

# EAST MARSH EXPRESS

March/April 2009 | Edition 2



Inspiring change,  
**involving communities**

## A FRESH START for East Marsh



GIVE US YOUR VIEWS  
ON THE FUTURE OF  
GUILDFORD STREET  
see p4



APPLY FOR A GRANT  
TO IMPROVE YOUR  
HOUSE  
see p4

# Development of Guildford Street reaches a landmark stage



**THE transformation of Guildford Street into a 21st century environment that residents can be proud of has moved a step closer with the announcement of a partner organisation who will take the project forward.**

Halcrow has been announced as the contractor to carry out a development brief which will involve East Marsh residents being consulted on what they want to see in the area. The Derby-based company, which has an excellent pedigree in transforming areas with work undertaken in Hull, Milton Keynes and Bedford, will lead a consultation event scheduled to take place on March 31.

Richard Hickman from Halcrow describes the process: "The development brief for Guildford Street includes the development fronting both sides of the road. The preparation of the brief will involve initial work to understand the site and surrounding area. This will include a review of relevant publications, such as land use planning, housing and transport planning documents but the key part of this information gathering

stage will be understand the views of stakeholders - members of the public, businesses and schools. We will engage with statutory planning consultees, local organisations and those with significant land interests. "Consultation with the community has been singled out as being particularly important. A draft brief that identifies design options will then be developed based on the understanding we have developed." "A sustainability appraisal will also be produced for the brief. The next stage will be a formal public consultation for between four and six weeks. The brief will be revised in the light of consultation responses where appropriate and the intention is that the council then adopt the brief as a Supplementary Planning Document which would inform and shape more detailed redevelopment proposals for the site."



### Councillor Tony McCabe



East Marsh Involve is a community-led engagement group that represents the whole of the East Marsh Ward. It is attended by Humberside Police, Shoreline Housing Partnership, community wardens and local ward councillors.

The three East Marsh ward councillors are committed to working for the local community and at a recent meeting of the forum more than 60 residents of all ages

attended East Marsh Involve, highlighting graffiti, the environment and boarded up properties as their main concerns for the area.

In my role as chair of the East Marsh Involve action group, it has been agreed to draw up an action plan.

Now, with the consultation exercise to determine the future of Guildford Street, residents have an opportunity to put their thoughts to the team who will draw up plans for the area. I urge residents to attend.



# Our 10-year plan

## for an excellent East Marsh future

On July 7 last year, North East Lincolnshire Council made a commitment to the East Marsh which will help shape its future over the next 10 years. The first three years will focus on Guildford Street and the council is well under way in its purchase of properties in Guildford Street for the intention of regenerating the area through a programme of rebuilding and renovation which includes:

- The purchase (potentially through Compulsory Powers), prior to clearance and redevelopment, of properties on Guildford Street between Cope Street and Wellington Street (numbers 58–176 and 69–173 Guildford Street) in preparation

for the major redevelopment.

- A programme of renewal and renovation improvements to homes in Guildford Street between Cope Street and Oxford Street (numbers 8–56 and 5–57 Guildford Street).
- Whole street improvements to approximately 70 properties.
- The introduction of projects to encourage owner occupation including, grant aid Homesteading and “acquisition for renovation and resale”.
- Accreditation of private landlords and, should this prove to be ineffective in East Marsh, selective licensing.
- Providing grant and loan aid to

owner occupiers in the target area to bring their properties up to the Government’s Decent Homes Standard and improve the external appearance of homes.

- The introduction of targeted training and access to work packages linked to a wider package of environmental, streetscape and cultural facilities improvements through the proposed Urban Renaissance package.
- Extension of the CCTV coverage currently operated by Shoreline Housing Partnership into the area bordered by Albion Street, Cleethorpes Road, Park Street and Wellington Street.

## Properties set for a facelift...

Properties in the East Marsh could be set to benefit from a facelift worth thousands of pounds each.

Interim project manager Mike Haynes has launched discussions with residents and community groups including East Marsh Involve about accessing a Full Street Facelift cash pot over the next two years.

It would mean properties could benefit from brick cleaning, repointing of rendering,

replacement of guttering fascia and fall pipes, replacement of timber windows and boundary walls.

Mr Haynes recently visited a similar scheme in Goole, East Yorkshire, and said that the works had made a huge difference to the area.

The council will be consulting members of the public for their views on which areas should be focused on. To find out more email Mike Haynes at [mike.haynes@nelincs.gov.uk](mailto:mike.haynes@nelincs.gov.uk)

### Councillor Steve Beasant



It is always important for communities to stand together, and residents should not stand in isolation.

Together with the two other ward councillors, we will be working with all agencies necessary to bring about an action plan for the ward as soon as possible.

