



Connected Coast Town Deal Board

The Bacchus Hotel, Sutton-on-Sea

1 December 2022 at 1130 am

Agenda

1. Welcome, introductions and apologies for absence
2. Declarations of interest
3. Minutes of the previous meeting held on 8 September 2022*
4. Matters arising
5. Presentation on ELDC led projects
6. Risk registers and update on projects*
7. New TF guidance to the Board (To note)
8. Update on membership of the board
9. Communications
10. Shared Prosperity Fund
11. Any Other Business

*Papers attached



Connected Coast Board

Project Narrative

Skegness

Skegness Foreshore

A good range of responses to the opportunities for all sites within the portfolio has been received. The initial expression of interest period is now over, and shortlisting is underway. It is anticipated that the final package of investments will be completed by the end of January 2023. There are links between this project and the application to support the development of the Pier which has been made by Mellor Group.

Skegness Interchange (Station)

This initiative has been renamed to reflect the wider agenda it is now able to encompass by linking with the potential (Outside of the Towns Fund envelope) bus station redevelopment. East Midlands Rail have a significant programme team leading the project

It has not been possible to date to secure a signed funding agreement from EMR who the lead agency for this project. Discussions around parking are currently scheduled with the County Council. The taxi arrangements at the station are to be reviewed.

The concept and the tender design have now been signed off by Network Rail. It is proposed to move to the detailed design process once the refurbishment contract is in place. In terms of progress the contractor needs to be bought on board due to rising costs, on-site early 2023 and completion is scheduled for early 2024.

Police Training Centre and Hardy's Multi-User Trail

Both projects are completed and have been able to draw down the full value of the grant proposed in each case.

Town Centre Transformation

A very well attended promotional heritage tour of Skegness has been held as a promotional event by the project sponsors Heritage Lincolnshire.

The project has built up some really good momentum in Skegness. There are 5 shop fronts in Skegness, mainly Lumley Road in for planning, with a further four shop front grants, approved in principle by the Grants Panel. In terms of the public realm a contract has now been let with Gleeds to develop Tower Gardens.



Skegness Town Council have agreed to make a financial contribution to the implementation of this scheme.

FE Campus

All the pre-application work is complete with no negativity received over the plans and the planning application for this project has been submitted. The land procurement is with solicitors, awaiting a sales contract. A dedicated Skegness College Principal role has been agreed with a remit to prepare a path for the opening of the new facility.

Culture House

Martin Kay from the Towns Fund team is now part of the project development process providing additional capacity. The project has achieved planning permission. It is proposed to let the construction tender in January 2023 with a view to a start in terms of physical refurbishment works in late spring/early summer 2023.

Mablethorpe

Campus for Future Living

This project is encountering some turbulence. There is a current wish on the part of the project sponsor, the Council to achieve the agreement for lease before letting the building contract and this has not been possible to date. Planning permission has been agreed for the initiative. If it is not possible to come to an arrangement with the proposed operator the fallback position is for the council to take the lead in letting the build contract and also (with the support of core partners) managing the building.

Health Education England have approved a £50,000 Digital Literacy Grant to support the preparation of the ground for the project. A Steering Group has been established amongst its users to plan the roll out of the operational activities associated with the initiative. This is Chaired by Professor Mark Gussy from the Lincoln Institute of Rural Health at the University of Lincoln.

National Trust at Sandilands

Temporary facilities including a pop-up café have now been installed on the site of this project. There is office space on site and a few members of staff working in the unit. The car park transfer between NT and ELDC legal team to follow in the next few months Full planning permission is anticipated imminently. A new internal project manager for the initiative has been appointed. The two entrances for the car park are being amalgamated, and there will be fully accessible path. The facility will also have a ranger base which wasn't originally planned for the Towns Fund, but which will now be included. It is planned for construction to commence in early summer 2023 and the facility will open to the public in 2024. Volunteer recruitment will begin in winter 2023. The project board have had the £6.4m (£2m from Towns Fund) project signed off by our internal National Trust Executive Board.



Leisure and Learning Centre

Planning Permission was granted on 1st September 2022. Fully costed contractors' proposals were expected by the end of July 2022, this timeline slipped to mid-September. The total contract sum returned was above the available project budget. Options are being worked through to enable the project to proceed to delivery. The latest programme issued by the contractor shows the earliest possible start on site being towards within the next two months with completion in June 2024.

An Agreement for Lease is in progress with the end user/ operator of the facility. This will be required before the Council enter into the construction agreement.

Town Centre Transformation

Following the agreement to scale this project back to provide enough resource to deliver an outcome for the Mobi-hub, a good pipeline of projects has come forward. The first tangible evidence of the initiative will involve the refurbishment of the café on High Street. It is hoped that this will stimulate interest from all the shops within the wrought iron canopy area to have a refurbished frontage. An ongoing dialogue about how the funding can be used to address some of the wider strategic streetscape challenges in the area is in train.

Mobi-Hub

Commercially sensitive, negotiations underway

Colonnade

The Section 30 Agreement is now in train with the Environment Agency. The issues raised by Natural England are not expected to have a negative material impact on the progress of the project. It is anticipated that the build will start in April 2023 and the project will be completed by April 2024.

