

CABINET

16th October 2018

PROGRESS UPDATE ON ST GEORGE'S BARRACKS

Report of the Chief Executive

Strategic Aim:	All	
Key Decision: No	Forward Plan Reference: FP/280918	
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 a business case for Housing Infrastructure Funding in response to the Homes England letter of 20th March 2018.
3. That Cabinet supports the submission of an Expression of Interest to the GCGP LEP for Growth Funding and if successful at EOI stage a business case for funding to support the St George's Garden Community - Business Zone by 30th November 2018.
4. That Cabinet supports an expression of interest to the One Public Estate programme by 30th November 2018.

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
 - 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. 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. A visit to an off-site manufacturing facility ILKE Homes at Knaresborough took place on 18th September 2018. This was an opportunity to see first-hand the process, designs and output. Potential to utilise Off-site development continues to be explored in relation to the St George's project. Our MOD partners on the St George's project also attended the visit.
- 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 A further round of £15m funding through OPE was announced 28th September 2018. Expressions of interest are invited. The emphasis for this round of funding is on increasing the housing supply. The deadline for submissions is 30th November

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

2018.

- 3.5 Cabinet are requested to support the submission of an expression of interest for further OPE funding to support the St George's project. This does not commit the Council to anything. If the Council is successful then OPE will present the Council with an offer. It is only if Cabinet / Council accept the terms does the Council enter into a commitment.
- 3.6 Following a recent visit to Rutland by Lincolnshire County Council and West Lindsey District Council to share experiences of MOD sites a proposal has been put to the Cabinet Office / LGA about a networking group for Councils with redundant MOD sites.

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 Monthly progress meetings are now taking place and a range of meetings with Homes England consultants to assist in the preparation of our business case.
- 4.3 HIF funding is available to support the preparation of the HIF business case. A submission for support has been submitted and we are awaiting the outcome. A verbal update will be given at the meeting should the position have changed.
- 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.
- 4.6 Cabinet are requested to support the submission of the HIF business case. The submission does not commit the Council to anything. If the business case is supported Home England will present the Council with an offer and grant conditions. It is only if the Council accept these conditions that the Council will then enter into a commitment. The HIF business case will be presented to Cabinet in draft form on 30th October 2018 and in final form on 20th November 2018. At this stage Cabinet is being asked only to support the decision to submit a business case.

5 MASTER PLANNING AND VIABILITY

- 5.1 Cabinet endorsed the revised recommendations at its meeting on 18th September. Work on the next evolution of the Master plan is on-going and will be presented to Cabinet at its meeting in draft form on 30th October 2018 and in final form on 20th

November 2018.

- 5.2 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	11 th October 2018
Cabinet	30 th October 2018 20 th November 2018
Council	26 th November 2018

6 ST GEORGE'S ADVISORY GROUP

- 6.1 Four meetings have now taken place. The most recent meeting was an opportunity to discuss the impact on the Local Plan, National Planning Policy Framework, the Local Plan process and updates on the on-going work.

7 THE LOCAL PLAN PROCESS

- 7.1 Cabinet received a report on the Local Plan process and St George's on 31st July 2018. Consultation has now concluded and the results being assessed further to a report being presented to Cabinet on 30th October 2018.

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. A further discussion with MHCLG to update them on our progress. Cabinet at its meeting on 18th September supported in principle a submission by the Council and this is now being prepared. It is anticipated that the submission will focus on:
- The 'unique' characteristics of the site – the Heritage site, the Minerals Extraction area and the MOD connections.

- The evolving master-plan also includes the development of a Country Park. So a key element will be the governance, stewardship and building the community before during and after the development. This in the context of two neighbouring villages and Parish boundaries that bisect the site.

9.2 In addition funding will be sought to fund:

- Visits to Garden Communities to explore the good and bad points and what we can learn from them;
- Workshops with local community leaders to explore:
 - the governance and stewardship options and models
 - Capacity building for Community projects e.g. Community facilities and a heritage centre
- Supporting the evolving masterplan in relation to stewardship and governance

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

- 10.1 Expressions of interest (EOI) are likely to be invited from 8th October for Growth Funding from the GCGP LEP.
- 10.2 Circa £57m is available in total and £39m specifically for Major Projects ie those in excess of £3m. The St George's project can potentially meet the required criteria ie job creation, business start-up's and new homes. The funding could be either grant or loan and funding indicated is at a level of £5k per job created.
- 10.3 It is therefore proposed that an EOI is submitted to support the creation of a Business Zone within the proposed new Garden Community at St George's. Further if the EOI is successful that a business case be submitted in advance of the likely deadline of 30th November 2018. The EOI and the submission of the business case do not commit the Council to anything. If the EOI and Business Case are successful the GCGP LEP will provide Grant / Loan conditions that will require the approval of Cabinet and Council.
- 10.4 The work required to support the EOI / Business Case will be funded from funding previously allocated to the St George's Project and delegated to the Chief Executive. It is not anticipated that the value of work will exceed £20k. Cabinet will be advised regularly of progress should approval to progress be in place.

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.
- 11.2 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.
- 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.
- 12.2 Cabinet is asked to support the HIF Business Case submission. As noted in para 4.6, further approval will be sought in due course.

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 a 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. Our Finance procedure rules (para 6.2) allow for an Expression of Interest or in this instance a business case to be submitted as long as it doesn't commit us to anything. If the Business case is successful Cabinet will be asked to support acceptance of any funding etc.

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

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 None

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

