

**NORTH LINCOLNSHIRE COUNCIL**

**CABINET**

**REGENERATING SCUNTHORPE TOWN CENTRE**

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

1.1 To update Cabinet on the Regeneration of Scunthorpe Town Centre.

**2. BACKGROUND INFORMATION**

- 2.1 The Council with our partners are committed to delivering #bestplace for our residents.
- 2.2 On the 13<sup>th</sup> July 2017 the Council announced plans for a £60m investment injection into Scunthorpe Town Centre with the aim of transforming the town and create a vibrant and thriving place where people will want to live, work, study, invest, visit and spend their leisure time.

North Lincolnshire Council is working to transform Scunthorpe Town Centre in a £60m plus investment that will see a real difference.

The town has already got a sense of place – the Engineering UTC Northern Lincolnshire that caters for 14 to 19 year-olds and specialises in engineering and renewables alongside mainstream subjects, is a fairly recent addition to Church Square, having opened its doors less than two years ago.

The projects which formed part of Phase 1 were:

- Development on ONGO Headquarters

This project has delivered the new headquarters for Ongo in Church Square area. With up to 300 white collar workers based at the site, the redevelopment will provide 165 hot-desk units and create 50 construction jobs.

- Refurbishment of Scunthorpe Library to create Scunthorpe Central.

A new community hub has been created, including the relocation of the Action Station, Citizens Advice, Healthy Lifestyle team, Housing Advice and Local Link inside. The internal makeover allows the creation of a single offer community hub bringing customer services under one roof. Inclusion of the improved IT facilities within the library have supported access to work and

looking to improve skills.

- Development of a new market offer.

Occupying the former BHS Store on Jubilee Way Scunthorpe, the new indoor market is conveniently located close to Scunthorpe bus station and on the main thoroughfares to the pedestrianised town centre for easy accessibility. St John's Market Scunthorpe is also adjoined to The Parishes multi-storey car park supporting the regeneration of Scunthorpe Town Centre with excellent facilities including free public Wi-Fi, communal seating areas, public restrooms and staff changing facilities all in a modern and contemporary space with an industrial inspired design with 60 independent traders.

- Delivery of a town centre masterplan.
  - To support land use change and development activity.
  - Establish land use patterns.
  - Raise awareness of development opportunities.
  - Assist in the assessment of planning applications.
  - Deliver a coherent strategy to underpin bidding and public funding.
  - Assist in Local Plan policies.
  - Engage and attract private sector investment
- Extension of Church Square House to create a new town centre headquarters for the council.

The new building gives employees access to better workspace facilities and bring many council functions together under one roof – making it more efficient and saving taxpayer's money. The extension to the current facility will see 900 staff use the headquarters as their base, and creating 48 construction jobs.

- Development of a new University Offer

This first project at the Civic Centre will be the genesis of a wider, high-level skills provision for the people and businesses in North Lincolnshire. Enabling individuals to improve their own learning and development, offering business the opportunity to catalyse their research and development and stimulate value creation, train and educate managers and directors in higher level business skills and thinking, and encourage enterprise creation and support their development.

The development of the Civic Centre with DN Colleges Group and the University of Lincoln will be the genesis of a virtual campus which operates at numerous sites across the region, making the whole of this area a living, breathing eco-system where innovation is encouraged and value-creation is stimulated, all under the banner of University Campus North Lincolnshire (UCNL).

- Delivery of new housing - West Street Housing – 22 units
- Improvements to road and pedestrian infrastructure initial investments

The project aims deliver essential town centre highways access and road infrastructure to improve and implement key junctions in order to increase capacity of the local road network to meet the growth in demand anticipated as a result of the wider regeneration initiatives. These highways improvements will minimise traffic delays for road users whilst seeking to enhance pedestrian and cycle access and facilities.

These projects are all completed with the exception of the last three projects which are both on site and in development and will be completed in by March 2020.

2.2 Phase 2 of the town centre regeneration has 5 clear objectives for the enhanced growth of the town centre and the realisation of Scunthorpe Town Centres Masterplan vision are as follows:

- Improve connectivity
- Support the development of housing
- Provide the conditions to strengthen employment
- Create conditions for prosperous quarters
- Improve the quality of life.

The implementation of these strategic objectives will be achieved by projects and initiatives.

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

3.2 The five clear objectives which form part of phase 2 of the town centre regeneration will support the long term creation of a vibrant Scunthorpe Town Centre, will create a number of projects.

The first project to come forward in the first phase is the 'North Lincolnshire High Street Challenge Fund', this compliments the work that has already taken place in Phase 1.

