



# **FINAL PUBLIC CONSULTATION**

**Wednesday 8th April**

# AGENDA

**Welcome & Panel Intro**

**Credits**

**Progress**

**Plans**

**Financing**

**Next Steps**

**Q&A**

**Show of Hands**

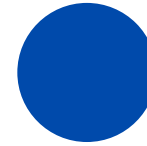
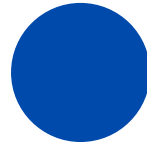
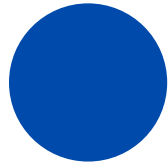
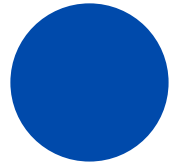


# CREDITS

**We would not be here without you**



# PROGRESS



**Cornwall  
Council  
Planning,  
Site Release**

**ASPIRE  
Site  
Release  
(Heads of  
terms)**

**SoS  
Education &  
Sport England  
(subject to PP)**

**BioDiversity  
Agreed off site**

**Site Testing  
Including  
Percolation**

**Community  
Support  
100%**

# POTENTIAL HOUSING MIX

- Remember, this is about 'Community Regeneration' not Just 'housing now for our young people'
- Final designs on the wall.
- 3 bedroom house and 2 bedroom houses same size, with partition
- Enough 1 bedroom flats for known need



# PROPOSAL

**17 homes**

**Affordable in  
perpetuity**

**6 x 1 bed  
homes,  
11 x 2/3  
bedroom**

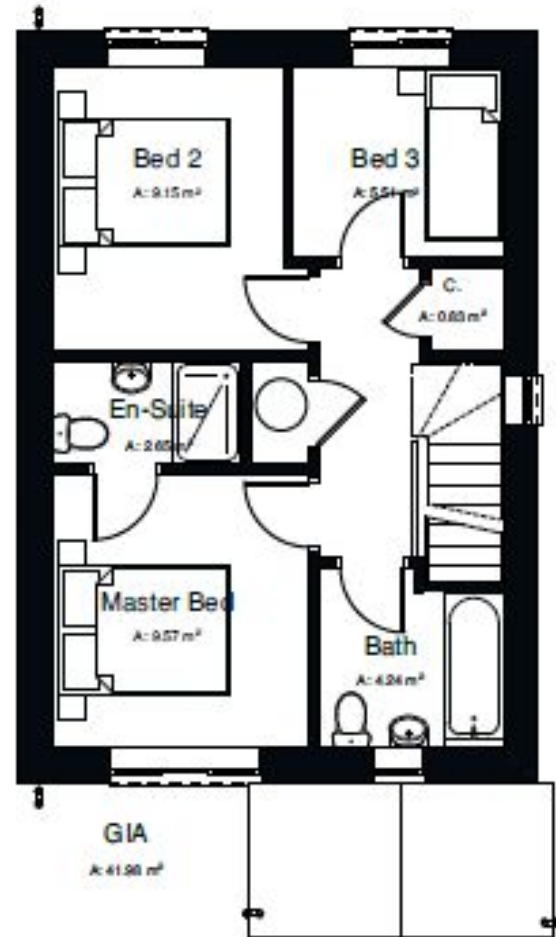
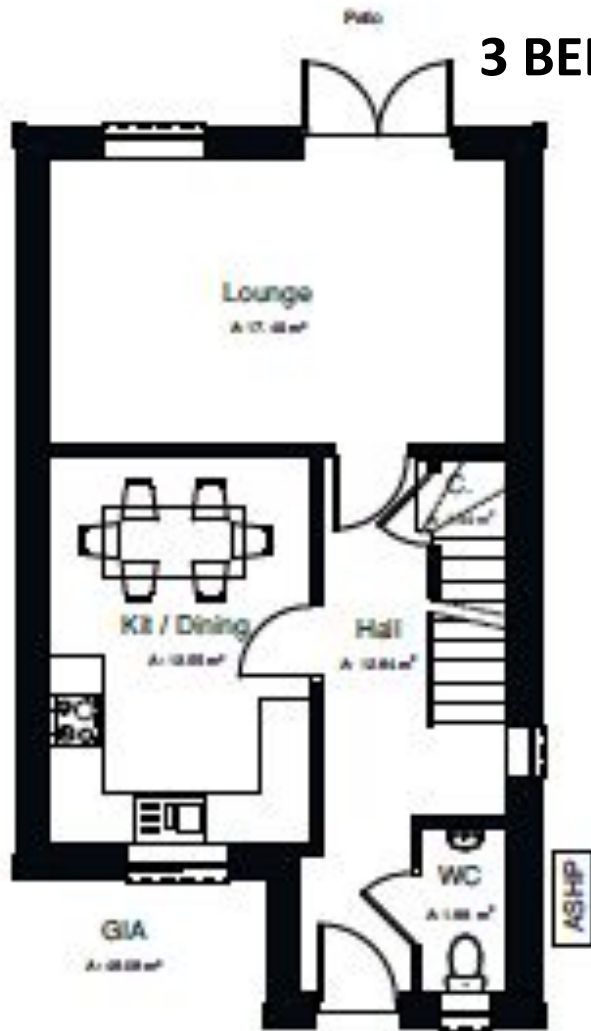
**School Playing  
Field at western  
end of  
Trelawney Road**

