

NORTH LINCOLNSHIRE COUNCIL

**COMMERCIAL ENTERPRISE
CABINET MEMBER**

WESTCLIFF REGENERATION PROGRAMME

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To update the Cabinet Member on progress achieved to date towards delivering significant regeneration in the Westcliff area of Scunthorpe.
- 1.2 To update the Cabinet Member on timescales for delivery of the agreed project objectives.
- 1.3 To approve the transfer of land to facilitate the delivery of a new Neighbourhood Shopping Parade, Community Well-Being and Enterprise Hub and the development of 41 new homes.

2. BACKGROUND INFORMATION

2.1 Cabinet previously considered a report in September 2013 under the title 'Westcliff - Looking Back and Moving Forward'. Cabinet agreed to support the report and the various recommendations contained therein to develop a Westcliff Regeneration Programme.

2.2 Since this time, we have worked closely with Ongo and the Westcliff community to develop proposals for regenerating the area based upon the following vision:

'To use the physical regeneration of the precinct area of Westcliff, including the provision of new homes, retail and community facilities, to kick start a fundamental shift in the wellbeing, aspirations and employment prospects of current and future generations'.

2.3 The programme to deliver this vision will include achieving the following objectives.

- 1) Demolition of current precinct area including existing residential, retail and garage units
- 2) Provide new homes in a range of types and tenures
- 3) Provide a retail offer that meets the needs of the local community
- 4) Deliver a scheme which helps to combat and design out crime

- 5) Deliver a community hub to become the social heart of the area offering all cross sector services required to tackle the full range of health, social and economic inequalities.
- 2.3 A project masterplan was developed with significant community involvement. It is fully aligned with the vision and objectives of the project. The masterplan was approved by the Westcliff Project Board in December 2014.
 - 2.4 The masterplan makes provision for:
 - 41 new dwellings
 - 1 large convenience store
 - 5 smaller retail units
 - Community Well-Being and Enterprise Hub incorporating new pre-school provision, youth space, training suite, community café / training kitchen, one to one support space, managed office space and a base for Westcliff Drop in Centre
 - Linear park with equipped area of play.
 - 2.5 In order to facilitate the redevelopment a number of enabling projects are now completed as follows.
 - 2.5.1 Firstly, a temporary pre-school and youth centre facility was provided to the north of the site. The Westcliff Drop in Centre is now providing the youth service offer. Following a tendering exercise, the Little Owls are providing a pre-school. These services will transfer into the new Community Well-Being and Enterprise Hub once it is complete.
 - 2.5.2 Demolition of the old youth centre building is now complete and all services disconnected to provide a cleared site for future redevelopment.
 - 2.5.3 Ongo have decanted all remaining tenants from the maisonettes above the precinct in preparation for the demolition works to progress.
 - 2.5.4 Ongo continue to work closely with the remaining traders in the Precinct to develop business plans and proposals to enable them where possible to trade as viable businesses in the new neighbourhood shopping area.
 - 2.5.5 Enterprise Inns have surrendered their lease on the Desert Rat Public House allowing the pub to close and the site to be made secure prior to demolition.
 - 2.6 Running alongside this enabling work, planning permission is now in place to allow for the demolition of the Shopping Precinct, Desert Rat Public House, Bookmakers, Public Library and the Drop In Centre and provision of a Neighbourhood Shopping Parade, Community Enterprise and Well-Being Hub, Linear Park and 41 new homes. The final draft of the design of the Well Being and Enterprise Hub is attached at appendix 2 to this report.

- 2.7 Contractors have been appointed to take forward the physical development of phase 1. Within the contract, provision is made to secure local labour, apprenticeship opportunities and close working with local schools.
- 2.8 The project financial appraisal established a total scheme cost of £8,785,178. Funding from the Homes and Communities Agency (HCA) of £1,250,000 was secured to support the delivery of the new homes by 31 March 2018.
- 2.9 The Humber Local Enterprise Partnership has provided funding amounting to £550,000 to part fund the Community Well-Being and Enterprise Hub. This money will be spent during quarter 3 and quarter 4 of 2016/17.
- 2.10 The council has approved funding of £500,000 to support the delivery of the Community Well-Being and Enterprise Hub. This will become a locality base for the delivery of key services.
- 2.11 The council have also provided investment into enabling demolition works and the delivery of the temporary pre-school facility in order to meet statutory requirements around the provision of funded pre-school places.
- 2.12 In addition to capital resources, the Westcliff Project Board has agreed in principle to allow the use of council owned land assets within the Westcliff Regeneration project area to enable the project to happen valued at £100k. The options below set out how this will be achieved.
- 2.13 Ongo are contributing the remainder of the finance to the project that amounts in total to £6.4 million of investment.
- 2.14 The programme for delivering this ambitious transformation project is as follows.
- Selection of main contractor (Housing scheme) – **August 2016**
 - Revised planning application for Hub - **September 2016**
 - Start on site (Hub/retail) - **October 2016**
 - Start on site -Housing scheme (behind current Precinct) – **January 2017**
 - Completion of Hub/retail – **January 2018**
 - Demolition of existing precinct – **March 2018**
 - Completion of Housing scheme - **March 2018 (HCA deadline)**

3. **OPTIONS FOR CONSIDERATION**

- 3.1 The Cabinet Member is asked to formally approve the transfer of land currently in the ownership of the council as set out in Appendix 1 to Ongo as part of the council's match funding commitment to facilitate the redevelopment and delivery of the project objectives.

4. **ANALYSIS OF OPTIONS**

- 4.1 The project has now reached the stage where formal approval for land transfer is required. This specifically relates to the following land and property assets:

- Former Youth Centre building and land
- Former Public Library building and land
- Desert Rat and adjacent Bookmakers

4.2 The land marked as highways land will automatically revert to the adjacent landowner via the stopping up order. Any additional area of highways land required will be taken on by highways legislation.

4.3 The land in council ownership was identified as match funding for the project within the Humber Local Enterprise Partnership bid.

4.4 Approving the land transfers in question is critical to achieving a start on site to take the project forward by September 2016.

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

5.1 As set out in the main body of the report above.

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

6.1 Officers have completed an integrated impact assessment and no significant issues of concern were highlighted.

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

7.1 Ongoing consultations with the local community have indicated significant support for the aims and ambitions of the redevelopment. There is much anticipation building ahead of the start on site for phase 1 of the works.

8. **RECOMMENDATIONS**

8.1 That the Cabinet Member approves the transfer of the following land and property assets to Ongo to facilitate the delivery of the Westcliff Regeneration Programme:

- Former Youth Centre building and land
- Former Public Library building and land
- Desert Rat and adjacent Bookmakers

8.2 That the Cabinet Member authorises that the council seeks to enter into an agreement with Ongo for the use of the proposed Community Well Being Hub on terms to be brought forward for approval in the future via the Property Transaction Schedule mechanism.

DIRECTOR OF PLACES

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Background Papers used in the preparation of this report:

- **Minute 1057 (70) of the Cabinet meeting held on 24 September 2013:
Westcliff – Looking Back and Moving Forward**

