

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 10th November, 2020 at 4.30 pm in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

PRESENT: Councillors J Collingham (Chair), L Bambridge, F Bone, M de Whalley, A Dickinson (substitute for C Manning), B Jones, J Lowe, C Morley, T Parish, S Patel, V Spikings and D Whitby.

Portfolio Holders:

Councillor R Blunt – Portfolio Holder for Development
Councillor G Middleton – Portfolio Holder for Business Development
Councillor E Nockolds – Portfolio Holder for Culture, Heritage and Health

Members Present Under Standing Order 34: Councillor J Rust

Officers:

Philip Bayfield, Corn Exchange Manager – Alive West Norfolk
Jemma Curtis, Regeneration Programmes Manager
Neil Gromett, Managing Director – Alive West Norfolk
Duncan Hall, Assistant Director
Karl Patterson, Housing Development Officer

By Invitation:

Graeme Massie – Graeme Massie Architects

RD151: **WELCOME AND INTRODUCTIONS**

The Chair informed the Panel that the meeting was being broadcast live on You Tube.

[The recording of the meeting is available here.](#)

RD152: **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Manning.

RD153: **MINUTES**

RESOLVED: The minutes from the previous meeting were agreed as a correct record.

RD154: **DECLARATIONS OF INTEREST**

There was none.

RD155: URGENT BUSINESS

There was none.

RD156: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Rust.

RD157: CHAIR'S CORRESPONDENCE

There was none.

RD158: HOUSING UPDATE

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

The Housing Development Officer provided the Panel with an update on the Housing Needs Assessment and Affordable Housing delivery as attached.

The Chair thanked the Housing Development Officer for his presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Bone, the Housing Development Officer explained shared ownership, discount market housing and how this could be protected and enforced.

In response to a question from Councillor Bambridge it was clarified that living in a shared house, or HMO, should not have an effect on Housing Benefits.

Councillor Rust addressed the Panel under Standing Order 34 and the Housing Development Officer responded to her questions explaining the rate of increase in housing stock, the formula used for the Housing Needs Assessment, some of which was determined by Government, and how the Assessment was tailored to take into consideration the demographics of the area. The Housing Development Officer also outlined the proposed changes to national Affordable Housing thresholds and explained that it is proposed by the government that designated rural areas would be exempt.

Councillor Morley made reference to Climate Change and felt that all Policies of the Council should have consideration to Climate Change going forward.

RESOLVED: The Panel noted the update.

RD159: CORN EXCHANGE CINEMA UPDATE

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

The Panel received an update on the Alive Corn Exchange Cinema, as attached.

The Chair thanked the Corn Exchange Manager for his report and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Jones, the Corn Exchange Manager, explained that the showing of the football was carried out in line with Government Guidelines and a plan had been agreed with Environmental Health and the Police.

Councillor Rust addressed the Panel under Standing Order 34, and it was confirmed that the football was shown in the Theatre.

The Vice Chair, Councillor Parish asked if the Corn Exchange were using any single use plastics and encouraging recycling. It was explained that recyclable and reusable materials were used where possible and further ways to reduce the amount of single use plastics were being looked at.

Councillor Bone suggested getting local talent in the theatre. The Corn Exchange Manager explained that this was difficult as local groups could not rehearse in groups larger than six. He also explained that lots of different options would be looked at to try and make use of the theatre, including local bands.

In response to a question from the Chair, Councillor Collingham, it was confirmed that the theatre and cinema could be used at the same time, start times were just staggered. It was confirmed that soundproofing was in place.

The Chair commented that she had visited the cinema and was very impressed with the facilities and the staff.

RESOLVED: The update was noted.

RD160: PUBLIC REALM IMPROVEMENTS - SUGGESTIONS FROM THE PANEL

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

The Regeneration Programmes Manager explained the opportunities the Council had to spend grant funding on public realm improvements across the borough. Graeme Massie, who was producing a public realm action plan on behalf of the Council, was also in attendance.

