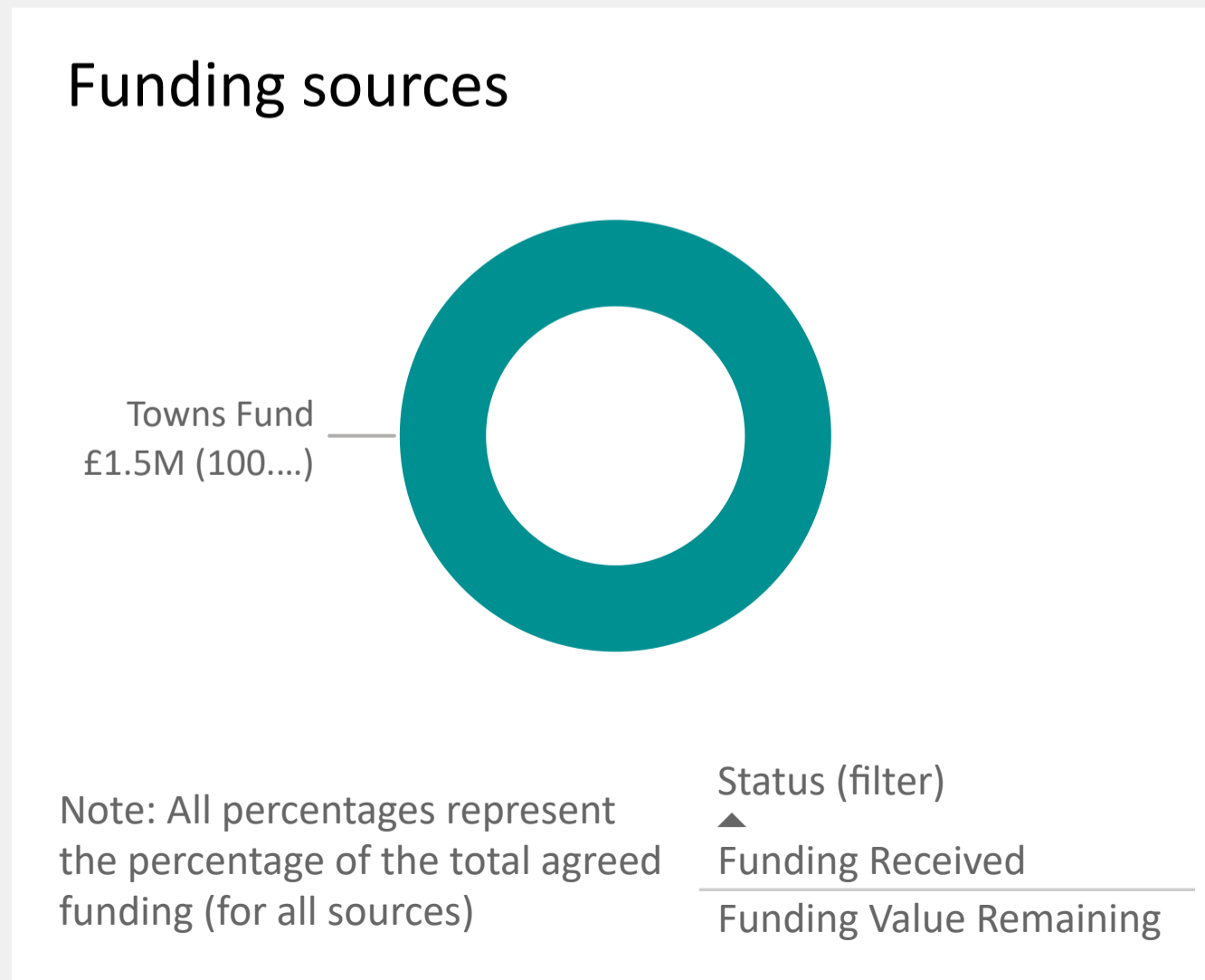
Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.

Risk scores

Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Inflationary pressure on the planed budget	20	8
Under resourcing	12	3
Abnormalities in build stage	8	6

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key: 0-7 (Green), 8-15 (Yellow), 16-24 (Red)





St Ives Town Deal Board

Date of Meeting	February 2025
Agenda Item	Project Updates
Project Title	St Ives Community Land Trust Ltd Affordable Housing Project Old Vicarage Flats
Project Lead (Position/Title/Organisation)	Jill Block Project Lead, St Ives CLT
Date	21 st January 2025

1. Purpose of report

This report is to provide the Board with an update on project progress.

2. Recommendations

The Board is requested to note the contents of this report.

3. Background information

Following our Tender process, Contractors, Mitchell & Son Construction (trading as MS & D Ltd) have been appointed and began work on site on 2nd December 2024. Good progress has been made meeting their programme for the internal works. Further stripping out and demolition has taken place along with some structural and drainage additions agreed with Richard Gowan Consulting and the neighbouring project of St Ives Town Council at the Guildhall.

4. Current position

We are pleased to report that Kensa Groundsource Heating Contractors have been on site and the drill team began breaking ground on 15 January. Work is expected to be completed within two-three weeks.



5. Proposals

None.

6. Financial update

There is a potential funding gap of an estimated maximum of £200,000 if the housing is upgraded to Future Homes Standards. The Contractor has costed the project at £884,269. The Trust are currently undertaking value engineering and would seek to raise the required additional funds via re-mortgage in due course if required. A full additional cost will be confirmed by the end of April.

Total estimated project cost	Total secured	Funding gap	Total received to date	Total spend to date
£884,209 £25,000	£754,000 £25,000	£200,000	£709,590	£190,745

7. Legal implications

Cornwall Council will consider the options and the changes to the legal charge if this is submitted.

