

Economy, Culture and Tourism Scrutiny Panel

DATE	27/11/2025
REPORT OF	Carolina Borgstrom, Director of Economy, Environment & Infrastructure
SUBJECT	Kasbah Regeneration Programme: Update
STATUS	Open

CONTRIBUTION TO OUR AIMS

The programme of regeneration at the Kasbah Conservation Area on the Port of Grimsby is contributing to the Council's strategic objective of a 'Stronger Economy' by supporting the economic re-use of heritage assets, including both listed and unlisted buildings. This supports the effective management and maintenance of heritage assets within the Conservation Area and is helping to sustain the development of specialist heritage skills and employment in the area.

The programme is also contributing to the Council's 'Stronger Community' objective by creating new opportunities for North East Lincolnshire residents to access and appreciate the area's heritage and contribute to its 'sense of place'. This also supports health and wellbeing objectives.

EXECUTIVE SUMMARY

This report provides an update on the delivery of a programme of regeneration on the Kasbah Conservation Area, principally through the Partnership Schemes in Conservation Areas Grant scheme, for which the Council is the accountable body.

MATTERS FOR CONSIDERATION

The report is provided to the panel for information purposes in advance of a tour of the Kasbah being scheduled for 5th December 2025.

1. BACKGROUND AND ISSUES

Between 2018 and 2023 the Council, in partnership with Historic England (HE), Associated British Ports (ABP) and other key stakeholders, delivered a transformational programme of culture and heritage-led regeneration across Grimsby via the Greater Grimsby Heritage Action Zone (HAZ). This formed part of the wider programme of investment and support for the economic regeneration of Grimsby through the Grimsby Town Deal.

A key focus of the HAZ programme was Grimsby Docks and the Kasbah Conservation Area (CA). Through the HAZ, an initial Partnership Schemes in Conservation Areas (PSiCA) repair grant scheme for the Kasbah CA was jointly delivered by the Council, HE and ABP. Running from January 2019 to March 2024, it was open to current and future tenants who wished to play a key role in reviving the area through heritage-led regeneration. This saw works undertaken to 24 properties, with 13 brought back into

use.

As part of a continuing programme of regeneration for the Kasbah area, a new PSiCA scheme was approved in January 2025, and is again being delivered in partnership with HE and ABP . The new scheme is running for three years, with combined contributions from the Council and HE of £600,000 to award as grants.

Eligible costs that applicants can apply for a grant towards are professional fees (architect, structural surveyor, and similar) and external works to the building envelope, including roof repairs, windows, external doors, rainwater removal, brickwork or masonry repairs, and reinstatement of lost historic features such as architectural detailing and frontages. Internal works and fit-out costs are not eligible. Grants are offered at a maximum of £150,000 per building.

Four projects are currently being supported by grants from the new scheme. These include:

1. Conversion of two inter-connected buildings to form a community arts centre by Unseen Arts CIC. Unseen Arts were already operating from this building, having created a dance studio in a former first floor workshop. When the rest of the building became available after the previous tenant had to leave, they agreed a 20-year lease for the full premises with ABP and began developing the project. As well as a PSiCA grant, they have been successful with an application to HEs Heritage At Risk Capital Fund, being awarded a grant of £437,741 which enables a full refurbishment programme. This project is in delivery and should complete in Summer 2026.
2. External repairs and improvements to a fish processing premises on Fish Dock Road. The applicant applied to PSiCA with the aim of bringing their property up to the same standard as others that were improved during the previous PSiCA scheme, in particular the nearby Peterson's Smokehouse. A planning application is currently being prepared for this project.
3. Full repair of the former Midland Bank on Fish Dock Road, a long-standing vacant unit, including restoration of the 1903 frontage, and internal works funded by the applicant. This building will become the head office for a local developer. This project is currently at planning application submission stage. The applicant has also submitted expressions of interest for three other buildings.
4. Improvements to and potential expansion of Annabel McCourt Artist's studio space, which is next to Unseen Arts CIC. PSiCA-funded works will include roof, window and brickwork repairs at one or more buildings. An options appraisal is currently being undertaken, following which the agreed option will be developed and a planning application submitted.

In addition to these projects, the Council and partners are working with a number of other businesses and organisations who have submitted expressions of interest, or are in the process of developing projects which could be supported by the PSiCA scheme.

2. RISKS AND OPPORTUNITIES

There are no risks or opportunities associated with the update summarised above.

3. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

There are no reputation and communications considerations associated with the update summarised above.

4. FINANCIAL CONSIDERATIONS

Approved funding for the PSiCA Scheme is as follows:

NELC capital programme	£300,000
Historic England capital contribution	£300,000
TOTAL	£600,000

5. CHILDREN AND YOUNG PEOPLE IMPLICATIONS

Not Applicable

6. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

The economic re-use of historic buildings through this scheme, utilizing their embodied energy, rather than replacement with new buildings, contributes to the Council's and their partner's sustainability objectives.

7. FINANCIAL IMPLICATIONS

Not applicable

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

The Kasbah Conservation Area sits wholly within the East Marsh Ward.

10. BACKGROUND PAPERS

Cabinet Report, 15th January 2025, [CB 10/24/02](#)

Cabinet Decision, 16th January 2025, [DN.63](#)

Scrutiny Report, 23rd January 2025, [12.-Kasbah-PSiCA-1-Review-Update-on-PSiCA-2-1.pdf](#)

11. CONTACT OFFICER(S)

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