

## **CABINET**

<b>DATE</b>	12 <sup>th</sup> March 2025
<b>REPORT OF</b>	Councillor Philip Jackson, Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills
<b>RESPONSIBLE OFFICER</b>	Carolina Borgstrom, Director of Economy, Environment, and Infrastructure
<b>SUBJECT</b>	Alexandra Dock Regeneration
<b>STATUS</b>	Open Report
<b>FORWARD PLAN REF NO.</b>	CB 03/25/06

### **CONTRIBUTION TO OUR AIMS**

The diversification of Grimsby Town Centre is a key theme of the Grimsby Town Centre Masterplan. Alexandra Dock and Garth Lane were identified within the Masterplan as providing significant opportunities for Grimsby Town Centre, including the potential to reconnect the water space with the town centre, making it more accessible to people and improving connections to/from and around the water. In addition, the Masterplan also identified the area as an opportunity to introduce residential, leisure, and commercial uses that would be complementary to the town centre. This will support the wide ambition of providing a family-based setting that will encourage more visitors, more dwell time and more spend. This will directly contribute to the Council's key objectives around Stronger Economy and Stronger Communities.

### **EXECUTIVE SUMMARY**

This report provides information and recommendations around the next steps to progress the potential regeneration of the Alexandra Dock area and Grimsby Town Centre and the ongoing partnership work between North East Lincolnshire Council (NELC), Homes England, and the Government, to support the potential regeneration of Alexandra Dock and Grimsby Town Centre. This incorporates the development of the first residential phase at Alexandra Dock, as approved by Cabinet in 2024, plus the opportunity to access funding from Homes England and Government, which will support a refresh of the Grimsby Town Centre Masterplan and the undertaking of wider studies to identify future regeneration opportunities.

### **RECOMMENDATIONS**

It is recommended that Cabinet:

1. Approves the principle of working with Homes England and Government to support the potential regeneration of Alexandra Dock and Grimsby Town Centre.

2. Authorises the Director of Economy, Environment, and Infrastructure, in consultation with the Leader of the Council to accept grant funding from Homes England and the Government, on behalf of the Council, which will:
  - a. Support a refresh of the Grimsby Town Centre Masterplan;
  - b. Review Grimsby Town Centre's infrastructure, in line with the masterplan's vision; and,
  - c. Explore potential future development of Alexandra Dock, in line with the masterplan's vision.
3. Approves the procurement of professional consultancy support to instigate the work outlined above and delegates responsibility to the Director of Economy, Environment, and Infrastructure, in consultation with the Leader to progress.
4. Delegates responsibility to the Director of Economy, Environment, and Infrastructure, in consultation with the Leader of the Council to deal with all matters leading to and including the award of contracts for the provision of professional support with this matter.
5. Authorises the Assistant Director Law and Governance (Monitoring Officer) to execute and complete all requisite legal documentation in relation to the matters outlined above.
6. Delegates to the Director of Economy, Environment, and Infrastructure, in consultation with the Leader of the Council authority to deal with all matters arising from and ancillary to the above

## **REASONS FOR DECISION**

To enable the Council to progress studies and works that will support the potential regeneration of Alexandra Dock and support the continued delivery of the Grimsby Town Centre Masterplan.

### **1. BACKGROUND AND ISSUES**

- 1.1 The 2018 Town Deal set the strategic context, amongst other socio-economic priorities, for a clear regeneration focus on Grimsby Town Centre.
- 1.2 This led to the acquisition of the Garth Lane site from ABP, acquisition and subsequent stabilisation and repair works to West Haven Maltings and the delivery of the new footbridge and public realm around Alexandra Dock.
- 1.3 The Grimsby Town Centre Masterplan (the masterplan), which sets the strategic context for town centre regeneration, was approved by Cabinet on 14th October 2020. This acknowledged the need, amongst other things, to diversify Grimsby Town Centre, including the development of new brownfield homes, if it was to have the opportunity to regenerate. The masterplan also served as the basis for the Town Investment Plan submission to the Towns Fund initiative, which subsequently secured £21.9m including £1m Advance Towns Fund.
- 1.4 One of the key points of the masterplan is that it requires a variety of interventions to give the town centre the very best chance of once again succeeding. No single intervention or project will, on its own, change the fortunes of the town centre. That is why there are several projects cited within

the masterplan and Town Investment Plan as, combined, they will bring about genuine change.

