



**Governance and Audit
Committee**

10 June 2025

Subject: The Regeneration of former RAF Scampton

Report by:	Director of Planning, Regeneration & Communities
Contact Officer:	Sally Grindrod-Smith Director Planning, Regeneration & Communities sally.grindrod-smith@west-lindsey.gov.uk
Purpose / Summary:	To provide an update on the regeneration of former RAF Scampton and lessons learnt to date.

RECOMMENDATION(S):

1. That members of the committee note the update provided and the lessons learnt to date.

IMPLICATIONS

Legal: There are no legal implications as a result of this report. Specialist external legal advice was commissioned at each stage and informed all action. All legal action in relation to the former RAF Scampton has ended and has previously been reported as required by the council's constitution.

(N.B.) Where there are legal implications the report MUST be seen by the MO

Financial : FIN/24/26/MT/SL

There are no financial implications as a result of this report. Financial updates will continue to be provided to Corporate Policy and Resources (CPR) Committee as part of the quarterly budget monitoring cycle.

Expenditure of £154,500 was made in 2024/2025. This leaves a balance of £40,600 in the reserve for work on Scampton. It was requested during the procurement process that the council are reimbursed up to £300,000 of costs incurred. If this funding is received, then the total balance of the reserve would be £340,600.

Since the year end position was reported an additional £38,000 of funding has been secured through the One Public Estate Programme which will be used to offset some of the expenditure on the procurement exercise. This will be reported in the next quarterly update to CP+R.

(N.B.) All committee reports MUST have a Fin Ref

Staffing : Work to support the regeneration of former RAF Scampton continues to be delivered by existing resource. Where required specialist legal and commercial services are in place.

(N.B.) Where there are staffing implications the report MUST have a HR Ref

Equality and Diversity including Human Rights :

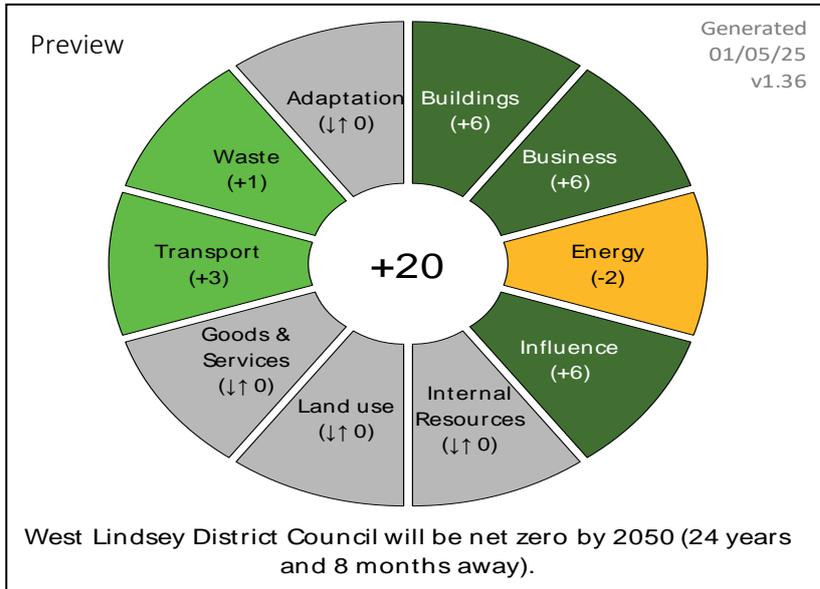
The regeneration of the former RAF Scampton seeks to create a sustainable future and ensure equality of access to services and employment opportunities for those that live, work or visit the site in the future. This report has no specific equality and diversity implications.

Data Protection Implications :

There are no data protection implications contained within this report.

Climate Related Risks and Opportunities:

The regeneration of the former RAF Scampton seeks to deliver improved climate and sustainability related outcomes. The CESIA below was developed and presented to Corporate Policy and Resources Committee on 9th February 2023 as part of previous decisions to select a development partner. This will be updated as required when the development agreement is finalised.



Section 17 Crime and Disorder Considerations:

There are no section 17 Crime and Disorder Considerations in this report.

Health Implications:

There are no health implications from this report.

Title and Location of any Background Papers used in the preparation of this report :

Due to the commercially sensitive nature of reports relating to the regeneration of former RAF Scampton, they remain exempt from publication.

Risk Assessment :

Whilst the site was being developed by the Home Office as a site for asylum accommodation a strategic risk was added to the risk register and updated regularly. As this is no longer underway the strategic risk has been closed.

Work to deliver the regeneration of the site is listed as a mitigating action on the strategic risk register under the Growing the Economy theme. The service level risk of regenerating the site is monitored by the Land Property and Growth Board.

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

X

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

X

1 Introduction

- 1.1 At the meeting of Governance and Audit Committee on 16th April 2024 as part of the discussion regarding the Combined Assurance report a request was made for an update to be provided to the committee on RAF Scampton.
- 1.2 The minutes of the committee state *'Members requested that an update on RAF Scampton and learning from the project be brought to the Governance and Audit Committee for consideration'*.
- 1.3 This matter was assigned to the Director of Planning Regeneration and Communities on 20th February 2025 following the departure of the Director of Corporate Services.