8. Risks and issues

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1	Renovation cost overrun	Increasing construction land labour costs	MEDIUM	Monitoring industry standards and local experience and policy changes QS carries out regular monitoring. Additional funding sources are under consideration.	LOW
2	Regulatory changes in housing policy	Qualified housing professional may be required	LOW	Legislative direction is changing. CIH membership is in place	LOW



3	Renovation time over run	Delays in material, labour or design	MEDIUM	Contractor will include liquidated damages for delays. Design changes have been organised by the Trust to save build time.	LOW
4	Increasing interest rates	Cost of borrowing on mortgage	LOW	Government changes so risk uncertain but unlikely mortgage rises	LOW
5	Unknown underground or general structural delays	We have found drainage issues with utilities. Two internal structural changes have been identified The rear garden risk for bore holes may expose unregistered graveyard	MEDIUM	Redesigns in place and action taken. Work underway drilling bore holes.	LOW
6	Severe financial losses by Trust, Funder or Contractor	Loss of contract/bankruptcy/general financial losses	MEDIUM	Regular monitoring and due diligence examination.	LOW

9. Conclusion

We are very pleased with the appointed contractor good progress is being made and their programme is on target, still with completion expected by August 2025.

Ground source heating bore hole drilling is underway and progressing as planned with anticipated publicity circulation in due course.

Report Author: Jill Block, Project Lead, clt@stivesclt.org.uk



Appendices

A couple of images of the interior



Project View for Town Centre Housing (CLT)

Town Centre Housing (CLT) ▼

Led by St Ives Community Land Trust the project will renovate a historically significant building, The Old Vicarage, to provide 6 high quality and affordable rented flats in the heart of St Ives.

Overview

Financial profile

Map view

Project view

Headline figures

£751.3K

Forecast spend

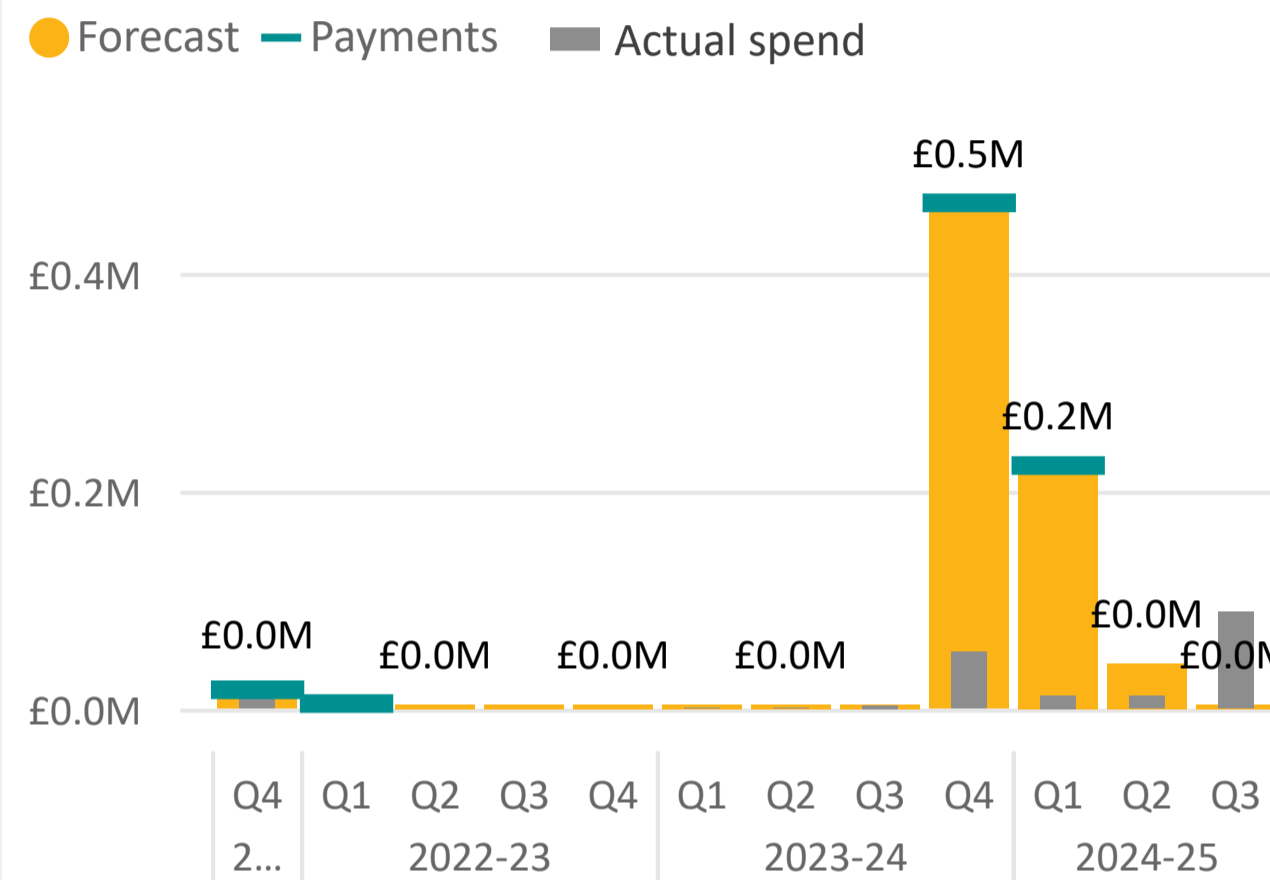
£709.6K

Payments made to project

£190.7K

Actual spend to date

Financial profile over time



Milestones and status

Key / filter

Next 3 months (shaded)

