



St Mawes Affordable Regeneration Team (SMART)

Initial Public Consultation

Thursday 27th February
6pm

Welcome

- Who is SMART?
- Community regeneration
- INITIAL consultation: we do not have all the answers but want your views

Where We Are So Far

- ▶ March 2024: Parish open meeting - 'Way Forward' groups formed
- ▶ Key points identified and addressed
- ▶ School pupil shortage - vital for the future
- ▶ Business owners struggling
- ▶ Severe shortage of affordable homes

Effective partnership working

- ▶ Community Led Housing Group formed
- ▶ Housing needs of parishioners
- ▶ Permission and support from Parish Council and CLT
- ▶ Meetings with: Councillor Julian German, MP Jayne Kirkham, Sheriff of Cornwall, Sam Galsworthy (Homes for Cornwall)
- ▶ Scheme based on 12 months work on housing

What are we proposing and where

- ▶ Circa 18 units
- ▶ Affordable in perpetuity
- ▶ 6 x1 bedroom, 12 x 3 bedroom
- ▶ Western end of Trelawney Road
- ▶ Slope 4.2 metres
- ▶ Not visible from Carrick Roads
- ▶ Existing vehicular and pedestrian accesses



Richard Cliff

NEW BOUNDARY, HEDGE PLANTING, PROGRAMME
INTRODUCED TO PROTECT BOUNDARY TO INCLUDE PIR
BLACKBURN, SEEDLING FORCE, SYCAMORE & OSH



Why no 2-bedroom units?

- ▶ Long term
- ▶ Limited space for a growing family
- ▶ Work/office space
- ▶ Brothers and sisters should not share bedrooms after age 10
- ▶ Local housing needs

St Mawes school playing field (Aspire)

- ▶ Donated in the early '70s by Tony Chart
- ▶ Subsequently - land adjacent to playground.
- ▶ Used 3 times in the past 10 years
- ▶ Owned by Cornwall Council; 150yr lease to Aspire Academy
- ▶ Aspire & School in principle agreement to development
- ▶ Cornwall Council supportive indications

Site Location



Building outside village boundary

Local needs: Affordable housing to meet local needs permitted

Housing land supply: Five-year housing land supply

Site sustainability

Location: Close to settlement - with services and facilities

Plot location: Close to houses - not isolated

Key questions:

- 1 What stops further adjacent development?
- 2 Precedent for development north of Upper Castle Road?

Answer: All the surrounding land is owned by the National Trust

Questions for all (1)

▶ **Q Why needed?**

A. Local demand across all age groups. Village decline evident

▶ **Q Who for?**

A. Local families who struggle to find affordable long-term homes

▶ **Q What achieved and how?**

A. Homes for locals and enable a generation to attend village school

Questions for all (2)

- ▶ • **Q. Who needs to be involved?**
 - ▶ A. Local MP, local community, Cornwall & Parish Councils, CLT
- ▶ • **Q. Who will lead the project?**
 - ▶ A. At this stage, SMART
- ▶ • **Q. Who will manage the development when it is completed?**
 - ▶ A. A committee of the residents or the Parish Council or

How will the project be funded

- ▶ Donations
- ▶ Government Grants
- ▶ Council grants
- ▶ Lottery funding
- ▶ Sale of bonds
- ▶ Loans

How will local families afford them?

- ▶ Sell at cost of construction/ rent at lowest possible cost
- ▶ No one making a profit
- ▶ No developers, no Council
- ▶ Definition: housing affordable for people with lower incomes - not met by private market
- ▶ One of Cornwall council's highest priorities

SMART Meeting Objectives

- ▶ Community-led development based on local needs and aspirations
- ▶ Development and principles shaped through community engagement
- ▶ Achieved following our public meeting

Engagement and Amenities

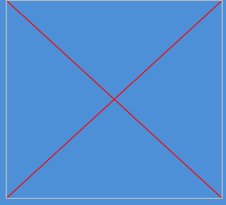
- Aspire
- Council planners
- Local school
- Original land donor
- Impact survey to follow
- Contact with local residents
- Street lighting and infrastructure?
- Low roof heights
- Natural tree growth on western boundary

Writing a Business Plan

- ▶ Vision and aims
- ▶ Scope and brief
- ▶ What the development will deliver
- ▶ Demand – potential customers/clients/users
- ▶ Competition
- ▶ Marketing plan
- ▶ Quality assurance
- ▶ Risk
- ▶ Running costs
- ▶ Projected income

Legal Structures for Community Homes

- ▶ Charitable
- ▶ CLT
- ▶ Parish Council
- ▶ Private trust
- ▶ Private not for profit company



Cornwall Council hopefully
offering huge opportunity



Where will the finance come from?

- Private donations
- Private loans/interest free bonds
- Local/national charitable grants
- Commercial loans/mortgages



- What restrictions on new owners/tenants?
- Need to be manageable for all
- Can we start small and build up numbers?
- Learning from local experience



- In order to move on now, finalise all the details and find answers to questions
- We need strong support and momentum from whole community – feedback forms
- Let's make sure Cornwall Council fully supports us!