**Not visible  
from Carrick  
Roads or St  
Mawes Bay**

**Existing  
vehicular and  
pedestrian  
access**



# 3 BED FLOORPLAN

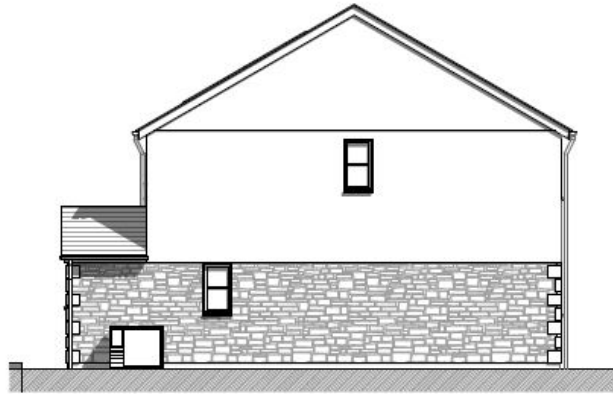


# 2 BED FLOORPLAN





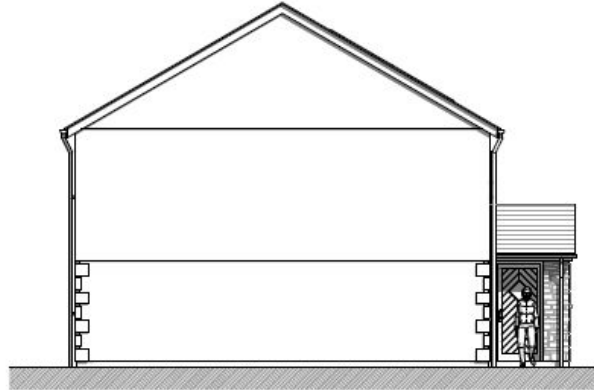
2 South Elevation 1:100



3 East Elevation 1:100

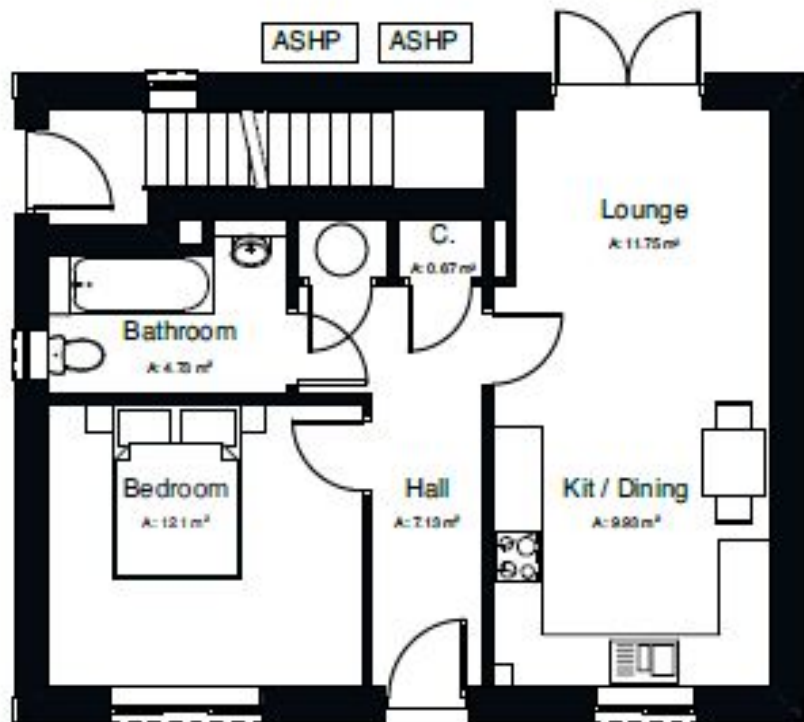


1 North Elevation 1:100



4 West Elevation 1:100

# 1 BED FLOORPLAN



GROUND FLOOR

1:

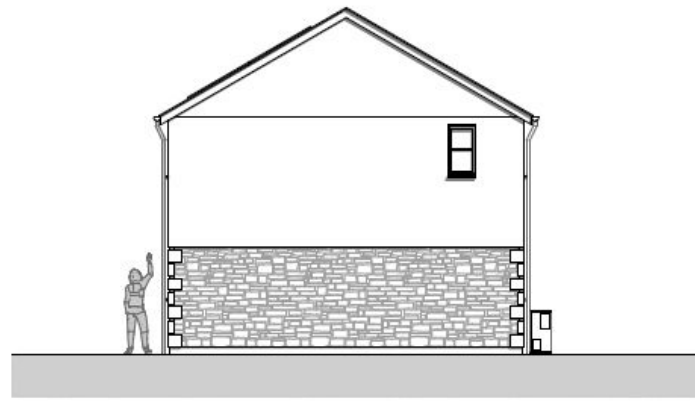


FIRST FLOOR

1:1



