

BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK

CABINET

**Minutes from the Meeting of the Cabinet held on
Tuesday, 3 February 2015 at 5.30pm in the Committee Suite, King's
Court, Chapel Street, King's Lynn**

PRESENT: Councillor N J Daubney (Chairman)
Councillors A Beales, Lord Howard, A Lawrence, B Long,
Mrs E Nockolds, D Pope and Mrs V M Spikings.

CAB135: **MINUTES**

RESOLVED: The Minutes of the Meeting held on 13 January 2015 were approved as a correct record and signed by the Chairman.

CAB136: **URGENT BUSINESS**

There was no urgent business.

CAB137: **DECLARATIONS OF INTEREST**

None.

CAB138: **CHAIRMAN'S CORRESPONDENCE**

None.

CAB139: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor A Tyler and J Moriarty attended under Standing Order 34 to discuss item CAB 145 Major Housing Project.

CAB140: **CALLED IN MATTERS**

There were matters which had been successfully called in.

CAB141: **FORWARD DECISIONS LIST**

The forward decision list was noted.

CAB142: **MATTERS REFERRED TO CABINET FROM COUNCIL BODIES**

i) **Resources and Performance Panel: 27 January 2015**

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

RP107: Urgent Business Under Standing Order 7
Cabinet Report: Major Housing Development Final Approval – Part 1
Open

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

Cabinet is asked for note the comments received through the public consultation exercise and proposed responses outlined in the report and to give consideration to the suggested changes to the original outline plan when considering the second report on the scheme which will be taken in exempt session, as set out in Section 8.

Major Housing Development Final Approval – Part 2 Exempt

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

1. Cabinet recommends to Council to
 - (i) Give approval for
 - (a) the modified scheme, and in particular the exclusion of Lynnsport 2 from this project;
 - (b) the inclusion of the relevant capital costs and funding set out in Section 5 into the Council's capital programme for the period 2015/2018;
 - (c) the investment into the leisure facilities needed for the scheme to progress as set out in Section 4 of the Open report;
 - (d) the building of the new road from Edward Benefer Way to Lynnsport including the proposed car park proposals;
 - (e) the starting of phase 1 (Marsh Lane);
 - (f) the replacement of 'Private Rental units' with 'For Sale units' as set out in paragraph 1.4 of this report.
 - (ii) That Cabinet and Council act as the bodies authorised to sign off the start of subsequent 'contracted phase' subject to; a business case being produced by Lovells and the 'contracted phase' meeting the financial viability tests set within the contract and outlined in this report.
 - (iii) Give delegated authority to the Chief Executive in consultation with the Leader, Regeneration & Housing Portfolio holders to enter the proposed agreements with Lovell Partnerships Ltd.
 - (iv) Approve the principle of funding the Local Authority Housing Company by the Borough Council; which will hold any properties that have not been sold as part of each phase as private rental units, until they can be sold without adversely affecting the property market.

(v) Approve the programme governance arrangements set out in the Open report.

2. Cabinet resolves to authorise the release of an additional £200,000 to enable Lovells to continue with their pre-development works.

RP113: Cabinet Report: Financial Plan 2014/2018

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

Recommendation 1

It is recommended that Council approve the revision to the Budget for 2014/2015 as set out in the report.

Recommendation 2

Council is recommended to reaffirm the Policy on Earmarked Reserves and General Fund Working Balance and the maximum balances set for the reserves as noted in the report.

Recommendation 3

It is recommended that Council:

- 1) Approves the budget of £18,070,690 for 2015/2016 and notes the projections for 2016/2017 and 2017/2018.
- 2) Approves the level of Special Expenses for the Town/Parish Councils as detailed in the report.
- 3) Approves the Fees and Charges 2015/2016 detailed in Appendix 4.
- 4) Approves a Band D council tax of £111.97 for 2015/2016.

Recommendation 4

Council is recommended to approve a minimum requirement of the General Fund balance for 2015/2016 of £937,781.

RP114: Capital Programme and Resources 2014-2018

RESOLVED: The Panel supports the recommendation to Cabinet as follows:

- 1) Cabinet recommends to Council the amendments to capitals schemes and resources for the 2014-2018 capital programme as detailed in the report.

