

# Uppingham Vanguard Board

Working Together to help Uppingham Become an Exemplar Market Town

**Summary Notes of the Fourth Meeting of the Uppingham Vanguard Board + held at 10am on June 27<sup>th</sup> 2019 in the Oak Room of The Falcon Hotel**

## **Physical Contributors**

Members/Representatives of – Rutland CC, Leicestershire Police, Rutland Kino, BRA Ltd, Welland Vale, Limes Firs & Spurs Residents Association, Uppingham Neighbourhood Forum, Uppingham Community College, Uppingham C of E School, Uppingham Business Forum, Uppingham First, Rutland First, Langton Homes, UTC UNP/Town Plan Groups, Uppingham Homes Community Land Trust.

## **Virtual Correspondents/Contributors**

Young Health Watch, Whitespace UK Ltd.

## **Invitees Unable to Attend**

Bloor Homes, Leighfield School, CPRE, Ancer Spa, Larkfleet, Uppingham School, Gigaclear, Healthwatch Rutland.

## **1. Welcome and Declarations of Interest**

Edward Baines (Chair) welcomed guests and noted the apologies of those not able to attend. A particularly warm welcome was given to first time attenders Cllr Gordon Brown, Deputy Leader and Portfolio Holder for Planning at Rutland County Council; Cllr Lucy Stephenson RCC Ward Member for Uppingham and Cabinet Member and Portfolio Holder for Highways; Ben Solly, Principal of Uppingham Community College; Andrew Robinson from the Rutland Cinema project and PC Joshua Ace of the Rutland Local Policing Unit (LPU). The community, council and business interests of those attending were noted.

## **2. The Vanguard Board**

The meeting was advised of the 'not insignificant' profile now being acquired by the town's Vanguard Board. The model of collaboration being developed had received significant positive local and national publicity and recently featured in the MHCLG/Locality Uppingham case study referenced in the Neighbourhood Planning publication 'Well Designed Places' (read it at [www.uppinghamonline.co.uk](http://www.uppinghamonline.co.uk)). The arrangement had also received positive comment at a regional presentation by the National Association of Local Councils (NALC). Several principal local authorities had made enquiries with a view to copying the model.

## **3. Uppingham Homes CLT - A New Community Land Trust**

This new local community benefit society (CBS) intends to build and manage affordable homes making younger people an early priority. First project is a proposal to build up to 8 dwellings on the site of a derelict orchard in Uppingham which has been donated to the Trust. An extract from its Rule Book reveals its core objects and the parishes in the south of Rutland that will benefit.

### **Uppingham Homes CLT – Rule Book**

The Uppingham Homes Community Land Trust is now a legal entity and registered with the Financial Conduct Authority (FCA) as a Community Benefit Society (CBS). Registration Number is 8155. Registered Address is The Falcon Hotel, Uppingham, Rutland LE15 9PY. Administrative Address is 7 Hawthorn Drive, Uppingham Rutland LE15 9TA.

Benefitting parishes are Preston, Wing, Glaston, Bisbrooke, Seaton, Lyddington, Thorpe By Water, Caldecott, Stoke Dry, Belton, Wardley, Ridlington, Ayston and Uppingham. Its objects shall be to carry on for the benefit of the community.....

i) The business of providing and managing housing (including social housing) and providing assistance to help house people and associated facilities, amenities and services for the relief of financial hardship

ii) The promotion for the public benefit of regeneration in areas of social and economic deprivation (and in particular the parishes of Preston, Wing, Glaston, Bisbrooke, Seaton, Lyddington, Thorpe By Water, Caldecott, Stoke Dry, Belton, Wardley, Ridlington, Ayston and Uppingham) by all or any of the following means.....

- The relief of financial hardship (other than the provision of housing) in such ways as may be thought fit
- The advancement of education, training or retraining, particularly amongst unemployed people, and providing unemployed people with work experience
- The provision of workspace buildings and/or land on favourable terms, financial assistance, technical assistance, or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help in setting up their own business; or to existing businesses.

Inaugural Trustees have agreed that Uppingham Homes CLT will seek 'Registered Housing Provider' status with Homes England and the Ministry of Housing, Communities and Local Government (MHCLG). Further information, including public minutes of Trust member and board meetings, will be published in the future at [www.uppinghamhomes.uk](http://www.uppinghamhomes.uk) but temporarily for now at [www.uppinghamonline.co.uk](http://www.uppinghamonline.co.uk) A number of housing developers and land owners have expressed interest in collaborating with the Trust.

#### **4. Cinema for Rutland**

Andrew Robinson, a director of Rutland Kino outlined his company's aspiration to create a new cinema in Rutland. The plan is to build a boutique cinema with 2 or 3 screens and a high quality cafe. Programming would be 7 days a week and wide-ranging to take in all interests. The company's preference is to convert a 'heritage' building but a new-build could be an alternative if the location was attractive. Only one cinema will be built in Rutland and that will depend on finding a suitable site. Oakham is where the company began its search and is still its preference, simply because the population is larger in Oakham. It would consider Uppingham if a suitable site and parking is available and can be executed in a reasonable timescale (and quicker than Oakham as they are having difficulty getting a suitable site in a reasonable timescale).

