



Rutland County Council

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Meeting: CABINET

Date and Time: Tuesday, 20 November 2018 at 10.00 am

Venue: COUNCIL CHAMBER, CATMOSE

Corporate support Officer to contact: Natasha Taylor 01572 720991
email: governance@rutland.gov.uk

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6) ST GEORGE'S BARRACKS PROGRESS REPORT

Report No. 216/2018

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CABINET

20th November 2018

PROGRESS UPDATE ON ST GEORGE'S BARRACKS

Report of the Chief Executive

Strategic Aim:	All	
Key Decision: No	Forward Plan Reference: FP19/0718	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr O Hemsley, Leader and Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance)	
Contact Officer(s):	Helen Briggs, Chief Executive	01572 758201 hbriggs@rutland.gov.uk
Ward Councillors	Normanton - Mr K Bool and Miss G Waller	

DECISION RECOMMENDATIONS

That Cabinet notes the progress update in respect of the St George's Barracks Project.

1 PURPOSE OF THE REPORT

1.1 The purpose of this report is to provide Cabinet with a progress report on the St George's Barracks project further to the report of March 2018.

2 BACKGROUND AND MAIN CONSIDERATIONS

2.1 The St George's Barracks project is a significant project for the County Council and the County as a whole. This report provides a summary of progress to date and an indication of the work which will be undertaken for the rest of 2018. It includes updates on:

- One Public Estate – St George's is a project within the Rutland One Public Estate Programme
- Housing Infrastructure Fund
- Master planning and viability

- The St George's Advisory Group
- The Local Plan process
- The Officers' Mess project
- The Government's Garden Community programme
- Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership Growth Fund

3 ONE PUBLIC ESTATE (OPE) – ST GEORGE'S

3.1 Support continues from the Local Government Association (LGA) and the Cabinet Office through membership of the One Public Estate Programme (OPE). Support includes representation on our ROPE Board and advice on our projects including St George's.

3.2 Based on discussions with the OPE team the decision has been taken in consultation with the St George's Project Board and Leader and Deputy Leader that an application will not be made under Wave 7 for the St George's Project for the following reasons:

- In order to qualify for additional funding the project would need to demonstrate additional outputs e.g more houses, an additional capital receipt – this is not possible.
- Discussions with the OPE team have indicated that further support to explore Off-site development would not be eligible.

4 HOUSING INFRASTRUCTURE FUND

4.1 Work on the HIF submission is on-going and will be presented to Cabinet on 18th December 2018.

5 MASTER PLANNING AND VIABILITY

5.1 Work on the evolving master plan is on-going. This work is based on 2,215 homes and the latest visual supporting this is attached at **Appendix 1** to this report. Clearly when the master plan is presented to Cabinet on 18th December there will be significantly more detail.

5.2 Prior to submission to Cabinet the Master Plan documentation will be reviewed by the St George's Project Board and the St George's Advisory Board.

6 ST GEORGE'S ADVISORY GROUP

6.1 Meetings continue; the last meeting took place on 7th November. Minutes will be available at <https://www.stgeorgesrutland.co.uk/st-georges-advisory-group/> by the date of the Cabinet meeting.

7 THE LOCAL PLAN PROCESS

- 7.1 A verbal update on the position re St George's will be provided at the meeting. It has been agreed that a revised Local Development Scheme (timetable) will be presented to Cabinet in January.

8 THE OFFICERS MESS PROJECT

- 8.1 Work on the Officers Mess site will continue when the Feasibility Study is completed. Information to assist this work is expected in early December.

9 THE GARDEN COMMUNITIES PROGRAMME

- 9.1 At its meeting of 18th September 2018 Cabinet approved the submission of an Expression of Interest in the Garden Communities programme.
- 9.2 This bid has now been submitted. It was supported by the St George's Project Board who had an opportunity to review the submission and the Advisory Board have been briefed.
- 9.3 The bid to join the programme and for revenue support totalling £400k focusses on:
- Support for exemplar design
 - Dedicated planning support
 - Support to explore a Dementia Friendly community
 - Additional support for the Advisory Board
 - Specialist Legal advice
- 9.4 We anticipate hearing if the bid has been successful in Spring 2019.

10 GREATER CAMBRIDGESHIRE GREATER PETERBOROUGH LOCAL ENTERPRISE PARTNERSHIP (GCGPLEP) – GROWTH FUND

- 10.1 At its meeting of 16th October 2018 Cabinet supported the submission of an expression of interest to the GCGP Growth Fund. An expression of Interest was made on behalf of the St George's project and we are now waiting to hear if we will be required to prepare a full business case.
- 10.2 The bid focusses on support for the creation of the business zone at the site.

11 CONSULTATION

- 11.1 Non statutory consultation in relation to the High Level Master Plan for St George's has now finished. The analysis of the responses and all of the responses have been shared and are available on our web site. These responses will be considered as part of the work towards completing the Local Plan.
- 11.2 The St George's Advisory Group will also support on-going engagement with Parish

Councils and the sub group work on the Officers' Mess.

- 11.3 There is significant engagement on-going with the local business community, the education sector and a wider stakeholder group including utilities, neighbouring councils and developers.

12 ALTERNATIVE OPTIONS

- 12.1 This is a progress report so this element is not relevant to most of the report.

13 FINANCIAL IMPLICATIONS

- 13.1 There are no direct financial implications arising from this report.
- 13.2 Expenditure to date on the St George's project has been fully funded (other than Officer time) by the One Public Estate Programme or contributions from the MOD.
- 13.3 The Officers' Mess report was the subject of Report 54/2018 to Cabinet on 20th March 2018 which identified in detail the financial implications.

14 LEGAL AND GOVERNANCE CONSIDERATIONS

- 14.1 There are no legal or governance implications arising directly from this report.

15 DATA PROTECTION IMPLICATIONS

- 15.1 A data protection impact assessment has not been completed as there are no data protection implications.

16 EQUALITY IMPACT ASSESSMENT

- 16.1 Not relevant for a progress report.

17 COMMUNITY SAFETY IMPLICATIONS

- 17.1 None.

18 HEALTH AND WELLBEING IMPLICATIONS

- 18.1 None.

19 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 19.1 Progress on the project is in line with the programme.

20 BACKGROUND PAPERS

20.1 None.

21 APPENDICES

21.1 Appendix 1: Evolving High Level Masterplan Visual

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.

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- LEGEND**
- SITE BOUNDARY
 - DEVELOPMENT BLOCK
 - LOCAL CENTRE
 - SELF BUILD
 - PRIMARY SCHOOL
 - EMPLOYMENT
 - WATER BODY
 - OPEN SPACE
 - COUNTRY PARK
 - HERITAGE ZONE
 - WOODLAND / LANDSCAPE BUFFER
 - RETAINED TREES

B	Phase II plan	AS	18.10.18
A	Country park amendments	AS	16.05.18
REV.	DESCRIPTION	APP.	DATE

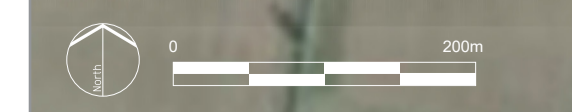


PROJECT TITLE
ST GEORGE'S BARRACKS, RUTLAND

DRAWING TITLE
EVOLVING HIGH-LEVEL MASTERPLAN

ISSUED BY	London	T: 020 7620 1453
DATE	APRIL 2017	DRAWN BS
SCALE@A1	1:5000	CHECKED BS
STATUS	DRAFT	APPROVED AS
DWG. NO.	D2581_036	

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