



Cabinet
Tuesday, 17th September, 2024 at 6.00 pm
in the Council Chamber, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **MATTERS REFERRED TO CABINET FROM OTHER BODIES** (Pages 2 - 6)

To receive any comments and recommendations from other Council bodies which meet after the dispatch of this agenda.

Environment and Community Panel – 3 September 2024
Corporate Performance Panel – 4 September 2024
Regeneration and Development Panel – 10 September 2024

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COMMENTS FROM ENVIRONMENT AND COMMUNITY PANEL ON 3RD SEPTEMBER 2024 TO CABINET ON 17TH SEPTEMBER 2024

EC29: LAHF (LOCAL AUTHORITY HOUSING FUND) ROUND 3

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The Assistant Director for Regeneration, Housing and Place presented the report to the Panel. He highlighted the funding was to provide 12 new build home, 4 for eligible Afghan households and 8 properties for temporary accommodation.

He highlighted to the Panel 12 new build homes which would then be transferred to West Norfolk Housing Company. The Assistant Director for Regeneration, Housing and Place added this funding supported the Borough Council's new Homelessness and Rough Sleeping Strategy.

He outlined the options and recommendations set out in the report and drew the Panel's attention to the risk of delivery being mitigated due to the stock of properties being constructed by the Borough Council.

The Assistant Director for Regeneration, Housing and Place provided an update to the Panel on LAHF 1 and 2 which were delivered and confirmed the LAHF 3 date for delivery was 31st March 2026.

The Chair thanked the Assistant Director for Regeneration, Housing and Place for the report and invited questions and comments from the Panel.

Councillor Long commented the report was concise and sought clarification if the properties were from new build stock or existing properties on the market.

The Assistant Director for Regeneration, Housing and Place confirmed to the Panel the opportunities in the current market would be considered and acquisition from a third party however using the Borough Council's stock of properties made it easier in LAHF 1 and 2.

Councillor Kemp asked if the funding would be used on abandoned and existing properties which required refurbishment or if it was only used on new build properties.

The Assistant Director for Regeneration, Housing and Place highlighted the benefits of new build properties and explained the flexibility of the funding which that opportunity could be explored. He added the maintenance of new build properties were more suited for the overall achievement.

Councillor Rust, Portfolio Holder added how the Borough Council is fortunate to have the opportunity again and highlighted the benefit of LAHF 1 and 2. She added further the Borough Council's stock provided assurance on quality.

Councillor Bullen sought clarification on the location of these properties.

The Assistant Director for Regeneration, Housing and Place confirmed the properties would be in King' Lynn.

RESOLVED: The Environment and Community Panel supports the recommendations to Cabinet as set out below;

1. The Council will enter a Memorandum of Understanding with MHCLG based on the attached prospectus for the Local Authority Housing Fund (see appendix 2). Authority is delegated to the Executive Director (Place) in consultation with the Portfolio Holder for Housing People and 105 Communities to agree the final terms of the Memorandum of Understanding with MHCLG.
2. The Council will accept the total sum of £1,694,876 offered to the Council by MHCLG under the Local Authority Housing Fund to deliver the programme understanding the match funding requirements as set out in the report and attached prospectus.
3. Cabinet agrees that, subject to agreement from West Norfolk Housing Company, the properties will be acquired by West Norfolk Housing Company, funded by the grant, debt financing and other available funding.
4. Authority is delegated to Assistant Director Resources & S151 Officer in consultation with the portfolio holder for Finance to agree terms with West Norfolk Housing Company for the transfer of properties on the Council's developments including arrangements for deferred consideration if necessary.
5. The Council requests that West Norfolk Housing Company works with the Council to deliver the properties through the fund.
6. Cabinet agrees to the principle of allocating 4 properties acquired through the fund to eligible Afghan households.
- 7.
8. Authority is delegated to the Executive Director (Place) to alter the proposed Florence Fields tenure mix, originally agreed by Cabinet on the 17th January 2023, where necessary, to facilitate the disposal of properties previously identified as Private Rent and/or Open Market Sale, to West Norfolk Housing Company (WNHC) as affordable housing

EC31: **AIR QUALITY ACTION PLAN**

[Click here to view the recording of this item on YouTube.](#)

The Environmental Health Manager presented the report to the Panel and explained the two air quality management areas in King's Lynn which were Gaywood Clock and London Road. He informed the Panel the annual mean was 40µg/m³ which both areas had previously breached the standard. He explained once areas had been declared then an air quality action plan was implemented.

He highlighted the air quality action plan included six priorities and thirteen measures which included increased active travel, public transport (bus) improvements, transport management, review new developments, public information, and air quality project. He added measures included working with Norfolk County Council for the Southgates masterplan, low emission buses and modifying traffic lights to run efficiently.

