

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

CABINET DECISION SHEET

**Decision Sheet from the Meeting of the Cabinet held on
Tuesday, 21st August, 2018 at 5.30 pm in the Council Chamber, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor B Long (Chairman)
Councillors A Beales, R Blunt, I Devereux and Mrs K Mellish

Apologies for absence were received from Councillors P Hodson, A Lawrence
and Mrs E Nockolds

1 MINUTES

RESOLVED: The Minutes of the Meeting held on 25 June 2018 were approved as a correct record and signed by the Chairman.

2 URGENT BUSINESS

The Chairman informed Members that the following items were deemed as urgent for the reasons shown:

Leisure Services Provision – Under standing order 12.15 the Chairman of the Corporate Performance Panel had agreed for call in to be set aside in order to maintain the required notice periods should that decision be taken. The Environment and Community and Corporate Performance Panels had scrutinised the item at a joint meeting and received information from the Leisure Trust direct.

King's Lynn - Commercial leasing of land at the Willows – This key decision had not been advertised on the forward decisions list for the required 28 days, therefore under standing order 30.6 the Chairman of the Corporate Performance Panel had been consulted and informed of the decision to take the item due to the Government timeframes involved.

3 DECLARATIONS OF INTEREST

Councillor I Devereux declared a personal interest in the Leisure Services Provision as the Council appointed representative on the Alive Trust.

4 CHAIRMAN'S CORRESPONDENCE

None

5 **MEMBERS PRESENT UNDER STANDING ORDER 34**

Councillor D Pope attended for the whole agenda
Councillor C Sampson attended for the Leisure Services Provision report.

6 **CALLED IN MATTERS**

None

7 **FORWARD DECISIONS**

The Forward Decision List was noted.

8 **MATTERS REFERRED TO CABINET FROM OTHER BODIES**

The recommendations from the Environment and Community Panel on the Provision of Leisure Services were issued to the Cabinet and were considered with the report.

9 **REVIEW OF THE PRIVATE SECTOR HOUSING POLICY**

RESOLVED: That the revised Private Sector Housing Investment Policy, to be re-named the policy to Housing Assistance Policy – Mandatory and Discretionary attached as Appendix to the report be approved.

Reason for Decision

The intended changes made within the Private Sector Housing Investment Policy reflect the requirements of the BCF and the DFG Locality Plan. This will ensure the council works collaboratively to improve outcomes across health, social care and housing particularly focusing on reducing hospital and care admissions and supporting early discharge from hospital.

The changes will not only meet these national and local plans but will also increase the speed of processing the adaptations to meet the increase in demand.

It will create a fast-track pathway for the most vulnerable people that require discharge from hospital and residential care to a home environment where they can remain living safely and independently with a reduced care package

10 **TREASURY MANAGEMENT STRATEGY AMENDMENT 2018-19**

RECOMMENDED: That the amendments to 'The Investment Strategy 2018/2019.' as detailed in the report be approved.

Reason For Decision

In order to make the required amendments to the Treasury Management Strategy.

11 **TREE AND WOODLAND STRATEGY**

RESOLVED: That the Tree and Woodland Strategy be adopted.

Reason for Decision

To ensure the long term effective management of the Borough Councils tree stock.

12 **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 items of business on the grounds that they involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

13 **LEISURE SERVICES PROVISION**

Cabinet was informed that due to the potential timeframes involved, and the fact that the Special Meeting of the Environment and Community Panel, along with Corporate Performance Members the Chairman of the Corporate Performance Panel has assented to standing order 12.15 which prevents the call in process.

RESOLVED: 1) That the findings and conclusions of the Leisure Options Appraisal report be noted and endorsed.

2) That the positive features of and outcomes from the current model of service delivery via Alive Leisure and Alive Management be noted.

3) That the preferred option for the future delivery of leisure services be to move to a new Not for Profit Local Authority Controlled Company (LACC) be confirmed, and within the LACC the Council would look to include representation from the business community. Recognising the achievements and enhancements made to leisure services under the stewardship of Alive Leisure Trustees over the past four years, the Chief Executive be instructed to engage positively with the Trust to seek an agreed way forward for the future provision of these services in the Borough and to report back to Cabinet on the outcome of these discussions to the meeting scheduled for 2nd October.

4) That the Property Services Manager be authorised to implement the break clauses in the leases for each of the leisure facilities, currently leased to Alive Leisure.

5) That the Chief Executive and the Executive Director of Commercial Services in consultation with the Leader and Portfolio Holder for Culture, Heritage and Health be authorised to take the necessary actions to implement the new arrangements.

