

Building All Age Communities and Transforming Lives

► Housing LIN – 24th March 2017

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and

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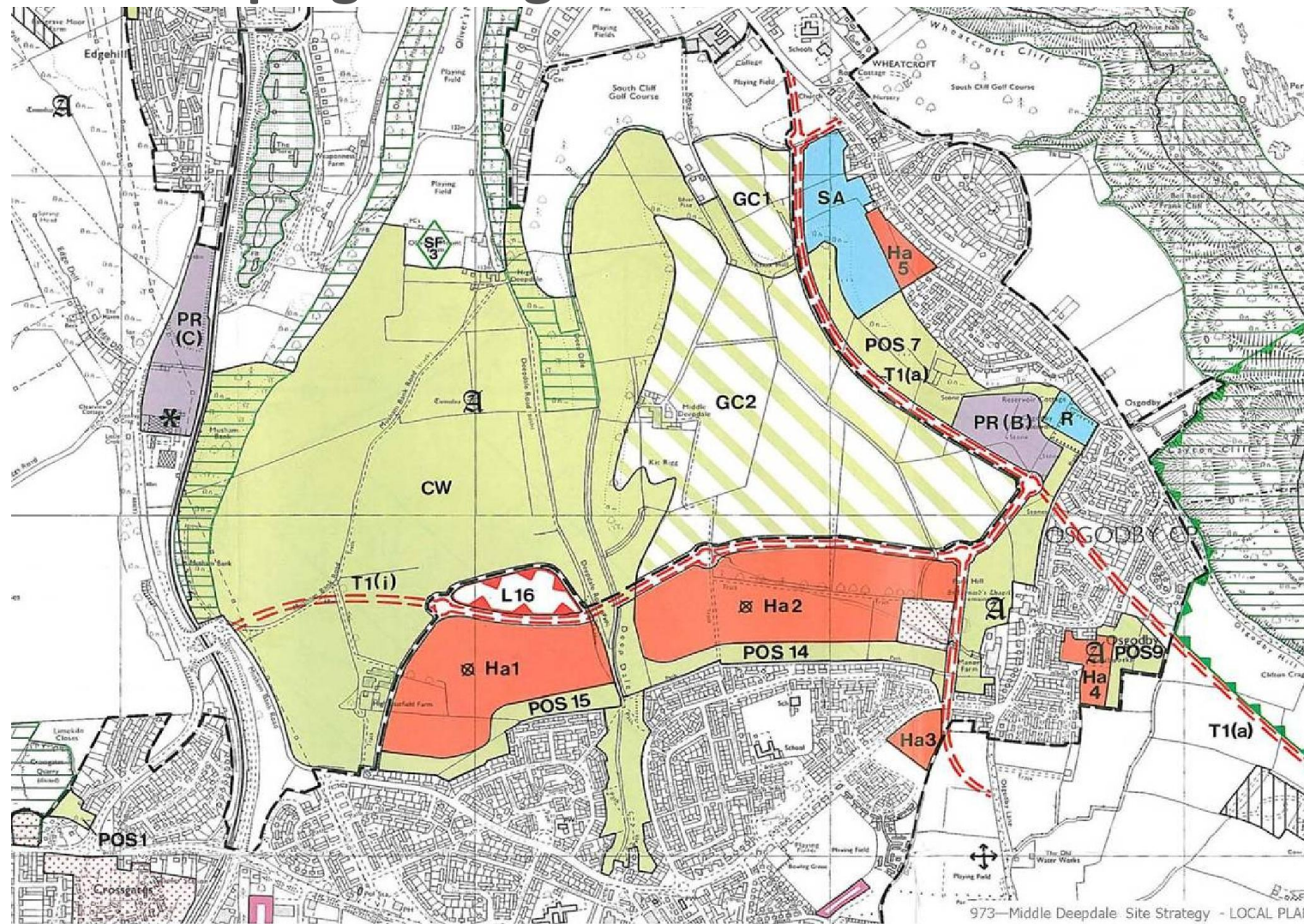


92 Acres Farm land Between Eastfield and Olivers Mount



- Owned by Scarborough Borough Council & Kebbell Homes

Place Shaping through the Local Plan 1999



Two Land Owners – Same drivers

- 1999 Local Plan Allocation for 900 new homes “Middle Deepdale”
- 92 Acres owned by - HA1 (SBC) and HA2 (Kebbell Development Ltd)
- Plan increased to 1350 new homes in 2009 to include;

- Private homes for sale
- Affordable housing for leasehold sale
- Social rented accommodation
- Extra Care housing plus facilities
- Community resource centre/Village Hall
- Small retail
- Public open space
- Developers own contribution a new primary school

But!

