

## CULTURE DEVELOPMENT FUND SCOPING EXERCISE

<b>TOWN / CITY</b>	Liskeard	
<b>ORGANISATION</b>	Cornwall Council	
<b>PROJECT TITLE</b>	Liskeard Cattle Market Digital and Creative Workspace (working title)	
<b>PROJECT CONTACT</b>		
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Telephone	07968 892450	
Role	Regeneration Manager, Cornwall Council	
<b>BRIEF DESCRIPTION OF YOUR PROJECT</b>		
<p>Liskeard Cattle Market Digital and Creative Workspace will create 1,000 sqm of high quality workspace in the centre of Liskeard.</p>		
<b>PROJECT OUTCOMES</b>		
<b>How many businesses will be supported?</b>	40 ftes supported (business numbers may vary as spaces will be of flexible size)	
<b>How many jobs will be created?</b>	1 new role – Workspace and Centre Coordinator (to be shared with Liskerrett Nowydh)	
<b>What will be the impact on visitors (domestic and inbound) and audience numbers?</b>		
<b>CASE FOR INVESTMENT AGAINST CULTURE DEVELOPMENT FUND CRITERIA</b> - <i>Please give a brief description of how your project meets any of the following broad categories</i>		
Events, e.g. new festivals, city branding campaigns, major showcase events, major public events		
Leadership training / upskilling to give places the capacity to develop local cultural propositions or increase the scale and impact of their work		
Capital investment in physical space for culture, heritage and creative industries, e.g. new cultural/community spaces, regeneration of existing assets including heritage, adaption or	<p>Liskeard Cattle Market Digital and Creative Workspace will:</p> <ul style="list-style-type: none"> <li>• provide 1,000 sqm (GIA) of high quality workspace</li> <li>• The building will be built to BREEAM excellent standards</li> </ul>	

<p>extension of existing cultural venues to increase capacity or extend their function, sustainable workspaces / workshops / makerspaces</p>	<ul style="list-style-type: none"> <li>• support 40 ftes and £1.5m GVA per annum</li> <li>• Give creative and digital businesses a place to grow and collaborate</li> <li>• Delivered and completed in under 3 years from funding approval</li> <li>• Generate a rental income of approximately £91k per annum (based on 85% occupancy levels).</li> </ul> <p>The Cattle Market has ceased operating leaving large areas of the site unused. A large car park continues to operate on the site. There are a number of small retail units/workspaces which make up Liskeard's Artisan Quarter along one-side of the site. The creative and digital focus of the new workspaces will complement these micro-businesses.</p>	
<p>Capital and resource activity in new creative skills development and materials</p>		
<p>Growing the local visitor economy through investment in the cultural and heritage capacity of destinations</p>		
<p>Business support for creative industry sector SMEs, helping them scale up or exploit IP potential</p>		
<p>Social investment through impact bonds</p>		
<p><b>PROJECT FUNDING</b></p>		
<p><b>Capital cost of project</b></p>	<p>£3,375,000 (includes remedial works to the site)</p>	
<p><b>Revenue cost of project</b></p>	<p>£</p>	
<p><b>SOURCES OF FUNDING: SECURED?</b></p>	<p>YES</p>	<p>NO</p>
<p>Liskeard Town Council</p>	<p>100,000</p>	
<p>Commercial sale of part of Cattle Market Site to retail sector</p>		<p>Due to be put to market in September 2018</p>
<p>Land value – match in kind</p>		<p>tbc</p>
<p>Cornwall Council match funding</p>		<p>Provisionally allocated</p>
<p><b>PROJECT DELIVERY</b></p>		

<p>At what stage is your project? e.g. RIBA Works Stage, has Planning been secured?</p>	<p>Planning has not yet been secured, however the Cattle Market site is owned by Cornwall Council and is a key strategic site for redevelopment.</p>
<p>Is there community support for the project? Have they been consulted? Evidence of demand?</p>	<p>Yes, community consultation for the Cattle Market site was undertaken by LHC (Lacey, Hickie &amp; Caley) in 2016. The provision of new workspaces was key to the preferred option.</p> <p>There is no direct competition for creative industries workspaces in East Cornwall. The nearest specialist provision is in Plymouth and on the remote Rame Peninsula near Torpoint.</p> <p>The East Cornwall Innovation Centre Demand Assessment demonstrated that there was demand in Liskeard for workshop and office accommodation. It concluded that a digital/technology sector focus would be advantageous.</p> <p>We have consulted with Krowji, Cornwall's foremost provider of creative industries workspace based in Redruth. They and would be happy to provide specialist consultancy advice to the project and believe that there is good demand for creative industries workspace in East Cornwall.</p> <p>The project forms part of the Cornwall Workspace Capacity Programme (CWCP). CWCP includes four independent projects spread across Cornwall in towns on key corridors (A30/A38) where workspace demand has been identified. Each of these projects can be delivered separately. The projects will contribute to the objective of creating high wage, high skill, local employment, adding to the resilience of local communities and to the long term strength of the Cornish economy as identified in the Cornwall and Isles of Scilly LEP's Strategic Economic Plan (SEP).</p> <p>Liskeard is a well-connected destination on the A38 and with a mainline train station (London Paddington). It is the gateway to the Cornish Mining World Heritage Site. Sited between Bodmin Moor and the sea it is a business hub for a wide catchment area across South East Cornwall.</p> <p>The East Cornwall Innovation Centre Demand Study was undertaken in 2017. This clearly identified the need for additional workspace in the town with the Cattle Market or Trencreek Farm sites the preferred option. The report identifies that there is a limited stock of available office space within the town and that Liskeard Enterprise Centre is operating at capacity, with no other managed office space available in the town at the time. The</p>

report identified Bodmin as having the highest level of demand for workspace, closely followed by Liskeard. Of all the towns analysed Liskeard had the highest % of population with level 4 qualifications and above in its catchment area at 26%.

**ANY FURTHER INFORMATION YOU WISH TO PROVIDE**

There is compelling evidence of the need for good-quality careers based in Liskeard. Average annual wages in Cornwall are £17,344 (compared to the national average of £27,600). Employees working in South East Cornwall earned the least of any Cornish constituency at £15,304.

The Local Plan estimates that 2,387 residents of Liskeard work outside of the town. Evidence from Liskeard Travel to Work Profile shows that of these commuters more are heading out of Cornwall to work than to all other Cornish destinations put together. The average resident income for South East Cornwall is £20,812 so it is safe to assume that workers are commuting out of South East Cornwall in order to secure better paid work.

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**NO LATER THAN FRIDAY 20 JULY**