

'A' ITEM

	REPORT TO CABINET TO BE HELD ON 12 FEBRUARY 2019	
	Key Decision	NO
Corporate Aims: People/Place/Prosperity/Council	Forward Plan Ref No Cabinet Portfolio Holder	Cllr H Mallory – Portfolio Holder for Corporate Investment Cllr S Turner – Portfolio Holder for Communities

REPORT OF: DIRECTOR (RB) – 19/031

WARDS AFFECTED: Eastfield

**SUBJECT: REGENERATION MASTER PLANNING IN EASTFIELD
& THE SOUTH SCARBOROUGH STRATEGIC
GROWTH AREA**

RECOMMENDATION (S):

Cabinet to recommend to Council

1. Agree the allocation of £35k from capital receipts from the sale of land at Middle Deepdale toward the cost of regeneration master planning activity within the South Scarborough Strategic Growth Area.

Cabinet is recommended to:

2. Approve the acceptance of up to £36k from the YNYER LEP toward the cost of master planning activity within the South Scarborough Strategic Growth Area (SSSGA).
3. Approve the commissioning of a holistic masterplan at a cost of up to £71k for the purposes of facilitating regeneration activity in the SSSGA in accordance with this report and the attached brief at Appendix 1.

REASON FOR RECOMMENDATION (S):

To facilitate a holistic approach to the regeneration of Eastfield and the wider SSSGA

HIGHLIGHTED RISKS:

See attached Risk Matrix

1. INTRODUCTION

- 1.1 In December 2015 Scarborough Borough Council completed the disposal circa 48 acres of land within the area known as HA1- Middle Deepdale- Eastfield for the purposes of housing development.
- 1.2 As part of that approval Council resolved that the net capital receipt (after Council costs) for the land be utilised for the regeneration of the Eastfield and the wider area (now known as the SSSGA).
- 1.3 In January 2019 the Council will receive the first of a number of capital receipts which can be utilised to deliver regeneration activity within this area. An extensive regeneration master planning exercise with the local community and stakeholders is now proposed.
- 1.4 This report seeks to inform members of the suggested approach to undertaking this work and to obtain their feedback and input into the proposals.

2. CORPORATE AIMS

- 2.1 The completed Masterplan will support all of the Council's Corporate Aims of People, Place, Prosperity and Council.

3. BACKGROUND AND ISSUES

- 3.1 Members will be familiar with the Middle Deepdale Development at Eastfield, Scarborough which spans two sites known as HA1 owned by Keepmoat Limited (formerly owned by the Borough Council) and HA2 owned by Kebbell Development Ltd (herein referred to as the Developers). Now in the fourth year since construction commenced the scheme aims to construct circa 1350 homes, pedestrian and bridleway infrastructure, a link road and bridge, landscaped open space and a new primary school with public community hall to serve the Eastfield area.
- 3.2 Prior to depositing of the land the Council undertook to utilise the capital receipt from the sale of its landholding at Middle Deepdale, less pre-sale costs incurred in developing and disposing of the site, for the regeneration of Eastfield and the surrounding area.

- 3.4 In December 2015 the Council sold its land holding to its development partner Keepmoat Homes for a purchase price £6,220,000. The payment of which to be received in a series of staged payments as the development proceeded and subject to certain conditions relating to the percentage of affordable houses imposed on the scheme through planning and the level of profit achieved by the developer.

In summary the payment terms were as follows:

£1,525,000 upon legal completion (22 December 2015)
£1,158,333 after 36 months (December 2018)
£1,158,333 after 72 months (December 2021)
£2,378,334 after 108 months (December 2024)

Note:

The value of this final payment may decrease if the level of affordable housing imposed by the planning authority exceeded 10% and may increase if Keepmoat were to achieve “super profits” through increased sales. Members may wish to note that neither of these scenarios is considered likely to occur to any significant extent.