Agreed milestones

Target Date

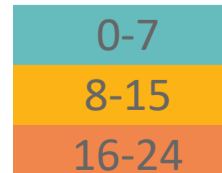
Commencement of structural works	January 2024
Demolition & strip out complete	March 2024
Submission of M & E form 4	March 2024
Completion of Agreement	December 2024
Tenants selected	August 2025
Works practical completion	August 2025
Official Opening	September 2025
All expenditure defrayed	December 2025
Project outputs & outcomes achieved by recipient and final monitoring form approved by the Council	June 2026

Risk scores

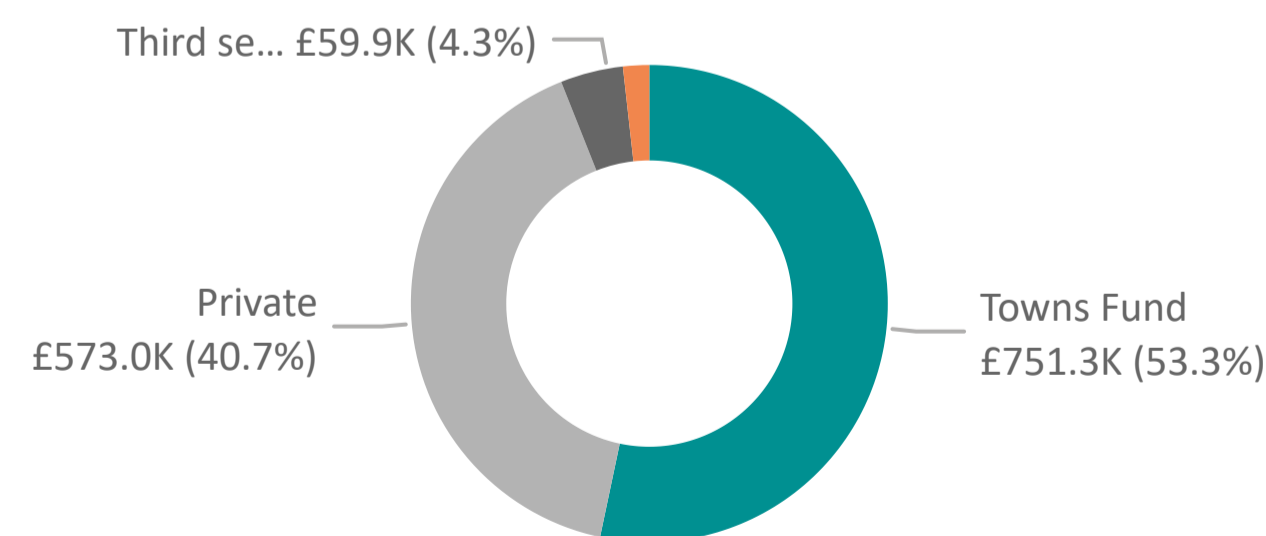
Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Increasing construction labour supply increases costs	8	6
Delays in material or labour supply	6	6
Loss of contractor/ bankruptcy. General financial losses	6	2

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key



Funding sources



Note: All percentages represent the percentage of the total agreed funding (for all sources)

Status (filter)

Funding Received
Funding Value Remaining

Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.





St Ives Town Deal Board

Date of Meeting	25 th February 2025
Agenda Item	Project Update
Project Title	St Ives RFC Redevelopment
Project Lead (Position/Title/Organisation)	Jonathan Molloy Lead Portfolio Surveyor, Cornwall Council
Date	4 th February 2025

1. Purpose of report

This report summarises the current position of the St Ives RFC Town Deal Project.

2. Recommendations

The board are requested to note the contents of this report.

3. Background information

The St Ives RFC Redevelopment project completed Feasibility stage in February 2022, submitted business case for approval in June 2022 to DHLUC. We have been working with the club and consultants on the design and planning application. The project consists of two phases of development

1. RFC Club House Redevelopment and site clearance which is funded by Town Deal and Cornwall Council.
2. Housing and Extra Care facilities.

4. Current position

On 19th December, St Ives RFC application was reported to the Strategic Planning Committee, after representation and debate it given a unanimous approval decision, subject to prior agreed conditions as expected.



The design for the project is currently at RIBA 4, Technical Design. The Procurement/Tendering documentation for the main contractors are being prepared for release. The project is due to complete its CC internal governance process with representation at the Investment and Commercial Board on the 4th June for approval to contract for delivery and completion once the tendering process has been concluded.

5. Proposals

None.

6. Financial update

Total estimated project cost	Total secured	Funding gap	Total received to date	Total spend to date
£4,955,000	£4,955,000	Nil	£583,746.53	£583,746.53

7. Legal implications

The new lease is being discussed and is being put in place with the St Ives Rugby Club.

8. Risks and issues

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1.	ICB gateway approval	Missing the ICB deadline due to procurement risks	Medium	Ensure that all information required for the tender is received and ready to be released by the middle of February, in order to allow enough time for the contractors	Low

				to return the tender. In time for the reporting to be completed by the 15 th of May.	
2.	Planning Conditions	Discharge of planning conditions.	Medium	Review of the planning conditions and communicate effectively which conditions are the responsibility of the contractor and the client and action accordingly.	Medium
3.	Market Appetite	There is a risk due to the general Town Deal programme that contractors may have multiple tenders to respond to at the same time and this could diminish the likelihood of a tender return.	Medium	Early engagement with the contractors in this period through contractor project introduction workshops which were received possible.	Low

9. Conclusion

The Rugby Football Club design has progressed inline with the current approved programme. The Design Team have now moved into Technical Design, with procurement progressing ahead of the current approved programme. The project remains on track to for completion June 2026.