2) Cabinet recommends to Council that new capital bids are to be funded from available capital resources and included in the capital programme 2015-2018 as detailed in the report.

ii) Regeneration Environment and Community Panel: 28 January 2015

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

REC110: Cabinet Report: Financial Plan 2014/2018

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

Recommendation 1: It is recommended that Council approve the revision to the Budget for 2014/2015 as set out in the report.

Recommendation 2: Council is recommended to reaffirm the Policy on Earmarked Reserves and General Fund Working Balance and the maximum balances set for the reserves as noted in the report.

Recommendation 3: It is recommended that Council:

- 1) Approves the budget of £18,070,690 for 2015/2016 and notes the projections for 2016/2017 and 2017/2018.
- 2) Approves the level of Special Expenses for the Town/Parish Councils as detailed in the report.
- 3) Approves the Fees and Charges 2015/2016 detailed in Appendix 4.
- 4) Approves a Band D council tax of £111.97 for 2015/2016

Recommendation 4: Council is recommended to approve a minimum requirement of the General Fund balance for 2015/2016 of £937,781.

REC111: Cabinet Report: Capital Programme 2015/2018

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

- 1) Cabinet recommends to Council the amendments to capital schemes and resources for the 2014-2018 capital programme as detailed in the report.
- 2) Cabinet recommends to Council that new capital bids are to be funded from available capital resources and included in the capital programme 2015-2018 as detailed in the report.

CAB143: THE FINANCIAL PLAN 2014/18

Cabinet considered a comprehensive report presented by The Leader, Councillor Daubney which explained that as part of the council tax setting process the Council updated its longer term Financial Plan to take account of any changes in financial settlements, inflation on service costs and revised priorities of the administration.

In February 2014 the Council set out a Financial Plan for 2013/2017 that took account of the Government's aim of reducing the national deficit and the impact on the Council of significant reductions in Government grant.

In the financial settlement announced by Government on 18 December 2014 it was confirmed that the level of funding to be available to the Council for the year 2015/2016 from formula funding was £8,897,030. This was £20,960 higher than the level of grant included in the current Financial Plan which was based on a projection of funding announcements from Government last year.

The provisional formula grant figure announced by Government for 2015/2016 showed a reduction of 15% on the formula funding for 2014/2015.

There were no provisional figures for the level of funding to the Council for 2016/2017 or 2017/2018 but it had been assumed that further cuts would be made to the formula funding and a provisional figure of £8,490,660 had been included in the Plan for 2016/2017 with a further reduction to £8,149,410 in 2017/2018.

An additional funding stream available to the Council introduced by changes to local government finance in April 2013 came from the retention of growth in business rates. The Council would retain 40% of any net growth in the business rates achieved and 100% of any growth in business rates from Renewable Energy facilities. The amount estimated to be retained by the Council in 2014/2015 was £531,100. Additional funding from business rates was expected to increase to £694,280 in 2015/2016 and continue to rise over the period of the Plan as other new businesses come on to the valuation list.

In April 2011 the Government introduced a scheme which incentivised councils to increase housing supply by rewarding them with a New Homes Bonus. The value of the Bonus was equal to the national council tax band D for each additional property added to the council tax list in a year and was paid for the following six years as an unringfenced grant. The Council received funding of £2,352,000 in 2014/2015.

The grant figure for 2015/2016 was estimated to be £566,980 giving a total sum due of £2,918,980. It was assumed that over the next two

years the bonus would increase to £3,329,690 in 2016/2017 and then reduce to £3,303,140 in 2017/2018 as the 2011/2012 element was removed and the 2017/2018 came into account.

The Council over the past few years had adopted a policy of seeking efficiencies and different ways of delivering services producing significant levels of savings and reductions in staffing and as a consequence the paybill. Since 2009 service reviews had reduced ongoing annual spending each year by £7.6m.

