



Revitalisation of Bodmin High Street through Higher Education Offer in Vacant Units  
 Mark Talbot - Cornwall Education Learning Trust - HE Lead



# 1. Welcome and Introduction

- Introductions

## **Proposal Overview:**

- Repurpose vacant Town centre spaces for educational initiatives.
- Foster a dynamic community in the heart of Bodmin.
- Help raise community aspirations and opportunities for lifelong success.

## **Meeting Objectives:**

- Explore collaboration opportunities with Cornwall Council, Bodmin Town Council, Falmouth University, Marjon University, and local stakeholders.
- Identify shared goals for proposed high street regeneration initiatives.
- Discuss funding opportunities for suitable Town Centre spaces.

# Bodmin Town Centre

## Bodmin High Street - Carol Randall

- Slow post-pandemic recovery compared to Cornwall's average.

### WE MADE THAT Report:

- Bodmin Town Team finalising the report for the town centre regeneration plan
- 30 vacant units, half on Fore Street - The Key challenge is repurposing vacant units
- Need one organisation to drive and lead priority projects
- A CIC with the role of regenerating the town.

We  
Made  
That

Bodmin  
Town Centre

Priority Projects



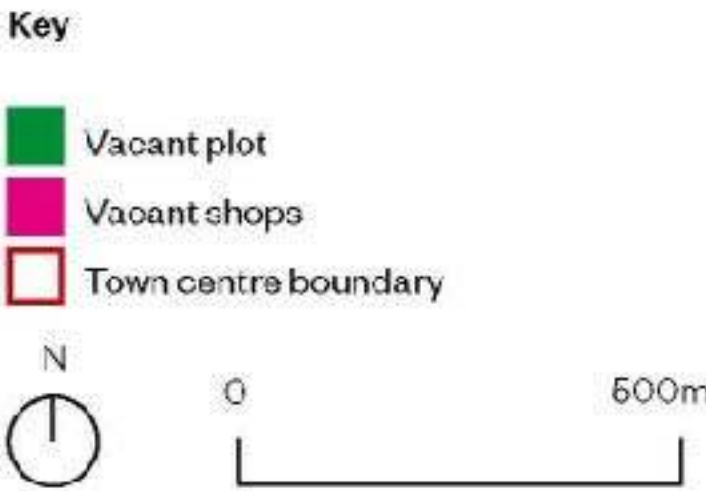


# High Street Regeneration Vacancy

There are 29-30 vacant units out of a total of 174 retail units within Bodmin Town Centre. Bodmin is one of five Cornwall towns slow to experience any sustained post-pandemic recovery.

Historically, the majority of reductions of town centre retail units are attributed to units being converted to residential use with such conversions amounting to 13 since 2014.

Many of those vacancies affect heritage assets, including Listed buildings.



**£20,000 pa** (£0.43/sq. ft. p.a)  
Retail premises to let  
Fore Street, Bodmin PL30  
3,775 sq. ft.



**9 Mount Filly Square, Bodmin, Cornwall, PL31** See map  
**£1,000 pcm** (£2,000 pa)  
£6.54 per sq. ft.  
Business rates & charges may apply