- 3.5 The first payment to the Council was received in December 2015. This receipt was retained to cover the upfront costs incurred of securing the consents necessary to develop the land and disposing of the site. The Council did however procure a consultant regeneration facilitator and allocate a sum of £50,000 to kick start some initial regeneration activity within the Eastfield area.
- 3.6 A task a finish group, consisting of representative organisations from the local community was established to draft an action plan to utilise this budget. To date approximately £25,000 of the budget has been used to support the work of Scarborough Skills Village and the remainder allocated toward some light touch environmental improvement works within Eastfield. The scope and cost of these improvements is still under development.
- 3.7 In January 2019 however the Council received its second payment totalling £1,158,333 and anticipates receiving further sums totalling in excess of £3.5m over the coming 6 years.
- 3.8 With such significant sums expected it is essential that the Council establish clear strategic objectives, and appropriate principles and protocols to ensure these monies are utilised to provide the best socio economic regeneration outcomes for Eastfield and the entire SSGA.
- 3.9 The focus of the Councils regeneration activity within the Scarborough South area is inextricably linked to its Corporate Plan, Local Plan, Economic Development Strategy and housing and investment strategies.
- 3.10 In summary it is the documented ambition of the Council to deliver a number of key growth objectives for the Borough by 2030 including but not limited to:

- the building of over 9,000 new homes
- achieving a population increase of 20,000 people
- the establishment of 10,000 new and replacement jobs
- improvements in educational and vocational skills attainment
- the establishment of improved transport connections to / from and within the borough.

3.11 With significant housing growth potential, business space, education and training facilities, open space for leisure and recreation, retail facilities and its own local transport and rail connections the Eastfield and wider Scarborough South area is critical to delivering these objectives.

Already within the area there are established and emerging proposals for:

- The development of over 5,000 + homes in the South Cayton and Eastfield areas including a Pilot project for the Establishment of up to 100 modular homes for the social housing sector
- The expansion of Scarborough Business park to accommodate a number of new investment opportunities
- Proposals for the development of further leisure offerings in and around the Mere and Oliver's Mount
- Expansion of the Construction Skills Village providing it with a permanent home
- A number of improvements and additions to the highway in an around Eastfield and the expansion and remodelling of Seamer Station (serving the Eastfield area).

3.12 It is therefore incumbent on the Council to ensure strategic focus and capital expenditure on regeneration activity in this area is linked to achieving these outputs whilst remaining in accordance with the wider strategic principles for the area.

3.13 In March 2018 the regeneration of the Eastfield / Scarborough South area was considered by the Council's Overview and Scrutiny Board. Members were keen to ensure that the allocation of regeneration funds associated with the Middle Deepdale development would be utilised for the benefit of the local communities. It was also acknowledged that this funding represents a 'once in a generation' opportunity to bring about sustained regeneration of the area.

3.14 Although the existing Eastfield Action Plan and Eastfield High Street Regeneration studies are already in place these documents do not take into account of the wider strategic context of the SSGA. Officers propose therefore that a master planning and visioning exercise be carried out for the entire area in the first half of 2019 to develop a holistic picture of where investment should be targeted to achieve the best possible socio economic outcomes with the resources available.

- 3.15 A financial contribution of £36,000 has been offered by the YNYER LEP to help with the facilitation of the process. The LEP have asked specifically that the master plan consider the provision of affordable housing within the Eastfield / Scarborough South area.
- 3.17 A master planning brief (attached at Appendix 1) has been developed to provide a framework for community and stakeholder consultation and will be used to inform the procurement of an independent Master Planner. The brief outlines the desired outcomes of the master planning process and the strategic framework within which the community and stakeholder consultation will be delivered. It places a strong emphasis on community engagement especially disenfranchised and traditionally harder to reach groups.
- 3.16 Overseeing the masterplanning activity would be the Council's Major Projects Board and facilitating and delivering the activity would be a Borough Council Officer and Member project group led by the Commercial Director. Members are asked to note that a critical element of this exercise would be to undertake comprehensive consultation with Eastfield Town Council and Ward Councillors from the Borough and County Councils as well as the local community, and all key stakeholder agencies and organisations in order to ensure a holistic range of views and objectives are considered and included.

