



**Prosperous Communities**

**Tuesday, 18 March 2025**

**Subject: Hemswell Cliff Investment for Growth Capital Spend**

Report by:

Director of Planning, Regeneration and Communities

Contact Officer:

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Purpose / Summary:

To approve spend from the Hemswell Cliff Investment for Growth capital budget.

**RECOMMENDATION(S):**

1. That Committee approve the spend of **£95,042** from the existing Hemswell Cliff Investment for Growth capital budget to support works listed in Option 1 (Section 6.3) of this report.

## IMPLICATIONS

### **Legal:**

Grant funding agreements used meet legal requirements and have been approved for use by Legal Services. All grants awarded will comply with necessary legal regulations.

### **Financial: FIN/156/25/PC/SL**

The Hemswell Cliff Investment for Growth capital scheme has a budget of £104,670 (funded from the Communities at Risk reserve), which was approved as a carry forward into 2025/2026 by Corporate Policy and Resources on the 13<sup>th</sup> of February 2025.

Option 1 within the report (preferred option) requests approval for spend of £95,042 against the existing capital scheme, leaving a balance of £9,628.

Spend is anticipated to take place in 2025/2026.

### **Staffing :**

The management of funding awards will be completed using existing staff resources within the Council's Communities Team.

### **Equality and Diversity including Human Rights :**

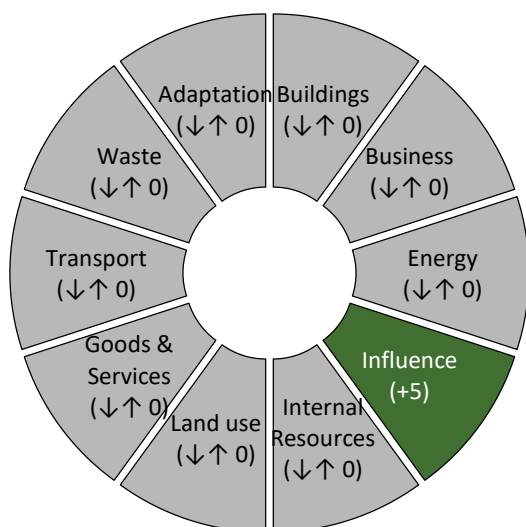
The work of Hemswell Cliff Parish Council will bring the community together by establishing improved facilities that are more accessible. This will further the community as a place of choice to live, work, invest and visit.

### **Data Protection Implications :**

Not applicable.

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### Climate Related Risks and Opportunities :



Supporting the delivery of works by Hemswell Cliff Parish Council will improve the accessibility of the village green and establish the heart of the village. Improved provision of sport, leisure and recreational facilities within the village will support increased local usage and reduce the need for residents to travel to access such facilities elsewhere.

The Parish Council will seek to minimise environmental and carbon impact in the delivery of improvement works. This includes sourcing local contractors (where possible) and having due consideration for the environment in design and materials used.

### Section 17 Crime and Disorder Considerations :

Hemswell Cliff has experienced higher than average levels of anti-social behaviour and other crime types in the past. The improvement of community facilities, in particular provision for young people and enhanced lighting of the ballpark, will play an important role in helping create a safe environment with lower instances and risk of crime.

### Health Implications:

The environment in which communities live is well documents to be a key determinant of the quality of life and health experiences by residents. District Councils have a role to play in creating an environment for people of all ages and abilities to have equitable access to safe, clean place in which to live, socialise and work.

The works delivery by Hemswell Cliff Parish Council will result in improved access to green spaces, with associated placed to meet, socialise and play.

