

## BRIEFING NOTE

<b>Project Name</b>	Cleethorpes LUF project – Sea Road building
<b>Date of This Report</b>	5 <sup>th</sup> October 2023
<b>Date of Previous Report</b>	N/A
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### Background:

NELC has been awarded a total of £18.4m Levelling Up Funding (LUF) to progress with the transformation of Cleethorpes seafront, which includes the historic Market Square, regenerating Pier Gardens and delivering a multi-use, tourism focused landmark building on Sea Road. These projects form the early and crucially important first phase of the delivery of the Cleethorpes Masterplan.

This investment will help to breathe new life into Cleethorpes and aims to deliver an aspirational, leisure attraction for young people, and complement other private sector schemes planned in the area. The three projects will enhance key community assets that supports the whole community, enhancing it by creating more opportunities, and make it more attractive to a broader selection of the local community.

The Sea Road project allows the Council to accelerate a scheme that was delayed due to Covid, and incorporates the development of a landmark, architecturally significant modern building directly opposite the entrance to the historic Pier. A member workshop was held 27<sup>th</sup> November 2019, where the proposed scheme layout and preliminary design for the building was reviewed and agreed. These were subsequently approved by Cabinet during December 2019. Planning permission for the building was submitted January 2020, granted during May 2020 and has been implemented.

This scheme will provide a new destination for our local communities, business visitors and tourism visitors, comprising of state-of-the-art public amenities and changing facilities, including commercially lettable space across all floors of the building. Sea Road will provide multifunctional leisure, retail and gathering spaces that serve both residents and visitors, which will be an important social destination that local people can be proud of. This new social infrastructure will diversify the local economy away from concentrating on the tourist trade and create a year-round resilient economy.

There are some proposed enhancements and whilst the external design does not differ from the approved planning approval, we have managed to create some additional net internal space. The minor amendment application is to confirm building materials along with variations to the toilet design and internal layout. These internal variations reflect a need to create additional floorspace on the ground floor following

discussions with professional property advisors, which will improve the potential to attract tenants to the scheme. Each floor will be built to be an empty shell to enable future tenant(s) to fit out their allotted space as they see fit. These building designs have now been finalised; this includes internal/external layout for each floor of the building and public conveniences configuration on the ground floor. Subject to engagement with prospective tenant(s) for the building, additional public conveniences may be situated across certain floor(s). There are no budget implications arising from the final building design as building costs are within budget availability at this time.

Regarding public conveniences, there is a trough urinal accommodating 4 spaces and 7 cubicles within the male provision, this will be a reduction of 8 urinal spaces and 4 cubicles from the existing provision. There are 11 cubicles in the female provision and 1 disabled cubicle, this will be a reduction in provision of 7 cubicles. There are however 2 additional further disabled cubicles, 1 baby changing facility and a new Changing Places provision.

During the construction phase of Sea Road building, Grant Street public conveniences will be re-opened during March 2024 as alternative provision when Sea Road public conveniences close for demolition, utilising Sea Road's existing budget. The public convenience maintenance and operational provision will be transferred to Grant Street toilets accordingly, as part of the Council's wider contract for public conveniences. This contract has been extended for a further 12-month period and Grant Street will be included in any future arrangements that are put in situ after the current arrangements expire.

During the summer season additional temporary public convenience provision will be provided in locations to be determined closer to the time. However, Grant Street will remain open all year round during the construction phase.

The external building design was approved by the Leader of the Council and Portfolio Holder for Culture, Heritage, and the Visitor Economy early August 2023, and subsequently approved by Officer Decision Record in line with governance requirements.

High level timeline of activity:

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|--------------------------------|-------------------------|
| • Procure Principal Contractor | October – November 2023 |
| • Contract Award               | December 2023           |
| • Contract period              | March/April 2024        |
| • Practical completion         | March/April 2025        |
| • Tenant(s) fit-out            | May – July 2025         |