

BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK

CABINET MINUTES

**Minutes from the Meeting of the Cabinet held on
Tuesday, 7 October 2014 at 5.30pm in the Committee Suite,
King's Court, Chapel Street, King's Lynn**

PRESENT: Councillor B Long (Vice Chairman in the Chair)
Councillors A Beales, A Lawrence, Mrs E Nockolds,
D Pope and Mrs V M Spikings.

Apologies for absence were received from Councillors N J Daubney
(Chairman) and Lord Howard.

CAB66: **SUSPENSION OF STANDING ORDER 36 – RECORDING OR
BROADCASTING OF MEETINGS**

RESOLVED: That in order to comply with Statutory Instrument
2014 no 2095, The Openness of Local Government Bodies
Regulations 2011, Standing Order 36 be suspended for the duration of
the meeting.

CAB67: **MINUTES**

RESOLVED: The Minutes of the Meeting held on 10 September
2014 were approved as a correct record and signed by the Chairman.

CAB68: **URGENT BUSINESS**

There was no urgent business.

CAB69: **DECLARATIONS OF INTEREST**

None

CAB70: **CHAIRMAN'S CORRESPONDENCE**

None.

CAB71: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

None

CAB72: **CALLED IN MATTERS**

Cabinet was informed that a delegated decision taken by Councillor
Pope on the issue of increasing the number of 20 minute free parking
bays had been called in. The issue would be considered at the next
meeting of the Cabinet Scrutiny Committee.

CAB73: **FORWARD DECISIONS LIST**

The forward decision list was noted.

CAB74: **MATTERS REFERRED TO CABINET FROM COUNCIL BODIES**

i) **Resources and Performance Panel: 30 September 2014**

The Panel made the following recommendations to Cabinet, which were dealt with when Cabinet considered the reports on the agenda:

RP63: Exempt Cabinet Report: Major Housing Scheme – Results Of Procurement

RESOLVED: That the Panel support the recommendations to Cabinet as set out in the report.

RP64: Cabinet Report: Corporate Peer Challenge

RESOLVED: That the Panel support the recommendations to Cabinet as follows:

Cabinet is recommended to note the final report of the LGA Peer Challenge Team and to endorse the actions of Management Team to respond to the report's conclusions.

ii) **Regeneration Environment and Community Panel: 1 October 2014**

The Panel made the following recommendations to Cabinet, which were dealt with when Cabinet considered the reports on the agenda:

REC57: Cabinet Report – Compulsory Purchase Order – Land Rear Of Blackfriars Road, King's Lynn

RESOLVED: That the Regeneration, Environment and Community Panel support the recommendations to Cabinet as follows:

That the Executive Director (Environment and Planning), in consultation with the Portfolio Holder for Development, be authorised to promote a Compulsory Purchase Order for the acquisition of Land Rear of 7 Blackfriars Road, King's Lynn, Norfolk, PE30 1NR ("the Order Land"), with a view to its subsequent disposal.

To authorise the Legal Services Manager and Monitoring Officer to make minor amendments, modifications or deletions to the CPO schedule of interests and map, should this be necessary, and to

finalise the making and submission of the CPO, including promoting the Council's case at public inquiry, if necessary.

Subject to confirmation by the Secretary of State to authorise the Legal Services Manager and Monitoring Officer to secure full title to and possession of the Order Land as appropriate by:

- i. Serving notice of confirmation of the CPO on all interested parties;
- ii. Serving notice of intention to execute a General Vesting Declaration;
- iii. Executing the General Vesting Declaration;
- iv. Serving Notices to Treat and/or Entry as appropriate.

Subject to confirmation by the Secretary of State to authorise the Legal Services Manager and Monitoring Officer to enter into an Indemnity Agreement which (inter alia) indemnifies the Council in respect of its costs in promoting the Order, including any compensation liabilities arising from the exercise of the compulsory purchase powers.

To authorise the Legal Services Manager and Monitoring Officer to dispose of the Order Land to such person, in such manner and subject to such conditions as appears to be expedient, in order to secure the best use of that the Order Land and any buildings or works which are to be constructed or carried out on it (whether by themselves or by any other person).

That the Executive Director (Environment and Planning) approves that the proceeds from the sale of the property is used for further acquisitions.