**Title and Location of any Background Papers used in the preparation of this report:**

None

**Risk Assessment :**

None

**Call in and Urgency:**

**Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?**

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

**Yes**

**No**

**x**

**Key Decision:**

A matter which affects two or more wards, or has significant financial implications

**Yes**

**No**

## 1 Introduction

- 1.1 In 2016, Hemswell Cliff was identified as a vulnerable rural community. Caused by a disastrous MOD withdrawal from the site, the community was left unstable, under resourced and at risk of further decline. Now in 2025, the situation is substantially improved reflecting the dedication to regeneration by West Lindsey District Council, Hemswell Cliff Parish Council, local partner organisations and residents in this area.
- 1.2 This report provides an update on the progress that has been made and requests approval of spend from the Hemswell Cliff Investment for Growth capital budget. It will be used to support the delivery of works identified in Hemswell Cliff Parish Council's Community Investment Proposal – 'Make Hemswell Cliff Glitter'.
- 1.3 This report provides details of investment to date which includes previous Council funding and external funding secured. The allocation of funds from the capital budget will focus on work areas where there are no or limited opportunities for the Parish Council to apply for other funding sources.
- 1.4 Whilst this report focusses on the residential community, there is a continued focus by Council officers to support wider regeneration and support Hemswell Cliff to reach its potential in being an area of growth and play a significant role in the Lincolnshire agri-food sector.
- 1.5 This report presents options for approving a funding allocation from the Hemswell Cliff earmarked reserve. **Option 1** is the recommended option by officers and the Council's Management Team.

## 2 Context

- 2.1 In March 2016, Prosperous Communities Committee noted the Hemswell Cliff Masterplan and its recommendations to commence two programmes of work to address the issues at this former MOD site and release its potential:

- Hemswell Cliff Local Food Enterprise Zone work programme
- Hemswell Cliff Non-FEZ regeneration and growth programme

Committee allocated £150k capital and £100k revenue to the Hemswell Cliff Non-FEZ regeneration and growth programme.

- 2.2 In February 2022, Corporate Policy & Resources Committee approve the creation of a Communities at Risk fund to support all existing and potential future vulnerable communities. The fund aligns to the Council's Communities at Risk Policy Document.
- 2.3 The Communities at Risk fund was established from several existing budgets including the remaining revenue (as of February 2022) from the Hemswell Cliff Non-FEZ regeneration and growth programme.

- 2.4 Committee approved to retain a £150k capital budget and £10k revenue budget for Hemswell Cliff to continue the normalisation and regeneration of this former MOD site.
- 2.5 This report recommends approval of spend from the Hemswell Cliff Investment for Growth **capital** budget.

### **3 Key Development and Progress**

- 3.1 Since 2016, significant progress has been made to support the normalisation, regeneration and growth in Hemswell Cliff.

- 3.2 **WLDC Hemswell Cliff Managed Estates – in place since July 2018**

A managed estates non-commercial contract with Hemswell Resident Company (HRC) in place to support what was the most run-down part of the village and the centre of the serious levels of crime in 2015/16. This covers the large private estate north of the A631 adjacent to the primary school.

The contract covers its costs and has enabled estate service charges to be released for reinvestment. The service charge is maintained at a manageable cost for homeowners. Since 2018, £125k has gone back into the estate and made visible improvements on areas such as roads, grass verges, streetlighting and parking areas.

- 3.3 **Ex-Sergeants Mess purchased by BECG in November 2021**

The [Broadcast Engineering Conservation Group](#) (BECG) purchased this 30,000 square foot building situated at the village green in November 2021. They have undertaken sympathetic refurbishment and restoration. Works have included fixing broken and boarded windows and removing excessive green growth on the building. BECG are proactively engaging with the Parish Council and local community.

Prior to BECG purchasing the building it had been abandoned for 12 years and was a major site for anti-social behaviour.

- 3.4 **Hemswell Cliff Play Parks adopted by the Parish Council in 2023**

Two play parks in the village were previously owned and managed by the Hemswell Resident Company (HRC). Due to their private company status, they were unable to apply for any funding opportunities to support maintenance, refurbishment or improvement costs.

Work was undertaken to support the play parks adoption by the Parish Council.