Eastfield Pact Regeneration Partnership

- 3.18 Discussions have been ongoing between Eastfield Town Council and the Council's Community Regeneration Team around the development of a resident led partnership to steer a programme of regeneration activity in Eastfield and the surrounding area. There is an identified need for a grassroots body to represent resident interests within the wider strategic regeneration of the Scarborough South area and to take a proactive lead on community regeneration within the Eastfield Ward.
- 3.19 In December 2018 Eastfield Town Council hosted a launch event with residents and stakeholders to present initial plans for an Eastfield Regeneration Pact. The proposed Pact will be a cross-sector partnership that will meet on a regular basis to oversee regeneration in the Eastfield area. Representatives from various organisations, including the Council's Commercial Director attended the launch and expressed provisional support for the proposals. Eastfield Town Council met on 28 January to formally endorse their support for the creation of a Pact.
- 3.22 The development of the Eastfield Regeneration Pact will therefore form part of the wider strategic master planning of the SSGA and if established will be critical in assisting delivery of the resulting masterplan and overall regeneration of the area.

4. CONSULTATION

- 4.1 The Scarborough South Regeneration Masterplan will build upon over 15 years of ongoing consultation and engagement with local Eastfield residents and stakeholders.
- 4.2 Eastfield residents have complained of 'consultation fatigue'. The master planning process will need to adopt inspiring and innovative approaches and exploit established links in the community to ensure engagement from all sections of the community.

5. ASSESSMENT

- 5.1 The Scarborough South Regeneration Masterplan brief is the start of a process that will bring together a number of strategies and vision documents for Eastfield and the wider Scarborough South area.
- 5.2 The completed Masterplan will lay the foundations for the ongoing regeneration of the Scarborough South area that are in line with population growth predictions and changes to the socio-economic landscape. It will balance the ambitions of the council with the requirements of local residents and provide an agreed action plan that the Council and its partners can work toward.

6. IMPLICATIONS

6.1 Policy

The provisions in this report support the Corporate aims:
Place – to protect and improve our environment, now and for the future
People - to have a safe, happy, healthy population with people who feel valued and included

6.2 Legal

All procurement implications will be in accordance with the Council's contract procedure rules.

6.3 Financial

As part of this report Council is asked to approve the allocation of £35,000 from Middle Deepdale capital receipts towards the study. This will be matched with the £36,000 allocation from the LEP to provide an overall project budget of circa £71,000 for the master planning exercise. The budget will cover all fees and contingencies.

6.4 Equalities and Diversity

There are no identified equality and diversity implications.

6.5 Staffing Implications

The Council will enable the delivery of the Scarborough South Regeneration Masterplan with Officer Support from various services including Economic Regeneration and Planning.

6.6 **Planning Implications**

The Councils Forward Planning Team have been consulted in the drafting of this report.

6.7 **Crime and Disorder Implications**

There are no crime and disorder implications arising from this report.

6.8 **Health and Safety Implications**

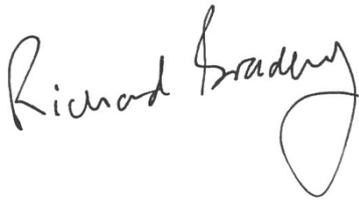
There are no health and safety implications arising from this report.

6.9 **Environmental Implications**

There are no environmental implications arising from this report.

7. ACTION PLAN

- 7.1 A comprehensive action plan will be developed as part of the Scarborough South Regeneration Masterplan. The Action Plan will be presented to Cabinet for consideration in due course.



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Director

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Background Papers: None

APPENIX 1 Proposed Scarborough South Regeneration Master Planning brief.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT THE AUTHOR.

Risk Matrix

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
1	Feb 2019	Cabinet do not agree to the recommendations of the report	Eastfield and the SSSGA do not develop in a holistic manner leading to “piece meal” development of the area and lost opportunity for strategic approach to investment	Development of a holistic masterplan for SSGA	C3	B2	AR	This report

Glossary of Terms

Risk	An event which may prevent the Council achieving its objectives
Consequences	The outcome if the risk materialised
Mitigation	The processes and procedures that are in place to reduce the risk
Current Risk Score	The likelihood and impact score with the current mitigation measures in place
Target Risk Score	The likelihood and impact score that the Council is aiming to achieve
Service Unit Manager	The Service Unit or Officer responsible for managing the risk
Action Plan	The proposed actions to be implemented in order to reduce the risk to the target score

Risk Scoring

Impact	5					
	4					
	3					
	2					
	1					
			A	B	C	D
		Likelihood				

Likelihood:

- A = Very Low
- B = Not Likely
- C = Likely
- D = Very Likely
- E = Almost Certain

Impact

- 1 = Low
- 2 = Minor
- 3 = Medium
- 4 = Major
- 5 = Disaster