

## TRANSPORT INFRASTRUCTURE AND STRATEGIC HOUSING SCRUTINY PANEL

<b>DATE</b>	13/01/2026
<b>REPORT OF</b>	Damien Jaines-White – Assistant Director Regeneration
<b>SUBJECT</b>	Alexandra Dock Regeneration
<b>STATUS</b>	Open

### 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 matter was last brought before the panel in January 2025 and this report provides an update on the regeneration of the Alexandra Dock area and the ongoing partnership work between North East Lincolnshire Council (NELC), Homes England, and the Government, to support this work. This incorporates the development of the first residential phase at Alexandra Dock, as approved by Cabinet in 2023, plus the opportunity to access funding from Homes England and Government, which is supporting a refresh of the 2020 Grimsby Town Centre Masterplan and the undertaking of wider studies to identify future regeneration opportunities.

### MATTERS FOR CONSIDERATION

This report is to update the scrutiny panel only.

#### 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 now complete and will, when the facility opens early in 2026, bring a more varied demographic into the town centre whilst providing a host of activities and support for our young people. Riverhead Square has been completed; the redevelopment of St James Square has been completed; and E-Factor, the borough's not for profit business organisation has completed the refurbishment of the long-term vacant St James House, which has seen the ground floor arches transformed into lettable units and the building reimagined as business accommodation. Finally, Cabinet approved the appointment of a principal contractor for the Freshney Place Leisure scheme in December 2024 and this work is now well underway.
- 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 was procured for the development outlined in paragraph 1.7 and subsequently submitted a planning application, which was approved on 31<sup>st</sup> October 2025, with the associated Section 106 Agreement being executed on 19<sup>th</sup> November 2025. The approved scheme comprises 100 houses, 20 flats and three commercial units. Around 45% of the new homes will be affordable (both rent and shared ownership sale). The affordable homes will, it is currently envisaged, be dealt with by Ongo.
- 1.9 As Keepmoat are a residential developer it is likely that they will look to dispose of the three commercial units (as opposed to holding them as an investment).
- 1.10 The land agreement with Keepmoat exchanged on 31<sup>st</sup> October 2025 and completed on 14<sup>th</sup> November 2025, thus enabling Keepmoat to commence

operations on site which they have now done.

- 1.11 Keepmoat's current construction programme envisages the completion of the show homes and the first plot sales in the Summer of 2026. Completion of the build and sales for the entire site is currently forecast for late Summer 2027.
- 1.12 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. The report also noted that the first phase scheme could act as a catalyst for wider regeneration of the dock area, supporting the wider regeneration of Grimsby town centre.
- 1.13 Subject to further town centre sites being secured by the Council, a separate agreement dated 15<sup>th</sup> December 2025 allows for any such sites identified for redevelopment to be developed out with Keepmoat, at the Council's absolute discretion.
- 1.14 To further the working partnership with Homes England, grant funding has been secured from Homes England that enables the Ministry for Housing, Communities and Local Government (MHCLG) and Homes England to support the ambition outlined in paragraph 1.12.
- 1.15 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 for the commencement (and, in some cases, completion) of projects that will have a transformative impact on the town centre. Funding from Homes England and MHCLG has enabled the Council to procure professional support to undertake this exercise.
- 1.16 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 has enabled the Council to procure professional support to carry out further due diligence and studies, which will provide the start of a pathway to achieving this ambition. This work could also open the potential to secure further significant investment from Homes England to support future regeneration of the area.

## **2. RISKS, OPPORTUNITIES AND EQUALITY ISSUES**

- 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 utilised 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 being secured.
- 2.3 The wider regeneration proposals are still at a very early stage and will be subject to further investigations to determine their scale and nature. The collaborative working 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.
- 2.4 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. REPUTATION AND COMMUNICATIONS CONSIDERATIONS**

- 3.1 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.
- 3.2 There are potential negative implications if the plans do not proceed as outlined in this report. The Council for its part will ensure credible plans continue to be prepared and, where necessary, will procure appropriate external professional support.
- 3.3 The project team continues to call upon the assistance of the Council's Communications Team in developing all aspects of this project. Liaison between the Council's Communications Team and Keepmoat is ongoing as far as the development of Phase one is concerned.

### **4. FINANCIAL CONSIDERATIONS**

- 4.1 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, the Council is working with Homes England and MHCLG to utilise grant funding which will enhance the prospects of developing future regeneration of Alexandra Dock and the wider Grimsby town centre area.
- 4.2 Delivery of the wider regeneration plans for Alexandra Dock will require additional funding and the work outlined 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 ongoing Member decision making processes.

Value for money will be achieved using the Council's procurement processes as well as the use of professional advisors to determine the level of revenue generated by any future sale of Council owned land.

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

- 5.1 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.
- 5.2 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.
- 5.3 As evidenced by the mix and tenure of homes on Phase 1, family homes will continue be considered as part of the housing development.

## **6. CLIMATE CHANGE, NATURE RECOVERY AND ENVIRONMENTAL IMPLICATIONS**

- 6.1 The first phase of development at Alexandra Dock will deliver all electric, low carbon housing.
- 6.2 As the investigative works proposed within this report continue they will consider and consult with environmental and climate change officers to ensure sustainability and low carbon initiatives are incorporated at every opportunity

## **7. PUBLIC HEALTH, HEALTH INEQUALITIES AND MARMOT IMPLICATIONS**

- 7.1 Good quality new homes are important in improving public health and reducing health inequalities. Increasing the number of well-built homes within the town centre will result in positive outcomes.
- 7.2 Officers are alert to Marmot principles and are liaising with the consultants working on the refreshed town centre masterplan and movement strategy to ensure that these principles are at the forefront of the work being undertaken.

## **8. MONITORING COMMENTS**

In the opinion of the author, this report does not contain recommended changes to policy or resources (people, finance or physical assets). As a result no monitoring comments have been sought from the Council's Monitoring Officer (Chief Legal Officer), Section 151 Officer (Director of Finance) or Strategic Workforce Lead.

## **9. WARD IMPLICATIONS**

West Marsh and East Marsh

## **10. BACKGROUND PAPERS**

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>

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

## **11. CONTACT OFFICER(S)**

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