Connected Coast Board for Mablethorpe & Skegness

1st December

East Lindsey Towns Fund Update

Adrian Sibley, Deputy Chief
Executive for Delivery

General Overview

- Introduction/Process
- Overall Numbers
 - 6 schemes out of 13 in Total
 - £35m out of £48.4m Total Grant
- Governance & Communication
- Key Risks
 - Funding – capital and revenue
 - Resourcing

Sutton on Sea Colonnade

A redevelopment of the colonnade to create a 3 landmark buildings including a café, exhibition spaces, beach huts and overnight accommodation.













Sutton on Sea Colonnade

- Total Cost £6.86m. (Towns Fund £4.2m)
- **Section 30 Agreement Full Council 14th December 2022**
- Revised/Amended Planning Consent due January 2023
- Final Contractor Proposals pre Christmas
- Proposals Reviewed in January 2023
- Place Contract in February 2023
- **Start on Site March 2023**
- **60 Week Build Time – May 2024**
- **Operator Model and Revenue Funding to be Agreed**
- **Outputs such as 22 new jobs, nearly 100,000 visitors etc.**

Mablethorpe Leisure and Learning Hub

A new purpose built leisure centre and digital learning complex.





MABLETHORPE

LEISURE | LEARNING
HUB





Mablethorpe Leisure and Learning Hub

- Total Cost £13.355m (Towns Fund £7.5m)
- Costs pressures/reduced/reengineered scheme
- Non material planning amendment to be submitted on design options w/c 5th December 2022
- Client Side QS Review of cost and sign off – by 16th December 2022
- **Start on site February 2023**
- **66 week build time – May/June 2024**
- **Outputs include 15 new jobs, 240,000 users per annum, 500 gym members, 500 exercise referrals and school swims.**

Campus For Future Living

A medical training research and development and training base to position Mablethorpe as the centre of a new cluster of health and care related jobs through the development and testing of medi-tech applications, continuing professional development of clinicians, and both clinical and non-clinical medical placements.











Campus For Future Living

- Total Cost £9.734m (Towns Fund £8.534m)
- Planning Permission granted September 2022
- **Contract Award for build mid December 2022**
- **Start on Site January 2023**
- Start Ceremony January 2023
- Completion December 2023
- **Operating arrangements to be confirmed**
- **Outputs include 25 assisted businesses, 150 start up business and 500 training interventions**

Mobi-Hub

A multi-modal and functional mobility facility for residents and visitors in Mablethorpe for more frequent bus services and an upgraded infrastructure, including new and upgraded cycle and walk-ways.





Cultural Skegness

A digital and learning centre, building illuminations, and repurposing and extending the existing Embassy Theatre







SPACE

SPACE









FICTION

I WANT MY HAT BACK
JIM FLECK



SALADE

NEW YORK CITY





Cultural Skegness

- Total Cost £1.417m. (Towns Fund £1.337m)
- Now an ELDC scheme
- Agreed concept design and planning approval
- Out to tender in Jan 2023
- Tenders Returned Feb 2023
- Contract award March 2023
- **Cultural Development Fund Opportunity (March 2023)**

Skegness Foreshore

The redevelopment of the area around the Southern Boating Lake and former Southern Bowling Greens. The aim of the project is to enhance the visitor offer, extend the season and support the night-time economy through new investment on arts, recreation and culture on two under-utilised sites in line with the principles of the Skegness Foreshore Masterplan





INTEREST IS BEING INVITED ON EITHER A LONG LEASEHOLD/LEASEHOLD BASIS

Brief details on each of the sites is set out opposite:

LOT 3:

Southern Boating Lake: A plot of c13,500^m² consisting of the Southern Boating Lake (including the central island) and surrounding walkways, internal bridges and terraced seating



LOT 1:

Skegness Chalet Site: A plot of c16,500^m² with detailed planning consent for 16 seasonal overnight lodges and reception building.



LOT 4:

Former Festival Pavilion Site: A plot of c 2,800^m² which is earmarked within the Skegness Foreshore Masterplan for some form of commercial, landmark development potentially offering high level views across Skegness.



LOT 2:

Southern Bowling Greens: A plot of c7,250^m² consisting of two former bowling greens, with road frontage to Princes Parade adjacent to the main vehicular access to the Pavilion Car Park.



LOT 5:

Pier Field Chalets: A plot of at least c3,500sq m, currently comprising a suite of 24 disused former chalets and facilities on land adjacent to the Skegness Pier, Pier Fields (Premier Inn/KFC) and the foreshore waterway (footprint to be extended to include adjacent open areas).



Skegness Foreshore

- 5 lots covering chalet sites, bowling green, bosting lake, festival pavilion site and pier field chalets
- Second schemes launched September 2022
- 13 long list expression of interest applications received by end Oct 2022
- 11 shortlisted for more detailed submission by end Jan 2023
- **Preferred schemes approved February 2023**
- **Planning approval in Spring 2023**
- **Start on Site March 2024**
- **Completion March 2025**
- **Outputs to be agreed**

Summary

- 6 schemes in total, 5 roughly on target
- 5 schemes subject to financial pressures
- Next 3-4 months key

- **ALL VERY EXCITING!!!!**