



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic Overview and Scrutiny Committee

Tuesday, 17 September 2024

Report of Councillor Richard Cleaver,
Cabinet Member for Property and
Public Engagement

Update on St Martin's Park, 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Does the report contain any exempt or confidential information not for publication?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 – however paragraph 2.5 references a presentation that is commercially sensitive, and therefore it is likely that the press and public will be excluded for this because of the likelihood that information that is exempt under paragraph 3 of Schedule 12A of the Local government Act 1972 (as amended) would be disclosed to them.
What are the relevant corporate priorities?	Enabling economic opportunities Housing Effective council
Which wards are impacted?	Stamford St. Marys

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: Paul Sutton Interim Head of Finance (Deputy 151)

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:

That the Council:

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, 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.
- 2.4 An update regarding progress on the above actions was made to this Committee on the 8th May 2024, the link to that report is available on the link below;
- [\(Public Pack\)Agenda Document for Finance and Economic Overview and Scrutiny Committee, 08/05/2024 14:00 \(southkesteven.gov.uk\)](#)
- 2.5 This report provides a further update on progress with a presentation to the Committee to follow in exempt session due to commercial and confidential information that it includes.

3. Key Considerations

- 3.1 Monthly meetings continue to take place between landowners and agents for both parties. The developers are committed to the scheme and working towards an exchange of contracts but at the time of drafting the report (5th September 2024) there are still a very small number of legal points and wording still to be finally agreed.
- 3.2 Officers, on behalf of the Council, confirmed agreement to sell at the price agreed at Full Council on 8 February 2024 to the potential developers and these figures are included in the sales contracts.
- 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 was expected to be received by summer 2024 but despite several queries about when notification will be received, the Council has not heard if it has been successful to date.
- 3.4 The three remaining Council-owned residential dwellings among the eight that are located together outside the red line have been independently valued and have been appropriated from the Housing Revenue Account to the General Fund. Only one of the three properties is in use, and this is as temporary accommodation. The Secretary of State approval to do this was not required, the Council has the authority to move them between the Housing Revenue Account and the General Fund.
- 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, and works are due to commence in September 2024. Regarding the third stockpile, that is not yet certified as 'clean', the demolition contractor has amicably engaged, the Council is still seeking a positive resolution. The removal of all three stockpiles is a condition of the completion of the sales contracts.
- 3.6 There were various legal issues which were included in the exempt appendices to the Full Council report on 8 February 2024 which were mitigation actions to improve the financial position of the Council. Agreement has been reached between all of the parties to include all of the mitigations requested by Full Council in the sales contracts.
- 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 9 months. These works are a condition of the completion of the sale of the land.

- 3.8 Whilst the intent of delivering the approved masterplan remains unchanged, the developer parties are reviewing the viability of the one planning condition issue within the consented planning approval as agreed by Full Council and will be progressing this with the Local Planning Authority during exchange and completion of contracts.
- 3.9 Developer parties are working to submit their reserved matters planning applications simultaneously at Christmas/New Year as the consented outline planning consent for the whole scheme expires in February 2025.

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, comment or make suggestions 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.

7. Background Papers

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

[\(Public Pack\)Agenda Document for Finance and Economic Overview and Scrutiny Committee, 08/05/2024 14:00 \(southkesteven.gov.uk\)](#)