**£13,750 pa** (£0.48/sq. ft. p.a)  
Retail premises to let  
14 Fore Street, Bodmin, Cornwall PL31  
1,705 sq. ft.

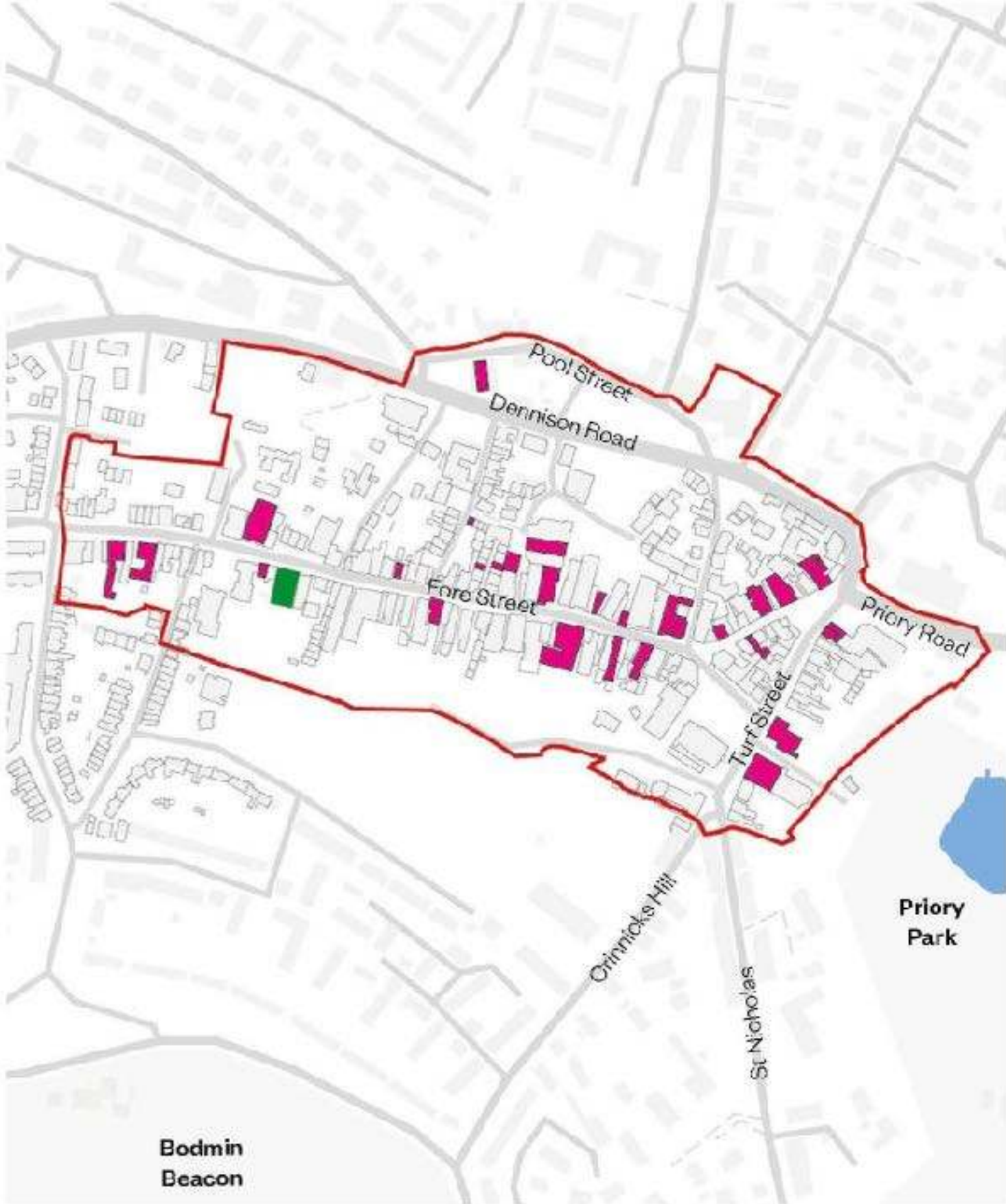


**£30,000 pa** (£2,500 pcm)  
Retail premises to let  
29-31 Fore Street, Bodmin, Cornwall PL31

Bodmin Town  
Centre Vacancy  
Rate (Aug 2022)  
**16.7%**

Cornwall Town  
Centre Vacancy  
Rate (2022)  
**11.9%**

National Town  
Centre Vacancy  
Rate (July 2022)  
**11.2%**



Bodmin's vacancy rate is higher than both the Cornwall and national average.

Source: Cornwall Monitoring Report, Bodmin Town Report, 2022



## High Street Regeneration

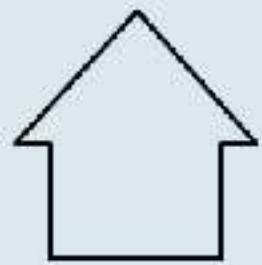
1. Become a diverse town centre that is desirable to visit from within Cornwall and beyond



2. Define and enhance key town centre thresholds at either end of Fore Street



3. Create a strategy for vacant units and buildings, their desired use and character



4. Ensure the town centre is safe, accessible and inclusive to everyone



### 03 Town Centre Renaissance

## 1.1 Fore Street

### 1.2. Repurposing Vacant Units

The activation and creative adaptation of vacant units is key to enlivening Fore Street, bringing more footfall and making the town centre more desirable for spending time in and shopping.

High vacancy rates are affecting the town centre including Fore Street and Honey Street. Whilst empty shopfronts negatively impact the attractiveness of the streets, their creative re-adaptation and activation can enliven the urban environment and bring to the town centre opportunities for new businesses and creative, cultural spaces.