Project View for St Ives Rugby Club

The project seeks to unlock land owned by Cornwall Council at the south-western extents of the town to provide new affordable homes, alongside refurbished sports facilities, and extra care housing.

Overview

Headline figures

£3.0M

Forecast spend

£583.7K

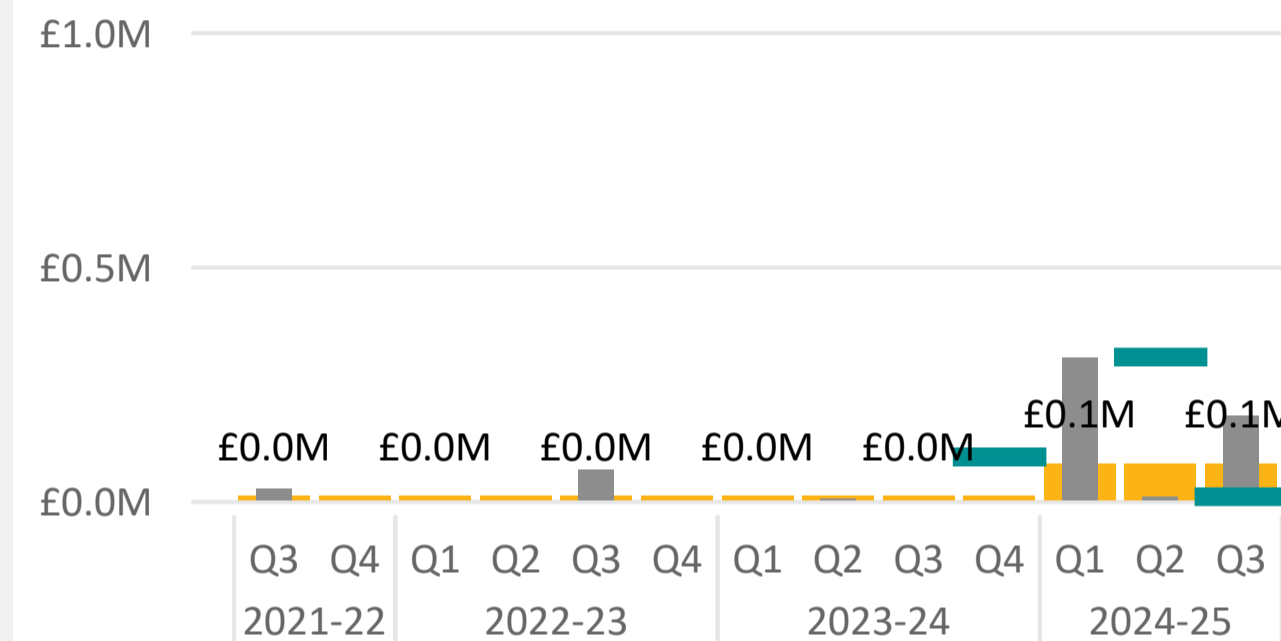
Payments made to project

£583.7K

Actual spend to date

Financial profile over time

● Forecast — Payments — Actual spend



Milestones and status

Key / filter	On Target	Delayed	Complete
	🟢	🟡	🟩

Next 3 months (shaded)

Agreed milestones Target Date

Concept Design Complete	🟢	August 2023
Public Engagement Completed	🟢	September 2023
Developed Design Complete	🟢	April 2024
CC Fully Business Case Completed	🟡	September 2024
ICB Approval Secured	🟡	November 2024
Planning and Statutory Approvals Received	🟢	November 2024
Procurement Completed	🔗	February 2025
Construction Commence	🔗	June 2025
Technical Design Completed	🟢	October 2025
All Town Deal Eligible Expenditure Defrayed	🔗	March 2026
Construction Complete	🔗	June 2026
All CC Match Funding Eligible Expenditure defrayed	🔗	March 2027
Defects period ends	🔗	June 2027
Project Outputs and Outcomes achieved by the Recipient and final Monitoring and Evaluation Form approved by the Council	🔗	April 2029

Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.

Financial profile

Map view

Project view

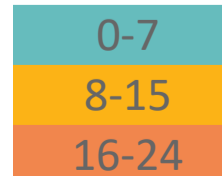
Risk scores

Short description of the Risk

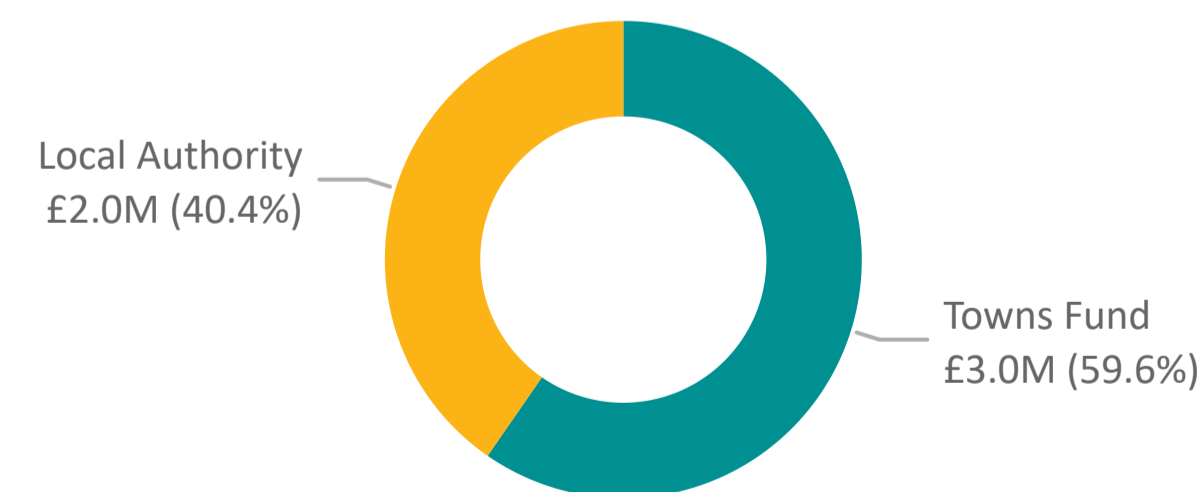
Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
AONB & Heritage Coast constraints preventing training pitch being located as proposed.	15	4
The planning constraints and site conditions not giving enough opportunity to meet the aspirations of the Town Deal Brief	10	2

