

**NORTH LINCOLNSHIRE COUNCIL**

**CABINET**

**SCUNTHORPE TOWN CENTRE REGENERATION**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To provide Cabinet with an update on the progress on the regeneration of Scunthorpe Town Centre.

**2. BACKGROUND INFORMATION**

- 2.1 Scunthorpe is the urban heart of North Lincolnshire and the sub regional economic centre. As well as the main centre of population in North Lincolnshire at the core of the local housing market, it provides a key role as an employment centre as well as offering leisure, retail and recreation opportunities.
- 2.2 The economy and the population in North Lincolnshire is projected to grow over the next 10-15 years. This arises mainly as a result of natural population growth and the delivery of the Marine Energy Park and associated business development through the South Humber Gateway. This year the council granted planning permission for the Able UK Logistics Park and Able Marine Energy Park which together aim to generate over 12,000 jobs.
- 2.3 The North Lincolnshire Core Strategy supports the renaissance of Scunthorpe Town Centre and the developments proposed within this strategy closely align to and support the priorities for Scunthorpe's growth. Moreover, the Housing and Employment Development Plan Document supports the development of the 300 homes in the town centre.
- 2.4 The vision for Scunthorpe town centre is "**A place to live, work and play**". To secure maximum benefit and growth from the potential afforded to Scunthorpe there are three objectives:
- Enabling Employment Sites
  - Growing the Town Centre
  - Enabling Housing Growth

## 2.5 Enabling Employment Growth

- 2.5.1 Opportunities exist within North Lincolnshire, as set out in the Housing and Employment Land Allocations Development Plan Document (HELADPD) of the Local Development Framework (LDF) to extend and develop the offer of commercial and business space to meet identified local demand. In addition, investment into existing commercial and business space in Scunthorpe will improve and diversify facilities available for local business.
- 2.5.2 Modern business space is vital to facilitating the development of new business start ups. The overall programme would seek to purchase and transform existing sites in Scunthorpe into a dynamic office and business area, comprising space for businesses, education, training facilities, hotel, restaurants, set in an enhanced public realm.
- 2.5.3 The ONGO head office project is now moving forward, aimed at locating around 200 staff into the heart of the Town Centre in a new visionary building.

## 2.6 Growing the Town Centre

- 2.6.1 The consolidation and strengthening of Scunthorpe Town Centre is a key element of supporting the growing economy in Scunthorpe and North Lincolnshire. No longer is it viable to wholly rely upon retail to deliver a vibrant and successful town centre. Emerging plans for Scunthorpe Town Centre include:
- Delivery of UTC and consolidation of office based employment into the town centre
  - Cultural Quarter
  - Consolidation of retail offer to central town centre
  - 21st Century Market
  - Office Hub
  - Entertainment / Leisure zone
  - Town Centre Living
- 2.6.2 A strong Town Centre is an essential asset for attracting investors, employers and local residents. Without this, Scunthorpe is at risk of not achieving its full potential for growth as investors and employers will take their resources elsewhere.
- 2.6.3 Part of the project will include analysing the current retail presence within the town centre. Recent weeks has seen a national retailer relocate to the town centre 'The Entertainer'.
- 2.6.4 As part of the development of the town centre living proposal we are looking to provide the opportunity to a new retail and evening economy offer.

2.6.5 Officers are currently working to secure the provision of a park and ride service within the town centre which would bring up to an additional 450 people into the town centre on a daily basis Monday to Friday. This will be subject to a formal decision in December 2016.

## 2.7 **Enabling Housing Growth**

2.7.1 Demand from the growing population in North Lincolnshire, coupled with significant economic growth predicted in alignment with the South Humber Gateway proposals is generating unprecedented potential demand for housing in Scunthorpe and the wider North Lincolnshire area. In order to maximise the potential growth in the local and Humber wide economy, we must ensure that a first class housing offer that is attractive, affordable and appropriate in type is available to those taking up employment in new and emerging business on the South Humber Bank.

2.7.2 In addition to this preparation for growth, it is essential that those areas requiring improvement and regeneration are pulled into the picture and contribute to the growth and improvement of the local housing market. In this way opportunities exist to bring forward smaller scale housing led regeneration to address issues within failing housing markets in Scunthorpe.

2.7.3 Projects proposals are currently identified to meet the housing need for the education and health sectors locally. These projects are currently in development up to full detailed design prior to agreeing heads of terms.

2.7.4 The council is also actively seeking funds to support the development of a number of starter homes in the town centre to encourage young professionals and families into a town centre living offer.

2.6 Desired outcomes from our ambitious plans for the regeneration of Scunthorpe Town Centre include:

- 1200 new jobs created
- 600 new homes built
- 74,000ft of commercial space developed
- £4m of external funding spent
- Further Local Growth Fund and other external (ERDF, ESF etc) sources leveraged.
- Significant public sector revenue efficiencies arising from consolidation of public sector offices into the town centre

### **3. OPTIONS FOR CONSIDERATION**

3.1 Cabinet is asked to note the contents of this report.

### **4. ANALYSIS OF OPTIONS**

4.1 Not applicable.

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

5.1 The Council has successfully secured £4m of Local Growth Funds to support the regeneration of Scunthorpe Town Centre.

5.2 The Council will explore other potential funding streams as the regeneration plan for the town centre develops further.

### **6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

6.1 An integrated impact assessment has been completed as part of the overall project governance. There are no issues in relation to this report.

### **7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

7.1 This report is for information only.

### **8. RECOMMENDATIONS**

8.1 That the Cabinet notes the progress in Regenerating Scunthorpe Town Centre and supports the vision and objectives set out in this paper.

## **DIRECTOR OF PLACES**

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Date: 10 November 2015

**Background Papers used in the preparation of this report:Nil**