

## **FRESHNEY PLACE CABINET SUB COMMITTEE**

<b>DATE</b>	19 <sup>th</sup> July 2023
<b>REPORT OF</b>	Councillor Philip Jackson, Leader of the Council and Portfolio Holder Economy, Net Zero, Skills, and Housing.
<b>RESPONSIBLE OFFICER</b>	Sharon Wroot, Executive Director Place and Resources
<b>SUBJECT</b>	Community Diagnostics Hub Occupational Arrangements.
<b>STATUS</b>	Open
<b>FORWARD PLAN REF NO.</b>	CBSC 07/23/02

### **CONTRIBUTION TO OUR AIMS**

Following the acquisition of Freshney Place its successful operation, together with the delivery of the planned leisure scheme, will contribute to the Council's "Stronger Economy" and "Stronger Communities" priorities by securing a strategic economic and community asset which is critical to the town centre's success. The addition of a Community Diagnostics Centre (CDC) will support the acknowledged need to enhance and diversify the town centre and Freshney Place therein through increasing footfall and bringing in a more varied demographic.

### **EXECUTIVE SUMMARY**

Northern Lincolnshire and Goole NHS Foundation Trust has provisionally secured funding to open a new facility in the town centre which will provide residents access to a range of diagnostic tests, reducing the need to go into hospital and reducing waiting times. This report proposes locating a CDC within Freshney Place.

### **RECOMMENDATIONS**

It is recommended that the sub committee:

1. Approves the principle of locating a Community Diagnostic Centre within Freshney Place.
2. Delegates authority and responsibility to the Executive Director Place and Resources in consultation with the Leader of the Council to settle the terms of occupation in order to secure the centre and to deal with all matters arising from and ancillary to the above.
3. Authorises the Assistant Director Law and Governance (Monitoring Officer) to execute all documentation arising from the above.

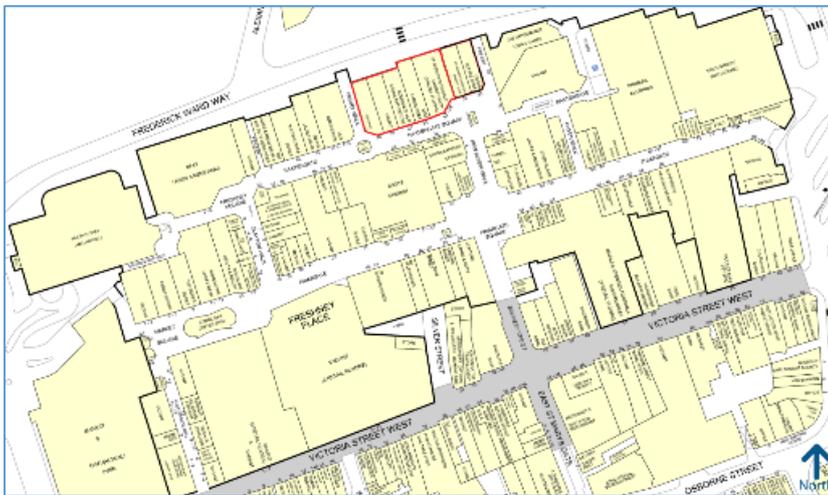
### **REASONS FOR DECISION**

To facilitate, subject to final business case approval, the introduction of a new CDC in Freshney Place, providing residents with access to critical health services in the

community whilst reducing hospital visits.

## 1. BACKGROUND AND ISSUES

- 1.1 Following approval at Cabinet and Full Council, the acquisition of Freshney Place Shopping Centre was completed on 4<sup>th</sup> August 2022.
- 1.2 This report follows engagement with Northern Lincolnshire and Goole NHS Foundation Trust (NLaG) on a CDC for North East Lincolnshire. Following a joint approach, agreement was reached on an in-principle basis bid to the Department of Health and Social Care for funding to locate a CDC, as a 'spoke' to the development progressing in Scunthorpe, within Freshney Place.
- 1.3 The current proposed site is within a suite of retail units on 19-29 Baxtergate although the exact location and number of units will be defined in the detailed design. The indicative location is shown below:



- 1.4 It is proposed that the CDC include a variety of diagnostic facilities and tests and if possible, whilst not currently funded, other uses including ophthalmology.
- 1.5 The timescales for delivery are March 2024 with a current requirement to have some interim facilities available from December 2023 onwards.
- 1.6 The development will bring further and more varied footfall to Freshney Place and supports the Council's ambition of diversifying the town centre.

## 2. RISKS AND OPPORTUNITIES

- 2.1 The current site includes other occupiers. Vacant possession can be obtained and there will be proactive engagement with affected occupiers.
- 2.2 It is expected that such a development will bring positive outcomes for patients and also, the overall function of Freshney Place and the wider town centre.

## 3. OTHER OPTIONS CONSIDERED

- 3.1. The CDC could be located outside of Freshney Place and indeed the town centre. However, this would not provide the same level of community access and moreover, would not support the transformation of the town centre to the

same degree as the proposed arrangements.

#### **4. REPUTATION AND COMMUNICATIONS CONSIDERATIONS**

It is envisaged the development will support a variety of positive communication messages.

#### **5. FINANCIAL CONSIDERATIONS**

The current proposed terms align with the business plan for Freshney Place.

#### **6. CHILDREN AND YOUNG PEOPLE IMPLICATIONS**

The introduction of a range of occupiers will provide improved amenities for children and young people in the North East Lincolnshire area.

#### **7. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

The scope to minimise the impact on the environment is considered in all schemes.

#### **8. CONSULTATION WITH SCRUTINY**

Whilst no specific engagement has occurred on the principle of a CDC, Full Council approved the acquisition of Freshney Place and the accompanying report referenced the aim to diversify the offer within the centre and increase footfall. Moreover, the Economy Scrutiny Panel was engaged on the development of the Grimsby Town Centre Masterplan and a core principle of that document is diversification of the town centre.

#### **9. FINANCIAL IMPLICATIONS**

The proposal would have financial benefit to the Council from rental income and reduced rates and service charge cost liabilities. Further, the centre would benefit from increased footfall.

#### **10. LEGAL IMPLICATIONS**

10.1. The Council has clear statutory powers to enter into disposal and lease arrangements, subject to certain criteria. The location of a Community Diagnostic Centre within Freshney Place is as envisaged by the rationale put forward to support the initial acquisition – around diversity of offer, promote footfall, to use the site as a catalyst to see new and varied uses and support regeneration in the round.

10.2. The recommendations made are consistent with that approach.

#### **11. HUMAN RESOURCES IMPLICATIONS**

There are no direct HR implications.

#### **12. WARD IMPLICATIONS**

Freshney Place is situated within the West Marsh ward.

**13. BACKGROUND PAPERS**

None

**14. CONTACT OFFICER(S)**

Damien Jaines-White, Assistant Director Regeneration  
Simon Jones, Assistant Director Law and Governance  
Guy Lonsdale, Deputy S151 Officer

**COUNCILLOR PHILIP JACKSON**

**LEADER OF THE COUNCIL AND**

**PORTFOLIO HOLDER FOR ECONOMY, NET ZERO, SKILLS AND HOUSING**