The Panel suggested the following:

- Tidy up wasteland areas. Reference was made to a piece of land near the bus station.
- Outdoor seating on the Tuesday and Saturday Market Place.
- Canopies.
- Improvements and increasing the amount of public toilets.
- Benches on the coast walk between Heacham and Hunstanton.
- Upgrade of Baker Lane toilet facilities.
- Giant Chess Set on the Tuesday Market Place.
- Functional Art and Art displays.
- Covered Market and improvements to the existing Market
- Micro Parks
- Improvements to alleyways and tidy up eyesores.
- High Street paving repairs
- Walkable fountains.
- Attractive lighting.
- Stepped seating.
- More seating in the town centre.
- Changing Places toilet provision.
- More colour.
- Permanent Table Tennis.
- Information boards at car parks.
- Improvements to the appearance of London Road.
- Vertical gardens.
- Painting the old railway gates at Edward Benefer Way.

RESOLVED: The comments and suggestions from the Panel would be taken into consideration as appropriate.

RD161: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme was noted.

RD162: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 21st January 2021.

RD163: **EXCLUSION OF 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 Scheduled 12A to the Act.

RD164: **EXEMPT - CITB UPDATE**

The Assistant Director provided the Panel with an update and responded to questions and comments from Members of the Panel and Councillor Rust under Standing Order 34.

RESOLVED: The update was noted.

The meeting closed at 6.30 pm

Housing Needs Assessment and Affordable Housing Delivery

Karl Patterson – 10th November 2020

Borough Council of
King's Lynn &
West Norfolk



Housing Stock

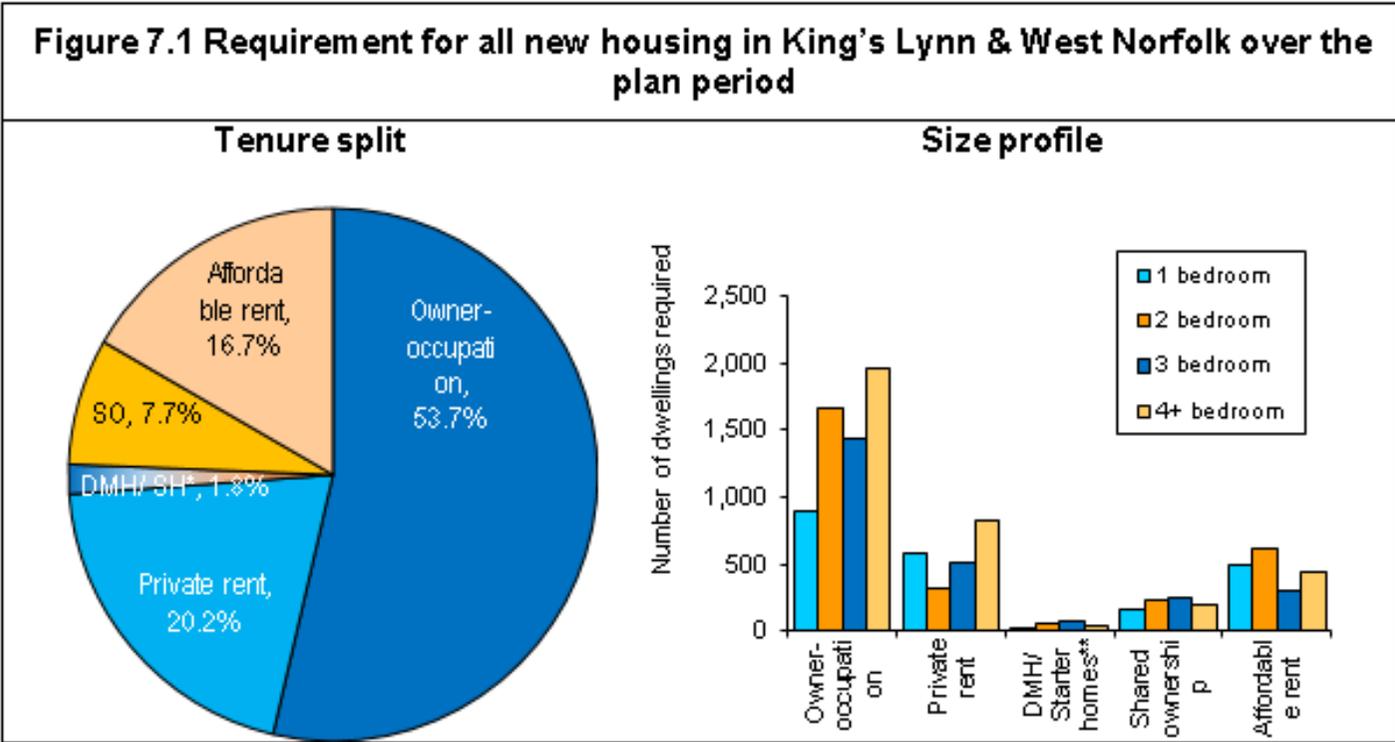
- the number of dwellings has increased by **2.6%**, **almost 1,950 properties** between 2013 and 2018. In comparison, the dwelling stock in **the East region increased by 4.3%**, whilst the dwelling stock of **England increased by 4.0%**.
- Some **14.8%** of households in King's Lynn & West Norfolk are resident in the **Social Rented** sector (national average 17.2%).
- **16.3%** of households in the Borough live in **private rented** accommodation, compared to 18.7% in the East region and 19.9% across England.
- Between 2011 and 2016 in all areas the private rented sector has increased and the number of owner-occupiers with no mortgage has also grown.



