



Old Vicarage Flats
St Ives, C17 development with NCA 1258
Key Office for National Trust, 19th Dec



Strategic
Economic
Financial
Commercial
Management



Presentation: TEVI 12th October 2022

How will community resilience contribute to the net zero challenge?

St Ives Community Land Trust –
Project Lead : Jill Block

Old Vicarage Flats
Street an Pol, St Ives
Affordable rental housing in the centre of town

St Ives Community Land Trust

- After community discussions around the Neighbourhood Plan, it was proposed that a new organisation, separate from Town or County Council command was needed.
- St Ives Community Land Trust is a not-for-profit Community Benefit Society registered with the FCA (No. 7158), established in 2015 and has membership now standing at 263.
- We are a grassroots, not-for-profit, non-political, voluntary organisation, with a property asset-lock embedded into our Constitution – protecting our properties for the future.
- St Ives CLT also has a Community Charter, launched by Mayor Susanne Tanner in 2017, creating a map of 63 local community groups who signed up to work in partnership protecting our heritage and cultural interests.
- During Covid 19 the Charter network was successfully used as the Covid-19 Coalition across the voluntary, business and statutory bodies serving the town with funds from The National Lottery.

St Ives Community Land Trust

Take One Project

Old Vicarage Flats



- Understand the context for the community's sense of place as communities evolve over time
- Asked what was important to our membership and local residents
- What we did
 - set up the CLT 2015
 - raised the funds (£570,000)
 - Mortgage, community share issue 2018
 - bought the building 2019
 - planned the redevelopment 2019
 - Learnt about resilience
 - Adapted 2021
 - Bridged a few gaps 2022
- providing security of tenure
- access to an affordable rental property
- be in a home that will be a warm, comfortable place to live where our tenants can commit to that sense of place and which embraces the net zero challenge through efficiency and technology
- Have an outdoor green space include naturebased solutions
- We Decided to seize the opportunity to do what we can

What does community resilience mean to St Ives Community Land Trust?

Every box needs a tick ...

St Ives CLT

Social = People. Our social capital

Economic = Affordable Housing

Political = Power and influence and public policy

Technological = Education, systems, communication and energy

Environment = Climate, nature and biodiversity, food.

Financial = Stability, pay and employment

Health = access to services, well-being



Why is the net zero challenge so important to us?

Buildings make up 17% of UK emissions

80% of buildings that will be in operation in 2050 have already been built.

Homes are the most significant contributor to building emissions

97% of homes need to be retrofitted by 2040

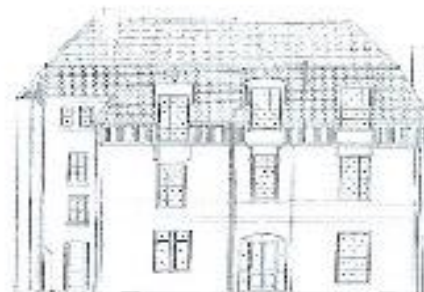
CASE STUDY: ST IVES

CONTEXT

- Built 1832, not listed but in a Conservation area
- Constructed of granite, rubble, brick, block, timber, slate, lime plaster, cement render, huge chimneys.
- Large Georgian single-glazed sash windows
- Sub divided from previous different usages
- No insulation, gas central heating, storage radiators
- HVAC choices are ground source, air source, solar panels, double-glazing

NET ZERO CHALLENGES

- Sales literature like for like comparisons difficult
- Advice from specialists - in a growth industry who do we trust?
- Restricted site for access plus coastal environment
- The cost and lack of specific grant funding



Old Village Hall

St Ives CLT Restored with PCA 7.158
Reg Office 14 Bedford Road TR26 2RH



EXISTING HOMES: PATHWAY

RETROFIT ROLL-OUT

- 97% of existing UK homes retrofitted by 2040

BUILDING PERFORMANCE TARGETS

- 50kWh/m²/year average space heating demand by 2040
- Average dwelling energy intensity reduces by 30% by 2030, 60% by 2040.

FOSSIL FUEL BOILERS

- End of sales of gas and oil boilers in 2030

HYDROGEN

- Hydrogen boilers used in homes near industrial clusters from 2040, reaching 12% of homes by 2050

HEAT PUMPS

- 80% of all homes utilise heat-pumps by 2040
- Peak of 1.5m heat-pumps installed per year between 2030-2035



PV

- 30,000MW PV installed on domestic properties by 2050



LIGHTING

- 5% reduction in domestic lighting usage by 2035, 10% by 2050.