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key



Funding sources



Note: All percentages represent the percentage of the total agreed funding (for all sources)

Status (filter)

▲ Funding Received
Funding Value Remaining





St Ives Town Deal Board

Date of Meeting	25 February 2025
Agenda Item	Project Updates
Project Title	Leach Pottery and the St Ives Digital Trail
Project Lead (Position/Title/Organisation)	Sara Matson Project Lead /Leach Pottery
Date	3 February 2025

1. Purpose of report

To update the board on key events in the Leach Pottery Capital Programme pertaining to the new Town Deal Funded Learning and Production Centre, a constituent part of the Leach Pottery Capital Development and progress of the St Ives Digital Trail.

2. Recommendations/ For the Board to Note

The board are recommended to note the contents of this report.

3. Background information

We have been offered and accepted a Town Deal Funding grant of £5,038,298.60, of which £4,779,270 is capital and £259,028.60 is revenue.

The Leach Pottery will create a community hub where local people and visitors can come together to train, develop their creativity, improve their wellbeing, support each other and bring clay to life. A new production studio and learning space on this world-class site will create new all-year-round jobs, providing additional training, work facilities and apprenticeships.

Creating a St Ives Digital trail will highlight opportunities for locals and visitors to explore St Ives away from congested high-traffic areas. This will bring economic benefits to organisations on the trail and to the wider town as people explore previously “hidden” areas. This is a large-scale transformational project which will require additional external funding.

4. Current position

Learning and Production Centre

- Groundworks - Blockwork, membranes and lift shaft for new building are all in place ready for arrival of Timber Frame
- Licences for alteration Phase 1 and 2 will be signed off by the end of the month



- Timber Frame installation will happen throughout February and March 25
- The layout of the kiln shed and the structure of the building have been revised and signed off
- We await to hear from National Grid about moving the overhead cable
- We continue to explore surface water solutions;
- After nearly 8 months we have reached the final sign-off stage required for the S104 agreement for our sewer diversion and have an indemnity agreement in place with Cornwall Council
- We have received permission from Streetworks to close a lane of Stennack from 22nd Feb for undertaking sewer works in the main road – moving from under the new building
- We have appointed an IT consultant to help us install the new cabling infrastructure for the new building – First Fix predicted April/May
- We have reviewed internal elevations and joinery plans and updated requirements with the architect and staff for Phase 1, and we are selecting floor coverings!
- We are in final negotiations with Building Control for Phase 1 sign off
- The latest building handover date for Phase 1 is November 2025
- We are planning our business continuity as we move into Phase 1 and clear the site for Phase 2
- LB is still looking at options for biofuel and finding a robust supplier

MATCH FUNDING UPDATE:

- Pending applications
 - Headley Trust £101k: Second Round application underway – submit 28 Feb 2025
 - Wolfson Foundation: £315k: Shortfall Grant Second round application underway – Submit 1 March 2025

TOWN TRAIL

- Following Four Agency's completion of the Digital Trail discovery phase, we are pursuing EOIs for the managing partner at the end of the platform development. The ability to find a managing partner is a crucial measure for the continuation of the project to the next phase of development and delivery of the final outcome.

5. Financial update (M&E TDS10-12) up to end of Q2 Dec 2024-5

Total Estimated project cost	Total secured	Total Pending	Funding gap	Total received to date Dec 2024	Total project spend to date Dec 2024	TOWN DEAL Related Dec 2024
£9,617,916	£9,404,915.60 £4,912,798.60 TD1 £125,500 TD2 £715,000 ACE £60,116 NLHF R1 £ 3,489,501 NLHFR2 £2000 Sponsor £100,000 LEACH	£101,000 Headley Trust Shortfall Wolfson Fndn	£213,000	£2,755,578.03 TD £60,116 NLHF R1 £9605 Leach/Other	£2,161,737.36 Ex vat to TDS10-12	£2,074,360.26 + TDS10 CF unclaimable vat up to TDS10-12



6. Legal Implications/Statutory Funding Sources

The project continues to work through a number of legal documents for the NHLF and ACE funding.