Affordable Housing Need

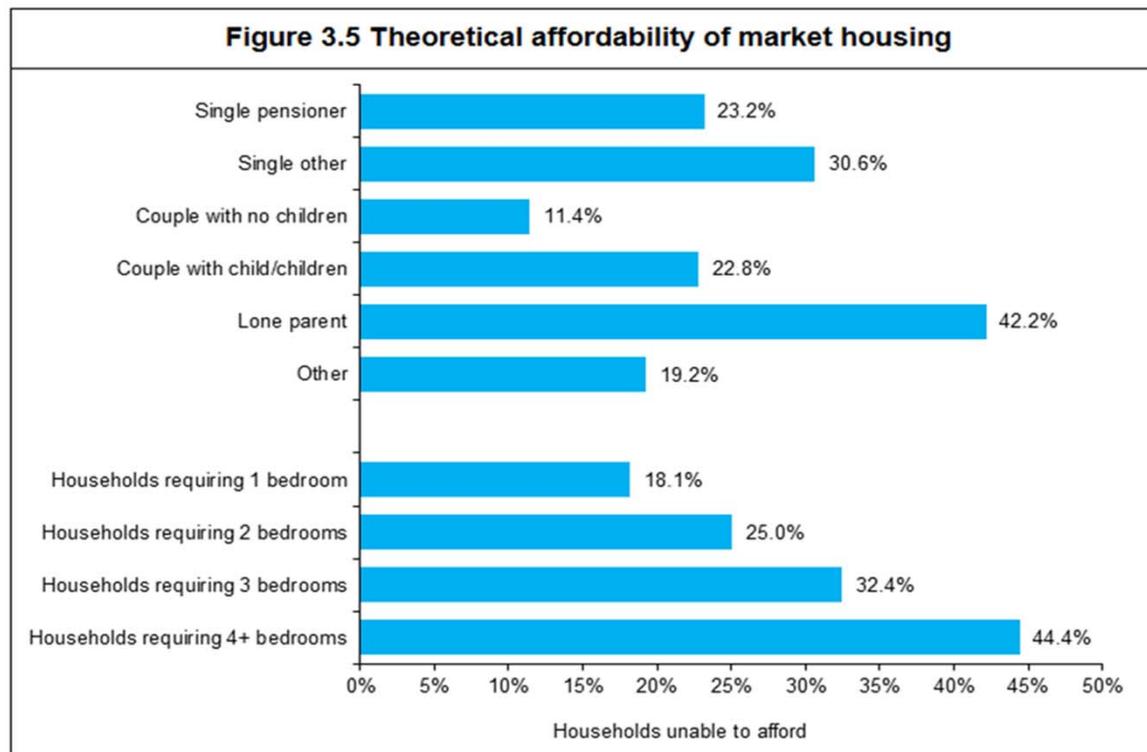
- Overall need for new homes – 555 per year
- Identifies a need for 24% of new housing to be affordable housing with the overall requirement for new home
- 68% rent 32% Shared Ownership
- Shared Ownership identified as most appropriate form of affordable home ownership