UNREGULATED ENERGY

- Domestic gas cooking phased out by 2040 with all households using high efficiency electric induction cooking hobs by 2045.

What improves our resilience to changing climatic conditions and rising costs?

What is needed

- Net zero enabled new products for use requires interventions
- Raising the EPC rating to B
- Low carbon heating and cooling supply eg heat pump
- Window glazing
- Water
- Fuel usage/Digitilisation
- Embedded carbon
- Lower bills for our tenants and ourselves as landlord
- Waste management
- Nature based solutions to reduce flood risk
- Keeping people in town buildings reduces material extraction for new construction
- Create more green spaces
- Job Creation – increase capacity
- Living Wage commitment
- Financial Resources
- Take advantage of free or reduced-cost advice

What we are trying to do

Better A rated products fitted – financial support
Floor, wall and roof insulation
Heating Ventilation or Air Conditioning
Improve glazing, shutters, curtains
grey water , rainwater collection
Smart tech, sensors, digital systems, EV charging
Look at off-setting opportunities
Reduce, Reuse, Recycle
Food waste management, other recycling
Reduce hardstand areas and replant
Use existing buildings
Save on travel miles
Outdoor spaces, biodiverse planting, kitchen gardens
Keep it local and signpost for training for Tenants
Contractors will have this in their contracts
Look for funding, campaign for change
We had help from TEVI 😊

NET ZERO CHALLENGES

- Embodied carbon level is quite high
- Investment into affordable or social housing has seen lower-level products used based on value for money ethos
- Sales literature around like-for-like services or product comparisons difficult – is it just green washing?
- Specialist advice and guidance costs a lot of money, a not-for-profit project invariably cannot splash the cash
- Advice from specialists – in a growth industry who do we trust for good advice at an affordable price?
- Restricted site for access plus coastal environment
- Town-centre location – need to protect the green lungs in any built-up area changing our thinking (even though we benefit from an excellent carbon sink in the form of the ocean on our doorstep)
- How can we reduce hard standing, introduce new landscape and biodiversity within our scheme?
- The cost and lack of specific grant funding is depressing - often no flexibility for ambitious novice projects!
- Value for money needs more social value weighting -HACT

How will community resilience contribute to the Net Zero Challenge?

- Embed a sense of place across a community
- Value the evolution of that place - how we came to be there, what spaces are used for and how that space and place will be used in future
- Encourage smaller-scale projects, work with a local context
- Empower communities to tackle local issues or problems
- Protect our green spaces, grow more trees, flowers and vegetables.
- Address the percentage of hard standing in built up areas in particular
- Create social investment opportunities with flexible criteria
- Combine organisations with community and business experience
- Align with the local development agenda and seek early interventions
- Community share schemes in renewables are a good way of raising awareness and funds.
- Use the Community Wealth Fund to provide funding for homes, retrofitting and greening.
- Using community projects to extend the reach of knowledge about Net Zero expectations
- What does Net Zero mean to each of us? Keep asking the questions.
- On the bigger picture retrofit wherever possible, reuse and recycle
- Encourage government at every level to value our communities
- Don't just show the problems, create opportunities and solutions
- Adapt to change and keep going

Taking one project

Our community is working on each of these solutions – NO MATTER HOW SMALL . We feel that is the way community resilience will contribute to the net zero challenge

What does community resilience mean to St Ives Community Land Trust?

Every box needs a tick ...



We have not been idle.....

During lockdown in 2020 we invested in a complete new roof. PV installations were unaffordable at that time but this will be revisited.



Thank you to our supporters to date
for their donations and investments

We are pleased to confirm that Old Vicarage Flats is
part of the St Ives Town Deal and grant funding has
been approved for £750,000

Triodos  Bank

CAF
Charities Aid Foundation



 REACH

AHF



CORNWALL LAND
COMMUNITY TRUST



St. Ives
Town Deal


HM Government

 CORNWALL
COUNCIL
one and all · every body all



Old Vicarage Flats

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ST IVES COMMUNITY LAND TRUST

Community Benefit Society

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