



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Finance and Economic Scrutiny Committee

8 May 2024

Councillor Richard Cleaver, Deputy
Leader of the Council, Cabinet Member
for Property and Public Engagement

St Martin's Park Re-development Project, Stamford

Report Author

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Purpose of Report

To provide the Finance and Economic Overview and Scrutiny Committee with an update regarding the St Martin's Park re-development project in Stamford.

Recommendations

That the Finance and Economic Overview and Scrutiny Committee notes the progress made regarding the delivery of the St Martin's Park re-development project in Stamford.

Decision Information

Does the report contain any exempt or confidential information not for publication?

No

What are the relevant corporate priorities?

Growth and our economy
High performing Council

Which wards are impacted?

Stamford St. Marys

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 There are a number of significant financial implications which were considered by Full Council on 8 February 2024. This report provides an update on progress being made against the approved actions.

Completed by: Richard Wyles, Deputy Chief Executive and s151 officer

Legal and Governance

- 1.2 There are no significant legal or governance implications arising from this report, which is for noting. The Council has been engaging with its legal advisors as part of the project who continue to provide legal advice and support as and when necessary.

Completed by: Graham Watts, Monitoring Officer

2. Background to the Report

- 2.1 At the Extraordinary Meeting of Full Council on 8 February 2024 the Council agreed a way forward for the St Martin's Park re-development project in Stamford. This report provides a brief update on the areas that Full Council agreed should be progressed to mitigate the costs to the Council.

- 2.2 The link to the report, including background papers, from the meeting on 8 February 2024 can be viewed online via the following link:
[Agenda for Council on Thursday, 8th February, 2024, 3.00 pm | South Kesteven District Council](#)

- 2.3 The following recommendations were approved at the meeting on 8 February 2024:

1. Notes the progress made regarding the delivery of the St Martins Park, Stamford redevelopment.
2. Notes that there were a range of options that were available for the next phase of the project discussed at Finance and Economic Overview and Scrutiny Committee on 15 January 2024, attached at Exempt Appendix 1.

3. Approves the preferred option which has been recommended by the Finance and Economic Overview and Scrutiny Committee, attached as exempt Appendix 2.

4. Delegates to the Chief Executive in consultation with the Leader of the Council to enact the recommendations and provide a further update to the Finance and Economic Scrutiny Committee regarding progress at its next meeting.

3. Key Considerations

- 3.1 The Chief Executive met representatives of Burghley Estates to discuss the recommendations from Full Council on 9 February 2024 and 5 March 2024. The developer parties have agreed the price which was approved at Full Council. Monthly meetings are arranged between both landowners to ensure progress is made working towards an exchange of contract. Developers are committed to the development and working towards an exchange of contracts on this basis.
- 3.2 Council confirmed agreement to sell at the price agreed at Council to all potential developers.
- 3.3 The Council has submitted a Brownfield Land Release Fund application for the sum of £2.8m towards the remediation costs of the site. An outcome is expected to be received by summer 2024.
- 3.4 The Council-owned residential dwellings that are located outside the red line boundary of the Masterplan have been independently valued and are currently being appropriated from the Housing Revenue Account to the General Fund. Of the three properties only one is used for temporary accommodation.
- 3.5 There are two large, clean stockpiles of crushed material from the demolition process that require moving from the site. The Council has approached aggregate companies to remove them. Regarding the third stockpile that is not yet certified as 'clean', the demolition contractor has amicably engaged and will be resolving this by June 2024. The removal of all three stockpiles is a condition of the completion of the sales contracts.
- 3.6 There were various legal issues that require resolving which were included in the exempt appendices to the Full Council report on 8 February 2024. Officers and legal representatives are working on these and meetings regarding them continue. The Council remains positive that they will all be resolved.
- 3.7 The programme for the National Grid overhead power line diversions has been received and all partners are working collaboratively to achieve the works over the next 12 months. These works are a condition of the completion of the sale of the land.

- 3.8 The developer parties are reviewing the viability of some areas of the consented planning approval as per the agreement by Full Council and will be progressing this with the Local Planning Authority during exchange and completion of contracts.

4. Other Options Considered

- 4.1 None, it was a delegation to this Committee to receive updates regarding the actions that Council requested. The report is for noting.
- 4.2 The Committee may raise points of clarification or recommend other courses of action as it deems appropriate.

5. Reasons for the Recommendations

- 5.1 To comply with a resolution of Full Council to receive a progress report on the scheme.

6. Consultation

- 6.1 Members were updated on progress prior to the meeting of Full Council on 8 February 2024. The Cabinet Member for Housing has been briefed on the progress of the other Council-owned properties in the vicinity of the development.

7. Background Papers

- 7.1 [Agenda for Council on Thursday, 8th February, 2024, 3.00 pm | South Kesteven District Council](#)