The costs of services of the Council had been updated. The impact of the reduced funding from Government and the slow recovery of the economy made the longer term picture difficult to project. In terms of containing spending a number of service budgets had been held at 2014/2015 levels and increases had been made only where known price increases had occurred. With regard to projecting levels of income in certain services including planning/car parks and industrial estates it remained difficult in this period and a cautious approach had been taken in projecting forward into 2015/2018.

As in previous years the Council continued to make use of working balances and reserves to protect against volatile changes in the cost of services and receipt of income. The use of balances provided the Council with time to consider in a more proactive and measured way how to deal with situations like the reduction in grant or changes in income from services. At no time did the Plan take working balances below the minimum level as stated in the Policy on Earmarked Reserves and General Fund Working Balance of the Council.

As part of the financial settlement the Government had once again included an incentive for councils to hold council tax to current levels. If the Council set council tax Band D at £111.97 – no increase – then the Government would provide extra grant equivalent to 1% of council tax income. This would equate to £66,010 for the Council but the incentive was at present only available for 2015/2016.

The Financial Plan for 2015/2018 assumed no increase in council tax for 2015/2016 with a 1.5% increase proposed for 2016/2017 when a council tax Band D charge would rise from £111.97 to £113.65 – £1.68 pa (3 pence per week) and a further 1.5% in 2017/2018 when a Band D council tax charge would rise to £115.35.

Councillor Daubney drew attention to the record of the Council on council tax over the past few years which had been exceptional. If the Council delivered council tax at the proposed level for 2015/2016 it would have been held at £111.97 (Band D property) since April 2010 and over a period of 11 years since April 2005 the council tax would have risen from £108.67 to £111.97 - by only 3%. He further reminded Members that because of the fact that there had been no increase to the Council's level of council tax this Council's was one of the lowest in the country.

The Council had a focus on cost reduction, income generation and changes to service delivery for 2015/2018.

The Financial Plan 2014/2018 showed that the Council would need to manage the fact that spending in 2017/2018 and future years was projected to be above the level of income/funding available and that a cost reduction programme should remain active. Work was already underway on a number of initiatives that would reduce costs in 2015/2016 and future years.

In elaborating on the contents of the report and the Council's proposals for the coming year Councillor Daubney drew attention to:

- The fact that as well as no increase to the Boroughs Council Tax levels, it was also proposed that there be no increase to car parking charges.
- The Town Centre Promotions budget would be maintained to assist with ensuring the town centre remained at a strong and vibrant level.
- As the Government continued to maintain the reduction in Revenue Support, the cost reduction programme within the organisation would be maintained.
- The growth in business rates was being worked upon, despite the recent decisions of the Valuation Office on appeals which had considerably reduced the valuations of a number of businesses.
- The Authority continued to hold healthy balances, of which £2m would have to be used in the final year of the Plan 2017/2018.

Councillor Daubney reminded Members that by having 3 year projections to the budgets it enabled forward planning for any changes and cuts to balance without a "black hole" appearing in the current year.

Councillor Beales asked whether the inflation assumptions for utility costs for oil and gas would be excessive following the recent reductions in oil and gas prices, or was it prudent budgeting?. The Chief Financial Officer responded that the levels had been set in September, which meant that they would be reviewed for the April monitoring report, but the commercial levels were different to domestic including a level of payment of infrastructure costs.

Councillor Long asked whether as the tonnage of recycling was better than expected it would have an effect on the revenue costs. The Chief Financial Officer reminded Members that the new arrangements had only been in place since October, and if the tonnages improved it would be picked up in the monitoring reports.

Councillor Beales asked if the draw from balances was from revenue or capital reserves. It was confirmed it was the revenue reserves. The Deputy Chief Executive explained that balances had started at £5.3m,

dropping to £3.2m after the payment for the pension deficit, however it was intended to put finances back into the revenue working balances during the course of the year.

Councillor Long asked whether special expenses were frozen in the same way as Council Tax and could parishes increase their levels. The Deputy Chief Executive explained that the Special Expenses were frozen, but that there was no requirement on parishes to freeze their levels or to hold a referendum on their increases.

In response to a question from Councillor Beales on whether the changes to Parish levels depended on their Council Tax base, the Deputy Chief Executive explained that the Council Tax base would impact on the level of precept and Special Expenses if the eligible number of residents changed.