Reason for Decision

To reduce the current level of subsidy required to deliver the Council's leisure services, to maximise the return to the Borough Council of any future capital investment in the leisure facilities, to reduce the complexity and duplication inherent in the current model to release resources in order to seek to reverse the declining levels of participation in physical activity in West Norfolk and to provide flexibility for service delivery in the future.

14 **KING'S LYNN COMMERCIAL LEASING OF LAND AT THE WILLOWS**

Councillor H Humphrey, as the Chairman of the Corporate Performance Panel of the Borough Council of King's Lynn and West Norfolk, had been informed that the meeting of the Cabinet on Tuesday 21 August 2018 may consider the report in private, pursuant to regulation 5 (6) of the regulations, it being impracticable to comply with the publication requirements of regulation 5 in respect of decision being made in private and in accordance with standing order 30.6.

RESOLVED: 1) That the lease surrender and the grant of a new lease on the terms set out within this report be agreed

2) That delegated authority be granted to the Property Services Manager, in consultation with the Portfolio Holder for Assets and Corporate Projects, to agree the rent level for the new lease; and

3) That delegated authority be granted to the Legal Services Manager to conclude all necessary lease and any other contractual arrangements to facilitate the proposal set out within the report.

Reason for Decision

To facilitate a significant development proposal for King's Lynn that will provide a significant number of construction jobs during the build period, a significant number of operational employment opportunities when the facility is completed and enhance the borough council's revenue income.

15 **KING'S LYNN - STRATEGIC PROPERTY ACQUISITION**

RECOMMENDED: That the freehold acquisition of the property on the terms as outlined within the report be approved and delegated powers be granted to the Legal Services Manager to conclude the transaction.

Reason for Decision

To acquire the strategic site.

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NORA PHASE 4

RECOMMENDED:

1. That the site be developed using the Major Housing contract with Lovell Partnerships Limited.
2. That the scheme be developed as a modular development (using Legal and General's modules); subject to the scheme appraisals net cost being the same or better than the traditional build appraisal contained within this report. The appraisal taking account of any grant from Homes England offered to accelerate the development and any reduction in price offered by Legal and General to enable the scheme to go forward.
3. That if the modular scheme does not meet the criteria shown in 2. Above, develop the land using traditional methods.
4. That 'Private Rental Properties' be included in the tenure mix as shown in section 5 of this report.
5. That a further report be brought to Cabinet to determine the most financially advantageous arrangement for the Borough Council in terms of the ownership and lease arrangements with the council owned West Norfolk Property Company.

Reason for Decision

To progress the Major Housing Project.

- To achieve significant delivery of sustainable housing over a 4-5 year period.
- To achieve a commercial return for the Council (through capital and revenue receipts).
- To stimulate economic activity in the local area through direct and indirect activity.
- To create apprenticeships.
- To complete the housing at the Nar Ouse Regeneration Area (NORA)

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NORA BUSINESS PARK ENTERPRISE ZONE PREMISES

RECOMMENDED:

1. That the development of 3 semi-detached light industrial and offices units totalling 40,000sq ft as phase 1 of premises development on the Nar Ouse Business Park, subject to securing funding (grant and / or equity) from Local Enterprise Partnership(s) be approved
2. That delegated authority be granted to the Deputy Chief Executive (Section 151 Officer) in consultation with the Portfolio Holder for Corporate Projects and Assets to complete the Agreement related to the Enterprise Zone Accelerator Fund with NALEP.
3. That delegated authority be granted to the Property Services Manager in consultation with the Portfolio Holder for Corporate Projects and Assets to progress development opportunities on Nar Ouse Business Park, including entering into pre-let or freehold disposal agreements with potential business occupiers.
4. That delegated authority be granted to the Director of Commercial Services in consultation with the Portfolio Holder for Corporate Projects and Assets to commence with the procurement and complete the necessary legal documentation for the design and build of the phase 1 premises construction and the establishment of a contractor framework to design and build future units to meet future interested occupier enquiries.
5. That the capital programme 2018/22 be amended to include the costs associated with the funding arrangements for phase 1 premises on the Nar Ouse Business Park detailed in section 3.3 of the report.
6. That delegated authority be granted to the Director of Commercial Services in consultation with the Portfolio Holder for Corporate Projects and Assets to agree the planning strategy and further reserved matters applications for the remaining site based on the site wide masterplan in Appendix 1.

Reason for Decision

This proposal meets the following corporate objectives to stimulate business growth and investment and remove physical barriers to growth.

The meeting closed at 8.29 pm