

December 2017

## Bulletin

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### In this bulletin:

Dear members and friends,

We have a packed pre-Christmas bulletin for you. Loads of genuinely exciting things going on at the Trust – thanks as always to everyone who has helped.

- The Old Ship Inn, Cawsand – let's buy it for community use
- Community-owned housing
- New business support work
- More support activities in the Rame Centre

It's been an amazing year of activity and energy, and 2018 looks even better!

Merry Christmas everyone,

**The Peninsula Trust Team**

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### Our new website is up!

We're very pleased with our new website, which gives a good picture of all our many activities. Please take a look: [www.thepeninsulatrust.org.uk](http://www.thepeninsulatrust.org.uk)

Thanks very much to Nick Warren and N9 Design for the work

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**The Old Ship Inn,**

## **Cawsand**

We want to try and buy the Old Ship Inn in Cawsand, currently derelict and an eyesore following destruction by arson in 2013. The current owners have given us till Easter next year – April 16<sup>th</sup> – to raise the purchase cost. We believe we can do it, with the community's help. Our plans:

### ***Accommodation for local young people***

At least five one-bedroom flats on the upper three floors, to let at reasonable rents to local young people. We want to give people the chance to live where they grew up, keeping energy and activity in the village all year round and keeping our community alive.

### ***A new community facility***

We want to recreate the well-loved pub that was the Old Ship, and add a community café, display space, Tourist Information and children's area. There is ample room in the rear courtyard, where we hope to build a Heritage Centre. These are just initial ideas, which will change as we consult residents about what they want.

### ***How it will work***

This is a big project! Apart from the purchase money, we have to have architects

and engineers, lawyers and managers – and then actually rebuild it... There are grant funders and lenders out there, but they want to see active community support. This is what we need:

- **Positive support** from individuals and local organisations. We have to prove that the community wants this to happen – so we'll be asking for Letters of Support from everyone.
- **Ideas and priorities**. We want to know what people think, so we're going to open the Old Ship site for visits and to see a display about the options. The first Open Sessions will be in the Christmas Holidays:

**Weds 27<sup>th</sup> and Thurs 28<sup>th</sup> Dec, 11.30 – 2.30. Please come along!**

- **Donations**. We have started the Old Ship Appeal, to raise the money for our initial costs: surveys, Health & Safety, printing and publicity costs, etc. If you can help with finances, please click here to donate <https://donorbox.org/the-old-ship-cawsand>
- **Investment**. On 1<sup>st</sup> February next year, we will open a Community Shares offer, asking for individual investment in the building. These are proper shares that can pay a dividend and be returned to the investor, and they “unlock” the grant funding.

**We think this is a wonderful opportunity for our community. Please support us.**

For more information, reply to the bulletin, phone 01752 658516 or visit the Rame Centre

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## Rame Business Hub

We ran an initial Business Breakfast in Millbrook in November to see if local businesses wanted our services. The Peninsula Trust are wasting no time in following up the event with another Business Breakfast for the local businesses of the Rame Peninsula on Friday 19<sup>th</sup> January at Millbrook Village Hall.

We are absolutely thrilled at the response. The turn out was excellent, showing that there is a genuine need for a local business network on the Rame Peninsula. As a direct result of the event we have already linked more than a dozen new start-up and existing small businesses to business support services via our partners, The Growth Hub Cornwall. The Growth Hub are delighted, and drop-in clinics at the Scout Hall in Millbrook over the next three months are already filling up. In fact demand is so high that they are having to bring in extra staff, to ensure that everyone will be seen!

For the Hub to establish itself, its format and direction, will be flexible and adaptable. It is important that we understand and provide for the needs of our local business community so that we can create a service that suits the varied local business community.

If you are the owner of a business on the Peninsula looking to expand or regenerate your business, or you have a business idea and would like some support to get it off the ground, get in touch with Jo Bennetts. Pop into the Rame Centre in Millbrook, call Jo on: 01752 658516, or email [business.directory@thepeninsulatrust.org.uk](mailto:business.directory@thepeninsulatrust.org.uk).

The Growth Hub clinics are at The Scout Hall in Millbrook on Thursday 14<sup>th</sup> December, Thursday 11<sup>th</sup> January or Thursday 8<sup>th</sup> February between 9:00am and 5:00pm, and don't forget to put the next Rame Business Hub Breakfast in your

diary for Friday 19<sup>th</sup> January - 8:30am to 9:30am.

