

TRANSPORT, INFRASTRUCTURE AND STRATEGIC HOUSING SCRUTINY PANEL

DATE	13 th January 2026
REPORT OF	Carolina Borgstrom, Director of Economy, Environment and Infrastructure
SUBJECT	East Marsh Housing Retrofit Update
STATUS	Open

CONTRIBUTION TO OUR AIMS

The aim of supporting good quality housing throughout the North East Lincolnshire area is important to supporting the Council's aims around, reducing the number of residents living in fuel poverty, reducing health inequalities, and supporting progress towards the Council's net zero ambition.

EXECUTIVE SUMMARY

To update Transport, Infrastructure and Strategic Housing Scrutiny Panel Members, regarding the East Marsh Housing Retrofit project, which obtained Cabinet approval in 2025.

MATTERS FOR CONSIDERATION

To update the Transport, Infrastructure and Strategic Housing Scrutiny Panel on the East Marsh Housing Retrofit project.

1. BACKGROUND AND ISSUES

- 1.1. North East Lincolnshire Council Cabinet approved the progression of the East Marsh Housing Retrofit project in March 2025, having secured funding for a pilot scheme in Rutland Street, from the Government.
- 1.2. As outlined above, the project is a pilot scheme intended to build evidence to understand the following elements.
 - 1.2.1. Energy efficiency improvements.
 - 1.2.2. Community and wellbeing improvements.
 - 1.2.3. Value for money of this approach to inform future retrofitting projects.
- 1.3. Since Cabinet approval, the project team has been consulting with a mixture of property owners on Rutland Street, and wider support agencies who can support the pilot, through a mixture of engagement and financial support.

Scope of funding

- 1.4. As outlined in the original Cabinet report, additional funding opportunities had been identified to supplement the Government funding, and these have been investigated. Consequently, additional funds will be made available to further improve energy efficiency of the retrofitted houses, including specific funding for solar panels, plus wider streetscape funding that will support improvements to the

highways and introduce more greening within the area.

Property Owner Engagement

- 1.5. 162 properties have been identified on Rutland Street and letters were sent to property owners, to gauge their interest in engaging with the project. To date, 66 properties have been identified as potential recipients of funding, but further engagement is taking place in January to see if this can be increased.
- 1.6. Once engagement with property owners has been completed in January, engagement with the residents of those properties will be undertaken, to explain the process and impact upon them.
- 1.7. Engagement with residents will consist of several methods, using local community groups and representatives, aiming to highlight benefits and energy savings that could be obtained.

Next Steps

- 1.8. Work is ongoing with the Council's legal team to ensure that appropriate funding agreements with both property owners and residents are in place, which protect the interests of all parties involved.
- 1.9. Procurement will commence to identify suitably qualified condition surveyors, designers, and contractors, using the NetZero Hub, Re:Fit and other subject experts to obtain competent and experienced companies who can undertake the work outlined below.
 - 1.9.1. Undertake condition surveys of all properties that are interested in participating in the project, to understand the works required to individual properties.
 - 1.9.2. Confirm actual properties to be retrofitted and final scope of works, including costings, before seeking a Cabinet decision on the final programme of works.

2. RISKS, OPPORTUNITIES AND EQUALITY ISSUES

- 2.1. The key risks associated with progressing the East Marsh Housing Retrofit scheme are:
 - Design development – issues with the planned approach for retrofitting;
 - Design development – impact on wider services within Rutland Street;
 - Planning Requirements;
 - Construction cost and wider inflation; and,
 - Lack of resident and property owner engagement.
- 2.2. As outlined in paragraph 1.9, the Council is seeking to procure a specialist housing retrofit team, which is used to working on the types of housing found on Rutland Street and therefore bring experience of the types of issues that may be faced. In addition, the approach proposed within the report is that surveys of individual

properties are undertaken, which will identify potential risk within these, and enable mitigation to be undertaken before embarking on actual works.

- 2.3. As outlined above, the specialist housing retrofit team who will be procured for this project, will be undertaking wider surveys of houses and the streetscape to fully understand the risks associated with this scheme and will be experienced in engaging with utility providers and other relevant stakeholders on similar schemes.
- 2.4. The surveys outlined in paragraph 1.9 will identify costs, including early engagement with contractors and the results will be brought back to Cabinet, for a decision to proceed with works or not.
- 2.5. The community consultation outlined in paragraph 1.6-1.7, is being undertaken by a range of local community stakeholders, which is important to ensure the scheme is rooted locally. In addition, a specialist public consultation team is being used for this process, which is supporting the engagement with residents and property owners in Rutland Street.

3. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

- 3.1. There are significant positive reputational implications for the Council if the pilot scheme proceeds, by supporting the community within Rutland Street and tackling the health, poverty, and environmental issues outlined in this report.
- 3.2. The project team is engaged with 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.

4. FINANCIAL CONSIDERATIONS

- 4.1. As outlined in the original Cabinet report, the Council has received a £3.1 million Government grant to support this pilot scheme. As also highlighted in paragraph 1.4, the Council is working with a mixture of internal and external stakeholders to identify additional funding streams that might be available to support the scheme and undertake wider improvements to the area.
- 4.2. Delivery of a wider rollout of this scheme will require additional funding and this pilot scheme will provide valuable information and research to support future funding bids and lobbying efforts. NELC is already working with agencies such as Homes England, which 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. CHILDREN AND YOUNG PEOPLE IMPLICATIONS

- 5.1. The proposals developed will make provision for young people within the Rutland Street area and be subject to consultation with young people, for example via local

community organisations.

5.2. If successful, the retrofitting of properties within the East Marsh ward will strengthen the local housing offer and have a positive impact on health, wellbeing, and safety within the area.

6. CLIMATE CHANGE, NATURE RECOVERY AND ENVIRONMENTAL IMPLICATIONS

6.1. As highlighted within this report, the retrofitting of housing in Rutland Street will achieve improved energy and environmental status for these properties, which will support the Council's wider net zero ambition, whilst also supporting residents with improved energy efficiency, etc.

6.2. 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.

7. FINANCIAL IMPLICATIONS

This report does not contain recommended changes to policy or resources (people, finance, or physical assets)

8. LEGAL IMPLICATIONS

This report does not contain recommended changes to policy or resources (people, finance, or physical assets)

9. HUMAN RESOURCES IMPLICATIONS

This report does not contain recommended changes to policy or resources (people, finance, or physical assets)

10. WARD IMPLICATIONS

Grimsby Crematorium sits within the East Marsh Ward.

11. BACKGROUND PAPERS

East Marsh Housing Retrofit Scheme – Cabinet Report – 12th March 2025

12. CONTACT OFFICER(S)

- Carolina Borgstrom – Director, Economy, Environment & Infrastructure.
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