7. Risk Register

Item no.	Risk/Issue	Description	Pre-mitigation risk level	Mitigation	Post-mitigation risk level
1.	National Grid	Move a mainline overhead cable from above the permanent kiln shed is under negotiation	Medium	Ensure that all information required for is supplied to allow enough time to plan. We are working on practical and cost-viable solutions to future-proof the pottery.	Low
2.	On-site surface water drainage design review	Find a gravitational rather than mechanical solution to save £67k and make a more sustainable solution long term	Medium	Review of long-term maintenance costs have been the driver for exploring gravity options and will make the pottery more sustainable long-term	Low
3.	Staff move to new building	Delayed from Sept – Nov to ensure business continuity	Medium	Early engagement with the contractors to ensure business continuity and the delays start to phase 2 has been captured in the programme	Low
4.	Match Funding	There is still a £200K gap in match funding to be secured	Medium	Ongoing applications for funding continue but will not impact phase 1 completion	Low
5	Digital Trail	No interest from the cultural sector in taking on the proposed digital trail platform after the project is completed	Medium	A project review will be carried out before moving beyond the R&D stage in order to identify a sustainable delivery longterm	Medium



8. Conclusion

The sign-off of several key legal agreements in February will allow us to get on with the project both in terms of the build and accessing the funding to pay for the build. Our funding lag will be quickly dealt with in the coming months when this red tape is cleared. A project review will be carried out on the Digital Trail to ensure the long-term sustainable delivery.

Report Author: Sara Matson

Project View for Leach Pottery

Creating a world class community hub showcasing Leach where local people can come together to train, develop their creativity, improve their wellbeing, support each other while bringing clay to life. Providing Year Round economic uplift.

Leach Pottery ▾

Overview

Headline figures

£5.0M

Forecast spend

£3.9M

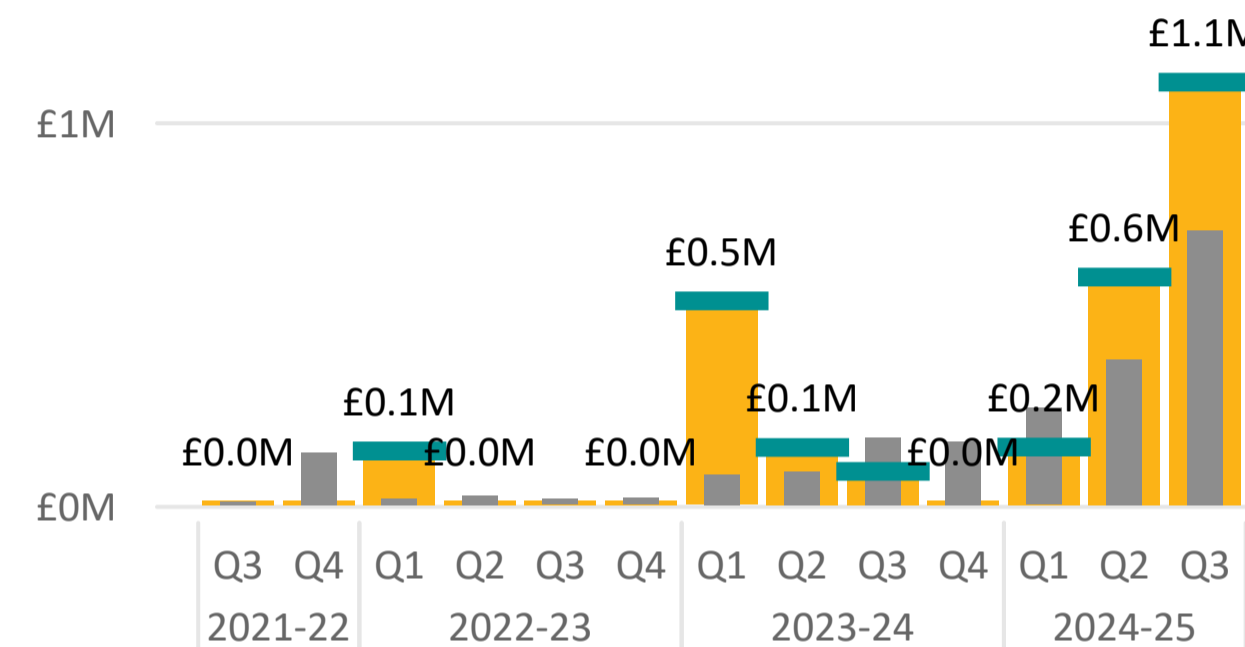
Payments made to project

£2.1M

Actual spend to date

Financial profile over time

● Forecast — Payments — Actual spend



Milestones and status

Key / filter	Delayed	Next 3 months (shaded)
Complete...	!	
Complete	✓	

Agreed milestones Target Date

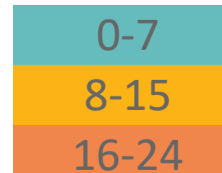
Planning Permission Phase 1	✓	April 2023
Planning Permission Phase 2 (listed building consent) (start)	✓	June 2023
Main Contract Tender Return	✓	November 2023
Start onsite (PCSA - Enabling Works)	✓	February 2024
Lottery Round 2 Submission	✓	February 2024
Main Contract Tender award		May 2024
Lottery Round 2 Award	✓	June 2024
Benefit Realisation	!	March 2026
Official Opening	!	March 2026
Works Completion	!	March 2026
All Eligible Expenditure defrayed		March 2026
Project Outputs and Outcomes achieved by the Recipient and final Monitoring and Evaluation Form approved by the Council		April 2029