Creative adaptation could be explored via promotion of pop-ups and meanwhile uses, via partnering up with strategic stakeholders who could benefit from taking over empty units.

For example, a key opportunity is currently given by Cornwall Education Learning Trust (CELT), who are working in partnership with Falmouth University to explore the development of a degree offer in the town centre of Bodmin, in vacant units and spaces that are currently underused. Consideration of this opportunity could enable a strategic stakeholder to activate multiple units at the same time, offering interesting and innovative thinking and bringing culture into the town centre by creating a 'town centre campus'.

A key next step would be to explore potential partnership arrangements between the Council, interested organisations and shop owners, to understand conditions and timeline of reuse.

Consideration could be given also to building a programme of 'activation events' which could gauge interest in the vacant units and bring footfall to the town centre with a series of temporary events (festivals, cultural events, seasonal events).

## Key opportunity

Cornwall Education Learning Trust (CELT) are currently working in partnership with Falmouth University to develop their degree offer in Bodmin, in vacant units and spaces that are currently underused, with the aim of bringing a vibrant student-led community to the town centre.

### Intervention Appraisal

#### Complexity to deliver

Cost ● ● ● ● ○

Overall impact ● ● ● ● ○

Longevity ● ● ● ● ○

● ● ○ ○ ○

### Funding Themes

- Active travel
- High street regeneration
- Community
- Culture and heritage
- Climate and environment

### Key opportunity

Cornwall Education Learning Trust (CELT) are currently working in partnership with Falmouth University to develop their degree offer in Bodmin, in vacant units and spaces that are currently underused, with the aim of bringing a vibrant student-led community to the town centre.



Bath and North East Somerset Council redirected funds from events unable to go ahead due to COVID-19 and used grant funding to pay for 12 installations by local artists in the shop windows of vacant commercial units in the town centre of Bath.



Peckham and Nunhead free film festival, London - Activation events



Nunhead, London - Empty shop unit used as business incubator.



Camden Collective Hubs, London Empty unit used as co-working space



DFI Campus San Siro, Milan - Empty shop unit used as university space to support field research



## **Bodmin Town Overview:**

- Population: 16,643, urban, densely populated, Population
- Growth and Local Plan (2030) anticipates 1/3 population growth by 2030.

## **Demographics:**

- A high percentage of 0-15-year-olds (20.4%); 65+ population at 19.8%.

## **Economic and Social Challenges:**

- Average household income: £34,894 (below Cornwall and UK averages).
- 27% of households are lone parents, facing higher child poverty rates.
- 17.3% of households are lone adults, three times more likely to live in poverty.
- High levels of youth unemployment with fewer career development opportunities influence life chances including physical and mental health experiences.

## **Health Challenges:**

- High levels of benefit claimants related to health or illness and Universal Credit Claimants.
- Many of our young people are carers and are more likely to suffer from ill health and disability.

## **Educational Challenges:**

- 25.8% of residents have no qualifications.
- 12.1% of the population possesses only level 1 qualifications.
- Pupil attainment is significantly below national equivalents.

## **Community Support Need:**

- The recent cost of living crisis increased emergency relief needs.
- Persistent issues of deprivation, low incomes, and poor health necessitate long-term community support.



## **Implications for our College/Trust and the wider community:**

- Families face significant challenges
- The aspiration that our families have for their children.
- The economic impact of limited aspiration on our community.
- Lower wage levels which in turn negatively impact all life chances including physical and mental health experiences.

## **Cornwall Education Learning Trust - Our Communities**

- The communities we serve are central to CELT's 3-year strategy
- We acknowledge that *'Great schools are necessary but not sufficient for all children to enjoy lives of choice and opportunity'*
- We continue to provide great and improving schools, whilst having a positive impact on our communities.
- Our collective aim is to improve the life chances of our students and ensure that Cornwall is a place where everyone, irrespective of starting place, will thrive and succeed.









# CRAFT YOUR FUTURE: DEGREES IN BUSINESS, WRITING, DIGITAL MEDIA



## BA (Hons) and FdA Digital Media

Our Digital Media degrees offer students a unique opportunity to study the intersection of technology, media, and communication.

Students will learn how to produce, distribute, and analyse various forms of digital content, including websites, social media platforms, film, VR and AR.



## BA (Hons) Creative & Professional Writing

Our BA (Hons) Creative & Professional Writing course provides students with the opportunity to develop their writing skills across a range of formats including fiction, non-fiction, screenwriting and journalism.