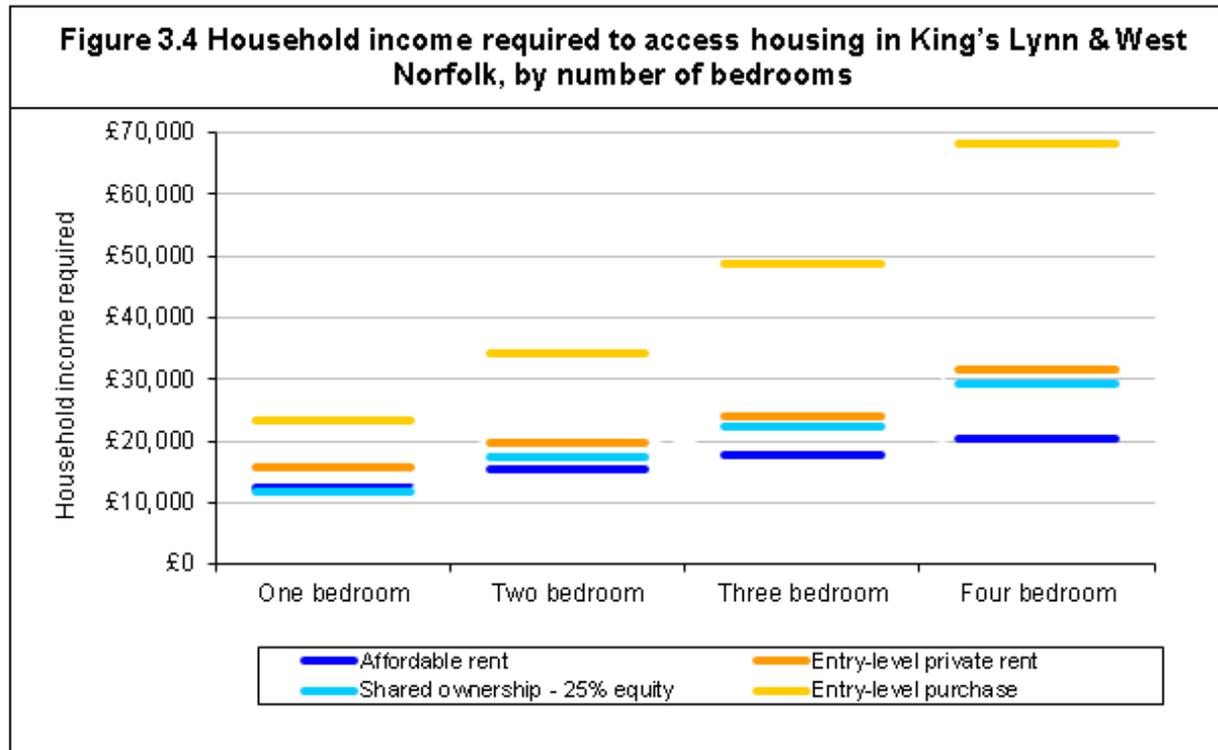


*Discount market housing/ Starter homes figures represent potential demand rather than a requirement

Affordability of market housing



The cost and affordability of housing



Source: Online survey of property prices July 2019; [Freebridge RSL](#), 2019

Shared ownership potential

- 3 bed house
- OMV £205K
- 25% share
- 2.75% unsold equity
- £4,500 deposit
- £511 per month

- Typical purchasers
 - Working families
 - Currently private renting in King's Lynn

12

3 bedroom terraced house
Sandpiper Way.

Attractive contemporary family home; boasting spacious rooms, high specification kitchen, gas central heating, allocated parking and much more!