Councillor Mrs Nockolds commented on the level of services provided by the Council with such a low level of Council Tax was partly due to the fact that the Council had been actively seeking partnership working, new ways of working, provision of services by others or for others, all of which assisted in keeping the level of Council Tax down.

Councillor Daubney drew attention to the growth in business rates which delivered funding for the Authority. He commented that 2 businesses in the town had announced considerable expansion plans in the Borough which would be to the Council's benefit.

In response to a question from Councillor Mrs Nockolds as to whether the Council was looking at sharing management etc, Councillor Daubney explained that the Council would continue to be innovative, but any proposals had to be costed properly, he draw attention to the Leisure Trust which had been set up with anticipated annual savings in the region of £400,000.

Councillor Beales asked what the Councils total pay bill amounted to. The Deputy Chief Executive explained that the one for one system for new posts was continuing before any new posts could be created. He agreed to provide the total pay figure.

Councillor Beales also asked if the figures for the print machines were for new leases. It was explained that a large saving had been negotiated for 2 years and the 2016/2017 year showed the provision for new equipment. A decision would be taken at that point on the way forward for the print service.

Councillor Daubney reminded Members that the item had been debated fully at both Panel meetings, both of which had supported the recommendations. He drew attention to the fact that it had been a challenging year, but it had been rewarding to be able to deliver one of the lowest levels of Council Tax in the country.

He congratulated Management Team and all the staff involved who had brought forward the level of efficiencies over the recent years to be able to deliver the budget and maintain the low level of Council Tax.

RECOMMENDED 1) That the revision to the Budget for 2014/2015 as set out in the report be approved.

2) That the Policy on Earmarked Reserves and General Fund Working Balance and the maximum balances set for the reserves as noted in the report be reaffirmed.

3) That Council :

a) Approve the budget of £18,070,690 for 2015/2016 and note the projections for 2016/2017 and 2017/2018.

b) Approve the level of Special Expenses for the Town/Parish Councils as detailed in the report.

c) Approve the Fees and Charges 2015/2016 detailed in Appendix 4 of the report.

d) Approve a Band D council tax of £111.97 for 2015/2016

4) That a minimum requirement of the General Fund balance for 2015/2016 of £937,781 be approved.

CAB144: **CAPITAL PROGRAMME AND RESOURCES 2014-18**

Councillor Daubney presented a report which:

- revised the 2014/2015 projections for spending on the capital programme
- set out an estimate of capital resources that would be available for 2014-2018
- detailed new capital bids that were recommended to be included in the capital programme for the period 2015-2018
- outlined provisional figures for capital expenditure for the period 2014-2018

He drew attention to the fact that despite the financial constraints under which the Council operated, the Capital Programme remained ambitious. Major renovation schemes such as the Tuesday Market Place, Saturday Market Place and the Spinney had been delivered, with redevelopment of the Town Hall planned in the coming year, along with considerable investment in Business Facilities in the town.

The Chief Financial Officer explained that the report presented didn't include the Nora Phase 3 or the Major Housing Scheme if it was approved at the meeting.

Councillor Long made reference to the improved savings which would be made on the replacement CCTV cameras optical data transfer, and

asked if this had been taken into account in revenue savings. The Chief Financial Officer explained that they had been funded in 2015/16 from prudential borrowing from the projected savings.

Councillor Beales drew attention to the successful bids for funding from the Local Enterprise Partnership (LEP) and Lottery for projects during the current year which assisted in providing an ambitious programme. He also drew attention to the funding for the refurbishment of the toilets in Hunstanton brought about by Councillor Pope.

Councillor Beales asked if the Nora Utilities costs reflected the current savings on the current NORA phase where the utility costs had been less than expected. The Chief Financial Officer confirmed that the first phase hadn't called on all of the finance set aside.

Councillor Daubney drew attention to the complicated business transacted by the Council, along with the success in attracting external funding particularly with the LEP had meant working together with others which helped improve investment to the Borough. He congratulated all involved with the work in the previous year and with plans for the future year.

Cabinet noted that the Resources and Performance Panel had debated the item and supported the recommendation.

