



St Ives Town Deal Newsletter April 2026

Following the successful completion of the Town Deal funded projects at St Ives Community Orchard and Penbeagle Wildlife Reserve and St Ives Theatre, the last few months have seen significant progress being made with a number of our remaining projects.

Work is continuing on the first phase of the scheme to provide new high-quality sports facilities for the local community on the Rugby Club site.

Work is also progressing well at the Leach Pottery, with the first phase – the construction of the new Learning and Production Centre - due to be completed in April.

The trial of the new road layout at Tregenna Hill and Library Corner, introduced in November, is continuing and work is progressing on the final phase of the works at the Malakoff.

Other highlights have included the construction of a new bike shed at St Ives Junior School, funded by the Low Carbon Transport Strategy, and some fantastic projects supporting the town's young people led by the Town Council's Youth Engagement and Projects team.

The Enterprise Grant Scheme, which has seen more than £1.8 million of grant funding distributed to local projects, has now concluded, with work also continuing to deliver LiveWest's retrofit housing programme.

Updates on these projects are available below:

UPGRADING AND PROVIDING NEW COMMUNITY SPACES

Although the Town Deal funded project to construct the Core building was officially completed in 2024, we continue to watch what is happening with this amazing project with great interest.

The Orchard is continuing to stage community activities and workshops and also hosts the popular Repair Café and some regular volunteer events.

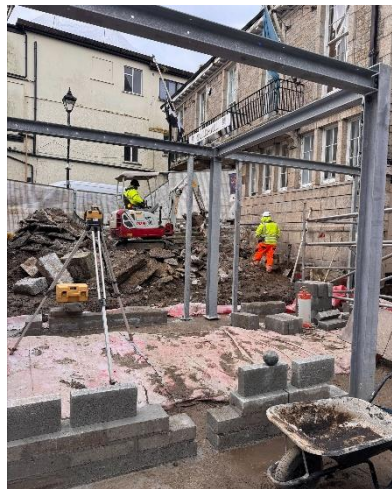
You can find out what is going on their website www.stivesorchard.co.uk/ where you can also subscribe to their newsletter.

Read more about the Community Orchard project on the Town Deal website: <https://www.stivestowndeal.org.uk/st-ives-community-orchard/>

The Guildhall

The Guildhall project continues to make visible progress on site, with the forecourt works beginning to the front of the building.

The steel frame for the portico has been erected and inside the main hall, the stage has been rebuilt, retaining the heritage apron to the front, with the below stage toilet areas constructed. The trenching for electrical and tech services is complete, and the large birdcage scaffold remains to support the high-level electrical works to lighting, ventilation system, and stage engineering.



The Guildhall project is, however delayed, and will be opening later than anticipated, this is due to the discovery of a structural issue with the party wall between the Old Vicarage Flats and the Guildhall side extension.

Resolving this has been a complex and has resulted in the rebuilding of the ground floor portion of the gable end of the Old Vicarage Flats to stabilise the building, in order for the Guildhall works to continue. Classic Builders have taken on the party wall works and have now installed the steelwork and completed ground works. On completion of this piece of work to the party wall, the Guildhall extension will then be built.

Supporting young people in St Ives

Members of the Youth Engagement and Projects team at St Ives Town Council are continuing to support 11-25 year olds through the Town Deal funded Yonkers project.

As well as staging activities at the St Ives Food Festival and Palemon Best Community Day, the team ran a weekly 'Table tennis and tunes' event at the local leisure centre during the summer holidays and worked with local schools and youth providers to deliver a first ever Beach Transition Day where over 100 local year 6 students took part in activities alongside students from St Ives School aimed at helping them feel ready for the transition to secondary education.



Other activities included inviting members of the Cornwall Youth Council to join local young people in a debate on issues around Mental Health and Wellbeing in the Guildhall Council Chamber, and staging a range of music events. These included supporting the Town Band working with Global Jamming and local Youth talent and hosting the town's first Youth Music event, with local young people performing alongside a visiting Youth Choir and theatre group.



The Youth team have also gained funded places on a level 2 Youth Work Qualification.

