



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Finance and Economic Overview and Scrutiny Committee

Tuesday, 18 February 2025

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

Update on St Martin's Park, Stamford

Report Author

Debbie Roberts, Head of Corporate Projects, Performance and Climate Change

Debbie.Roberts@southkesteven.gov.uk

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Does the report contain any exempt or confidential information not for publication?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? Enabling economic opportunities
Housing
Effective 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 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: James Welbourn, Democratic Services Manager and Deputy 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.
- 2.2 The Committee has received regular updates on the progress of the scheme in the form of public reports and with presentations in exempt sessions due to the commercial and financial information within them.
- 2.3 This report provides a brief update on the areas that Full Council agreed should be progressed to mitigate the costs to the Council.
- 2.4 Developers have been focused on their reserved matter applications which are to be submitted before the end of February 2025.

3. Key Considerations

- 3.1 Sales contracts were exchanged at the end of October 2024 committing the developers to the scheme at the sale contract prices agreed by Full Council.
- 3.2 The Council submitted a Brownfield Land Release Fund application for the sum of £2.8m towards the remediation costs of the site in February 2024 but was unsuccessful. There is a possibility that there will be another round of the fund and the Council will seek to submit another application when the criteria is announced.
- 3.3 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. The developer delivering the residential element of the scheme has not approached the Council to purchase these but have indicated informally that they will at an appropriate time.
- 3.4 The two large, clean stockpiles of crushed material from the on-site demolition have been removed from the site by Rose Aggregates. These works were completed in December 2024. Regarding the third stockpile, this is not yet certified as 'clean', the Council is still seeking a positive resolution. The removal of all stockpiles is a condition of the completion of the sales contracts.
- 3.5 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 the parties and include all of the mitigations requested by Full Council in the sales contracts.

- 3.6 The draft schedule for the National Grid overhead power line diversions has been shared and National Grid are meeting landowners and developer partners monthly to provide updates. Once these works are finished the sales contracts can be completed.
- 3.7 Developer parties have been working on their reserved matters applications and have been consulting with the planning team since the exchange of contracts took place. The reserved matters applications are to be submitted imminently and require validation prior to 28th February 2025 as this is when the outline planning consent for the scheme expires.

4. Other Options Considered

- 4.1 It was agreed at Full Council to proceed with the sale of the site with the mitigation points included above. This report provides an update on those points.

5. Reasons for the Recommendations

- 5.1 Full Council agreed that the Finance and Economic Scrutiny Committee would receive regular updates on the project.

6. Background Papers

- 6.1 The Finance and Economic Scrutiny Committee have received updates on the following dates:-

[Agenda for Finance and Economic Overview and Scrutiny Committee on Wednesday, 8th May, 2024, 2.00 pm | South Kesteven District Council](#)

[Agenda for Finance and Economic Overview and Scrutiny Committee on Tuesday, 17th September, 2024, 10.00 am | South Kesteven District Council](#)

[Agenda for Finance and Economic Overview and Scrutiny Committee on Tuesday, 26th November, 2024, 2.00 pm | South Kesteven District Council](#)

7. Appendices

- 7.1 None