The company needs a minimum usable floor area of 500 m<sup>2</sup> for a 2 screen cinema /cafe. Any site would need close access to parking with 80-100 places. Funds are available to build the cinema but if parking was not already available this would need to be provided / funded by others. The cinema will be a high quality experience and will show a wide range of films catering to all interests. The company's aim would be to have 50,000 annual admissions so bringing a significant additional 'footfall' to the town. The cafe will serve food and drink throughout the day. The project would expect to employ up to 10 people.

Ron Simpson reported that three sites have been suggested in Uppingham, two of which could become available relatively quickly. Ancer Spa had been approached about a possible amendment to their 2016 draft Masterplan (pictured below) for Uppingham Gate and a meeting had taken place with Rutland Kino. The company wants its cinema to be part of a community. Suitable provision of parking and the potentially high cost of land are a possible drawback, but every effort is being made to persuade landowners to offer a suitable site in Uppingham.

Ancer Spa has responded to Rutland Kino's enquiry indicating that they are the planning consultants for the developers who have an option on the land. They have said.....

"The draft Uppingham Gate Masterplan has no formal status in either the emerging (2<sup>nd</sup> iteration) of the Uppingham Neighbourhood Plan or the emerging Rutland Council Local Plan. It is felt that the developers cannot move forward with any proposals for the site until appropriate proposals have been included in both the Rutland Local Plan and the second Uppingham Neighbourhood Plan. This has the effect that notwithstanding any commercial considerations we are unable to 'firm up' any occupier interest in the site at this time. This is very frustrating all round."

Discussions in the town continue.....



Uppingham Gate Draft Master Plan 2016

## 5. Development of Uppingham as an Exemplar Community – Progress Reports

- a) **RCC Local and Transport Plans** – Cllrs Gordon Brown and Lucy Stephenson updated colleagues on the anticipated timelines for updating these plans. A Rutland Local Plan Key Milestones document dated June 2019 was tabled. Because of the St Georges debate and the Woolfox proposal it was not anticipated that the next public versions of the plans would be available before late autumn at the earliest. It was anticipated that the spacial strategy for the county may be debated by County Council Cabinet first. Significant change was also expected in the next draft of the Transport Plan. It was recognised that the delays with both

plans was frustrating for many, but the situation was not of the county council's choosing. The results of the recent resident and business surveys on a possible Uppingham Bypass were tabled by the Secretary and noted

b) **Uppingham Neighbourhood Plan** – The meeting was joined at 11am by Jane Lang, the new Chair of the UTC Uppingham Neighbourhood Plan Advisory Group. Jane acknowledged concerns over the lack of progress in updating the plan and briefly outlined her thinking on the way forward. She was optimistic that progress could now be made

c) **Developer and Landowner Updates** – i) Welland Vale - Annie Burns and Charlie Thomas, Directors of Welland Vale provided a brief update on the status of their site and their forward plans. Further growth and development was possible with child friendly facilities and the possibility of additional parking being explored. It was intended that any further development complement the town's existing offer ii) North and South Side Leicester Road – Outline planning permission to build housing with a view to selling on to a developer is in progress for these two sites which is empowered by the present Uppingham Neighbourhood Plan. Latest thinking on layout following a design review is shown below.....

The Secretary reported that the Chair of the Rutland Branch of the Campaign for Rural England (CPRE), Malcolm Touchin, would welcome developer views on the large scale of development planned for Rutland and indicated he would be happy to host a meeting to hear their views



**Proposed housing north and south side of Leicester Road**



**d) Education and Skills Establishment Updates** - Education leads next provided brief updates on the status of their establishments. Ben Solly, Principal of Uppingham Community College, commented upon the significant academic attainment of students, new sports facilities and recent commissioning of a new building to cater for those with learning difficulties. Liz Clarke, Chair of Uppingham C of E Governors, updated the board on a predominantly positive year at Uppingham C of E Primary School. The school has seen both OFSTED and SIAMS inspections completed, not only with 'Good' grades but with excellent comment and feedback about the quality of life within the school. She confirmed new Trust arrangements were working well, with teachers being supported across the board with innovative approaches to learning. The school will have financial challenges in the next couple of years as pupil numbers drop significantly and there was some discussion on future capacity, catchment areas and the relevance of house types being built in Uppingham to future student numbers. She invited PC Josh Ace to visit the school site at the beginning and end of the school day to witness first hand a parental issue of concern. PC Ace agreed to do so

**e) Community Safety Updates** – PC Joshua Ace of the Rutland Local Policing Unit (LPU) of Leicestershire Police updated the Vanguard Board on the recent crime statistics for the area and outlined current policing priorities

**f) Health and Wellbeing** – In the absence of the Chair of Healthwatch (attending a hospital appointment) the Secretary updated the board on a number of health and wellbeing related issues. i) Defibrillators – A further two devices were being funded by the Rotary Club of Uppingham to be placed on The Firs Estate and in Seaton Road. This brought the total number on the Uppingham network to 7. Housing developers were encouraged to consider incorporating a defibrillator with supporting powers and light to all new housing developments ii) Hospital development – Jennifer Fenelon has advised that the next major public meeting on hospital development impacting upon Uppingham will be held on September 4<sup>th</sup> 2019. Subsequent to the Vanguard Board meeting, the procedure to attend follows.....