RECOMMENDED: 1) That the amendments to capital schemes and resources for the 2014-2018 capital programme as detailed in the report.

2) That new capital bids are to be funded from available capital resources and included in the capital programme 2015-2018 as detailed in the report.

CAB145: **MAJOR HOUSING DEVELOPMENT – FINAL APPROVAL**

Councillor Daubney introduced the report and explained to the public that following the adjournment of the item on 13 January work had been carried out to split the contents of the report in order that a debate could be held in the public area.

Councillor Beales presented the report and explained that there had been considerable public interest in the report so only the element relating to the finances, contracts and tenders was now within the exempt report, with the rest being in the public session.

In summarising the report Councillor Beales explained that the project was to deliver housing on the Lynnsport site and Marsh Lane area over a 4-5 year period. The proposal contained within the report had changed following the original consultation exercise. He explained the recommendations set out in the report.

He explained that Savills had been engaged to assess the viability of the proposals and considerable legal and commercial advice had been taken to analyse the risks and costs in order to bring the proposals forward. The report set out the changes which would take place on the Lynnsport site in terms of sports facilities, the model railway and community facilities if the proposals went ahead. A section 106 reserve would be established to fund the infrastructure on the site from the proposed housing, and a contribution would be made to the Internal Drainage Board to fund a pumping station on site.

In referring to the Marsh Lane site clarification was given that the area had always been identified for housing. In preparation and investigation, the area had been cleared of a considerable amount of detritus which had been dumped there over the years, and the old orchard area was to be left as a centre piece for the development.

The new road to be built from Edward Benefer Way through to Lynnsport, not only permitted access to Lynnsport but also the proposed Marsh Lane Development, and North Lynn. It would provide access which was appropriate for a sports facility of Lynnsport's calibre. A planning application had been submitted for the construction of the road, for which there were large drawings available to be put on display for the public. There were no detailed plans at this stage for the housing element because the consultation was carried out on the early stages and the broad principles and areas proposed.

The consultation events had been well attended raising a number of issues on the proposed development of green spaces, soccer pitches and suggested bollards along Marsh Lane and the new road. Concerns had also been raised about the utilities, school and health provision for the area. Efforts had been made to channel resident's views and come up with a way of responding to them.

Following the consultation, amendments had been made to the scheme which meant that the two 3G soccer pitches, cricket clubhouse and pitch and new changing rooms would not be included, and the 2 grass soccer pitches would remain in situ. The concern raised on the bollards had resulted in their removal from the scheme.

The new road had received comments that some people didn't want the new road to be constructed at all, but the noise concerns for nearby houses had been mitigated and several stages of safety audits had been carried out before the proposals had been declared cycle safe. The Cycle Route 1 would continue on its current route, and there would be cycle compliant traffic calming along the road. The existing hedge would be retained and improved upon. It was considered that the new road would provide extra connectivity for the North Lynn and Marsh Lane estates with the ability to get to them both from Edward Benefer Way. The benefit of the road for Lynnsport would be tremendous, giving it the access that was much needed, and

those clubs now using the site who often didn't go there when playing away games due to the difficulty in getting to it would be able to access it easier. Construction of the road would be carried out early in the process with the minimum of disruption to ensure access to the rest of the site. Additional new much needed car parking spaces would also be provided at Lynnsport.

With regard to utilities, schools and health provision, there would be a major upgrade to the utilities in the area, as there was not currently a ring main for electricity, this would now be provided to assist the switch to another part of the grid if required in the event of power cuts etc. There was a surplus of secondary school places, and work was being carried out with the County Council to increase the number of primary school places available. Discussions had also been carried out with the Clinical Commissioning Group (CCG) and NHS England who had indicated that funding followed where the population increased.

With regard to the housing numbers, as a result of the consultation process, 153 houses had been taken out of the Beulah Street area, leaving just under 400 for the whole development. The capital receipt gained from the development would be used for the benefit of the Borough. Councillor Beales explained that the Dutton Pavilion would now remain and be extended to provide both changing facilities and a community facility. There would also be a Nature Area, which would be managed by the Norfolk Wildlife Trust and a volunteer led group.