REC58: Cabinet Report – King's Lynn Town Centre Action Plan

RESOLVED: That the Regeneration, Environment and Community Panel support the recommendations to Cabinet, with a slight amendment to recommendation two (in italics below) as follows:

1. That the responses to the consultation be noted.
2. That the King's Lynn Town Centre Action Plan is approved, *subject to consideration of the comments of the Regeneration, Environment and Community Panel.*

CAB75: **CORPORATE PEER CHALLENGE**

The Chief Executive presented a report which explained that earlier in the year the Borough Council had responded positively to an invitation from the Local Government Association (LGA) to have a Corporate Peer Challenge as part of their sector level improvement programme.

The scope of the peer challenge was designed to incorporate both an external 'health check' of the organisation, including the core components examined by all corporate peer challenges, together with an examination of how the council could effectively use King's Lynn's tourism, arts, culture and heritage more effectively to strengthen the local economy. The make-up of the peer challenge team was designed to facilitate the two aspects of the challenge.

The review took place in early February and the final report was received towards the end of April 2014. The report summarised the findings of the team's work which highlighted suggestions for improvements to the following areas:

- The operation of scrutiny,
- The communication of strategic goals to all levels of staff,
- Improving the relationships with the County Council,
- Developing the role of Extended Management Team
- Improving the learning from project delivery
- They felt consideration should be given to the potential for shared management/staffing and consideration given to succession planning for the management team due to the advancing age profile of some members of the team.
- The provision of a Destination Management Organisation/Marketing Plan
- The development of further activities and events for King's Lynn.
- A selection of points relating to the town centre, waterfront opportunities and updating the technologies of the visitor attractions on offer.

The Chief Executive outlined the steps currently underway to develop an action plan to address the challenge team's suggestions and ideas for consideration and referred to the positive tone of the report and the fact that most of the issues raised were already being considered and addressed by managers and Cabinet.

Councillor Long commented that Members were aware of the relationship breakdown with the County Council at the time, however he felt that there had been a great improvement in recent times. He drew attention to the fact that actions were being taken to improve the offer of the town, citing the example of the Heritage Open Day and the Classic Car show recently held.

Councillor Mrs Nockolds commented that the relationship with the County Council was working well, with good examples of working together of projects based around the Town Hall and the Health and Wellbeing Board.

Councillor Beales echoed the fact that the period referred to was a difficult and protracted situation, but throughout officers had behaved in a professional manner and still continued to work well with the

County Council on areas such as the Saturday Market Place and NORA. Councillor Beales asked who would be consulted on the Scrutiny Review, to which the Chief Executive responded that Members and Officers would be consulted, a report produced for consideration and decision.

It was noted that the Resources and Performance Panel had considered the matter and supported the recommendations.

RESOLVED: That the final report of the LGA Peer Challenge Team be noted and the actions of Management Team to respond to the report's conclusions be endorsed.

CAB76: KING'S LYNN TOWN CENTRE ACTION PLAN

The Chief Executive presented a report which explained that nationally town centres had been facing a number of external challenges to their economic vitality and viability and King's Lynn had not been immune from these. Central government had acknowledged that there were risks to traditional town centres and had taken some steps aimed at supporting the viability of town centres and to help mitigate the impacts. However the national initiatives needed to be supported and supplemented by local actions in response to local issues and opportunities.

An Action Plan had been prepared which drew together in one place the priorities and plans for the Town Centre, including those actions which the Borough Council would lead on together with those which would be delivered by partners and the private sector.

As the Plan sought to be as comprehensive as possible the input and support from the King's Lynn Town Centre Partnership and other key stakeholders was important, so a full consultation exercise had been undertaken. The report provided a summary of the responses to the consultation and presented a revised Action Plan, which contained links to comments made by the Peer Challenge picking up those threads. The Chief Executive also commented that as it was important to keep the document up to date, it would need to be updated at least bi-annually.

Councillor Mrs Nockolds in supporting the document, which she felt should also link with the Destination Management Plan, drew attention to the need to increase the marketing of the town and an increased number of events on offer, which were planned.

Councillor Beales drew attention to the fact that it was a live document which would be updated as circumstances demanded. It was a positive report which showed how much was being done in the town within one document and showed clear actions taken under specific themes.

Councillor Mrs Spikings in supporting the document commented that it showed how much was being achieved for the town over the course of four years and for the future, which would encourage people to come in and use the town.

Councillor Long commented that the document was a good way of concentrating all the plans for the town into one place showing what was being delivered to enhance the town centre.

The debate and discussion held at the Regeneration Environment and Community Panel was acknowledged.

RESOLVED: 1) That the responses to the consultation be noted.

2) That the King's Lynn Town Centre Action Plan be approved.