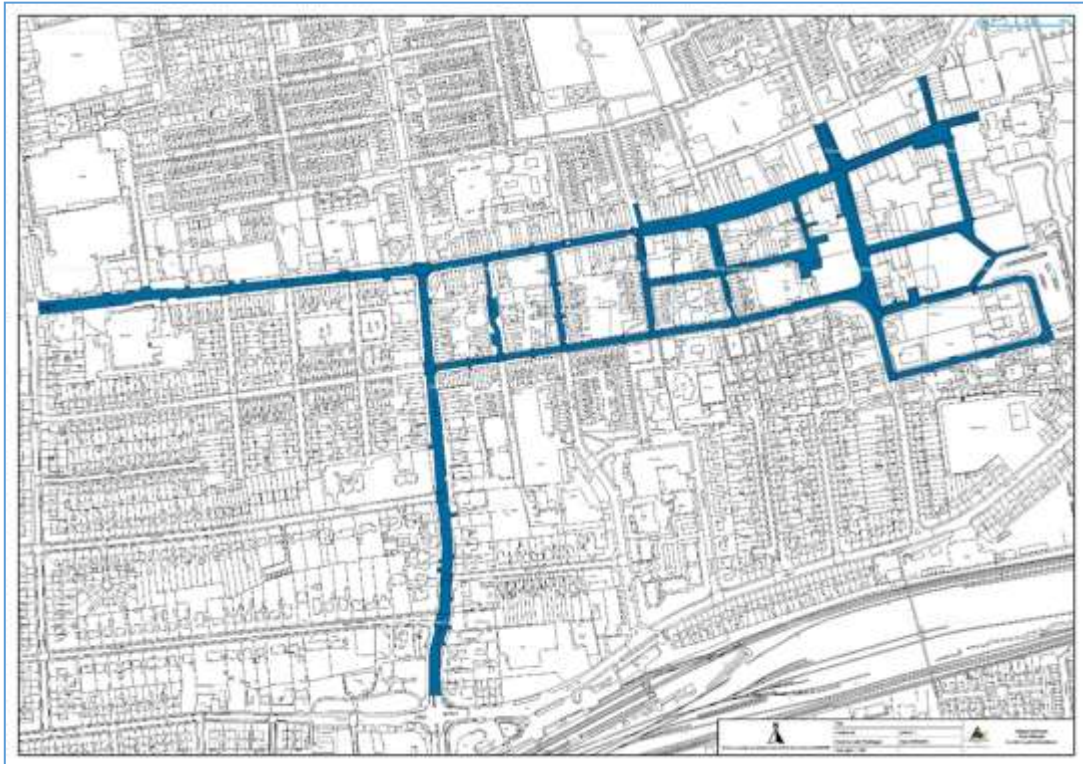
### 4. **ANALYSIS OF OPTIONS**

4.1 North Lincolnshire Council has submitted a 'bid' to the Humber Local Enterprise Partnership. The local growth fund would be used to provide a grant scheme to support the regeneration of Scunthorpe town centre, supporting the ambition "Best Place". The grant would be used to revitalise retail and residential properties within the identified area ahead of the Council's ambition to submit a large scale bid to the MHCLG Future High Street Fund when the next round of funding opens to applicants

The grant will have 2 main priorities:

- To improve empty retail properties and bring them back into use.
- Delivery of new town centre homes by bringing empty retail and residential properties back into use, increasing access to jobs locally and further afield in North Lincolnshire.

4.2 The grant will provide opportunities in the following areas of Scunthorpe Town Centre in line with the Town Centre strategic objectives:



The area incorporates key areas of Scunthorpe Town Centre where it experiences high vacancy rates, increasing issues of anti-social behaviour, anecdotal reports of decreasing footfall, and the overall impacts of the decline of the retail sector seen nationally which requires diversification.

Scunthorpe Town Centre contains a number of vacant properties spread over 17 different streets. In a place context Scunthorpe is Scunthorpe Town Centre boundary is a confined geographical area, this is because of the usual linear nature of the town centre. This creates a dispersed town centre and dispersed number of vacant properties. The ultimate aim is to condense the number of shops in a more clustered space, however, repurposing vacant buildings on streets off the High Street will provide an opportunities to fulfil this goal.

The intervention rate will be 50/50 and we will be expected to deliver the following outputs:

- 576 sqm commercial floorspace brought back into use
- 2 residential units refurbished/ brought back into use
- 4 building frontages improved
- 10 vacant properties brought back into use.

- 13 jobs created.
- 11 construction jobs.

The final decision on the grant will be made at the LEP Board on the 12<sup>th</sup> July 2019.

**5. FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)**

5.1 Funding from the GLLEP of £3.85m is supporting the Town Centre Regeneration is in place and contracted. A further £275k from Humber High Street Challenge Fund should the board approve the bid.

**6. OTHER RELEVANT IMPLICATIONS (e.g. CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)**

6.1 N/A

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

7.1 There are no implications and an IIA has been undertaken as part of the funding application – there are no issues.

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

8.1 Internal officers from with the Council have been involved in plan preparation and influenced the content of the bid to the Future High Streets Fund.

**9. RECOMMENDATIONS**

9.1 That Cabinet recognise the work already taken place to regenerate Scunthorpe Town Centre.

9.2 That Cabinet support the bid to the Humber Local Enterprise Partnership for the North Lincolnshire High Street Challenge Fund.

DIRECTOR OF BUSINESS DEVELOPMENT

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**Background Papers used in the preparation of this report – NONE**