- 1.5 In terms of wider masterplan projects, the construction of the Horizon Youth Zone is at an advanced stage and will, when complete in 2025, bring a more varied demographic into the town centre whilst providing a host of activities and support for our young people. Riverhead Square has, subject to snagging, been completed; the redevelopment of St James Square has been completed; and E-Factor, the borough's not for profit business support organisation, is at an advanced stage in its refurbishment of the long-term vacant St James House, which will see the ground floor arches transformed into lettable units and the building reimaged as business accommodation. Finally, Cabinet approved the appointment of a principal contractor for the Freshney Place Leisure scheme in December 2024.
- 1.6 A key element of the masterplan is the delivery of new homes in the town centre. The borough has seen much of its new housing development occur on greenfield sites and whilst they are part of the overall housing mix, town centre living is viewed as an essential part of a functioning town centre.
- 1.7 On March 8<sup>th</sup>, 2023, Cabinet approved the appointment of specialist property and regeneration advisers to progress technical studies and the commencement of a procurement exercise to appoint a development partner to work with the Council regarding the first phase of town centre living at Alexandra Dock, which is supported by £7.8m of Towns Fund.
- 1.8 Keepmoat has now been successfully procured for the development outlined in paragraph 1.7 and has subsequently submitted a planning application, which will be determined in early 2025. Also, subject to further sites being secured, the agreement allows for them, at the Council's discretion, to develop out further sites in the town centre too.
- 1.9 As outlined in the Cabinet report dated 8<sup>th</sup> March 2023, the Council has been working closely with Homes England, to progress the first phase residential development at Alexandra Dock, but also how this scheme could act as a catalyst for wider regeneration of the dock area, supporting the wider regeneration of Grimsby town centre.
- 1.10 To further this working partnership, Homes England and the Ministry for Housing, Communities and Local Government (MHCLG) are seeking to provide NELC with grant funding to support the ambition outlined in paragraph 1.9.
- 1.11 Specifically, grant funding would be used to appoint specialist professional support to:
  - 1.11.1 support the Council in refreshing the Grimsby Town Centre Masterplan;
  - 1.11.2 support the Council in reviewing Grimsby town centre's infrastructure in relation to regeneration already underway, or proposed; and,
  - 1.11.3 support the Council in undertaking due diligence regarding the potential future regeneration of Alexandra Dock, over and above the first phase.

- 1.12 As outlined earlier in this report, the 2020 Grimsby Town Centre Masterplan has successfully enabled NELC to secure significant investment into the town centre, which has allowed commencement of projects that will have a transformative impact on the town centre. Consequently, given the progress made since the current masterplan was adopted, the Council is seeking to refresh it, considering the schemes currently underway and ensure the ambition set out within it is continued. Funding from Homes England and MHCLG will enable the Council to procure professional support to undertake this exercise.
- 1.13 To support the proposed refresh of Grimsby Town Centre Masterplan, the Council is also seeking to review Grimsby Town Centre's infrastructure, incorporating its highways, and public/sustainable transport infrastructure. As outlined in paragraph 1.12, significant investment in the town centre has been secured, which is enabling the development of several major projects within it. Therefore, it is appropriate to review this infrastructure alongside the masterplan refresh, to ensure that Grimsby town centre can achieve the transformational change that is currently underway. Funding from Homes England and MHCLG will enable the Council to procure professional support to undertake this exercise.
- 1.14 As outlined earlier in this report, a key element of the current masterplan and Grimsby town centre's regeneration, is Alexandra Dock and the ability to create a place that connects the town and its community with its waterside, creating an exemplary urban living environment around a lively, active, and natural environment. The first phase of Alexandra Dock's regeneration, led by Keepmoat is intended to act as a catalyst to open opportunities to further achieve the ambition set out in Grimsby Town Centre Masterplan. Funding from Homes England and MHCLG will enable the Council to procure professional support to carry out further due diligence and studies, which will provide a pathway to achieving this ambition. This work would also open the potential to secure further significant investment from Homes England to support future regeneration of the area.
- 1.15 Funding of up to £500,000 is potentially available from Homes England and MHCLG over the course of financial years 2024/25 and 2025/26.
- 1.16 As outlined above, this funding would support several activities, which would be brought back to Cabinet for further consideration, in terms of progressing any future funding bids, redevelopment plans, etc.