Risk scores

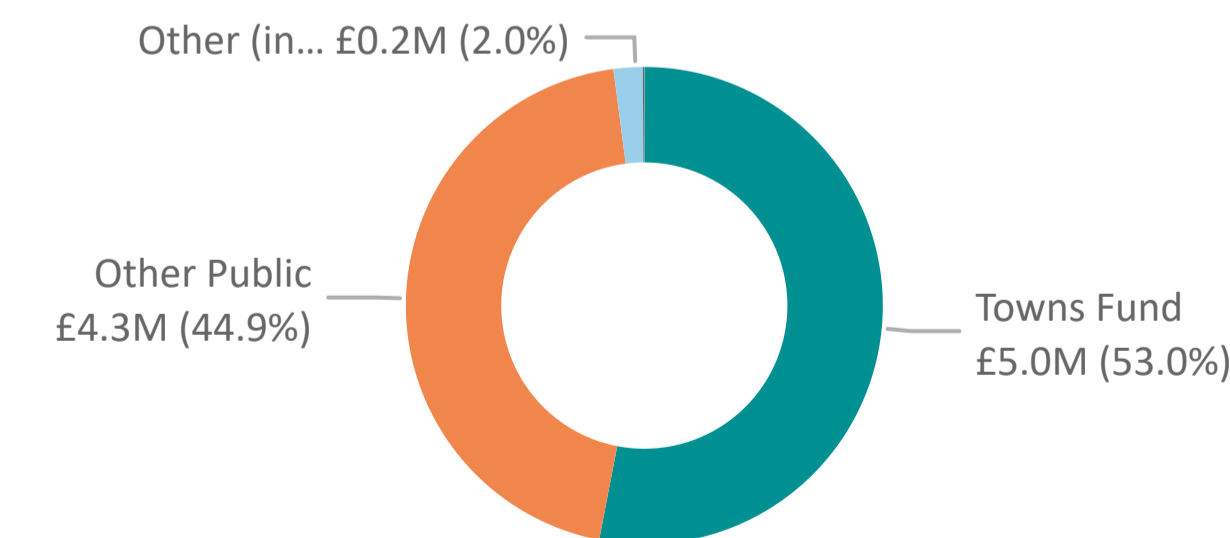
Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Disruption to Learning activities	20	10
Cost of project increases	15	10
Drainage diversion causes operational disruption	15	5
Gas diversion causes shutdown	15	3

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).

Score key



Funding sources



Note: All percentages represent the percentage of the total agreed funding (for all sources)

Status (filter)

▲ Funding Received
▲ Funding Value Remaining

Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.

Map view

Project view



Project View for Community Orchard

A new building creating a vibrant community asset with an inspiring and environmentally sustainable building in which to provide training, workshops, events, well-being interventions and nature-based training to individuals, local groups and schools.

Overview

Financial profile

Map view

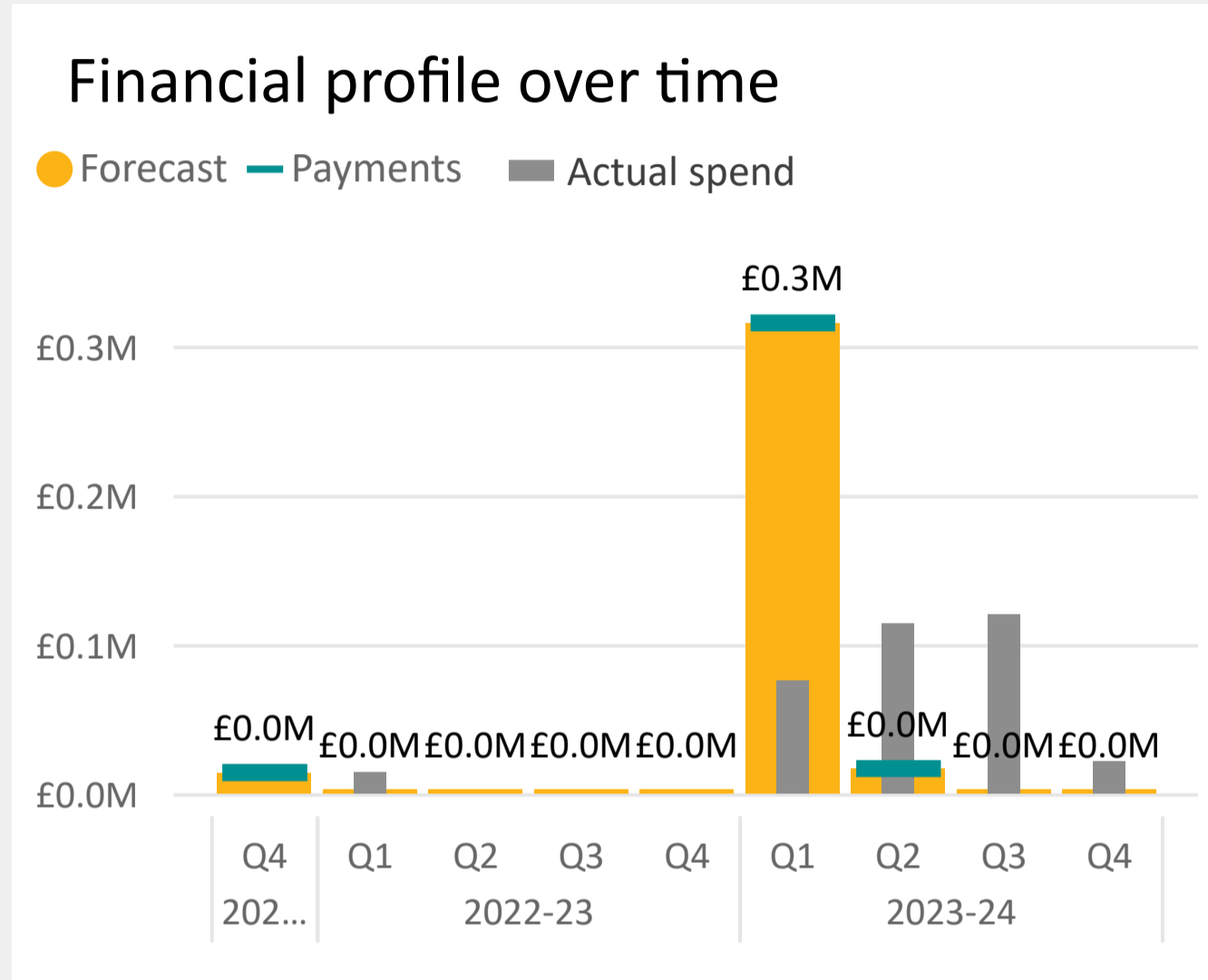
Project view

Headline figures

£345.5K
Forecast spend

£345.5K
Payments made to project

£345.5K
Actual spend to date



Milestones and status

Key / filter: On Target (green check), Delayed (orange exclamation), Complete (green check), Next 3 months (shaded)

