

CABINET

DATE	15 th June 2022
REPORT OF	Councillor Philip Jackson, Leader of the Council and Portfolio Holder for Economy, Net Zero, Skills and Housing
RESPONSIBLE OFFICER	Sharon Wroot, Executive Director Environment, Economy, and Resources
SUBJECT	Strategic site acquisition
STATUS	Open with closed Appendix A: NOT FOR PUBLICATION Exempt information within paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended) closed appendix
FORWARD PLAN REF NO.	CB 06/22/05

CONTRIBUTION TO OUR AIMS

A strategic approach to land assembly directly supports the Council's priority of 'Stronger Economy' by putting the foundations in place to facilitate and enable longer term strategic development opportunities that benefit the Borough.

EXECUTIVE SUMMARY

This report seeks approval to a strategic site assembly exercise through the acquisition of the property more fully described in closed appendix A.

RECOMMENDATIONS

It is recommended that Cabinet:

1. Approves the acquisition of the site more fully described in closed appendix A.
2. Delegates authority to the Executive Director, Environment, Economy, and Resources in consultation with the Leader of the Council to settle all terms and conditions relating to the acquisition
3. Authorises the Assistant Director Law, Governance and Assets (Monitoring Officer) to execute all documentation arising.

REASONS FOR DECISION

The decision allows the Council to proceed with the acquisition of a strategic site in Grimsby town centre.

1. BACKGROUND AND ISSUES

- 1.1 The Council is focused on enabling a stronger economy in North East Lincolnshire. A key element of this is striving for high performing town centres we can be proud of and an integral part of that is planning for longer term redevelopment opportunities.
- 1.2 The Grimsby Masterplan, published in 2020, sets out the long-term vision for Grimsby Town Centre with three strategic areas of focus, Riverhead and Garth Lane, St James and Freshney, and Alexandra Dockside with a focus on the following activities:
- Introducing more diverse uses into the town centre
 - Reconnecting with the waterfront
 - Celebrate and enhance our heritage assets
 - Promote and support community ownership and participation
 - Improve permeability of the town centre
 - Identify development opportunities
- 1.3 By making appropriate strategic acquisitions, the Council will be better placed to pursue funding opportunities and moreover, deliver projects aligned to the masterplan.

2. RISKS AND OPPORTUNITIES

- 2.2 There is a risk that redevelopment cannot take place in the near future and that can bring both reputational and financial challenges. However, the opportunity to acquire the site has presented itself now and such an acquisition will strengthen the case for potential funding bids and ultimate redevelopment.
- 2.3 Other key risks and opportunities are included in the closed appendix.

3. OTHER OPTIONS CONSIDERED

- 3.1 The Council does not have to pursue strategic land assembly options and it could decide that it is not currently able to support the longer-term strategic development opportunity. However, the opportunity to acquire the site by agreement will support the wider ambition to regenerate Grimsby town centre and support the deliverability of regeneration projects and potential bids.
- 3.2 The Council could decide it does not wish to intervene. However, the challenges of town centres are well known, there is significant market failure and those areas that have deliverable schemes are more likely to succeed under the Levelling Up agenda.

4. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

- 4.1 Strategic acquisitions can be of significant benefit but also, if funding is not

forthcoming for redevelopment, there can be negative implications of owning property that is in need of investment or redevelopment.

- 4.2 A full communications plan will engage all stakeholders as preliminary designs for the site are developed.

5. FINANCIAL CONSIDERATIONS

- 5.1 The cost of the acquisition will be funded through external borrowing. The site is not elected for VAT.
- 5.2 Borrowing costs will be in the region of £30,000 per annum and will be offset by rental income for such time as the property is leased.

6. CHILDREN AND YOUNG PEOPLE IMPLICATIONS

- 6.1 Acquisition of the site will support the longer-term strategic development of the site, which will provide improved public transport infrastructure in a safe environment, providing a central site with links to the proposed Youth Zone development.

7. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

- 7.1 The scope to minimise the impact of the environment is considered in all capital schemes.

8. CONSULTATION WITH SCRUTINY

- 8.1 Scrutiny have been consulted in the development of the Grimsby Masterplan and there will be continued engagement on the development of funding bids and the design of town centre projects.

9. FINANCIAL IMPLICATIONS

- 9.1 The annual cost of borrowing as a result of the purchase is estimated at £30k, which can initially be offset through the rental income from the current tenant,
- 9.2 There will be a need for further investment in the site and additional costs will be incurred as plans are further developed.

10. LEGAL IMPLICATIONS

- 10.1 A range of statutory provisions enable the Council to acquire property through agreement for either the delivery of its services and functions or for the benefit, improvement, or development of the borough (s120 Local Government Act 1972. S227 Town and Country Planning Act 1990).
- 10.2 Such provisions specifically permit acquisition, notwithstanding that the

property may not be immediately required.

11. HUMAN RESOURCES IMPLICATIONS

11.1 There are no direct HR implications contained within this report

12. WARD IMPLICATIONS

12.1 The scheme is within the West Marsh ward but is also expected to benefit residents from across all wards of North East Lincolnshire as the social and economic benefits resulting from this will be borough wide.

13. BACKGROUND PAPERS

13.1 Grimsby Town Centre Masterplan
<https://www.nelincs.gov.uk/assets/uploads/2020/12/Grimsby-Masterplan-Report.pdf>

14. CONTACT OFFICER(S)

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