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## **The Millbrook Work Units**

Our project to build the six work units at the Rame Centre is progressing well. We've completed the sewage/water connections from the street with minimal disruption to traffic – our apologies for the inconvenience, and thanks to Keveths, our contractor, for careful work and signage.

We are currently “out to tender” for the main building work, aiming to get contracts signed in January and start building immediately. The plan is to have the units complete by May – all weather dependent, of course.

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## **Towards community-owned housing on the Rame Peninsula**

Housing is the biggest problem affecting our area. House prices are way beyond the reach of local people, especially young families, while decent rented accommodation is hard to find and often very expensive. Our young people have to leave the area to find homes and start families, so over time, our community life

is being weakened. Unless something is done, the problem will gradually destroy the precious community spirit that means so much to us.

### ***Community-owned housing could be one answer***

The Peninsula Trust wants to take on the challenge of creating new homes on the Peninsula, with the following basic principles:

- Create decent new homes, for rent that people can afford to pay
- We will never build on greenfield sites. We live here, and we don't want to see our open green areas wrecked
- Work with the Council and local people to find suitable sites - derelict houses, unused space or conversion of old buildings
- Make sure that the new houses really are for local people. We want full community control over allocation of the new homes
- This isn't about bringing in loads of new people to the area, it's about decent houses for those who live here now. Yes, we want to give young families the chance to return home – but this is just a few people

There is investment available, from Government, banks, charitable grants and private individuals. ***We will not take any money unless the principles above are certain.***

### ***We have to start with a survey***

We need to understand the problem: how many local people need housing, and what type? Many have left the area because there are no homes - do they want to move back? We're running a survey to get the information we need – please fill it in **here** <https://goo.gl/forms/pds23GXWrgNqPEHy1>

### ***Do you need a home?***

- Cornwall Council wants everyone to sign up to their "Homechoice" system. Most people don't bother, because there aren't enough council houses to

go round - but unless people register, there's no "official" problem, so the homes don't get built. Please sign up - search online or come to the Rame Centre in Millbrook. We have sessions to help you register.

### ***Do you know of any suitable locations?***

Have you got a piece of land, or a house, that could become a home for local families? Please contact us, confidentially - we have support and finance available.

### ***Current options and ideas***

**The Old Ship Inn, Cawsand.** As described above – will include at least 5 one-bed flats for rent to local young people.

**Coastguard Cottages, Penlee.** There are three empty Cornwall Housing properties in this terrace of eight small listed cottages. Condition poor, high investment needed, and Cornwall Housing has no money – so they might be auctioned off, to become second homes. We want to retain them instead for long-term rental. We are in discussion with the council.

**Derelict site in Green Park, Kingsand.** A fire destroyed one of the bungalows – now a grassed-over area. Again, Cornwall Housing has no money... but we could raise it and build something decent.

**Flats at the Rame Centre, Millbrook.** Our existing property includes a three-bed flat in poor condition, suitable for conversion to two one-bed units.

**First offer from private owners.** Two local supporters in Cawsand have offered us their unused large garden to build on.

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## **Co-op Shop funds**

The Rame Centre is one of the local causes benefitting from the Co-op Local

Community Fund. Every time you buy Co-op branded products and services, 1% of your spend goes in the funding pot. We're using the money raised to support the Memory Café and to create some new IT support for older people.

Please support us by using your Members Card in the Co-op! Just click on the link: [www.coop.co.uk/membership](http://www.coop.co.uk/membership)

If you're not already a Co-op member, you can join at the same location. Members can then log in to their accounts and support us

Thank you, everyone!

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## **Winter Donations for the Homeless & Needy**

The Rame Centre is a donation point for both the food bank and local homeless charities. Please bring in non-perishable food, nappies, pet food, socks, warm hats, scarves, shower gel, flannels, shampoo, deodorant, toothbrushes & paste, hairbrushes and similar.

**The deadline for these donations is 21<sup>st</sup> December**

This will be distributed in our area and the homeless charities in Plymouth. Thank you to the local young people who are organising the collection for homeless charities.

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## **Holiday dates for the Rame Centre**

The centre will be closed on the 22<sup>nd</sup> Dec and re-open on the 2<sup>nd</sup> Jan



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