It just wasn't happening and then
10 years on!

- **Community, consultation fatigue!**
- **LA run out of money!**
- **2 steps forward 3 steps back!**

Keepmoat introduction 2009

Keepmoat approached both land owners raising questions and offering a solution;

- LA & Kebbell different languages – Kebbell frustrated ready to go alone & SBC out of funds and running out of options.
- Keepmoat offered Regeneration specialism and partnership burdening risk.

In the next 10 months;

- Kebbell approved LLP terms - (K2) Registered with Companies House
- SBC Cabinet approved novation of existing agreements with Kebbell
- Keepmoat commitment to drive and accelerate Regeneration activity
- Keepmoat to cover all SBC apportioned costs to secure outline consent for MDD.
- District Valuation embraced by the land owners £110K per acre with 15% affordable



Progress at last! 2010 to 2011

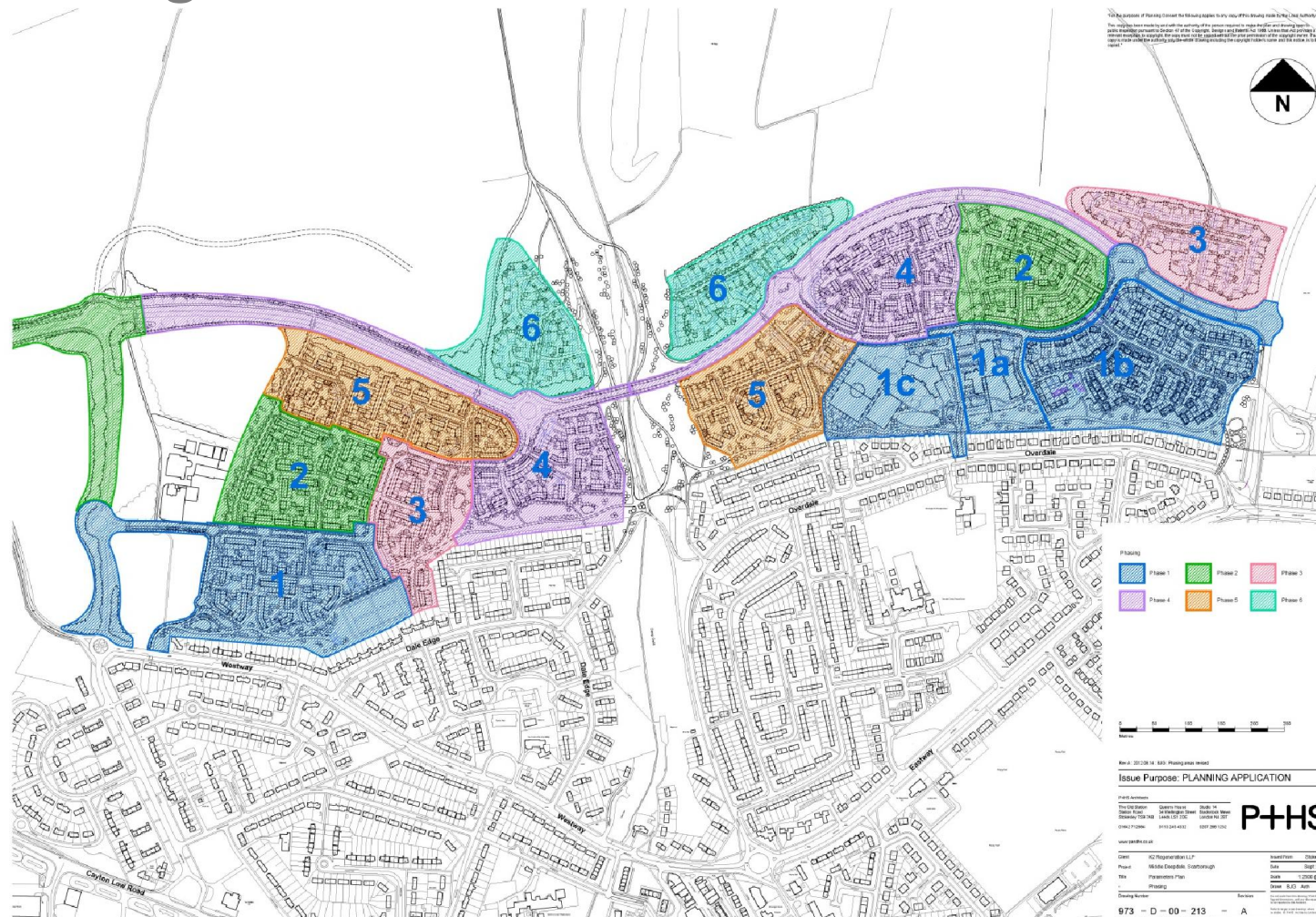
- February 10 – Strategic Partnership Agreement signed by SBC, Kebbell and Keepmoat
- March 10 - Keepmoat Exec Board approve CAPEX to expend costs in accelerating build and regeneration activity.
- September 10 - Outline planning consent for 1350 new homes and full planning consent for the highways infrastructure secure!
- September 10 - Sanctuary secure HCA grant for 60 EC, plus 30 General needs affordable housing, contract Keepmoat 1st phase .
- December 10 – Partners sign Planning Performance Agreement (PPA) to deliver as per phasing plan Ha1 and Ha2.