The course is designed to equip students with the skills and knowledge required to succeed in a variety of writing-related careers.



## FdSc Business Management\*

Our FdSC Business Management course will provide students with a comprehensive understanding of the theory and practice of business, with a focus on the management and leadership skills required to succeed in a range of industries.

The course incorporates practical experience, industry insights and guest lectures from leading business professionals.



# Visiting Lecturers from the Industry

**Regular visits from Industry**, our visiting lecturer programme brings in leading practitioners from the industry to work directly alongside our students **from Oscar-winning film Directors to some of the county's and country's leading writers.**

**The Result.....Our students are prepared for leaving HE with a strong portfolio and a broad range of contacts within the industry.**



**JOHN CROOKS**  
FILMMAKER



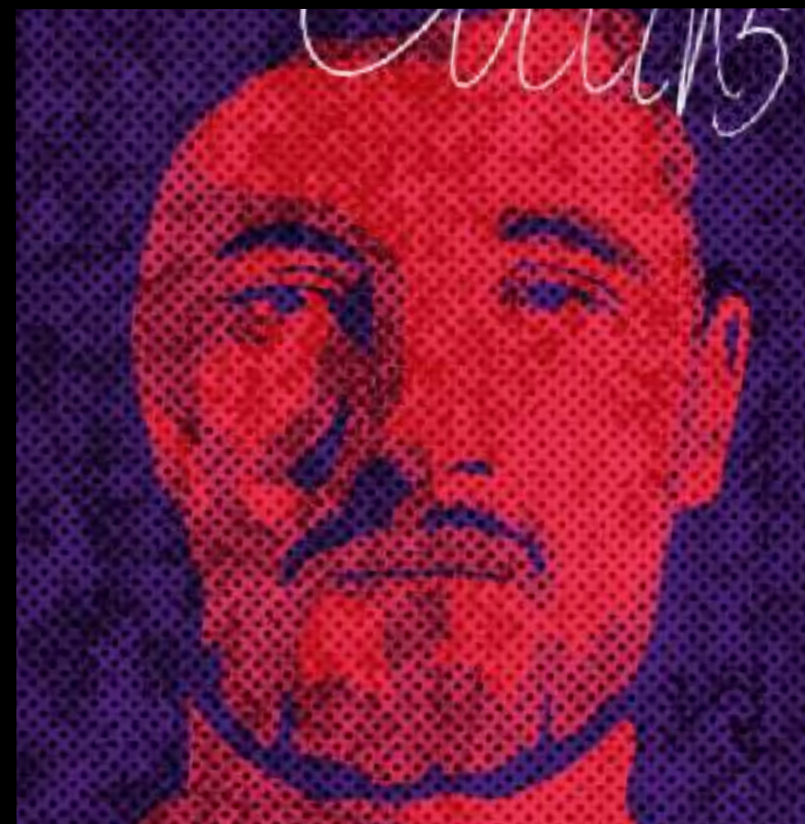
**BRETT HARVEY**  
WRITER AND DIRECTOR



**HANA BACKLAND**  
WRITER AND DIRECTOR



**DEBORAH WARDLE**  
COMEDY WRITER  
AND VOICE ARTIST



**JORDAN COLLINS**  
SWEET JUSTICE SOUND



**BECCA ALLEN**  
DESIGNER &  
ILLUSTRATOR



**JOHN DREVER**  
OSCAR WINNING FILM  
DIRECTOR AND  
PRODUCER



**LAMORNA IRELAND**  
CORNISH AUTHOR  
AND BLOGGER



# Our Graduates.



**Beth Williams**  
eCommerce at Annes Cottage

Most successful campaign -  
Swimwear for Everybody

Runs a Freelance content  
creation agency working with  
fashion brands across the UK.



**Mark Pearson**  
[www.markpearson.co.uk](http://www.markpearson.co.uk)

Analogue and Digital photographer.  
Recent solo show at the Royal  
Cornwall Museum. New photobook  
'Grey Area' funded by Cultivator,  
Arts Council and the European  
Union.



**Sam Bellenger**  
[www.sblngr.com](http://www.sblngr.com)

Freelance Music Industry graphic  
designer with over 350 American  
musician clients, Tour merchandise  
for Lauryn Hill, album artwork  
music video title cards, for A P  
Dillon. Album cover artwork for  
Skrillex.



