

## CABINET

16<sup>th</sup> July 2019

### 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:

1. Notes the progress update in respect of the St George's Project.
2. Supports the St George's project joining the MHCLG Garden Communities Programme and accepts the terms of conditions of £150k of funding [Should terms not be available at the time of the meeting, a delegated decision will be made in line with para 12.2]

#### 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 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. It includes updates on:

- Housing Infrastructure Fund
- Master planning and viability
- The St George's Advisory Group
- The Officers Mess project
- The Governments Garden Community programme
- Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership Growth Fund

### **3 HOUSING INFRASTRUCTURE FUND**

- 3.1 Work on the HIF submission is now complete and the business case has been submitted.
- 3.2 Homes England and the Ministry of Housing, Communities and Local Government (MHCLG) are now reviewing the submission. A site visit and review of the project took place on 5<sup>th</sup> April 2019. Weekly progress calls are taking place and the Project Team have been responding to clarification queries relating to the project on an on-going basis.
- 3.3 Homes England are not able to indicate at this point when a grant offer might be forthcoming.

### **4 MASTER PLANNING AND VIABILITY**

- 4.1 Work on the Evolving Masterplan will continue during 2019. This is expected to include further work on:
- Design and layout
  - Highways and transport infrastructure
- 4.2 Work will be supported by the creation of a Project Board sub group specifically to support on-going design work. Terms of Reference are currently being drafted for consideration by the Project Board. The sub group will include representatives from the Advisory Group and a representative affected ward councillor.

### **5 ST GEORGE'S ADVISORY GROUP**

- 5.1 No meetings have taken place since the March 2019 progress report. The next meeting is planned for 24<sup>th</sup> July 2019.

### **6 THE OFFICERS MESS PROJECT**

- 6.1 Discussions have taken place between RCC and the MOD in relation to the Officers Mess site. The delay to the withdrawal of the 1 Military Working Dog Regiment for a year has introduced a level of risk to the project which is significantly concerning for RCC to re-consider bringing it forward as a separate project.

- 6.2 The Officers Mess Project Board has now been suspended and it is anticipated that the St George's Project Board (11<sup>th</sup> July 2019) will be asked to endorse this view. The MOD will then review their options in relation to the site. It should be noted that the MOD are still committed to bringing the Officers Mess site forward for residential development.

## **7 THE GARDEN COMMUNITIES PROGRAMME**

- 7.1 We are delighted to have been advised that our submission has been successful and we have been invited to join the Garden Communities programme. In addition we have been allocated £150,000 funding for 2019/20 to support the work outlined in our submission. This is less than we anticipated. However, the fund was significantly over subscribed.
- 7.2 The announcement was made by the Secretary of State at the 2019 Housing Conference where he referenced positively our ambition and, in particular, our aspiration to create a Dementia Friendly Community. Clearly our submission was much wider than this but it is very positive that our forward thinking has been recognised.
- 7.3 We are awaiting for the terms and conditions of funding. If available, these will be provided by addendum or a verbal update at the Cabinet meeting. If acceptable Cabinet will be requested to endorse acceptance of the funding at the meeting.
- 7.4 At this stage Cabinet are requested to support the St George's project joining the Garden Communities programme. Joining the programme will provide access to expert advice to support delivery against Garden community principles, peer support and cross-government brokerage.

## **8 GREATER CAMBRIDGESHIRE GREATER PETERBOROUGH LOCAL ENTERPRISE PARTNERSHIP (GCGPLEP) – GROWTH FUND**

- 8.1 At its meeting of 16<sup>th</sup> 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. Meetings have now taken place with GCGP LEP and we have agreed we will now prepare a detailed business case for GCGP to consider. This will be reviewed by the St George's Project Board at a future meeting. This work will also be supported by the creation of a new Employment sub group. Terms of Reference are currently being drafted for consideration by the Project Board. The sub group will include representatives from the Advisory Group and a representative affected ward councillor.

## **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. These responses will be considered as part of the work towards completing the Local Plan.
- 9.2 The St George's Advisory Group will also support on-going engagement with Parish

Councils and be represented on the soon to be established sub-groups.

- 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 to most of the report.
- 10.2 Cabinet could choose not to accept funding. Non acceptance of funding may require the Council to find funding elsewhere to promote dementia friendly housing etc.

## **11 FINANCIAL IMPLICATIONS**

- 11.1 The acceptance of funding has no direct financial implications for the Council. However, not accepting the funding would impact on the Council's ability to influence key elements of the project – e.g. Dementia Friendly Community, Garden Village principles of design, and appropriate innovative governance solutions for the future of the site.

## **12 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 12.1 The Finance Procedure Rules (FPRs) state "If the Council receives grant funding from Government or other sources, then acceptance of the terms of conditions is the responsibility of Cabinet (where the amount exceeds £1m acceptance will be for Council) unless, in the cases of emergency/short notice, the Council would be at risk of losing funding OR the amount of funding is less than £500k. In these cases, the Chief Executive, Leader/Portfolio Holder for Finance and Chief Finance Officer may agree to the acceptance of terms and conditions but must report back to Cabinet at the next available opportunity".
- 12.2 In this case, the Chief Executive and Chief Finance Officer in consultation with Members have agreed not to exercise those powers to ensure that Cabinet is able to fully consider matters and have a full picture when considering whether or not to accept the terms and conditions. Should terms and conditions not be available at the time of the meeting, then officers and Members will use their delegated authority as per the FPRs.

## **13 DATA PROTECTION IMPLICATIONS**

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

## **14 EQUALITY IMPACT ASSESSMENT**

- 14.1 Not relevant for a progress report.

**15 COMMUNITY SAFETY IMPLICATIONS**

15.1 None

**16 HEALTH AND WELLBEING IMPLICATIONS**

16.1 None

**17 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

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

**18 BACKGROUND PAPERS**

18.1 None

**19 APPENDICES**

19.1 None

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