



Officer Decision Record – Key Decision

Key decisions taken by an officer are subject to the 5 day call in period from circulation to Members, and therefore the decision will be released for implementation following the call-in period and no call in being received

1. Cabinet date and copy resolution this key decision relates to

The decision is in accordance with the resolutions and delegations (see below) established in relation to Cleethorpes Levelling Up Fund (LUF) Projects of 14th June 2023 (Cabinet Decision Notice DN.11).

Cabinet resolved:

1. That the plans for progressing the Levelling Up Fund projects as set out in the report be noted.
2. That the Director of Economy, Environment, and Infrastructure, in consultation with the Leader of the Council be delegated authority to procure and appoint professional design, technical, regeneration, including associated specialist skills, and contractors, required to progress and deliver the Cleethorpes Levelling Up Fund projects.
3. That the Director of Economy, Environment, and Infrastructure, in consultation with the Leader of the Council, be authorised to:
 - a. Defray the LUF grants within the terms of any conditionality.
 - b. Undertake all ancillary activity reasonably arising in support and implementation of the above recommendations.
4. That the Assistant Director Law and Governance (Monitoring

Officer) be authorised to execute and complete all requisite legal documentation in relation to the matters outlined above.

2. Subject and details of the matter (to include reasons for the decision)

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

Building designs have now been finalised; this includes internal/external layout for each floor of the building and public conveniences configuration. There are no budget implications arising from the final building design as building costs are within budget availability at this time.

The final external design doesn't differ from the approved planning application, and 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.

Despite these changes, 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 as alternative provision, 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.

3. Decision being taken

That the Director of Economy, Environment, and Infrastructure, in consultation with the Leader of the Council:

- a) To approve the detailed design changes for the Sea Road building.
- b) To approve the submission of a minor planning amendment to authorise the design changes.
- c) To note and approve the alterations to the public toilet provision during construction and to authorise the Assistant Director of Law and Governance (Monitoring Officer) to execute and complete all requisite legal documentation.

4. Is it an Urgent Decision? If yes, specify the reasons for urgency. Urgent decisions will require sign off by the relevant scrutiny chair(s) as not subject to call in.

No

5. Anticipated outcome(s)/benefits

Progression of the Sea Road development will support the objectives and opportunities which are identified in the Council Plan, Economic Strategy, Local Plan and Cleethorpes' Masterplan.

This development will continue the regeneration of Cleethorpes, strengthening the local economy, and improving infrastructure and transportation services which will have positive impacts on health, wellbeing, and safety within the town.

The Sea Road development includes commercially lettable space across all floors of the building, enabling the Council to generate income.

6. Details of any alternative options considered and rejected by the officer when making the decision (this should be similar to original cabinet decision)

Do Nothing - The Council could choose to not progress any of the projects. However, this would mean the loss of £18.4m of LUF grant from the area and mean that the potential regeneration of Cleethorpes would not be achieved, including the aspirations contained within the Cleethorpes masterplans.

Do Less – we could choose to limit the scale of the various projects. However, this would reduce their impact and upon the ambition of the Cleethorpes' Masterplan.

Do more – we could choose to increase the size of the building and incorporate more toilet provision, however this would increase the size of the building, requiring an additional planning permission which would mean the project could not be delivered within the grant timescale.

7. Background documents considered (web links to be included and copies of documents provided for publishing)

[Cleethorpes Levelling Up Fund \(LUF\) Projects](#) of 14th June 2023 ([Cabinet Decision Notice DN.11](#)).

8. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons

No

9. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)

N/A

10. Monitoring Officer Comments (Monitoring Officer or nominee)

The decision is consistent with the will of Cabinet and the delegated authority. Conditions of the grant funding need to be closely monitored and reviewed. A further ODR will be required for any lease disposal when the terms are known.

11. Section 151 Officer Comments (Deputy S151 Officer or nominee)

Whilst amendments have been made to the building design, the project remains within the budget allocated for the scheme as part of the Council's Capital Investment Programme.

12. Human Resource Comments (Head of People and Culture or nominee)

There are no direct HR implications.

13. Risk Assessment (in accordance with the Report Writing Guide)

A robust approach to governance is in place via the Cleethorpes Board, who meet monthly, chaired by the Assistant Director Regeneration. A risk-based approach to project management is in place to ensure that this project is delivered.

Financial risks have already been mitigated by receiving the LUF funding in 2023. Any further cost overruns during delivery of the project will be mitigated for through early risk reporting, value engineering and allocated contingency sums.

There is a risk of not securing suitable tenant(s) for the building. This risk is being mitigated by undertaking early marketing of the lettable space via the Council's specialist property agents, which will commence once final building designs are

approved. Discussions are currently ongoing with interested parties, with a view to securing an agreement to lease prior to commencement of physical construction of the building.

14. Has the Cabinet Tracker been updated with details of this decision?

15. Decision Maker(s):

Name: Carolina Borgstrom

Title: Director of Economy,
Environment & Infrastructure

Signed: REDACTED

Dated: 04/09/2023

**16. Consultation carried out with
Portfolio Holder(s):**

Name: Cllr. Philip Jackson

Title: Leader of North East Lincolnshire
Council

Signed: REDACTED

Dated: 5th September 2023

**17. If the decision is urgent then
consultation should be carried out
with the relevant Scrutiny
Chair/Mayor/Deputy Mayor**

Name:

Title:

Signed:

Dated:

Key Decisions are defined in the Constitution as:

A decision (whether taken collectively or individually by members) which is likely:

- (i) to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- (ii) to be significant in terms of its effects on communities living or working in an area comprising two or more wards.

A decision will be considered financially significant if:

- (i) in the case of revenue expenditure, it results in the incurring of expenditure or making savings of £350,000 or greater;
- (ii) in the case of capital expenditure, the capital expenditure/savings are in excess of £350,000 or 20% of the total project cost, whichever is the greater

In determining whether a decision is significant in terms of its effect on an area comprising two or more wards, consideration shall be given to:

- (i) the number of residents/service users that will be affected in the wards concerned;
- (ii) the likely views of those affected (i.e. is the decision likely to result in substantial public interest)
- (iii) whether the decision may incur a significant social, economic or environmental risk.