**Kaleigh Barclay**

CUBS Graphic designer <https://no1cubs.co.uk/> responsible for  
Design and Marketing of the  
Cornish clothing & coffee  
company



**Tara Daunt**

Publication designer Create  
Academy

Beautiful, thoughtfully curated  
video courses, to help you build  
your creative confidence and make  
learning a joy.



**Bridget Rees**

Bridget worked on Idenna  
Creative Agency Briefs in Year 3  
(2022-23). Bridget graduated to a  
full-time job at Idenna. <https://www.idenna.com/>



'A Grey Area' Funded by Cultivator, Arts  
Council and European Union. In  
permanent collection Kressen Kernow



Title Cards for the short film  
The Art of Downtime with Coco Gauff  
For Rayban



Promotional films for each Boxer  
For 'Day of Reckoning' Fight night  
including Wylder vs Joshua



MEMORABLE READING FOR MS. LAURYN HILL - ONE MUSICFEST  
ART: BRIDGET REES MS. LAURYN HILL & SAMUEL JOHNSON  
HILL TOURING / ONE MUSICFEST



Tour T-Shirt for rapper Lauryn Hill



*The award fills a specific niche in the learning landscape and does this incredibly well – it is a beacon of inclusion for students, of being civic, and transformative for the local community.*

Kevin Curtis FdA and BA(Hons) Digital Media External Examiner June 2023



# Partnership with Marjon University Cornwall from September 2024



Cornwall Education Learning Trust is partnering with Plymouth Marjon University to offer a range of routes into teaching from September 2024.

Foundation degrees and Initial Teacher Training placements within CELT academies will provide the chance to continue working locally whilst gaining the qualifications needed to get into teaching.



**Considering a career  
in teaching?**

**Train to Teach Information Event**  
**Tuesday 20 February, 4.30pm to 5.30pm**  
**Brannel School**

For information, contact Hayley Bissenden  
[hbissenden@celtrust.org](mailto:hbissenden@celtrust.org)





## 4. Proposed Offer in Vacant Units



# Offer in Vacant Units - examples

## Open Doors



- Bradford, Stoke-on-Trent, and Kettering.
- 'Meanwhile Foundation' help match landlords with empty properties to community groups in need of space.

## Politecnico di Milano: Repurposing Vacant Units - Off-Campus...the Campus



- Develop creative teaching activities.
- Emphasise real-world skill development.
- Conduct research responsibly.
- Prioritize inclusive knowledge production.
- Collaborate with local contexts.
- Implement interventions for positive community impact.