He referred the Panel to the recommendations and highlighted the reasons for the London Road air quality action plan to be adopted. The Environmental Health Manager explained the gyratory review and Southgates Masterplan combined with other new developments; further air modelling would be carried out to assess the combined impact from new traffic flow. He added planning applications were considered as part of this action plan. He added further the reasons of the Gaywood Clock air quality management area to be revoked was due to the annual mean no longer exceeding $40\mu\text{g}/\text{m}^3$.

The Chair thanked the Environmental Health Manager for the report and invited questions and comments from the Panel.

Councillor Colwell expressed his concerns on revoking Gaywood's air quality management area. He commented he had researched the data and there were periods during commuting hours where the annual mean would be exceeded. He asked with the Florence Fields developments and other new developments, what consideration had been given. He stressed this recommendation should be held off and reviewed in the future.

The Chair, Councillor Collop echoed Councillor Colwell comments and expressed her concern with revoking the Gaywood's air quality management area.

The Environmental Health Manager clarified the monitoring data was in the annual states reports and confirmed the Statutory air quality objective of $40\mu\text{g}/\text{m}^3$ had not been exceeded over the last 5 years. He confirmed Gaywood measurements were currently all under $30\mu\text{g}/\text{m}^3$ and added the data was considered from a scientific point of view and based on human health. He added the Florence Fields was considered and was confident in revoking Gaywood Air Quality Action Plan

The Chair, Councillor Collop asked if what month of the year the data was collected and asked if this could be postponed for a year.

The Environmental Health Manager clarified the data was an annual mean therefore throughout the year data was collected. He added monitoring would continue in Gaywood and there were additional tubes to monitor. He added that further this was considered as part of the Florence Fields planning application.

Councillor Colwell thanked the Environmental Health Manager for the reassurance the monitoring would continue and understood the annual mean determined the air quality management area however wanted to highlight there was peaks throughout the day and year. He encouraged Councillors to promote active travel.

Councillor Kemp questioned if the budget for monitoring would remain without an air quality action plan and further questioned if the statutory government annual mean was $10\mu\text{g}/\text{m}^3$ rather than $40\mu\text{g}/\text{m}^3$. She commented that revoking the air quality action plan at Gaywood would be premature.

The Environmental Health Manager explained to the Panel the air quality action plan was designed to mitigate against emissions from road transport. He added wider health benefits may come from working with public health on PM10 & PM2.5 project. He noted the concern regarding short term peaks, but these are monitored and had not exceeded the 1 hour short-term objective of $200\text{ ug}/\text{m}^3$. The air quality management area was declared due to exceedances above the $40\text{ ug}/\text{m}^3$ annual mean level and this was now no longer being breached.

Councillor Kunes commented this was an issue which was going away due petrol and diesel cars no longer being bought in five years' time. He further referred to the life expectancy of cars and supported revoking the Gaywood air quality action plan.

The Vice Chair, Councillor Devulapalli, commented she was concerned the average mean was used for the air quality action plan. She added she wanted the air quality management area to remain in place due to the Florence Field development. Councillor Devulapalli added within the Borough there was lack of public transport and therefore the reason residents were car dependent.

The Environmental Health Manager brought to the Panel's attention the air quality statutory guidance was set by central government and not set locally. He added transport was the main source and this was being reduced and the data supported this.

Councillor Long commented that there had been overall improvement on the data and if the decision was made to not revoke Gaywoods air quality action plan and criteria was not met, and funding cannot continue for monitoring stations.

Councillor Colwell sought clarification on the difference between the Gaywood area and the London Road area as neither of them had exceeded the national air quality strategy limit. He stressed his concern on residents' health to the Panel.

Councillor Kemp explained the pollution caused by tyres and brakes and commented that Gaywood was a main area of King's Lynn. She further commented on the World Health Organisation statistics and annual means. She proposed to not revoke the Gaywood air quality action plan.

The Environmental Health Manager responded to Councillor Kemp and clarified the correct annual means and statutory requirements. He clarified Gaywood had not exceeded the annual means. He further explained the difference between Gaywood and London Road which was highlighted in the report.

The Vice-Chair, Councillor Devulapalli asked the Environmental Health Manager of the implications of the Gaywood air quality action plan to remain.

The Environmental Health Manager explained the monitor at Gaywood was old and needed ongoing funding to ensure that it remained operational. He added a third party was used and therefore the data was unbiased.

Councillor de Whalley, Portfolio Holder thank the Environmental Health Manager for the report and the attention of detail included in the report. He added post pandemic levels of air pollution had consistently remained below the statutory requirements due to changes in behaviour and clarified Gaywood would continue to be monitored with the air quality action plan being revoked. He highlighted recommendation six in the report and expressed his support.

A recorded vote was taken by the Environment and Community Panel.

For	Against	Abstain
Bland	Colwell	
Bullen	Collop	
Devulapalli	Kemp	

Heneghan		
Kirk		
Kunes		
Long		
Sandell		

RESOLVED: The Environment and Community Panel supports the recommendations to Cabinet, as set out below;

1. Adopt the Air Quality Action Plan for Railway Road/ London Road attached as Appendix 1
2. Revoke existing Gaywood Air Quality Management Area