Residents have already asked us to deal with the problem of 105 Robert Street – which has now been demolished. At Birds Eye and the Walls Derelict Site work is now nearing completion. Each meeting of East Marsh Involve takes place on the last Tuesday of each month at the Grimsby Neighbourhood Centre on the Corner of Wellington Street and Weelsby Street. Residents are able to put in bids for devolved Ward Councillors Funding. It’s a date for your diary.

## A word with project manager Mike Haynes

### What are your hopes for the project?

I would like to see more community involvement, and for the residents of East Marsh to eventually take ownership of the regeneration of the area.

### Can the people and communities of East Marsh really make a difference to what happens here?

Yes they can. It is important for the people in the East Marsh area to get involved in the work the council is doing, and for those outside East Marsh to recognise the strengths within the community.



# Focus on private sector help

Jacqui Wells, housing renewal manager for North East Lincolnshire Council, talks you through a variety of schemes available to East Marsh residents through the private sector team. To find out if your property is eligible for these grants or meets the stipulated conditions, contact the team at St James House, Grimsby, North East Lincolnshire, DN31 1EP or at (01472) 324775. Email: [jacqui.wells@nelincs.gov.uk](mailto:jacqui.wells@nelincs.gov.uk)



## Renovation Grant

- The aim of this grant is to provide a decent home, which is wind and weather tight, warm and secure, and has modern facilities, and to allow for non-essential or minor disability adaptations where these are necessary.
- Grant is available to fund up to 100 per cent of the cost of eligible work, including appropriate fees, up to a maximum of £20k over any 10-year period.
- Further applications may be made subject to the total grant aid not exceeding the £20k limit within any five-year period. Grant is subject to eligibility.

## Disabled Facilities Grant (DFG)

DFGs are available to assist with the costs incurred by chronically sick or disabled residents either in improving or adapting their house to suit their needs or those of their children.

- With the exception of children, (under 19) the grants are means

tested and are provided up to a maximum of £25,000, (including appropriate fees, or such other amount as prescribed by legislation.

- Discretionary Top Up Grant for owner occupiers only up to a maximum of £15,000, including appropriate fees, where the costs of adaptation are in excess of the maximum DFG (25K).

## Warm Front Grant

Subject to eligibility, Warm Front is a government grant for improving heating and insulation measures up to the value of £2,700 or £4000 for oil fired central heating.

## SHEEP scheme

A partnership scheme involving North East Lincolnshire and North Lincolnshire Councils offering discounted loft and cavity wall insulation. Work is carried out by a SHEEP (South Humber Energy Efficiency Partnership) Scheme nominated contractor.

## Energy efficiency grant

This scheme is available to a

homeowner who can demonstrate the lack of adequate heating and/or hot water has a detrimental impact on a medical condition.

## Renewable energy grant

This scheme helps towards the cost of installing eligible renewable energy products such as wind turbines or ground source heat pumps.

Maximum grant £500, minimum grant £100.

## Empty homes grant

The council is committed to dealing with the environmental, social and other problems associated with long-term empty properties.

EHG is only available to future owner occupiers and is 50 per cent of the reasonable cost of eligible work, up to a maximum grant of £12,000, (including appropriate fees.) EHG is not available for the conversion of non-domestic property or for the renovation of property that no longer benefits from existing user rights under planning legislation.



**Councillor  
Jon-Paul  
Howarth**

Now that the project is moving forward, I'm sure you, as I am, are looking forward to the

changes that are going to be taking place within the East Marsh. For too long this area has

been neglected and now that the Fresh Start project is moving forward, I hope that it will give people within the ward a sense of pride and inspiration in the ward once more.

I am sure that it has been a very difficult time for residents of Guilford Street in particular and their patience has been tested but now I hope they can start to see light at the end of the tunnel.

I am also glad that we are entering in to the consultation phase of the project now so that people who live in the East Marsh can have a say and shape the future of our area, and would ask all residents to make their voices and opinions heard.

To contact Councillor Howarth, email him at [Jon-Paul.Howarth@nelincs.gov.uk](mailto:Jon-Paul.Howarth@nelincs.gov.uk)

# SPOTLIGHT ON GUILDFORD STREET



**THE keys of the first Guildford Street property to be sold as part of a £7.9million regeneration of the East Marsh were handed over to council officers on December 15.**

**North East Lincolnshire Council purchased the property at 130 Guildford Street as part of its plans to regenerate the area over the next 10 years.**

Grant Lockett, the council's former service manager for strategic housing, said: "I hope this is the first of many success stories. The council has worked with owner-occupier Rose Hughes who is now able to move to a property she had aspired to live in before this process got under way"

Cllr Steve Beasant, portfolio holder for communities and neighbourhoods, said: "This is a landmark date for the Guildford Street regeneration project. Negotiations are at an advanced stage for many other properties.

