

CABINET

21 August 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 and Communications)	
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 will include updates on:

- One Public Estate – St George's is a project within the Rutland One Public Estate Programme
- Housing Infrastructure Fund – RCC are developing a business case to support the project
- Master planning and viability
- The St George's Advisory Group
- The Local plan process
- The Officers Mess project

3 ONE PUBLIC ESTATE – 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. Support includes representation on our ROPE Board and advice on our projects including St George's.
- 3.2 Funding to date received to support the St George's project totals £187,500¹. £12,500 to support feasibility work and £175,000 to support master planning and associated activity.
- 3.3 Q1 return has been submitted on time.

4 HOUSING INFRASTRUCTURE FUND – ST GEORGE'S

- 4.1 The St George's Barracks project (incorporating the Officers Mess site) has been successful at the expression of interest stage for support from the Housing Infrastructure Fund (HIF). The next stage to secure financial support is the co-development of a business case. This will be done led by RCC with support from:
- Homes England
 - ReGenco
 - MOD
 - Highways England
 - Stakeholders on the St George's project

¹ A further £87,500 has been received for the Rutland Hub project

- 4.2 Work has already commenced on the business case and will accelerate over the Summer months. An inception meeting will take place with Homes England on 14th August 2018. It is currently anticipated that if Cabinet and Council support submission then it will be submitted on 3rd December 2018.
- 4.3 One of the elements of the HIF bid will be to determine sources of funding available to meet the costs of infrastructure. This may include the Council considering whether it may invest some of its own funding (or borrowing) to meet some elements of infrastructure or accelerate its development. Any decision in this regard will be made through Cabinet and Council in the normal way.
- 4.4 The HIF business case will be aligned to the St George's master plan and viability at all stages.

5 MASTER PLANNING AND VIABILITY

- 5.1 Following the recent consultation process work on the next version of the master plan is on-going. This will reflect the feedback from the consultation and the detailed work being undertaken in relation to viability and the HIF business case.
- 5.2 The final draft master plan and the HIF Business Case will be presented to Cabinet and Council at the same time based on the following timetable:

Scrutiny/Cabinet / Council	Date
Growth, Infrastructure & Resources Scrutiny Panel	Date to be confirmed with Chair September / October 2018
Cabinet	30 th October 2018
Council	26 th November 2018

6 ST GEORGE'S ADVISORY GROUP

- 6.1 The first meeting of the newly created St George's Advisory Group took place on 23rd July. Terms of Reference are in place along with agreed membership and a standard agenda. It is proposed that the Group will meet monthly and as and when required to achieve timescales for the project. Membership is representative of the communities most affected and the wider Rutland geography.
- 6.2 This Group will prove invaluable in contributing to the project going forward and acting as a voice supporting the delivery of a project that is right for Rutland.

7 THE LOCAL PLAN PROCESS

- 7.1 Cabinet received a report on the Local Plan process and St George's on 31st July 2018 (after the writing and publication of this report).
- 7.2 A verbal update will be provided at the meeting of the outcomes of consideration of that report.

8 THE OFFICERS MESS PROJECT

- 8.1 Work on the Officers Mess site continues in line with the programme. Currently work is being progressed on initial concepts for the site, viability and work with a sub group of the St George's advisory group to work on this specific aspect of the overall project.
- 8.2 Work is also on-going to incorporate the site within the Local Plan process.

9 CONSULTATION

- 9.1 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.
- 9.2 The St George's Advisory Group will also support on-going engagement with Parish Council's and the sub group work on the Officers Mess.
- 9.3 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

10 ALTERNATIVE OPTIONS

- 10.1 This is a progress report so this element is not relevant.

11 FINANCIAL IMPLICATIONS

- 11.1 There are no direct financial implications arising from this report.
- 11.2 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
- 11.3 The Officers Mess report was the subject of a Report 54/2018 to Cabinet on 20th March 2018 which identified in detail the financial implications.

12 LEGAL AND GOVERNANCE CONSIDERATIONS

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

13 EQUALITY IMPACT ASSESSMENT

- 13.1 Not relevant for a progress report.

14 COMMUNITY SAFETY IMPLICATIONS

- 14.1 None

15 HEALTH AND WELLBEING IMPLICATIONS

- 15.1 None

16 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

16.1 Progress on the project is in line with the programme.

17 BACKGROUND PAPERS

17.1 None

18 APPENDICES

18.1 None

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