# Bodmin Town Centre Vacant Units

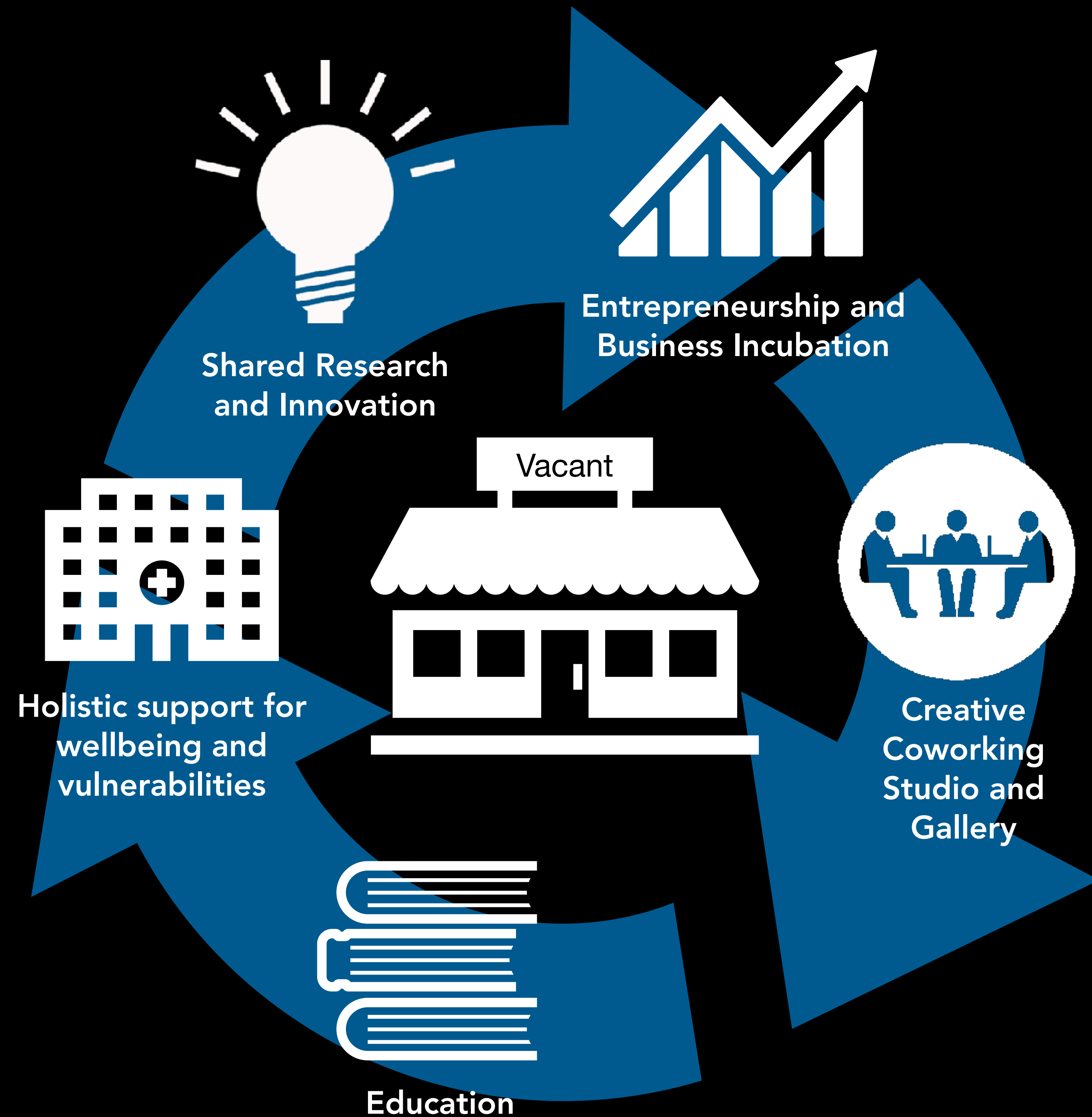
Cross-pollination of uses

## Opportunity:

- to work in close collaboration
- combine our strengths
- achieve more together



Vibrant student-led community in the Town Centre  
raising aspiration from Cradle to Career





## Bodmin Town Regeneration CIC



### Critical success factors -

- Sufficient funding to get it started properly.
- Maximise revenue opportunities to be self-sustaining.
- Strong business focus with practical, innovative solutions.
- Strong vision and sense of purpose driving a 'can do' culture.
- Building strong partnerships with other organisations, local and others.
- Young people on Board with mentors to guide.
- Management/culture - combining organisational and operational skills with a flexible entrepreneurial mindset.
- Holistic support for all aspects of well-being and vulnerabilities.
- Aspirational and achievable.



# Bodmin Town Centre units on the rental market



**£13,750 pa** (£8.06/sq. ft. pa)

**Retail premises to let**

14 Fore Street, Bodmin, Cornwall PL31

1,705 sq. ft





# Bodmin Town Centre units on the rental market



LEASEHOLD

**£30,000 pa** £2,500 pcm

Retail premises to let

29-31 Fore Street, Bodmin, Cornwall PL31



# Shire House



Heritage Lottery Fund EOI Resubmission to support Shire House redevelopment from February 2024.  
Feedback from last submission:

- Develop the overall vision and offer of what will be delivered in the building.
- Demonstrate the importance of the building and project within a wider strategic place-based context.







## 5. Collaboration Opportunities - Q&A and Open Discussion

- Opportunity for participants to ask questions and share their thoughts
- Open dialogue on the proposed education offer and its potential impact on Bodmin High Street
- Exploration of potential collaborations between local businesses, educational institutions, and Cornwall Council.
- Discussion on financial support and incentives for education initiatives
- Addressing any regulatory or logistical issues





## 6. Next Steps and Action Items

- Summarising Key Points and Decisions
- Identifying Action Items and Responsibilities
- Implementation Timeline and Reconvene Date



**FOR SALE FROM THE HUB SCHOOL OffCuts young enterprise project and buy a surfboard rack.**

Small rack 2/3 boards £20 Large rack 4 boards £30

More designs to follow in the coming weeks.

To place an order and support these young people, please contact [aegford@hub.celtrust.org](mailto:aegford@hub.celtrust.org)