"I would like to thank residents of Guildford Street for their patience during this time. It is a complicated process but the sale of 130 Guildford Street is a key event in the future aspirations for this street."

**HAVE your say on the future of Guildford Street! The team behind the transformation of the East Marsh want residents to have the final say over the designs and dreams that will lead to a new-look area in the next 10 years.**

And a consultation will be taking place at Grimsby Neighbourhood Centre which is situated on the corner of Wellington Street and Weelsby Street on March 31 between 4pm and 7pm

It is a chance to meet project manager Mike Haynes, consultants Halcrow and ward councillors Tony McCabe, Steve Beasant

and Jon-Paul Howarth, discuss potential proposals and get advice and information about the issues that matter to you.

Why not cut out the advert on the opposite page and put it in your window?

Mike said: "This is a scheme where we want the people to decide what they want to see in Guildford Street and the surrounding area. It's one thing to knock it down, but another entirely to decide what to put in its place and consultation exercises such as this are crucial to the future of the East Marsh.

To find out more, contact Mike Haynes at [mike.haynes@nelincs.gov.uk](mailto:mike.haynes@nelincs.gov.uk) or on (01472) 325067.

**NORTH East Lincolnshire Council has made good progress in purchasing properties in Guildford Street.**

**Since securing the first house sale in December, 12 purchases have been completed – at a total price of £600,450.**

The council has instructions on a further 18 properties – with purchase prices totalling £805,000.

18 further properties are still in negotiations while eight Havelok owned houses have prices agreed.

Do you live in Guildford Street or the surrounding area and need advice on the process of selling your home?

The council's estates and valuations team has the job of visiting your property and valuing it on behalf of the council. This determines what the council thinks your property is worth at current market value.

You will need to instruct an agent who will negotiate on your behalf until a price is agreed for your property.

If you are an owner occupier, you will receive an additional loss payment of 10 per cent of the agreed purchase price of your property. If you are a landlord or own a vacant property you will receive an additional 7.5 per cent loss payment of the agreed price subject to criteria being met. Call the estates and valuations team on (01472) 324669.

# VOLUNTARY PURCHASE: YOUR OPTIONS

This information regards properties in Guildford Street in the area between Cope Street and Wellington Street. This is 58 to 176 Guildford Street and 69 to 173 Guildford Street.

## Owner occupiers

- Voluntary purchase at Open Market valuation
- Home Loss payment of 10 per cent of the agreed valuation, subject to a minimum and a maximum proscribed by regulation made under the provisions of the Land Compensation Act 1973
- Reasonable and natural legal expenses and valuation associated with the sale
- Reasonable and natural disturbance costs such as removal costs, refitting of carpets and reconnection of washing machines and fridges.

To promote owner occupation, if the owner was in residence on March 19, 2008 and is buying again in North East Lincolnshire, an Equity Sharing Assistance of up to £20,000 is available. An interest free loan secured as a charge (second charge if applicable) and

repayable on sale, transfer or other disposal.

## Tenants

- Those resident for at least one year on the sale or transfer of their home to the council will be eligible for a home loss payment equal to that proscribed by regulation made under the provisions of the Land Compensation Act 1973
- However, where the tenancy is a regulated tenancy under the terms of the Rent Act 1977, the payment will be the amount above plus £1,100
- Reasonable and natural disturbance costs.

## Landlords and the owners of empty property

- Voluntary purchase at Open Market valuation
- Loss payment of 7.5 per cent of the agreed valuation subject to a minimum and a maximum proscribed by regulation made under the provisions of the Land Compensation Act 1973
- Reasonable and natural legal expenses and valuation associated with the sale.

## STORY SO FAR...

### JULY 7, 2008

The Cabinet at North East Lincolnshire Council made a commitment to East Marsh which will help shape its future over the next 10 years. The first three years will focus on Guildford Street and the council begins the business of purchasing properties for the intention of regenerating the area through a programme of rebuilding and renovation.

### OCTOBER 3, 2008

RESIDENTS have a one-stop-shop for advice and assurance as the area prepares for its £7.9million redevelopment as North East Lincolnshire Council and Shoreline Housing Development open a new drop-in centre on Guildford Street. Guildford House will allow residents to have close links with ward councillors, PCSOs and Shoreline.

### DECEMBER 2, 2008

THE £7.9 million regeneration of the East Marsh is one step closer to fruition as Rose Hughes and her partner became the first home owners to hand over their keys to North East Lincolnshire Council. The council hopes to buy up 100 run-down properties in Guildford Street and the surrounding area, so they can be demolished to make way for a new scheme of buildings.

### JANUARY - FEBRUARY, 2009

The council purchases more houses.