Find out more about Yonkers [here](#) follow @yonkersstives

Read more about the Guildhall project on the Town Deal website:
<https://www.stivestowndea.org.uk/st-ives-guildhall/>

St Ives Theatre Regeneration

Following the completion of the project to transform the theatre building last year, the company are continuing to stage amazing productions .

Read more about the St Ives Theatre project on the Town Deal website: <https://www.stivestowndea.org.uk/st-ives-theatre-regeneration/>



IMPROVING OUR TRANSPORT SYSTEM FOR A GREENER TOWN CENTRE

Low Carbon Transport Strategy

Following the successful completion of the Terrace scheme, improvements to Consols (Zennor) junction and Halsetown in 2025, road safety audits were carried out at both Consols and Halsetown.

The first phase of the Malakoff open space scheme was also successfully completed during 2025, with work now taking place to deliver the second phase

The work at Malakoff includes the construction of a new bespoke bus shelter, together with new granite paving, bespoke granite planters and benches, new street furniture, a new millwheel feature and lighting. The second phase is due to be finished before the Summer.



Once these works have been completed, the iconic *Epidauros II* Dame Barbara Hepworth sculpture, currently on display at a temporary home at the Penwith Gallery, will be returned and both the footway and the carriageway will be resurfaced.

You can find out more about the Malakoff scheme [here](#)

Works to provide new signs and landscaping around Tempest Roundabout near Lelant began in January 2026. While the impact of the storms created some delays, the scheme is due to be completed within the next few weeks.

The designs for Higher Stennack have been agreed, with work currently due to begin on site in Autumn 2026.

The final design for the Stennack will be dependent on the results of the trial of 'Experimental Traffic Regulation Order' (ETRO) at Tregenna Hill/ Library Corner.

Changes to road layout at Tregenna Hill and Park Avenue

The trial of the new road layout was introduced in November 2025.

The changes mean that **only buses, cyclists and emergency services** (including lifeboat crews on active duty) are permitted to drive northbound **down** Tregenna Hill from The Terrace. **All traffic** can still drive southbound **up** Tregenna Hill.

The aim of the new layout, which has been implemented via an 'Experimental Traffic Regulation Order' (ETRO), is to improve general traffic flow resulting in a safer space for all users in and around Library Corner.

The general removal of northbound traffic down Tregenna Hill is helping to reduce delays, impact and congestion created by vehicles having to navigate past each other in a highly constrained space. The changes have also made it easier for buses, lorries and other large vehicles to get around the narrow points and corners along the route.

Other measures introduced as part of this trial include making Albert Road one-way inbound, improving the flow of traffic and reducing traffic congestion and delays, introducing an entry restriction on the western end of Dove Street and a mandatory left turn at Street-an-pol. There is also no right turn at the bottom of Bedford Road.

The direction of the existing one-way at Park Avenue has also been reversed, allowing inbound traffic only towards Bullans Lane and the Doctors surgery. This is helping to keep traffic moving along this route, reducing the numbers of queuing stationary vehicles.

New signs were installed at key roads and junctions informing drivers of the changes and new restrictions and providing details of alternative routes into and out of St Ives.

The use of an ETRO means that Cornwall Council as Highways Authority can make modifications throughout the trial period, responding agilely to specific issues or concerns that are observed. Since the introduction of the trial concerns from the public over signage and illegally parked cars have been addressed with additional signs and road markings and enforcement action where appropriate.

The project team monitored the highway network during the Easter period to identify any concerns which need to be addressed ahead of the summer period.

The trial will continue until at least November 2026 but could be extended for up to a further six months before a final decision is made.

A specific Tregenna Hill ETRO webpage has been set up on Let's Talk Cornwall to provide information about the trial and enable people to raise feedback throughout the trial period.