The timetable for the project from here, if approved was to agree the legal elements in February 2015, submit planning in March, finalise procurement and the detailed design and technical approvals in March with a start on site in approximately September 2015. With regard to the Governance arrangements for the project, Council would have the final say on the proposals put forward here and the progression onto each phase. .

Councillor Daubney thanked Councillor Beales for going through the report in such detail. He explained that the recommendations would be submitted to the Council meeting on 26 February 2015.

Under Standing Order 34, Councillor A Tyler asked the following questions on behalf of residents in the area:

- Would there be a referendum on the issue;
- Would there be the possibility of more feedback and informal consultations with residents;
- Following concern raised about the potential for anthrax infected pigs being buried on the site would the Council ensure it was looked at by qualified professionals;
- Were Cabinet satisfied that the health provision was sufficient on the site.

Under Standing Order 34 Councillor J Moriarty drew attention to concern which had been raised at the consultation meetings that the wrong version of drawings had been displayed which potentially meant a number of people were not aware of the changes and felt misled because of it. He applauded the Council for the early consultation work, and commented that he hoped it would choose to consult on the renewed plans which he felt would remove the need for a referendum.

Councillor Daubney responded to the question of a referendum, by stating that the consultation was very comprehensive, but he was keen that the people who lived in the area continued to be involved. He drew attention to the opportunity to raise public questions at the Council meeting if the recommendations were put forward. He would promote a partnership with residents so they had a real opportunity to influence the project and the Borough Council would work in a constructive way for what was an important development for the Borough.

Councillor Beales gave assurance that thought would be given to how this could be achieved, involving officers and the Leader and himself, ensuring that the public felt they were talking to those who made the recommendations.

With regard to the issue raised about the pigs buried in Marsh Lane, Councillor Beales explained that Defra held a longstanding register of every site where such burials had taken place. Investigations were under way to ascertain from them whether any contaminated pigs had been buried on the site. He gave assurance that the site would be investigated properly. He was also aware of the history of the sites, the orchard etc was planted in 1946, and drew attention to the old concrete bases on the site which were greenhouse bases.

With regard to the question of the health provision, he explained that discussions were being held with the CCG. Councillor McGuinness had been helpful in this respect.

In response to Councillor Moriarty's comment, he assured that the detail of what was consulted on would be improved. The process that had taken place was well in advance of a planning application being submitted for the housing developments. There was great detail on the road proposals, but the details on the housing were not yet available. He undertook to take the comments on board, but commented that not everyone would be happy with the proposals which linked with the sports element, housing and access into the town. He undertook to involve as much detail as possible in the public consultation to come.

Councillor Mrs Nockolds supported the response made on the issue of a referendum, in that it was much better to have face to face meetings and discussions where the details and information could be shared.

Councillor Lawrence drew attention to the proposals for Lynnsport, which he considered would be amazing for the young people of the area to participate in and potentially take part in higher level competitions because the facilities were upgraded to enable those levels to be reached.

Councillor Beales drew attention to the fact that some people had said the sport arguments weren't valid, but the numbers of people wanting to come forward and play hockey and tennis were there. The busier Lynnsport was, the more viable it was, and the new road and developments, along with the day time use increased that viability.

Councillor Pope drew attention to his particular interest in Lynnsport, he asked if further safety crossing measures could be introduced between the road and the disabled persons fishing facility. Councillor Beales acknowledged the comment and undertook to take that forward.

Councillor Long commented that he would like to see a green corridor created between the length of the cycle path and road to provide habitat wildlife and a natural barrier between cars and cyclists etc. Councillor Beales confirmed that the road had been extensively safety audited, and the hedge separating the two would be useful. He also reminded Members that there would also be a pedestrian footpath along the road which would mean that there would be a further break and more capacity for cyclists and pedestrians which currently was often precarious. The existing hedge would be left in situ. He also commented that the old orchard would be kept as it was intended to make it a nice place to want to be.

Councillor Daubney asked if as some of the comments had asked for parts of the Lynnsport site to be protected as open space, was there any protection that could be offered. Councillor Beales reminded members that they were transient in their role as elected Members and would therefore look to see what protection could be offered for the long term.