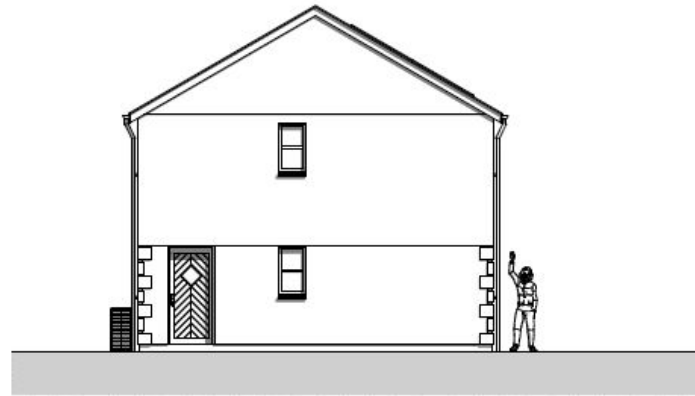
1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100



3 SOUTH ELEVATION 1:100



4 WEST ELEVATION 1:100

# CONSTRUCTION OPTIONS

A light blue silhouette of a house with a gabled roof. Inside the house, there is a silhouette of a family consisting of a man, a woman, and a child holding hands. The house and family are centered behind two dark blue rectangular boxes.

**PHASING**

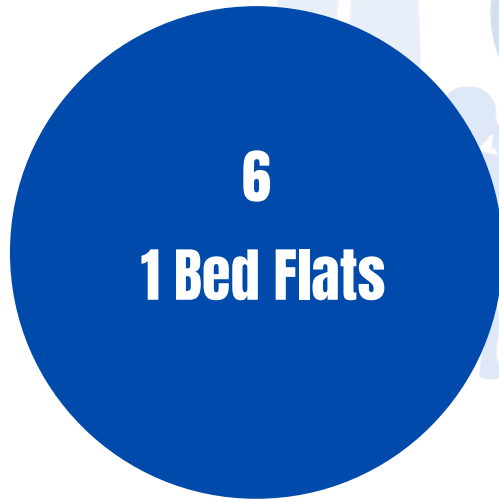
**Contracting?  
Local firms? Local  
cooperative?**