## **2. RISKS AND OPPORTUNITIES**

- 2.1 The key risks associated with progressing the development of Alexandra Dock are:
- the delivery of the first phase housing element not being achievable in the time scales set out by the Town Fund grant conditions;
  - the wider regeneration of Alexandra Dock not being achievable; and,
  - wider regeneration of Grimsby Town Centre not being achievable.

- 2.2 The project team overseeing the first phase has utilised the funding outlined in paragraph 1.7 and subsequent Homes England funding (as approved by Cabinet on 8<sup>th</sup> March 2023) to secure professional support, which provided assurance to prospective bidders for delivery of the first phase and culminated in a successful procurement exercise and a development partner now secured. There is a clear programme, which shows capability of delivery
- 2.3 The wider regeneration proposals are still at a very early stage and will be subject to further investigations to determine the scale and nature of these. The collaboration with Homes England and MHCLG outlined in this report will enable these investigations to be undertaken and proposals emanating from this, to be consulted upon by Members, stakeholders, and the public. This work will determine further plans for the regeneration of the wider Alexandra Dock area and their deliverability.
- 2.5 As outlined in this report, several projects contained within the current Grimsby Town Centre Masterplan have, or will, come to fruition, including Riverhead Square, Horizon Youth Zone, and the Freshney Place Leisure Scheme. Receiving funding from Homes England and MHCLG to help refresh the masterplan, alongside a wider review of the town centre infrastructure, will enable the Council to continue the progress achieved in recent years.

### **3. OTHER OPTIONS CONSIDERED**

- 3.1. Do Nothing - The Council could choose to not accept funding which would enable the Council to identify opportunities regarding the future regeneration of Alexandra Dock, or the wider Grimsby town centre area. However, this would mean the loss of £7.8m of Towns Fund grant from the area and mean that the potential regeneration of Alexandra Dock would not be achieved, including the aspiration contained within the Grimsby Town Centre masterplan of incorporating the town's waterfront as a key element of the town centre.
- 3.2. Only Deliver the First Phase – The Council has funding secured to deliver the first phase housing element at Garth Lane, which was approved by Cabinet on 8<sup>th</sup> March 2023. This would deliver a high-quality development for the region. However, early-stage investigations have highlighted that this element could provide a catalytic effect on regenerating the wider Alexandra Dock area and achieving the aspirations of the Grimsby Town Centre Masterplan for the area would only be achieved by exploring further regeneration opportunities that might arise within the area.
- 3.3. Proceeding with the plans outlined in this report will enable the Council to continue seeking delivery of a transformational impact that aligns with the aspirations of the Grimsby Town Centre Masterplan.

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

- 4.1. There are significant positive reputational implications for the Council if the development of Alexandra Dock proceeds as outlined in this report. In addition, any financial support attracted for the regeneration of the area will result in improved footfall, visitor numbers, increased visitor spend, business

opportunities and community pride.

- 4.2. There are potential negative implications if the plans don't proceed as outlined in this report and funding is not accepted. The Council for its part will ensure credible plans are prepared and will procure a professional development team to support it in this context.
- 4.3. The project team is engaging the assistance of the Council's Communication Team in developing this work and a Communications and Stakeholder Engagement Plan will be developed to manage any further communications and engagement.