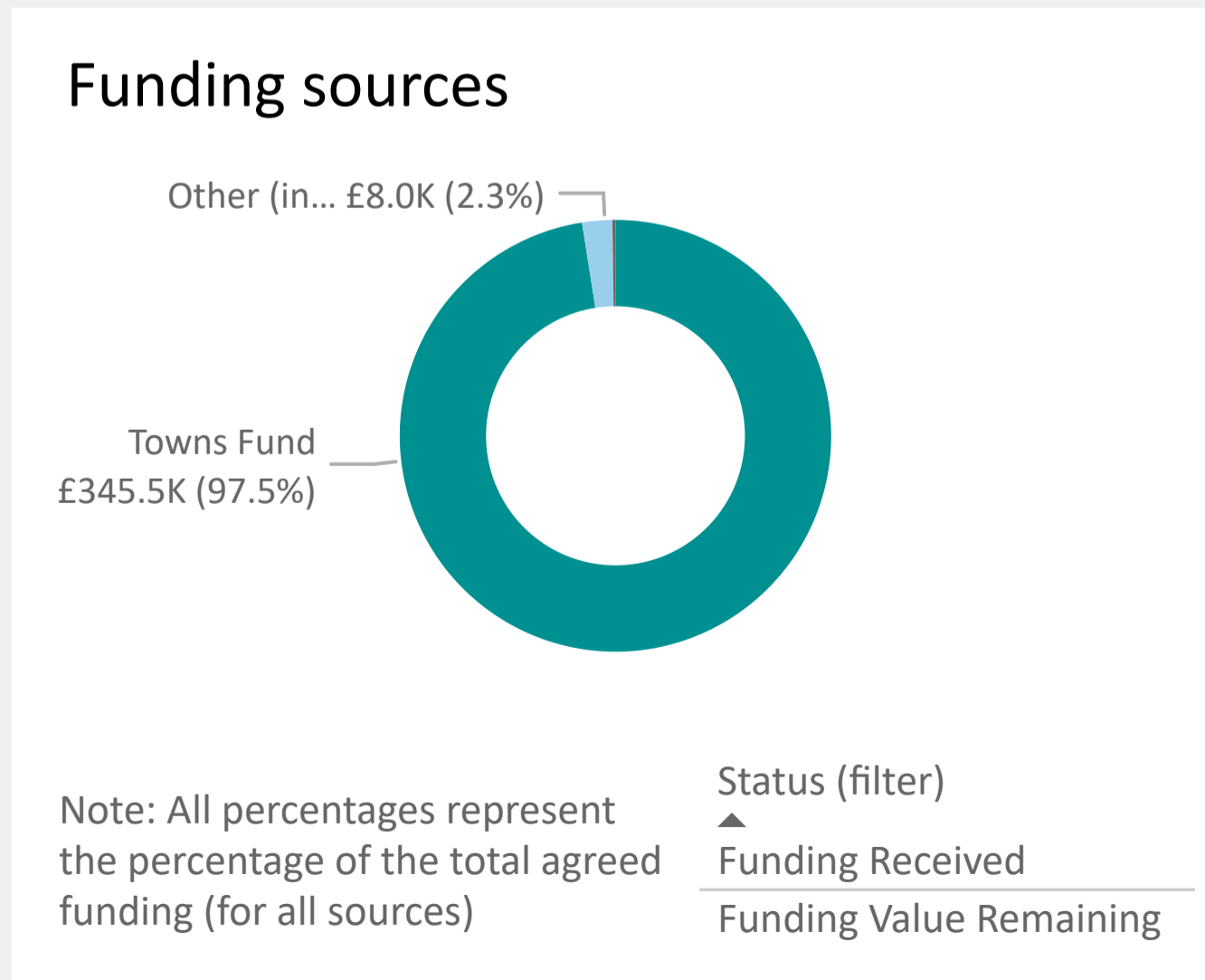
Agreed milestones	Status	Target Date
Planning permission obtained	On Target	May 2022
Land lease renewal	On Target	September 2022
Professional appointments	On Target	February 2023
Commencement of the build	On Target	March 2023
Completion of site preparation and groundworks	On Target	March 2023
Completion or rammed earth	On Target	April 2023
Nature reserve registration	Delayed	June 2023
Completion of timber frame	On Target	September 2023
Build completion and sign off	On Target	October 2023
Official learning centre opening	On Target	April 2024

Risk scores

Short description of the Risk	Pre-mitigated Score	Post-mitigated Score
Failure to secure required match funding for revenue activities, generated income less than anticipated.	12	12
Failure to secure community buy in to facilities offered	6	5

Score key: 0-7 (green), 8-15 (orange), 16-24 (red)

Note: Scores are out of 24, which is the highest score when impact and likelihood are combined (higher score = higher risk).



Note: If the original target date has been superseded by a revised date, it is the latest revised one that is shown.