Middle Deepdale Master Plan



➤ Planning consent September 2010

Phasing Plan



- 12 years development programme – PPA signed December 2010

Wider Regeneration Master Plan



K2
Regeneration
committed to
transform the
community
and the lives
of people
living on
Eastfield

➤ Eastfield listed in top ten most deprived housing estates in England 1996

New Local Investment Plan in place 2012



➤ Engaging the community throughout the master plan and planning process

New Eastfield
Action Plan 2012 -2024

➤ Lead by Keepmoat with Parish Council, Groundworks SE and SBC



Big steps forward from 2012

Full planning consent February 2012 for phase 1 of Ha2 Kebbell land for 60 EC, 30 Affordable homes, 120 Keepmoat OMS & 62 Kebbell homes OMS.

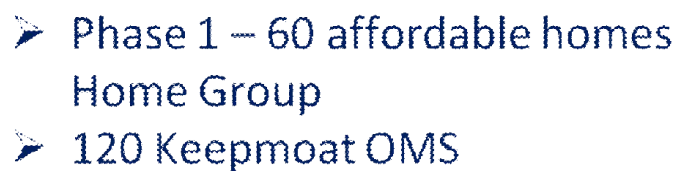
SBC Cabinet approval to recycle land receipts from Ha1 (LA land) to support the wider regeneration of Eastfield.

Kebbell secured Get Britain Building loan from HCA to assist delivery of infrastructure on Ha2 and new link road including new bridge .

Secured £2.3m LEP Grant for Ha1 infrastructure

Secured HCA LSIF funding £15m to support infrastructure to MDD and additional land to the West of Ha1 and North of Ha1 & Ha2 owned by SBC & Kebbell = additional 1150 new homes.

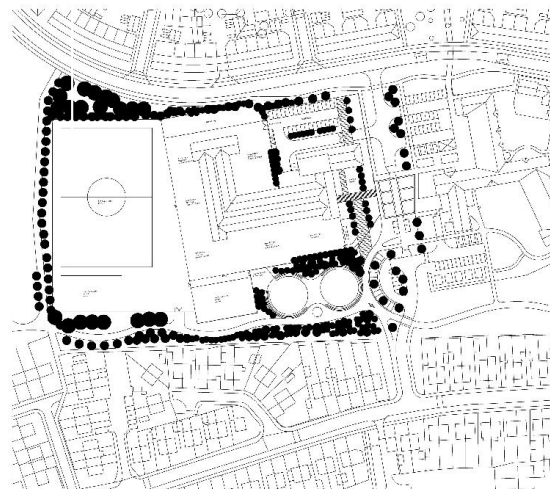


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Ha2 outcomes



- Jazz Court Extra Care
- 1 & 2 bed apartment
- Retail units
- Community Facilities



- Proposed new school 420 places to future proof

Ha1 outcomes



- Aspirational Homes
 - First time buyers
 - Low income families
- "Affordable Home Ownership"

It is possible to deliver meaningful and life changing outcomes in communities without lengthy and costly procurement processes!

**The Public and Private sector do want the same things
– Better homes for people to live in! Better places for people to live, work, play and grow old in!**

Questions?

Thank You

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