

Unlocking major housing growth at Scarborough

Scarborough, Scarborough Borough

The project seeks to undertake the building of homes of mixed tenure in order to meet current and future housing requirements for the borough of Scarborough.

The Project will also act as the catalyst for the wider regeneration of the Eastfield area through delivery of the new Eastfield Action Plan.

However, opening up the site for economically viable housing development is problematic as the site carries with it significant abnormal infrastructure requirements, including the need to establish significant trunk roads, estate roads, attenuation and services upgrades to accommodate the proposed increase in population. This proposal seeks to unlock this major site through addressing the major highway costs.



Partners:	Role(s) and responsibilities
Keepmoat Homes Ltd	SBC Development Partner
Kebell Development Ltd	Land Owner and developer
Scarborough Borough Council	Land Owner
North Yorkshire County Council	Land Owner (wider Eastfield)
Sanctuary Housing	RSL, land owner
Home Housing	RSL, land owner
HCA	Investment Partner

Project Start Date	April 2015	Deliverability Rating	Low Risk	Local Growth Fund	£2,319,000
Jobs Created	0	Housing units	1350	Private Sector Investment	£250m
Cost per job	0	Cost per Housing Unit	£1,481	Investment Leverage per £ invested	£108.70

Project Costs	2015/16	2016/17	Future years	Total
Local Growth Fund	£2,319,000	£0	£0	£2,000,000
Private Sector (Keepmoat)	£7,104,070	£7,104,071		
RSL and HCA	£3,500,000	£2,442,671		£5,942,671
Scarborough BC	£935,000			£935,000
Total Cost	£13,858,070	£9,546,742	£0	
Private/Public Funding Status	All funding contributions secured			

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Delivery Body	The delivery body for implementing the scheme will be Scarborough Borough Council in partnership with its development partner K2, consisting of Keepmoat Homes and Kebbell Developments Ltd.
Options Appraisal	Options appraisal undertaken
Planning Status	Outline consent for housing secured Oct 2012 Full planning consent for highways infrastructure works secured Oct 2012 Reserved matters consent for phase 1 dwellings by Oct 2012
Land owners	Middle Deepdale consists of 92 Acres of developable land known as HA1 (owned by SBC) and HA2 (owned by Kebbell Development Ltd) to the north of Eastfield.
Agreements in place	All agreements are in place

Developers & Project Managers	In Jan 2010 Kebbell Developments and Keepmoat Homes Ltd established Limited Liability Partnership (LLP) known as K2 to work in conjunction with Scarborough Borough Council to deliver the project.
Risk Strategy in place	A full Risk strategy is in place
Agreed Timescales (project must start 15/16)	Commence on site works Nov 2014 Commence infrastructure works April 2015 Completion of phase 1 housing March 2017
State Aid Status	No state aid issues