# FINANCING



# FUNDING AND COST OF HOMES

**Proposal: Build 17 homes**



# RENT OR BUY?

**The goalposts have moved in the last 5 weeks since the war in the Middle East broke out.**

**This has lifted interest rates for repayment mortgages for a 30 year term on the basis of a 5% deposit from less than 4.5% pre March 2026 to a current rate of 5.8%.**

**In addition, this has caused build costs to increase.**



# COSTS IN NOVEMBER 2025

## Buy - 2/3 Bed

- House value £350-£380,000
- Restricted purchase value £180,000
- 5% deposit. (£9000)
- Mortgage required - £171,000
- Rough monthly payment on 30 yr term at average interest rate 4.5% = £870 p.m.
- Income required (sole or joint) £38,500 (subject to status)

**RENTAL TARGET:**  
**£800-£850 p.m.**

## Buy - 1 Bed

- Flat value £200,000
- Restricted purchase value £100,000
- 5% deposit (£5,000)
- Mortgage required - £95,000.
- Rough monthly payment on 30 yr term at average interest rate 4.5% = £485 p.m.
- Income required (sole or joint) £27,000 (subject to status)

**RENTAL TARGET:**  
**£500-£550 p.m.**

# REALISTIC COSTS - 1st April 2026

## Buy - 2/3 Bed

- House value £350-£380,000
- Restricted purchase value  
£222,000
- 5% deposit £11,100.
- Mortgage required £210,900
- Monthly mortgage payment  
needed at 5.79% = £1237 p.m.
- Income required (sole or joint)  
£47,500

## Buy - 1 Bed

- Flat value £200,000
- Restricted purchase value  
£145,000
- 5% deposit £7250
- Mortgage required £137,750
- Monthly mortgage payment  
needed at 5.79% = £808 p.m.
- Income required (sole or joint)  
£31,000

# WHAT IS OUR BEST APPROACH?

**Planning consent, if the application is made in the next few weeks, would not likely be achieved before SEPTEMBER. Any construction work would not therefore start before OCTOBER 2026 at the earliest.**

**As no one can accurately predict where we will be on cost and interest by October - the earliest a mortgage might be required, the SMART Panel proposes a new approach.**



# **EMBARK ON A FUNDRAISING PROGRAMME**

**between now and October with a target to be reached of £420,000**

**These funds would aim to cover**

- 1. Infrastructure Costs @ £200,000**
- 2. 1 x 2/3 Bed Home @ £220,000**

**The project would then be fully ready to go with a show house costed at the latest rates. (Hopefully much lower and steadier than now).**

**Any interested buyer would then be able to get an accurate idea of the borrowing required to have their own home.**

# STAGE 1 FUNDING

**FUNDRAISING TOTAL: £440,000**



**INFRASTRUCTURE £200,000. RAISED THROUGH DONATIONS FROM LOCAL CORNISH CHARITIES (E.G. CORNISH COMMUNITY FOUNDATION) AND PARISH COUNCIL**

**SHOW HOME £220,000 (ESTIMATED) RAISED THROUGH LOCAL DONATIONS FROM THE PARISH AND THE ROSELAND. THIS WOULD COMPRISE GIFTS (25% TAX RELIEF FROM GIFT AID THROUGH OUR COMMUNITY LAND TRUST CHARITY) AND INTEREST FREE BONDS**

# **NEXT STEPS - FOR US...**

**Once the first stage is complete, a full evaluation will be made on the funding requirements needed to complete the project. This will take into account the economic and political environments in 6-9 months' time.**

**The main objective of today's meeting, from a funding perspective, is to gain a clear understanding from the local community of how many prospective occupiers there are.**

**It is on this information that we can plan, including how much we need to raise, and when, to complete the project.**



# NEXT STEPS - FOR YOU...

- **All - PLEASE fill in handout sheet**
- **Potential Occupiers - talk to Lauren/Dee**
- **Potential Builders/Tradesmen - talk to Crawford**
- **Potential Donors/Lenders - talk to Chris**
- **Others willing to help - talk to any Panel member**



# QUESTIONS



# **SHOW OF HANDS**

**This meeting supports the proposed development of the St Mawes School Playing Field, with the School using the Football Club's premises for their sporting activities instead**





**SMART**

St Mawes Affordable Regeneration Team

**Thank  
you**