The play parks need refurbishment, and the Parish Council has begun the process of applying for external funding. They have achieved a £20k grant award from the National Lottery Community Fund and are applying to other funders.

### 3.5 **Hemswell Cliff Neighbourhood Plan adopted in 2023**

Begun in 2017, this successful neighbourhood plan is now in place. It endorses the content of the 2016 Masterplan with a desire for growth to enable the village to thrive and has ambitions for a village centre to bring the community together.

### 3.6 **New Community Room due to open in March 2025**

As part of the Broadcasting Engineering Conservation Group (BECG) museum building, a Community Room is being created. Funding was secured from FCC (£100k) with match funding support from WLDC (£23.6k) to create this new space with a kitchen facility.

BECG have worked with the Parish Council on an agreed process to manage the space and establish a 24/7 accessible community that can be used by all. Due to open in March 2025, this will be the first time there is an accessible community space in Hemswell Cliff since the RAF were present.

## 4 **Hemswell Cliff Investment for Growth – Capital Budget Overview**

4.1 The effective use of Council funding has enabled positive progress in supporting a vulnerable community. Local resources have been unlocked and funding from the Council has supported securing other external funding.

4.2 The balance carried forward into 2024/2025 was £128,300. It was maintained as a collective figure with the aim to use it to best effect to unlock long standing issues.

4.3 The lack of a place for the community to meet has been a longstanding problem. The solution of a shared space within the BECG building and the successful achievement of FCC funding to refurbish it has resulted in a smaller contribution of £23,630 during 2024/2025 to achieve this aim.

4.4 There is now a remaining level of capital budget that can be used to positive effect to address community facilities, lighting and access works identified in Hemswell Cliff Parish Council's Community Investment Proposal – 'Make Hemswell Cliff Glitter'.

4.5 The current remaining balance of the capital budget is **£104,670**, which was approved as a carry forward into 2025/2026 by Corporate Policy and Resources on the 13<sup>th</sup> of February 2025.

## 5 Community Investment Proposal – ‘Make Hemswell Cliff Glitter’

5.1 Hemswell Cliff Parish Council have developed a Community Investment Proposal to develop their large village green. This is a plan achieved by a parish in a greatly improved position compared to past years and based on a clear vision and aligned to their adopted Neighbourhood Plan.

### APPENDIX 1 – Hemswell Cliff Community Investment Proposal – ‘Make Hemswell Cliff Glitter’.

5.2 Access to community spaces and facilities is a challenge in Hemswell Cliff:

- There are no dropped kerbs so access for the disabled, wheelchairs, pushchairs to the village green and the community room is challenging.
- The village green is a large, grassed area that is a hard walk across and costly to maintain. It’s a hard landscape that needs softening and encouraging more use of it to bring the community together.
- The existing ballpark has no outside lights which limits activities on dark nights. There are no lights to the new community room across the green.
- Existing play parks contain old equipment or areas where the old equipment has been removed.
- There was until recently nowhere to sit on the village green.

5.3 The Parish Council have consulted with their residents and taken their views into account within this plan. The school children have named the slogan ‘Make Hemswell Cliff Glitter’. The villagers are already seeing signs of change. Local businesses have got behind the plans and have invested in some benches.

5.4 This plan aims to support investment into a large area and establish an attractive environment to be enjoyed by all residents, visitors and business employees.

5.5 The Community Improvement Proposal is split into phases of work. Works already completed or in delivery are listed in the following table:

Phase	Summary	Cost
Phase 1	<b>Destination Space 1 and 2 – ALL COMPLETED</b> <ul style="list-style-type: none"><li>• Bench seating areas</li><li>• Wheelchair accessible bench</li><li>• Planter</li><li>• Tree planting</li><li>• Goal posts</li></ul>	£6,765
Phase 5	<b>Destination Space 2 – Part 2</b> <ul style="list-style-type: none"><li>• Concrete Pads – COMPLETED</li></ul>	£1,350



Phase 8	<b>Play Parks - FUNDRAISING</b> <ul style="list-style-type: none"> <li>£20k awarded from National Lottery Community Fund towards this phase</li> <li>£100k funding bid submitted to FCC awaiting outcome</li> </ul>	£120,000
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5.6 Work under other phases that requires funding to proceed are listed in the following table. These are areas of work this report includes within options to fund.