## **5. FINANCIAL CONSIDERATIONS**

- 5.1. As outlined in this report, funding of £7.8m of Towns Fund grant has been allocated to the first phase housing element. As also highlighted in paragraphs 1.10 and 1.11, the Council is working with Homes England and MHCLG to receive grant funding which will enhance the prospects of developing future regeneration of Alexandra Dock and the wider Grimsby town centre area.
- 5.2. Delivery of the wider regeneration plans for Alexandra Dock will require additional funding and the work proposed in this report and subsequent Member, stakeholder, and public consultation, will determine the scale and timing of this. The developing partnership with Homes England will enable the Council to also determine the nature and scale of funding available to achieve its ambitions, which will also shape the nature of the emerging plans. This work will also identify any future revenue as well as capital funding requirements, which will be subjected to further Member decision making processes.
- 5.3. The development of Alexandra Dock, specifically the first phase, plus any future phases that include residential development, will increase the Council's future Council tax revenue generation, as well as contributing to the New Homes Bonus calculation/award, which will support the Council's future financial position.
- 5.4. Value for money will be achieved using the Council's procurement processes.

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

- 6.1. The proposals developed will make provision for young people within the Alexandra Dock area and be subject to consultation with young people, for example via the Onside Youth Action Zone, etc.
- 6.2. If successful, the regeneration of Alexandra Dock which continues the regeneration of Grimsby and Cleethorpes, will strengthen the local economy, and improve infrastructure, having a positive impact on health, wellbeing, and safety within the town centres.
- 6.3. Family homes will be considered as part of the housing development.

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

- 7.1. As highlighted within this report, the first phase of development at Alexandra Dock aspires to deliver ultra-low carbon housing that incorporates net zero living and Passivhaus principles, which will be a regional exemplar.
- 7.2. As the investigative works proposed within this report proceed, they will consider and consult with environmental and climate change officers to ensure sustainability and low carbon initiatives are incorporated at every opportunity

## **8. CONSULTATION WITH SCRUTINY**

The Economy Scrutiny Panel will be consulted on the project proposals as they develop and thereafter, appropriate Panels will be engaged in the design process for the proposed schemes.

## **9. FINANCIAL IMPLICATIONS**

Work to date has been supported through Towns Fund grant allocation. Delivery of wider regeneration plans for Alexandra Dock would require additional funding and would be subject to the Council's normal business case and decision-making process. This process would incorporate an analysis of capital, revenue costs and wider economic benefits

## **10. LEGAL IMPLICATIONS**

- 10.1. The procurement exercise will be conducted so as to comply with the Council's policy and legal obligations, specifically in compliance with the Council's Contract Procedure Rules and the prevailing procurement regulatory framework.
- 10.2. The delegations sought are consistent with an exercise of this nature.

## **11. HUMAN RESOURCES IMPLICATIONS**

There are no direct HR implications arising from the contents of this report.

## **12. WARD IMPLICATIONS**

West Marsh ward will be directly affected by the activities outlined in this report, but the potential outcomes will be affect the wider borough.

## **13. BACKGROUND PAPERS**

- 13.1. Cabinet Report – Alexandra Dock – 8<sup>th</sup> March 2023 - <https://www.nelincs.gov.uk/assets/uploads/2022/06/10.-Alexandra-Dock-Cabinet-Report-March-23PDF-114KBicon-namepaperclip-prefixfa.pdf>
- 13.2. Council Plan – <https://www.nelincs.gov.uk/assets/uploads/2022/02/NELC-Council-Plan-a11y.pdf>
- 13.3. Grimsby Town Centre Masterplan –

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

13.4. Town Investment Plan – [Town-Investment-Plan-PDF-70kb-1.pdf \(nelincs.gov.uk\)](#)

**14. CONTACT OFFICER(S)**

Carolina Borgstrom – Director of Economy, Environment and Infrastructure

Paul Evans – Assistant Director, Housing, Highways, and Infrastructure

Richard Dowson – Head of Project Management

**COUNCILLOR PHILIP JACKSON**

**LEADER OF THE COUNCIL AND**

**PORTFOLIO HOLDER FOR ECONOMY, REGENERATION, DEVOLUTION  
AND SKILLS**