You can find out more about the ETRO trial here :
<https://letstalk.cornwall.gov.uk/st-ives-town-deal-etro>

You can view a short film about how the trial has been working here
<https://youtu.be/uqUKzLMBSWM>

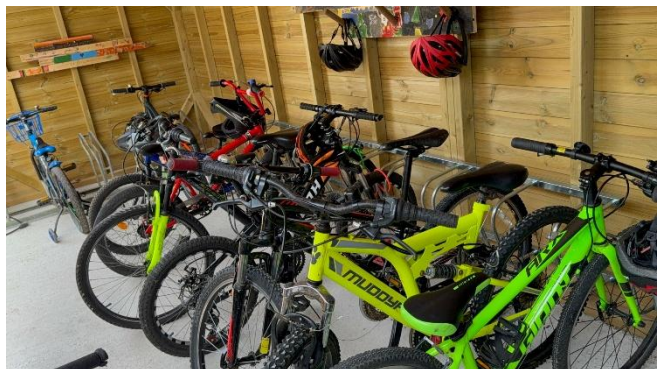
Update on car parks

The prioritisation of the ETRO scheme has altered the original programme, moving any plans for change to the town's car parks to at least April 2027. The amended proposals for the car parks are expected to be shared with existing permit holders next year.

New bike shed encourages pedal power

Funding from the Low Carbon Transport Strategy provided a brand-new bike shed at St Ives Junior School - leading to a significant rise in the number of pupils either cycling, scooting or skateboarding to school.

Although there was already an area for pupils to leave their bikes on the school site, this only had enough space for up to five bikes. The new shed provides a safe, secure and covered space for up to 30 bikes as well as scooters and skateboards.



Town Deal Chairman Andrew Baraganath joined Mayor Johnnie Wells, Dave Davies, project officer for the Walk Wheel Cycle Trust, teacher Jenny Rehaag and pupils from the school for an official opening of the new building.



You can find out more [here](#) :

You can view a short film about the bike shed [here](#) :

Read more about the Transport Strategy project on the St Ives Low Carbon Strategy page on the Let's Talk Cornwall website:

<https://letstalk.cornwall.gov.uk/st-ives-town-deal-low-carbon-transport>

and on the Town Deal website: <https://www.stivestowndeal.org.uk/low-carbon-transport/>

SUPPORTING NEW SKILLS, JOBS AND BUSINESS

St Ives Enterprise Grant Scheme

The Enterprise Grant Scheme is now nearing its final stage.

67 projects have been awarded grants during the different rounds, of which 61 are now complete, resulting in the creation of 30 permanent jobs and over 1,400sqm of enterprise space improved, renovated or repurposed.

A full list of projects supported can be found here

<https://www.cornwall.gov.uk/media/ipwlxxld/st-ives-enterprise-grant-scheme-live-projects-february-2026.pdf>

Read more about the Enterprise Grants scheme on the Town Deal website:

<https://www.stivestowndeal.org.uk/delegated-fund-for-renewal/>

Leach Pottery and Digital Trail

Work is progressing well on the exciting project to transform and improve the world-famous Leach Pottery for its next 100 years.

The two-year project will see the repair and conservation of historic buildings on the site, with a refurbished and extended museum, an expanded shop, new galleries, a welcome space and café. The building has been designed to celebrate the studio rooflines and traditional materials that define the character

and artistic heritage of the town. This includes the use of zinc shingles, an exterior cladding which will quickly weather to resemble the slate shingles found on the side of many local buildings in St Ives.

Work on the first phase – the construction of the new Learning and Production Centre – is due to be completed in April. The design of the new Centre includes a production studio, teaching studios and a classroom for schools, offering opportunities to stage more classes and community workshops and increase pottery production.

The completed project will help to create new all-year-round jobs, as well as provide additional training, work facilities and apprenticeships.



The Kiln Shed is also now complete, with the project team planning to stage informal tours of the site for local people in June.

The full project is due to be completed in early 2027.

You can keep up to date on the project and see the building take shape on the Leach Pottery website: <https://www.leachpottery.com/live-updates>

Read more about the Leach Pottery project on the Town Deal website: <https://www.stivestowndeaal.org.uk/leach-pottery-and-st-ives-digital-trail/>

TOWN Stories (Digital Trail)

Evolved from the Digital Trail, the Town Stories project, overseen by the FOUR Agency, is continuing to make progress.

Led by a steering group with representatives from the St Ives Museum, Jumbo Association, The Orchard Project, Penwith Gallery, St Ives Town Council, St Ives Archive and St Ives School of Painting as well as St Ives BID and CLT, the project involves the production of five narratives: the history of the harbour, the history of Penbeagle Hill, moving sculptures, hidden creative spaces and the legacy of the School of Painting

The current aim is to finalise the content, which will include films, music, writing and podcasts, so it can be officially launched at the St Ives Festival.