Phase	Summary	Cost
Phase 2	<b>Ball Park</b> <ul style="list-style-type: none"> <li>Ballpark lights (£30,000)</li> <li>Path to connect middle path to ballpark (£8,257)</li> <li>Outdoor Gym (£10,000)</li> </ul>	£48,257
Phase 3	<b>Destination Space 1 – Part 2</b> <ul style="list-style-type: none"> <li>Path to connect ballpark to the benches on Phase 1 then running down the side of Bettesworth Avenue to the middle path</li> </ul>	£20,000
Phase 4	<b>Anyone for Soccer</b> <ul style="list-style-type: none"> <li>Path from wheelchair access picnic towards Bettesworth Avenue running alongside to join middle path</li> </ul>	£20,000
Phase 5	<b>Destination Space 2 – Part 2</b> <ul style="list-style-type: none"> <li>Path to connect Phase 4 path and goal post spectator benches to middle path</li> </ul>	£4,000
Phase 6	<b>Drop Kerbs</b> <ul style="list-style-type: none"> <li>15 drop kerbs are key locations around the village to improve accessibility</li> </ul>	£16,785
Phase 7	<b>BEM Disabled Toilet &amp; Baby Change</b> <ul style="list-style-type: none"> <li>Disabled access toilet and baby change table for the Community Room within the Broadcast Engineering Museum</li> </ul>	£3,800
<b>TOTAL</b>		<b>£112,842</b>

## 6 Funding Allocation Options

6.1 The Hemswell Cliff Investment for Growth capital budget has a balance of **£104,670**.

6.2 The following funding allocation options have been considered by the Council's Management Team. The options focus on areas of work where it is known that there are no or limited opportunities for the Parish Council to apply for other funding sources.

### 6.3 **Option 1 – Focus on sport, leisure, path works and accessibility (Recommended Option)**

Allocation of **£95,042** to fund the following phases:

- Phase 2 - £38,257 (ballpark lights & path only)
- Phase 3 - £20,000
- Phase 4 - £20,000
- Phase 6 - £16,785

This option would £9,628 in the Hemswell Cliff Investment for Growth capital budget.

This option is recommended for the following reasons:

- Value of capital budget spend provides significant level of delivery.
- Will fund priority areas of spend focussed on sport, leisure and path works with improved accessibility as an outcome.
- These areas of works have no or limited other funding options for the parish council to apply to.
- These areas of work will contribute to priorities within the Council's own Corporate Plan and related strategies (e.g. Health & Wellbeing Strategy).
- This option does leave some remaining capital budget for allocation and use on other work in the future.

### 6.4 **Option 2 – Delivery of all phases**

Allocation of **£102,842** to fund the following phases:

- Phase 2 - £38,257 (ballpark lights & path only)
- Phase 3 - £20,000
- Phase 4 - £20,000
- Phase 5 - £4,000
- Phase 6 - £16,785
- Phase 7 - £3,800

This option would leave £1,828 in the Hemswell Cliff Investment for Growth capital budget

## 6.5 **Option 3 – Focus on sport, leisure and path works**

Allocation of **£82,257** to fund the following phases:

- Phase 2 - £38,257 (ballpark lights & path only)
- Phase 3 - £20,000
- Phase 4 - £20,000
- Phase 5 - £4,000

This option would leave £22,413 in the Hemswell Cliff Investment for Growth capital budget.

## 7 **Recommendations**

- 7.1 That Committee approve the spend of **£95,042** from the existing Hemswell Cliff Investment for Growth capital budget to support works listed in Option 1 (Section 6.3) of this report.