CAB77: **COMPULSORY PURCHASE ORDER – LAND REAR OF 7 BLACKFRIARS ROAD KING'S LYNN**

The Planning Control Manager presented a report which sought approval for the Council to make use of the powers available to local authorities under Section 226 of the Town and Country Planning Act 1990 (as amended) by promoting a Compulsory Purchase Order for Land Rear Of 7 Blackfriars Road, King's Lynn, Norfolk, PE30 1NR ("the Order Land") to facilitate the carrying out of development in accordance with the Scheme. The proposal was for the Council to carry out a back to back transfer of the property with Freebridge Community Housing, so at no cost to the Council, in order to accommodate and provide for the needs of those struggling with independent living.

Councillor Mrs Spikings in commending the report to Cabinet explained that Freebridge would continue to search for the owner who it hadn't been possible to trace to date and the property was in considerable disrepair, situated within the Conservation Area. The Scheme would have a positive contribution to the character and appearance of the street scene and surrounding area and promote the social and environmental well-being of the area.

Councillor Beales, in supporting the proposal, reminded Cabinet of the issues which surrounded buildings when they fell into disrepair and the potential knock on effects for those surrounding them.

Councillor Long, in supporting the proposal, commented at he felt it was the right way of dealing with the property, and reminded Members that if the owner came forward the money would be paid to them.

The Regeneration, Environment and Community Panel considered the report and supported the recommendations.

RECOMMENDED: 1) That the Executive Director (Environment and Planning), in consultation with the Portfolio Holder for Development, be authorised to promote a Compulsory Purchase Order for the acquisition of Land Rear Of 7 Blackfriar’s Road, King’s Lynn, Norfolk, PE30 1NR (“the Order Land”), with a view to its subsequent disposal.

2) That the Legal Services Manager be authorised to make minor amendments, modifications or deletions to the CPO schedule of interests and map, should this be necessary, and to finalise the making and submission of the CPO, including promoting the Council’s case at public inquiry, if necessary.

3) That subject to confirmation by the Secretary of State the Legal Services Manager be authorised to secure full title to and possession of the Order Land as appropriate by:

- i. Serving notice of confirmation of the CPO on all interested parties;
- ii. Serving notice of intention to execute a General Vesting Declaration;
- iii. Executing the General Vesting Declaration;
- iv. Serving Notices to Treat and/or Entry as appropriate.

4) That subject to confirmation by the Secretary of State the Legal Services Manager be authorised to enter into an Indemnity Agreement which (*inter alia*) indemnifies the Council in respect of its costs in promoting the Order, including any compensation liabilities arising from the exercise of the compulsory purchase powers.

5) That the Legal Services Manager be authorised to dispose of the Order Land to such person, in such manner and subject to such conditions as appears to be expedient, in order to secure the best use of that the Order Land and any buildings or works which are to be constructed or carried out on it (whether by themselves or by any other person).

6) That the Executive Director (Environment and Planning) approves that the proceeds from the sale of the property is used for further acquisitions.

CAB78: **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED: “That under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it

involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.”

CAB79: **MAJOR HOUSING DEVELOPMENT – PREFERRED BIDDER SELECTION**

Councillor Beales presented a report on the Major Housing Development, the aim of which was to achieve a significant delivery of housing over a 4-5 year period, accelerating house building in the local economy by bringing forward public land for development which would otherwise not be developed in the medium term. The project would also provide a commercial return for the Council over the longer term and act as a stimulus to the economic activity in the local area including the creation of apprenticeships in West Norfolk.

The report explained that the proposal taken to market assumed that the Council would:

- (i) Use Council owned land (and possibly HCA land) as an investment to stimulate new housing delivery on up to 4 specific sites.
- (ii) Accept a deferred receipt/revenue stream for the land.
- (iii) Consider alternative model options that include the receipt of market rent in the early years and capital receipts as properties are sold when markets permit.

The report updated Members on progress made with the project since the last report to Cabinet on the 30 July 2013. It explained that six bids had been received from three bidders, a compliant bid and variants following discussions as part of the dialogue stage.

Councillor Beales drew attention to the debate and discussion which had been held at the Resources and Performance Panel which had supported the recommendations.

RECOMMENDED: That the following be agreed:

- (1) Approve Lovell as the preferred bidder.
- (2) Approve Lovell’s Variant B as the preferred bid.
- (3) Approve the pre works identified by Lovell, totalling £158,000 to allow the scheme to progress to timescale at the Councils risk.
- (4) That a further report be brought to Cabinet by January 2015 to consider if final approval for the whole scheme can be given.

The Meeting closed at 6.06 pm