

NORTH LINCOLNSHIRE COUNCIL

CABINET

WESTCLIFF UPDATE

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To update Cabinet on progress with the Westcliff Regeneration Programme.
- 1.2 The key points in this report are as follows;
- A first draft of phase one of the redevelopment has been drawn up and includes retail provision and a community enterprise hub.
 - More detailed discussions in the community have taken place.
 - Funding is now in place to deliver 50 new homes in the Westcliff area
 - Key milestones for the project are agreed.
 - The number of people claiming Job Seekers Allowance in Westcliff has reduced in the last year.

2. BACKGROUND INFORMATION

- 2.1 Cabinet approved a report in September 2013 under the title 'Westcliff Looking Back and Moving Forward'. Cabinet asked for periodic updates on progress in taking forward the Westcliff Regeneration Programme.
- 2.2 Since the last update in June, work has progressed on the project development and delivery plan, including a draft of phase one scheme. This will include a convenience store, 5 smaller retail units and a community enterprise hub. The location for this initial phase is the Swinburne Lane / Lichfield Avenue car park area. The community enterprise hub will include a new preschool, space to deliver youth services, a community café and IT provision, a training kitchen and space for group sessions and one to ones. The draft plan is set out at appendix one.
- 2.5 Phase one can be delivered as a standalone phase. This will facilitate continuity of service for existing providers including the pharmacy and post office.
- 2.6 An options analysis to provide the pre-school provision and space for the delivery of youth services during the construction phase is currently underway.
- 2.7 The draft plans were shared with partners and the community at the Westcliff Drop in Centre Fun Day held in August. Officers from the Council, North Lincolnshire Homes and dba Management discussed the proposals with around 60 local people. Their reaction was in the main positive. They made a number of useful suggestions that are now under active consideration.

2.8 Some of the comments received were as follows.

- > Allows existing shops to continue to trade
- > Looks good – can't wait!
- > Very good proposal, would like to volunteer, will use it
- > Good proposal, will use facilities for kids
- > Shops need to be bigger
- > Improve play space
- > More informal meeting space is needed
- > Consider noise from other users

2.9 Two bids for funding were submitted at the start of the summer. One of the bids went to the Humber Local Enterprise Partnership for a Community enterprise Hub. This bid was not successful in the initial round; however, it did receive positive feedback and will have the opportunity to be re- submitted by November.

2.10 North Lincolnshire Homes submitted a second bid to the Homes and Communities Agency. They were successful in securing funding to deliver 50 new affordable homes. They are now working to agree detailed plans. They expect to complete the delivery of all 50 new homes by March 2018.

2.11 Work is now well underway to meet the deadline for completion of the development and delivery plan by Christmas 2014. The key milestones to achieve this are set out below.

Key Milestones	
Phase one plans ready for consultation with board, partners and public	14 August 2014
Press release on phase one plans	19 August 2014
Public engagement at Westcliff Drop in Centre Fun Day	21 August 2014
Feedback to board, partners and public	01 October 2014
Phase two- housing scheme	31 October 2014
Complete development plan options appraisal	31 October 2014
Undertake further community conversations	01 November 2014
Viability assessment and gap analysis complete	24 December 2014
Agree end users for Convenience Store	24 December 2014
Next stage procurement and delivery plan	30 November 2014
Detailed planning permission submitted	31 March 2015
Complete 50 units of new housing	31 March 2018

2.12 Although proportionally the number of people out of work in Westcliff is greater than across the rest of North Lincolnshire, in the year July 2013-July 2014 the number of people claiming Job Seekers Allowance dropped by 1.9%.

3. OPTIONS FOR CONSIDERATION

3.1 There are no options as this report is for the purposes of updating Cabinet on the progress achieved to date in taking forward the Westcliff Regeneration Programme.

4. ANALYSIS OF OPTIONS

4.1 Not applicable.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 There are no resource implications to consider.

6. OUTCOMES OF INTEGRATED IMPACTASSESSMENT (IF APPLICABLE)

6.1 Officers have completed an Integrated Impact Assessment covering the key issues associated with the project. No significant issues of concern were highlighted.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

7.1 A wide range of partners are involved in the delivery of the Westcliff Regeneration Programme. Their views as well as those of the community will continue to shape the programme going forward.

7.2 There are no known conflicts of interest for Cabinet to consider.

8. RECOMMENDATIONS

8.1 That Cabinet notes the progress achieved to date on the development of the Westcliff Precinct Regeneration Programme.

8.2 That Cabinet receives a further progress update at their next meeting.

CHIEF EXECUTIVE

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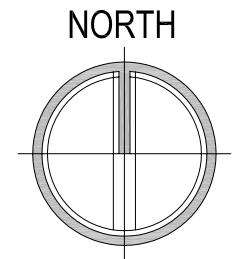
Background papers used in the preparation of this report - Nil



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REVISIONS

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CLIENT
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PROJECT
 Westcliff Regeneration Phase 1
 Scunthorpe
 North Lincolnshire

DRAWING TITLE
 Community & Enterprise Hub
 and Retail Provision - Preliminary
 Sketch Site Plan for Consultation

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