2. Lessons Learnt

- 2.1 On 5th September 2024 Dame Angela Eagle MP in her capacity as Minister for Border Security and Asylum made a written ministerial statement (WMS) to Parliament. The WMS provided an update on plans for the future of RAF Scampton and announced that the Government made the decision to end plans to house asylum seekers at RAF Scampton and exit the site.
- 2.2 The WMS set out that the site would be disposed of in line with due process for disposing of Crown Land.
- 2.3 Upon receipt of this decision officers held lessons learnt / close down sessions with the Multi Agency Group (which was then stood down) the internal team and the legal advisors including the Kings Counsel barrister and his junior.
- 2.4 The Council have received much support for the actions taken to protect the future of this key, strategic site. Lessons learnt from our action to date can be grouped into the following themes:
 - Developing and communicating a clear and compelling vision for change that secured widespread support is essential;
 - A visible, well connected and credible private sector partner prepared to support is invaluable;
 - Bringing together a talented and dedicated team that believed in the mission and was determined to succeed with the appropriate internal and external support where needed was important;
 - ensuring and maintaining an up to date, positive and robust Local Plan policy framework for strategic sites, ensuring comprehensive community support to protect the interest and uniqueness of the site, which in this case included the integral historic value of the site to West Lindsey, Lincolnshire and beyond.
 - Focusing on efficiency and value for money at each stage to ensure only essential costs were incurred;

- The Multi Agency Response demonstrated strength in the public sector in Lincolnshire and created a shared endeavour, local response and resource;
- Political support and leadership from and between all levels (MP, County, District, Ward, Parish) is key;
- Using data and robust local intelligence to inform and shape action delivers results;
- A structured, formal, consistent and documented approach to correspondence ensures a clear audit trail;
- Development of a communication strategy which places the community at its heart and develops relationships with the media delivers positive results;
- Ensuring the council's values, particularly integrity, honesty and public service guide action is essential; and
- Use of plethora of local authority powers and available actions was important together with ensuring the focus was on the end goal not each line of action.

2.5 As a direct result of the enforcement action taken on the site, officers introduced a regular Planning Enforcement update to Planning Committee. This ensures that members of the committee remain formally appraised of official action.

3. Site disposal and acquisition

3.1 In October 2024 the Home Office declared the site surplus and asked West Lindsey District Council (WLDC) to renew its expression of interest for acquisition.

3.2 The site of former RAF Scampton is Crown Land. Government rules for disposal of Crown Land cite use of a process known as ePIMs. The ePIMs process sees public sector assets sold at open market value to another public sector body.

3.3 On 12th December 2024 WLDC submitted an updated expression of interest for the site. The decision to submit was made by the Corporate Policy and Resources Committee subject to a number of conditions, including the joint commissioning of an updated valuation in line with 'Red Book' principles.

3.4 There were no other public bodies interested in the acquisition.

3.5 Following a meeting on 26th February 2025 between Minister Eagle, Hamish Falkner MP, Sir Edward Leigh MP and Cllrs Young and Rollings, the Leader received correspondence from Minister Eagle on 1st April which confirmed that the Home Office is to market the site whilst in parallel continuing to work with West Lindsey District Council to progress our interest in the site. The letter confirmed that the Home Office must ensure that they achieve best value for the site and local

community, while observing managing Public Money Principles and due process for the disposal of Crown Land.

- 3.6 Work has now commenced with the Home Office and Valuation Office Agency to value the site. To date the site has not been openly marketed by the Home Office.

4. Next Steps

- 4.1 Securing the delivery of the £300m investment and regeneration proposal for the former RAF Scampton remains a priority.
- 4.2 As previously reported to CPR, the councils preferred development partner, Scampton Holdings Limited were procured through a competitive tender process, in line with public sector procurement requirements.
- 4.3 The procurement exercise received over 100 initial expressions of interest from a wide range of parties including house builders, developers, development consortia, property agents and contractors. The proposals were narrowed down over an 8 month period of rigorous testing and evaluation to ensure compliance with all essential criteria.
- 4.4 An evaluation team of council officers, supported by an external commercial advisor, a procurement lawyer, a property lawyer and an external financial assessor, assessed each proposal against the following criteria:
- Masterplan and policy alignment
 - Phasing and deliverability
 - Commercial
 - Financial
 - Legal
 - Team capacity and capability
 - Social Value
- 4.5 Scampton Holdings Limited have provided details of the funds available to deliver the regeneration proposed through their submission. This funding position was reviewed again prior to the submission of the expression of interest in December and all final due diligence will completed by the council's external financial assessor prior to sign off of the Development Agreement.
- 4.6 Scampton Holdings Limited remain committed to the delivery of the £300m investment and regeneration programme.

- 4.7 As previously agreed with CPR, Scampton Holdings Limited will deliver a presentation of their masterplan to the committee ahead of the consideration of the final Development Agreement. As and when final terms of acquisition can be agreed with the Home Office, the Development Agreement, which is in draft form can be finalised and presented to the committee for final consideration.
- 4.8 Whilst this work is ongoing officers continue to seek assurance from the Home Office that the important heritage of the site is being maintained, protected and preserved. Concerns have been raised regarding the condition of the Grade II Listed former Officers Mess and the ongoing maintenance of the four listed hangars.
- 4.9 The Special Development Order (the governments' planning approval for use of the site as asylum accommodation) remains in place. Some work has been completed in line with the requirements placed on the consent but to the best of our knowledge there remains work outstanding on the conditions associated with the consent. Officers continue to monitor this matter.
- 4.10 Updates are provided through established communication channels to staff, members and our local community as appropriate. All member update briefings will continue to be delivered as required. Officers continue to attend community drop-in sessions, meetings of Scampton Parish Council and a wider network of local Parish Council's. The local MP receives a regular briefing from officers and the Leader of the Council.
- 4.11 Should the Home Office sell the site to another party, the Council will work with the site owner to ensure that the requirements of the adopted Central Lincolnshire Local Plan Policy S75 are fully understood and complied with. This includes the delivery of a site wide masterplan, adopted through the statutory planning process.