### FEBRUARY 2009

The council appoints consultants Halcrow to lead the development brief exercise for the East Marsh.

### MARCH 31, 2009

Consultation exercise for the future of the East Marsh to be held at the Grimsby Neighbourhood Centre which is situated on the corner of Wellington Street and Weelsby Street on March 31, from 4pm to 7pm.



For more information, download the Housing Assistance Policy from the North East Lincolnshire Council website – [www.nelincs.gov.uk](http://www.nelincs.gov.uk) or call Mike Haynes on (01472) 325067 to request a copy. Information is also available at the Guildford House one-stop shop on Guildford Street. Opening times are 2pm to 4pm, Monday to Friday.



# East Marsh Involve

A MEETING on Grimsby's East Marsh has prompted a community action plan which will prove important in the development of the neighbourhood renewal scheme.

Last November, more than 60 residents of all ages attended an East Marsh Involve meeting, highlighting graffiti, the environment and boarded up properties as their main concerns for the area.

Coun Steve Beasant (Lib Dem, East Marsh) has now agreed to draw up an action plan to deal with the issues raised.

Coun Beasant will be working with all agencies necessary to bring about an action plan for the ward as soon as possible.

To find out more about East Marsh Involve and its role in the development of East Marsh, contact **Cllr Steve Beasant** on **07900 328976** or email him at **steve.beasant@nelincs.gov.uk**

## NORTH EAST LINCOLNSHIRE COUNCIL Consultation Event



When: **Tuesday, March 31**

Where: Grimsby Neighbourhood Centre,  
Wellington Street, East Marsh

Time: **4pm – 7pm**

**We want to hear your views on the re-development of Guildford Street.**

Staff from the North East Lincolnshire Council and your local councillors will be there, as will representatives for Halcrow, our partners on this project.

**Call (01472) 325067**

SUPPORTED BY: **EAST  
MARSH INVOLVE**



#### English

If you would like this information in other languages, large print, audio tape or other formats please contact our customer care team on 01472 325534/01472 325507 or you can email to [community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)

#### Cantonese

如果你希望這份資料用別的語言形式，用放大字體形式，用磁帶形式或其他形式表達的話，請聯繫我們客戶服務組，電話號碼：01472 325534/01472 325507，或者你可以發送電子郵件到：[community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)

#### French

Si vous aimeriez ces informations dans d'autres langues, en gros caractères, cassette audio ou dans d'autres formats, veuillez contacter notre équipe de service clients au 01472 325534/01472 325507 ou vous pouvez envoyer un email à [community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)

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#### Arabic

إذا رغبت بالحصول على هذه المعلومات في لغات أخرى، أو مطبوعة بأحرف كبيرة أو مسجلة على أشرطة كاسيت صوتية أو أي نموذج آخر، الرجاء الاتصال في فريق رعاية الزبون على 01472325507\ 01472325534 أو إرسال إيميل إلى: [community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)

#### Polish

Jeżeli chciałbyś/chciałabyś tę informację w innych językach, wydrukowaną dużą czcionką, na taśmie magnetofonowej lub na innych nośnikach, to proszę skontaktuj się z naszym zespołem obsługi klienta pod numerem telefonu 01472 325534/01472 325507 lub możesz wysłać e-mail na adres: [community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)

#### Hindu

अगर आप ये सूचना किसी और भाषा में अथवा बड़े अक्षरों आदिवां देप या किसी और माध्यम में चाहने हे तो कृपया कस्टमर केयर को 01472825584 या 01472825507 फोन कर या ई मेल करें [community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)

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আপনারা অন্য ভাষায় বড় প্রিন্টের অডিও কেসেটের মাধ্যমে বিস্তারিত জানতে হলে আমাদের কাষটমার

সার্ভিসে যন্ করবেন ০১৪৭২ ৩২৫৫৩৪/ ০১৪৭২ ৩২৫৫০৭ অথবা ই-মেইল করবেন: [community.care@nelincs.gov.uk](mailto:community.care@nelincs.gov.uk)



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If you would like this information in other languages, large print, audio tape or other formats please contact:  
**Service manager for strategic housing, Acorn Business Park, Unit 8/9, Moss Road, Grimsby, North East Lincolnshire, DN32 0LT.**

## For Your Information

Under the terms of the statutory renewal area the council has acquired additional powers which enable them to carry out the 10 year regeneration programme. To find out more on how this affects you contact the council's service manager for housing strategy: **North East Lincolnshire Council, Tel: (01472) 325052 Acorn Business Park, Unit 8/9, Moss Road, Grimsby, North East Lincolnshire, DN32 0LT.**  
Nicola Reaich at **Shoreline** may be contacted on (01472) 572083.