On 4th September 2019 the conference, **A Health Plan for Rutland**, will take place in the Rutland County Museum at 7pm. It will be independently chaired by Sir Laurence Howard, former Lord-Lieutenant of Rutland and Deputy Dean of Leicester Medical School. There has already been great interest from Rutlanders who want to know about future plans for the County and would like to give their views. We think you will want to participate in that discussion. The outline programme has now been released and will discuss:-

1. **Acute Hospital Services:** - includes *where* it is proposed we access emergency and planned care (Leicester, Peterborough or Kettering) in the context of the probable closure of Leicester General (including Maternity) and *how it is proposed to reconfigure* clinical services to meet the needs of our expanding and ageing population.
2. **Services Outside Hospital:** -The new emphasis is on moving as much care as possible locally. People would like to discuss what that will mean for local services in Rutland (eg GP; community; mental health; diagnostics; minor treatments; discharge from hospital; end of life care; transport; care homes; urgent care; the role of Rutland Memorial Hospital etc.).

In January 2019 a new Long Term Plan for the NHS was published by the government. Health organisations are required to submit their local draft implementation plan including local people's views by the end of September 2019. Following the conference, we will put Rutland residents views into a report for NHS organisations to use.

The conference will focus on how the NHS Long Term Plan can be applied to services for Rutland. It is available at <https://www.longtermplan.nhs.uk/publication/nhs-long-term-plan/>

Registration levels indicate that this will be the largest gathering of people focusing on health services in Rutland since 2016. It will be an ideal opportunity to hear the community's views.

If you haven't already done so, please **register for this free event** at 7pm on Wednesday 4th September 2019 at the Rutland County Museum one of three ways:-

1. Eventbrite direct booking (recommended) Click on <https://www.eventbrite.com/e/ahealth-plan-for-rutland-tickets-62674990584>
2. Via email to: - [RHSCPC@icloud.com](mailto:RHSCPC@icloud.com)
3. By post to:- RH&SCPC, % 42 Lyndon Road, Manton, Oakham LE15 8SR

**Footnote -**

The Rutland Health and Social Care Policy Consortium is facilitating this event at the request of Rutland residents. It is a non-aligned group of local Rutland residents who are experienced in reviewing the application of national policy. For further detail email [RHSCPC@icloud.com](mailto:RHSCPC@icloud.com)

iii) Surgery – It was noted that Vanguard Board member Geoff Thompson was now the Chair of the Uppingham Surgery Patient Participation Group (PPG) iv) Healthwatch- It was noted that a Young Healthwatch scheme had been developed. Further details are available from....  
[Leila.mars@healthwatchrutland.co.uk](mailto:Leila.mars@healthwatchrutland.co.uk)

- a) **Digital Uppingham and the Future High Street** – The £5M Future High Street bid prepared by Uppingham First and submitted by the county council on the town's behalf can now be read at [www.uppinghamonline.co.uk](http://www.uppinghamonline.co.uk) It was noted that no town less than 17000 population had received government support; a disappointing outcome for small market towns. A further meeting with Whitespace UK Ltd is being sought to progress the delivery of a white space signal and perhaps a 5G signal into the high street from aerials to be mounted on the roof of an Uppingham school building. Gigaclear continues to expand its fibre to the premise (fttp) broadband network within Uppingham linked to new housing development. Uppingham Town Council has supported the BT/Digital Rutland initiative to bring a direct fibre broadband connection to public buildings in the town.
- b) **Uppingham as a Cashless Society** – An innovative pilot scheme to support the elderly engage with the cashless society in Rutland is to be funded by the Rotary Club of Uppingham.
- c) **Community Transport** – It was noted that the very successful Uppingham Hopper project was willing and able to link all proposed housing development sites in the town to the Uppingham Surgery, the town centre and existing commercial bus services. The autumn would see the bus trial a home shopping scheme for the housebound and link a number of villages in the town's hinterland. Significant evening and weekend use of the bus was now being made by many of the town's community groups.

## 6. Date, format and content of next meeting

In approximately six months: Date to be advised. Content will include the latest on the Rutland Local and Transport Plans, a report on the Uppingham Homes CLT scheme to build community led affordable homes and a 5G proposal for Uppingham.

The meeting closed at 12.30pm followed by a buffet lunch and networking

## Notes prepared by Ron Simpson. 1.8.2019

**Note:** The Uppingham Vanguard Board+ was created at the suggestion of a government advisor who was impressed by the town's forward looking agenda. Its purpose is to share information with, and encourage collective debate between, organisations involved in the operation and forward development of Uppingham as an exemplar market town. The Board is administered by the award winning Uppingham First Community Partnership.

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