Councillor Daubney in commenting that the affordable housing would be pepper potted on the developments asked what type of construction the houses would be made from. Councillor Beales confirmed that the construction would be conventional, and the properties would be family homes, some privately owned, some affordable, some privately rented but they would be mixed across the site.

Councillor Mrs Nockolds asked about the aspiration that the developer would be able to create apprenticeships. The Corporate Project Officer explained that this was not the first major development Lovells had undertaken in King's Lynn, they had redeveloped Hillington Square. As part of the agreement they had to develop Apprenticeships, so in the course of the development from year 2

onwards they would provide them across the board from Architects to bricklayers.

Councillor Daubney reminded the public that the report was in two sections, and the time had now come to discuss the exempt section of the report. He reiterated the issue of the ability to submit in advance public questions to Council on 26 February.

RESOLVED: The comments received through the public consultation exercise and proposed responses outlined in the report were noted. Consideration was given to the suggested changes to the original outline plan when considering the second report on the scheme which was taken in Exempt session, as set out in Section 8 of the report.

CAB146: **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.”

CAB147: **MAJOR HOUSING DEVELOPMENT – FINAL APPROVAL**

Councillor Beales presented the exempt report on the Major Housing Project. He explained the financial and contractual changes to the report with the reduction of the number and tenure of houses being built and the changes to sports facilities. He explained that any houses which were not initially sold and rented out by the Council would be dealt with by a locally procured agent. He reminded Members that if the Council did not move on to the next phase it would have to be for purely financial reasons without the contractor seeking recompense. He drew attention to the risks and mitigation which were clearly set out in the report.

The Corporate Project Officer drew Members attention to recommendation to Cabinet that the release of an additional £200,000 to enable Lovell's to continue with their pre-development works be authorised which was to allow Lovells to take the elements of the programme forward and keep to the project timetable.

Councillor Pope congratulated Councillor Beales and officers for the proposals, which he felt had been considered by all in great detail.

Councillor Long asked if the IDB drainage costs would reduce with the reduction in houses. The Corporate Project Officer confirmed that the IDB officers had been involved throughout and were aware of the implications.

Councillor Daubney drew attention to the fact that there had been considerable public interest in the proposals, and a lot of work had gone into reaching this stage. He stressed the need for the town to continue to develop and prosper. He congratulated Councillor Beales for his presentation of the report which ensured all the information was available to the public.

Councillor Beales drew attention to the tremendous amount of work which had been put into the project by the Dale Gagen the Corporate Project Officer.

RECOMMENDED: 1) That approval be given for the following:

(a) the modified scheme, and in particular the exclusion of Lynnsport 2 from this project;

(b) the inclusion of the relevant capital costs and funding set out in Section 5 into the Council's capital programme for the period 2015/2018;

(c) the investment into the leisure facilities needed for the scheme to progress as set out in Section 4 of the Open report;

(d) the building of the new road from Edward Benefer Way to Lynnsport including the proposed car park proposals;

(e) the starting of phase 1 (Marsh Lane);

(f) the replacement of 'Private Rental units' with 'For Sale units' as set out in paragraph 1.4 of this report.

2) That Cabinet and Council act as the bodies authorised to sign off the start of subsequent 'contracted phase' subject to; a business case being produced by Lovells and the 'contracted phase' meeting the financial viability tests set within the contract and outlined in this report.

3) That delegated authority be given to the Chief Executive in consultation with the Leader, Regeneration & Housing Portfolio holders to enter the proposed agreements with Lovell Partnerships Ltd.

4) That the principle of funding the Local Authority Housing Company by the Borough Council; which will hold any properties that have not been sold as part of each phase as private rental units, until they can be sold without adversely affecting the property market be approved.

5) That the programme governance arrangements set out in the Open report be approved.

6) That a forum of interested parties and consultees be drawn upon in order to inform the development process with the direct involvement of the Leader and the Cabinet Member for Regeneration.

RESOLVED: That the release of an additional £200,000 to enable Lovell's to continue with their pre-development works be authorised.

The Meeting closed at 7.30 pm