

**NORTH LINCOLNSHIRE COUNCIL**

**COMMERCIAL CABINET MEMBER**

**CREATION OF A NEW OLDER PEOPLES' INDEPENDENT LIVING COMPLEX AT  
HEWSON HOUSE AND TO REPURPOSE OFFICE FACILITIES AT CARY LANE**

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

- 1.1 To approve the re-development of the site shown at appendix 1.
- 1.2 To approve a change of use for Cary Lane.

**2. BACKGROUND INFORMATION**

- 2.1 North Lincolnshire Economic Growth Plan sets out 10 ideas for a new economy for North Lincolnshire. Our housing growth strategy sets out our ambition to ensure that we deliver housing products to meet our populations needs.
- 2.2 To the year ending December 2021 North Lincolnshire has delivered 113% of its housing numbers, 10% of all housing delivered was for over 55s.
- 2.3 We continue to work with housing developers and landowners, to ensure that we deliver appropriate housing including step-down accommodation for that our over 55s can continue to live in their own home and enjoy the quality of life that North Lincolnshire affords them.
- 2.4 The proposed site for housing development, will provide an opportunity to deliver a range of accommodation for over 55s, this supports the housing needs assessment for North Lincolnshire.

**3. OPTIONS FOR CONSIDERATION**

- 3.1 Option 1 - To approve the re-development of site at appendix 1 and to approve a change of use for Cary Lane.
- 3.3 To not re-develop the site appendix 1.

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

- 4.1 The Council Property Portfolio Framework identifies the process in declaring a built asset surplus to future council operational requirements which is detailed in paragraphs 3.1, 3.2, 3.3, and 3.4 of this framework.
- 4.2 Option 1 is the preferred option and will enable the site to be taken to the market for the development of a new housing offer for over 55s in Brigg.
- 4.3 Neighbourhood Service functions currently operating from Hewson House depot will be rationalised and moved to operate from Billet Lane Depot.
- 4.4 The IT Data centre currently located within the Hewson House site will move to Church Square House
- 4.5 Cary Lane will transfer from the Commercial Property Portfolio to Corporate Landlord, it will, provide a base for North Lincolnshire Council and partners in Brigg.
- 4.5 Option 2 for Hewson House to remain in operational use would result in the retention of an operational asset that currently is not aligned to the Council's agile working principles and operates at low capacity. This does not align with our principles of fewest best assets or best use of resources as well as our Organisational Development thinking as we move forward.

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

- 5.1 The overall financial impact of this decision would result in a £323k revenue saving.

#### **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 N/A

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

- 8.1 As part of the Property Portfolio Framework Heads of Service were consulted on the proposal to declare Hewson House surplus to future need.

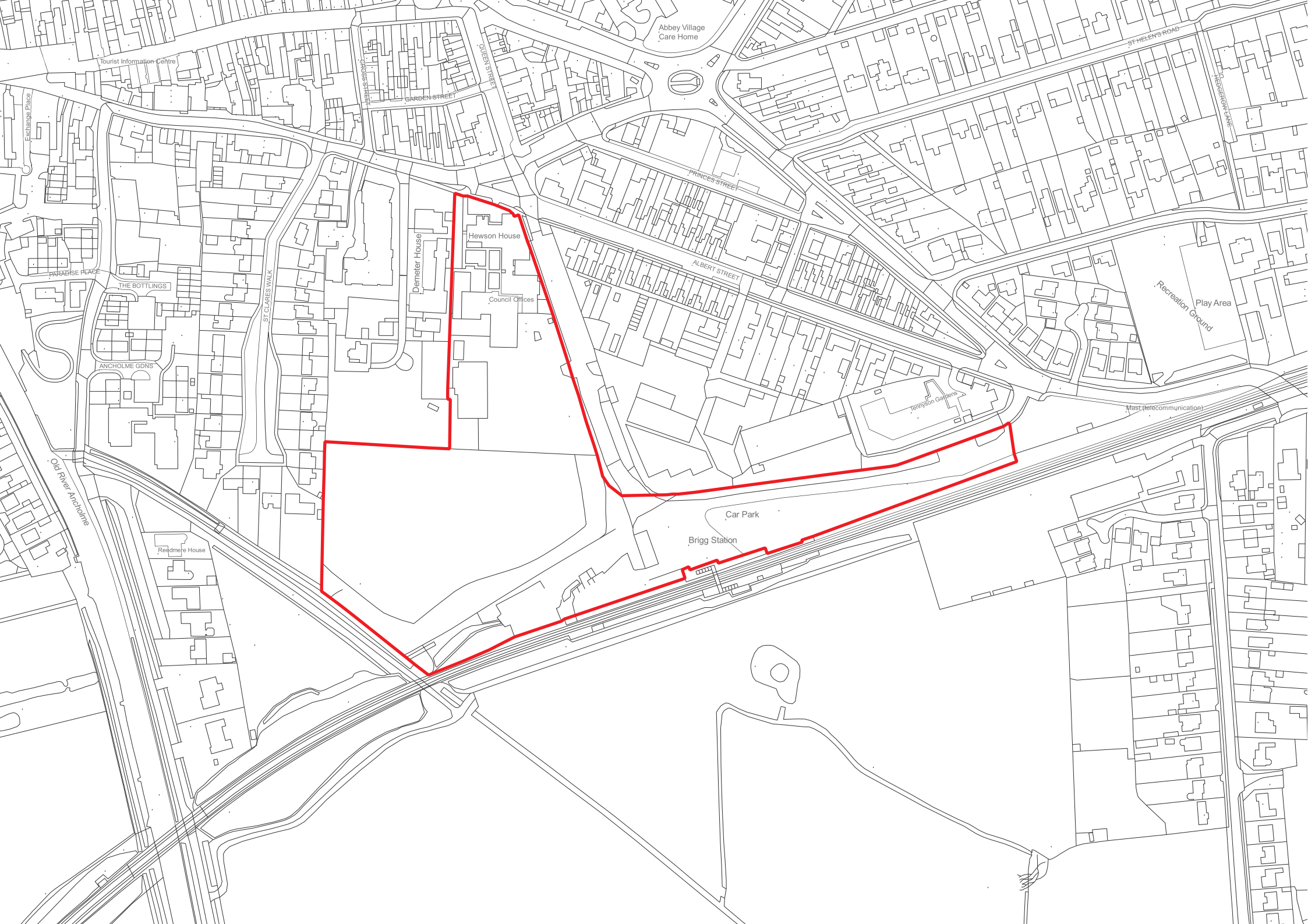
## 9. **RECOMMENDATIONS**

- 9.1 That Cabinet Member approves for site at appendix 1 to be developed for over 55s accommodation.
- 9.2 That Cabinet Member approves the site at appendix 1 be declared surplus to future council operational requirements.
- 9.3 That Cabinet Member approves Cary Lane as the operational base for North Lincolnshire Council in Brigg.

DIRECTOR ECONOMY AND ENVIRONMENT

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



Abbey Village Care Home

Tourist Information Centre

Exchange Place

THE BOTTINGS

GARDEN STREET

GREEN STREET

ST HELENS ROAD

ST HELENS ROAD

Princes Street

Demeter House

Hewson House

Council Offices

PRINCES STREET

ALBERT STREET

Recreation Ground  
Play Area

PARADISE PLACE

THE BOTTINGS

ANCHOLME GDNS

ST CLARES WALK

Terrison Gardens

Mast (telecommunication)

Old River Anchorage

Reekmire House

Car Park

Brigg Station