BUILDING NEW AND TRANSFORMED HOUSING

St Ives LiveWest Low Carbon Retrofit

Work is progressing well on LiveWest's ambitious programme which will see more than 300 homes retrofitted in St Ives.

Funding from the Town Deal is supporting energy-efficiency upgrades in 200 of these properties, alongside significant investment from LiveWest and Central Government.

This collaborative approach has enabled LiveWest to retrofit more homes than originally planned, making St Ives the first – and most comprehensively upgraded – town in its portfolio.

The Town Deal phase of the project is scheduled for completion in April. Customers will benefit from a range of improvements including enhanced insulation, upgraded ventilation systems, new roofing, solar PV, low-energy lighting, and selected heating and hot-water enhancements.

These measures will create warmer homes, supporting lower energy use, and reducing local energy bills by an estimated £61,000 a year. The programme will also cut carbon emissions by more than 120 tonnes annually.

The impact of the Towns Fund investment has been significant, helping to raise housing standards in St Ives and underpinning its transition to a greener, more affordable place to live.

In addition to Town Deal funding (£866k), LiveWest has invested £1.4m and unlocked nearly a £1m of central government funding, demonstrating a combined commitment to delivering long-term environmental and community benefits.

Alongside the retrofit programme, LiveWest is delivering a range of other sustainability initiatives. At Trewartha Flats, it is working with residents to improve recycling rates and are installing a new seagull-proof waste and recycling centre to help customers better manage their waste. This intervention was developed in direct response to customer feedback and we have worked with St Ives School to provide two GCSE students with valuable work experience placements.



Read more about the LiveWest project on the Town Deal website:
<https://www.stivestowndeal.org.uk/st-ives-livewest/>

Old Vicarage Flats

As with the Guildhall project, the discovery of the structural issue with the party wall between the Old Vicarage Flats and the Guildhall side extension led to delays while discussions took place to resolve the problem.

Following the successful installation of the steelwork and completion of the ground works by Classic Builders, it is anticipated that work will resume on the project in the Spring.

Rugby Club and Housing

Last year saw work begin in earnest on this long-awaited scheme which will provide new, high-quality sports facilities and enable land on the site to be used for future affordable homes and extra care housing in St Ives.

Contracts for the construction of both the clubhouse and the sports pitch were awarded by the Council in Autumn 2025.

The Chair of St Ives Town Deal Board Andrew Baragwanath and St Ives Rugby Club President Ian Deacon formally cut the first turf on the site of the new club house. This was followed by work taking place to demolish the existing grandstand.



In addition to relocating the current clubhouse building to provide a new modern facility, the existing training facilities are being moved north of their current site to provide a new sports pitch for use by St Ives Rugby Club and the local community, and better access and improved sightlines of the main pitch from the new clubhouse.

Preparatory works for both the club house and sports pitch began at the end of last year but were affected by the intense period of wet weather. There were also some issues with diverting utilities. The project team have been working hard to mitigate the impact of these issues with the works now due to be completed by January 2027.

Discussions have also been taking place between Cornwall Council, the Rugby Club and contractors Fox Construction on the plans for fitting out the new club house. This element is not included in the Town Deal project and is the responsibility of the Rugby Club.



The relocation of the club house and pitch will free up the land needed to provide affordable homes and extra care housing in the future. These future works are not part of the Town Deal programme. Outline planning permission for up to 50 dwellings and up to 70 extra care units with associated open space was also granted in 2025.



Read more about the Rugby Club project on the Town Deal website:
<https://www.stivestowndea.org.uk/rugby-club-scheme/>

Next steps

There are an exciting few months ahead for our Town Deal programme as more of our projects move towards completion.

Delivering these ambitious projects will revitalise our town, improving life for residents and creating sustainable communities now and into the future.

About the St Ives Town Deal

In June 2021, St Ives secured a Town Deal of up to £19.9 million from the UK Government and match funding from Cornwall Council. Nine regeneration projects have been approved to receive funding from the Town Deal following the successful submission of the [Town Investment Plan](#).

View our [Frequently Asked Questions page](#) to find out more about the Town Deal Fund in St Ives.

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