

NORTH LINCOLNSHIRE COUNCIL

**ASSET MANAGEMENT, CULTURE AND HOUSING
CABINET MEMBER**

BRUMBY RESOURCE CENTRE

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To authorise the Director of Places to prepare and submit an appropriate outline Planning application for the redevelopment of the Brumby Resource Centre site and adjoining land.
- 1.2 To give approval for the demolition of surplus buildings located on the Brumby Resource Centre site.

2. BACKGROUND INFORMATION

- 2.1 Brumby Resource Centre premises ceased to be in operational use in 2014. The site and premises were declared surplus to the operational requirements of the council, in January 2015.
- 2.2 Since becoming vacant the site and premises have suffered from significant vandalism and security issues which are ongoing.
- 2.3 The property together with the field to the rear are proposed for development in the Housing and Employment Land Allocations Development Plan document. There is therefore a growing need to consider the future use of this site. To that end it was decided to seek the public's views before any outline proposals for the site were made.
- 2.4 A local consultation event took place on the 20 November 2014. The details and outcomes are set out in Appendix 1.

3. OPTIONS FOR CONSIDERATION

- 3.1 Option 1: Demolish the buildings on site (excluding the Lodge) and prepare a holistic development proposal for the site taking on board the main elements of the consultation exercise.

- 3.2 Option 2: Look to retain some/all of the buildings and prepare a holistic development proposal for the site taking on board the main elements of the consultation exercise.

4. ANALYSIS OF OPTIONS

- 4.1 Option 1 is the preferred option. Demolition of the existing buildings will immediately remove vandalism problems and help with security issues. A cleared site will provide a blank canvas for the preparation of a holistic development plan for the asset.
- 4.2 Option 2: Retention of buildings which are aged and in need of significant repair/improvement/modernisation will likely prove an extremely expensive option. The retention of buildings in their current locations will severely restrict the ability to provide a holistic plan for the site.

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

- 5.1 Funds are available in the approved Capital Programme to allow for the demolition of the buildings on site.
- 5.2 There are no other resource implications to highlight.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

- 6.1 Not applicable.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

- 7.1 The results of the public consultation exercise are presented in Appendix 1.
- 7.2 The local Frodingham ward councillors were provided with a copy of this report and invited to comment on the information it contains and the proposals for the site. No comments were submitted in response.

8. RECOMMENDATIONS

- 8.1 To authorise the Director of Places to proceed with the demolition of all buildings (excluding the Lodge) on the former Brumby Resource Centre site.

- 8.2 To approve the preparation of development plan proposals for the redevelopment of the site taking due account of the results of the public consultation exercise.

DIRECTOR OF PLACES

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Date: 5 March 2015

Background Papers used in the preparation of this report: None

Draft report on Initial Consultation:

Results from the Initial Public Consultation on the future of the former Brumby Resource Centre site on East Common Lane, Scunthorpe

Background

This report sets out the results of the recent consultation with the public regarding the future of the former Brumby Resource Centre site on East Common Lane, Scunthorpe together with the field to the south of the Resource Centre. A consultation exercise was undertaken through a formal consultation event held on 20th November 2014 and through a letter to properties in the surrounding locality. The main themes emerging from this exercise are summarised in the sections below.

Brumby Resource Centre was last used by council employees as offices and meeting rooms until early 2014. As part of the council restructure and policy to reduce property costs, staff have been moved to more centralised, newer council buildings including Hewson House in Brigg and Church Square House in Scunthorpe. As a result the Resource Centre buildings are now surplus and are currently vacant. Since being vacated a high level of crime has been reported on the site which is ongoing. Therefore it is important that its future re-use is considered as soon as practicable. Security fencing and gates have been installed.

The site has some constraints in that ,in addition to aged and vandalised buildings, it has trees with Tree Preservation Orders (TPOs) mostly at its eastern edge, and a playing field that is not currently used for sport, but has been used by local residents for dog walking.

The site was officially declared surplus at the start of 2015 by the Council through its formal Cabinet reporting process.

The council has not determined a future use for the site. It was therefore decided to seek the public's views before any initial proposals for the site were considered.

Public Consultation

The public were invited to express their views at a local consultation event:

- 300 letters were sent out inviting local residents to a public consultation event on Thursday 20 November 2014 at Brumby Community Centre, East Common Lane, Scunthorpe between 4pm and 7pm.
- The consultation event was advertised and promoted on North Lincolnshire Council's website.
- The public were invited to write in or email the council with responses.
- Visit to Brumby Community Centre, East Common Lane by the Deputy Leader of the council.

The consultation was publicised in the Scunthorpe Telegraph, as well as on the council website and internal council-wide message.

We have received had almost 100 separate responses from the initial consultation event and through the council website.

Consultation format

Local people and stakeholders were invited to say what they would like to see on the former Brumby Resource Centre site rather than respond to suggestions made by the council – a “blank canvas” approach was applied at the event.

At the consultation event on 20 November the public were shown maps of the existing site and buildings before being invited to write their suggestions on ‘Post-It’ notes. These notes have been typed up and analysed. Almost 100 ideas were recorded.

Such open and unstructured consultation provides data that cannot be precisely quantified but does allow a good qualitative view to be given. Responses have been grouped into themes to enable the analysis below.

The raw data has been captured in a document that is available for reference.

Results

The most frequent suggestions are set out in the table below. Most people made comments on more than one topic.

These results must not be taken as numerical scores; at best they represent the relative interest shown in the topic concerned by the people who attended/responded.

Some comments listed a range of topics. For example: *“New good quality housing. Keep certain resource centre buildings. Make area more accessible for disabled people”*.

Theme	Source of Suggestion		Total
	20 Nov event	Correspondence	
Retain some green space	20	4	24
Specialist Housing for Disabled/Elderly (care homes, sheltered accommodation)	13	3	16
Retain certain buildings (primarily Lodge House) for renovation to flats, care home etc.	7	4	11
Children’s play facilities (MUGA, Skate Park)	9	-	9
Community facilities (inc Doctors, nursery and Community / Youth Centre, Toilets, affordable Leisure facility)	5	3	8
Good quality low rise housing	8	-	8
Recreation (inc. field sports and casual leisure)	2	1	3
No new site access onto Shirley Crescent	2	-	2
Traffic improvements required to East Common Lane as it is busy and congested at peak times	6	-	6
Demolish existing buildings	1	-	1
Allotments	1	-	1
Return back to hospital	2	-	2
Totals	76	15	91

As the site has a long history of being a hospital and a local facility in the community, local residents were mainly of the opinion to:-

- 1) If practical try to retain the some existing buildings and utilise them for community and health facilities or
- 2) Demolish the buildings and build new housing on the site or provide specialist accommodation for the elderly and disabled .
- 3) Integrate/retain some open space (playing fields), but not necessarily all of the green space. There was support for the redevelopment of some of the green space, but with usable high quality open space included somewhere within the final scheme.

The broad themes that emerged are:

- People in the area are community orientated and have a sense of place.
- Retention of an element of open space is very important for local people with development of play facilities welcomed to create a more formal structured space.
- The site has plenty of local health history and some local residents would like this to continue into the future with a health orientated development.
- There is support for providing children's and youth facilities as currently there is a lack of organised sport and recreational activities in the area for young people as well as a lack of formal play facilities.
- Local people recognise that there is potential to provide housing, but preferably low density to complement the existing housing

Background documents: Brumby resource Centre Community Feedback

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09.02.15