

CABINET

18th September 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

1. That Cabinet notes the progress update in respect of the St George's Barracks Project.
2. That Cabinet supports the submission of an expression of interest in the Garden Communities programme in response to the MHCLG prospectus for the St George's Site in order that the development is appropriate for Rutland.

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
- Master planning and viability
- The St George's Advisory Group
- The Local plan process
- The Officers Mess project
- The Governments Garden Community programme
- Employers workshop
- Changes to the membership of the St George's Project Board

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 Most recently the ROPE programme have supported visits to look at Off-site development capabilities and to Public Sector hub projects within Lincolnshire. A further visit to an Off Site manufacturing facility is planned for 18th September 2018.
- 3.3 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.
- 3.4 We are advised that there may be a further round of OPE funding available in the autumn. Should this be the case we will look at the applicability for St George's.

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

4 HOUSING INFRASTRUCTURE FUND

- 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
- 4.2 An inception meeting took place with Homes England (HE) on 14th August 2018. Following that an action log of the work required to submit the HIF bid has been prepared and monthly meetings have been programmed with Homes England. A specific meeting to discuss the Economic Case with Homes England's consultants is currently being planned. It is anticipated that if Cabinet and Council support submission then it will be submitted on 3rd December 2018.
- 4.3 HIF funding is available to support the preparation of the HIF business case. A preliminary request had previously been submitted in response to the HE request. However, following the inception meeting this will now be resubmitted based on further advice. A verbal update will be provided on the progress of this submission at the Cabinet meeting. The costs associated with the HIF submission are being met by the MOD and / or Homes England other than RCC Officer time spent on the project. In kind support will be referenced in the request for support but not funded.
- 4.4 Cabinet are reminded that the HIF process is a competitive one and there is no guarantee of success.
- 4.5 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 A key element of the evolving master plan will be sharing at the earliest point the 'Direction of Travel'. To that end a summary of emerging recommendations will be widely shared as set out below i.e. which are the key recommendations from the review and consultation of the High level Master Plan (May 2018) that will be used to inform the next stage of work.
- 5.3 The recommendations will be circulated as an addendum to this report prior to the meeting on 18th September 2018.

Meeting / Consultative Body	Date
St George's Project Board	11 th September 2018
St George's Advisory Board	13 th September 2018
Press Briefing	14 th September 2018
Publication on Web Site	14 th September 2018
Cabinet	18 th September 2018
Scrutiny Meeting	October 2018

- 5.4 Cabinet at its meeting of 21st August 2018 supported the procurement of RegenCo to undertake the next stages of work to support the evolving master plan and the HIF business case preparation. This work is funded by the MOD. The work programme has now been agreed and commissioned.
- 5.5 A number of surveys e.g. Traffic are under way and work has now been commissioned to ensure the current programme objectives are achieved.
- 5.6 An all Member site visit took place on 23rd August 2018. 14 Members attended. Site visits for CPRE and Chairs of Edith Weston and North Luffenham have also taken place.
- 5.7 The next 'evolving' 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	October 2018 - Date TBC
Cabinet	30 th October 2018
Council	26 th November 2018

6 ST GEORGE'S ADVISORY GROUP

- 6.1 Two meetings have now taken place. 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. The most recent meeting was an opportunity to discuss the impact on the Local Plan, National Planning Policy Framework (discussion deferred to Parish Council Forum and Advisory Board 27th September 2018 and the next stages of work and engagement. It was agreed that an additional meeting would take place on 13th September 2018 to consider the recommendations from Stage 1 as per 5.2 above.

7 THE LOCAL PLAN PROCESS

- 7.1 Cabinet received a report on the Local Plan process and St George's on 31st July 2018. The recommendations were supported and the Local Plan in relation to St George's is now out to consultation.

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 and project viability. Progress was reported to the St George's Advisory Group at its meeting 30th August 2018.
- 8.2 Work is also on-going to incorporate the site within the Local Plan process.

9 GARDEN COMMUNITY PROGRAMME

- 9.1 In August 2018 the Governments Ministry for Housing, Communities and Local Government (MHCLG) issued a prospectus for Garden Communities. It is anticipated that the Council will submit an expression of interest for the St George's project. An initial discussion with MHCLG has taken place and the Garden Communities team were in attendance at the HIF inception meeting. The deadline for on-line submission is 9th November 2018. A copy of the prospectus is attached at **Appendix A** to this report. Support available from joining this programme includes advice, Peer to Peer support, financial support and access to some freedoms created through membership of the Garden Communities programme.

10 EMPLOYERS WORKSHOP

- 10.1 This took place on 28th August targeted at our larger employers. 14 businesses were represented and provided a valuable insight into the barriers to growth and what the St George's employment zone could offer the County in relation to supporting growth. There was general support for the St George's Project and in particular the Affordable Housing opportunities and the access to a workforce to support growth within the County. There were also expressions of interest in the site as a business growth opportunity.

11 CHANGES TO THE ST GEORGE'S PROJECT BOARD

- 11.1 Based on personnel changes within a number of partner organisations the following changes have been made to the membership of the St George's Project Board:

Organisation	Previous	Revised
Rutland County Council (Members)	Cllr Oliver Hemsley Cllr Tony Mathias (Chair)	Cllr Oliver Hemsley (Chair) Cllr Gordon Brown
MOD	James Ryley	James Ryley Mark Bennett Declan Sewter
Homes England	Paul Gascoigne	Caroline Mitchell Sandhya Ward
GCGP LEP	Alex Francis	TBC

12 CONSULTATION

- 12.1 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.
- 12.2 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.
- 12.3 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

13 ALTERNATIVE OPTIONS

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

14 FINANCIAL IMPLICATIONS

- 14.1 There are no direct financial implications arising from this report.
- 14.2 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.
- 14.3 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.

15 LEGAL AND GOVERNANCE CONSIDERATIONS

- 15.1 There are no legal or governance implications arising directly from this report. Our Finance procedure rules (para 6.2) allow for an Expression of Interest to be submitted as long as it doesn't commit us to anything. If the EOI is successful

Cabinet will be asked to support acceptance of any funding etc.

16 EQUALITY IMPACT ASSESSMENT

16.1 Not relevant for a progress report.

17 COMMUNITY SAFETY IMPLICATIONS

17.1 None

18 HEALTH AND WELLBEING IMPLICATIONS

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 MHCLG Garden Communities – August 2018. Attached as **Appendix A**.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/734145/Garden_Communities_Prospectus.pdf

21 APPENDICES

21.1 Appendix A MHCGL Garden Communities prospectus

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