

Cattle Market Makers Project

Proposed partnership between Liskeard Town Council and Cornwall Council

Background

The former cattle market site occupies a key position in the regeneration of Liskeard town centre. The site affords the option of providing several phases of development to help to regenerate the derelict site. It will provide an uplift in the economy of Liskeard through the provision of much needed workspace. In Phase 1, this is both container based (cattle Market Makers Project CLLD) and permanent build workspace (Workshed ERDF).

Purpose

- To build upon the work of the Cattle Market Working Party and the aspirations as set out in the Memorandum of Understanding (MoU). Notably, at 1.2: "1.2 The parties recognize that in order to regenerate the area they need to share plans for assets and resources in the spirit of co-design and co-delivery to maximise the socio-economic benefits from the opportunity".
- Increase the provision of workspaces to meet an identified demand from local businesses to expand and provide start-up scale workspace for those seeking to set up a small business.
- Maximise the draw down into Liskeard and Cornwall of the European Regional Development Fund (ERDF) (£1.7 million) and Community Lead Local Development (CLLD) (£400K) regeneration funding. Over £2million.
- To increase opportunities for local people to move closer to the main stream.
- Help grow the creative economies sector in Liskeard.

Proposed project outcomes.

- In line with SELAG strategic objective 1, supporting both existing artisan businesses and potential entrepreneurs to make their businesses successful. This will be done by providing workshop and shared making space; providing one-to-one business support, courses and signposting to existing support; creating opportunities for peer to peer learning; and fostering creative inspiration and acquisition of new technical skills.
- In line with SELAG strategic objective 3, developing craft-based activities and training courses to work with people to build capacity, confidence and skills for progression towards employment and training. This will include exposure to the other strands of the programme to inspire participants and making them aware of possibilities for future development in-

cluding via the adult education Skills for Life programme and National Careers Service.

- In line with SELAG strategic objective 4, building on existing artisan and craft activities by providing a focus for the town's creative sector, growing and supporting businesses, encouraging collaboration and providing a showcase which will also attract locals and visitors to spend time in the town centre.
- Contributing to the success of the proposed ERDF-funded Workspace project for creative businesses by assisting with securing tenants for and managing the larger building; providing starter units and helping to grow a community of makers; and enabling Workspace tenants to participate in the activities of this project. Together they can achieve a step change in the local creative economy.
- Providing a model for shared principal authority and local council collaboration in economic development which makes the most of respective strengths in organisational capacity and resources; and local knowledge and presence on the ground.

If the project achieves good occupancy rates and is benefiting the local economy, both parties commit to enable the containers to remain in situ as long as possible.

Who is responsible for what

Being the lead applicant/accountable body, including leading on developing the bid - LTC

Being a delivery partner named in the bid who can benefit from grant funding - CC

Providing officer time to provide overall management for the project - LTC

Employing staff to run the project, provide business support and work with people not in employment or training - LTC

Submitting planning application(s) - CC in conjunction with LTC

Purchase of containers - CC

Ownership of containers - CC

Groundworks and installation of containers - CC via contractor

Maintenance of containers - LTC responsible for internal and external maintenance (to be paid from income received from the project).

LTC may make tenants responsible for internal maintenance of their own spaces.

Insurance of containers – LTC responsible for insurance of the containers and internal fittings and equipment in shared spaces (to be paid from income received from the project). LTC may make tenants responsible for insurance of their equipment and stock.

Disposing of containers after 5 years or once they are no longer needed – CC

Ownership of land – CC

Rents and income

LTC will pay CC a peppercorn rent for the containers. LTC will charge rent to people renting workshops. This and other income from the project will be put into a management account and used to cover maintenance, insurance, business rates, and other project management costs.

Options for any surplus income have not yet been agreed but include:

- Surplus rent income passed to CC corporate account as head rent; no recycling.
- Surplus rent income passed to CC ring fenced in an LCM account as head rent to support LCM programme/ common facilities.
- Surplus rent income retained by LTC to support LCM programme/ common facilities.
- Surplus rent income retained by LTC to provide future business support.

Formal agreements

A lease will be drawn up setting out these responsibilities. It is proposed that this is a 10 year lease with a 5 year break clause.

A formal partnership agreement will also be drawn up.

How this project relates to the larger, CC Workspace project

- CMM staff will play a role in securing tenants for and managing the workspace building. – This needs to feature in the job descriptions/ person specifications for posts in the CMM project and be balanced with making sure the ERDF/ESF outputs for this project are met.
- Over time, some CMM tenants are likely to move on to larger premises in the Workspace building
- Workspace tenants can benefit from business support and facilities provided by CMM

Projected timescales - these may change depending on the Coronavirus crisis.

CMM project starts autumn 2020 with containers on site by summer 2021. It needs to finish by December 2023.

Original timescale for Workspaces project demolition starts summer 2020, building finished by autumn 2021.

How decisions will be made about the development of the project to include all partners:

- Project board with representation from LTC, CC, Plymouth College of Art and maybe others.
- Particular aspects where joint decision-making needs to be specified? Eg what happens at the end of the project, including the future of the containers.

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