Reduced yesterday by Abbots Lettings, King's Lynn

£800 pcm
£185 pw

HIGH SPECIFICATION

Abbots 01553 403109
Local call rate

Email agent

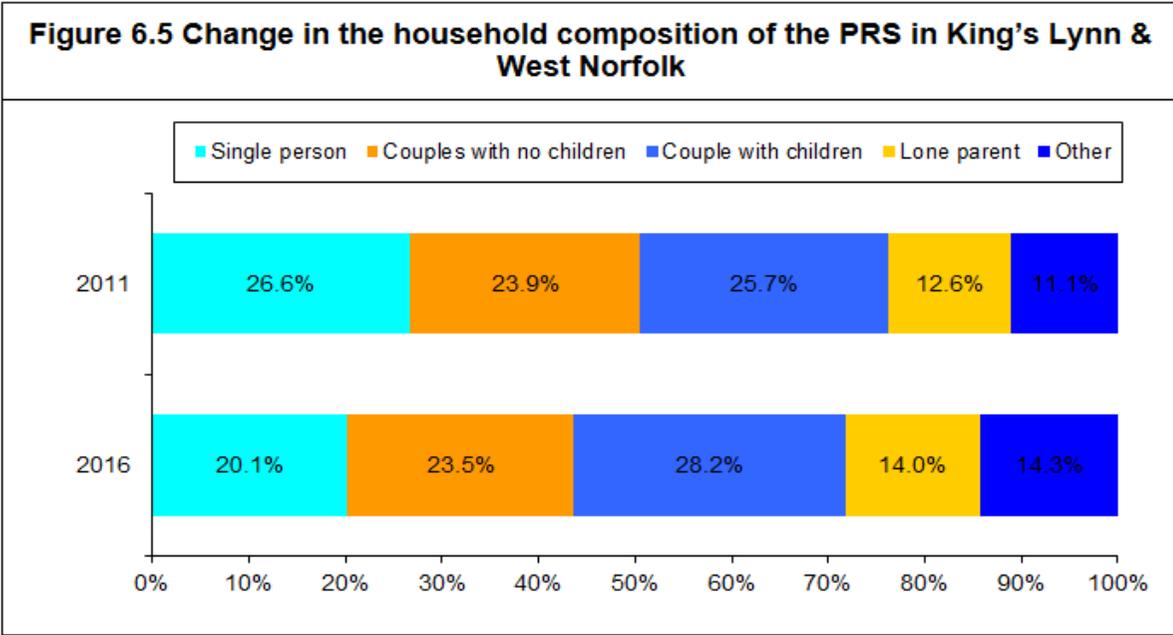


Private Rented Sector (PRS)

- Increased by 34.2% between 2011-2016 - projected to increase by 21.2% by 2036
- Growth being fuelled by **families and sharing households** at the end of the plan period 42.2% families with children
- On average 10 years to save enough money when living in PRS for a deposit on a 3 or 4 bed entry level home

Private Rented Sector

1451



First Homes

- New government scheme for homes to be sold at 70% of market value
- Proposal for 25% of affordable housing to delivered as First Homes
- Will potentially replace shared ownership on many sites

Policy Implications

- Need to plan for appropriate tenure split
- Consider consequence of the ending of the Help to Buy initiative in 2023
- Encourage/ facilitate more investment in PRS
- Housing policies to enable more shared ownership/ assisted purchase (starter homes/ rent to buy)
- Implications for increase in sharing households (others)
- Plan for more older persons housing – more accessible



Affordable Housing Delivery

- 63 new affordable homes delivered in Borough 20/21, compared with 61 in 19/20 and 29 in 18/19
- 43 for rent and 20 for shared ownership
- 33 of these on council sites (Marsh Lane/NORA/Lynnsport)
- Proposed changes to planning system will reduce opportunities to secure affordable housing via S106 agreements



Any Questions?

Corn Exchange Cinema & Theatre

1456

R&D Panel
10th November 2020



Minute Item RD159:

Corn Exchange Cinema

Original Completion date: 7th May 2020

Actual opening: 25th September 2020.

Works as part of the cinema project:

- 2 screen cinema in underused space at the Corn Exchange
- New roof over Foyer (This had been leaking for 15 years)
- New Foyer Floor
- New toilets for theatre use
- New fit for purpose Box Office counter
- New kiosk for theatre and cinema
- Repairs to the façade
- New façade lighting
- New digital poster boards

Corn Exchange Cinema

1st month:

- 127 screenings
- Attendance 680
- Ticket income £5286.00
- Average attendance is 5.5 persons per screening.
- Our predicted average ticket price was £6.40, we are currently at £7.77
- Event Cinema most popular with 47% of the ticket sales and averaging 75% capacity for each screening.
- Secondary spend is holding up - £2.17

Theatre Programme

Received £247,000 from Cultural recovery grant.

Pre 2nd lockdown we had planned many events

- Strictly show (sold Out)
- Cabaret Meals
- Comedy Cabaret show (selling out)
- Farmers Market
- Kings Lynn Football Club

All have been cancelled/postponed
to Jan & Feb 2021

Now looking at a socially distanced seating plan
and offering artists 197 seat theatre, reduced
from 700.

Full Programme from April 2021



1460



1461



1462

1463





Cinema
Tickets & Kiosk

Theatre
Seats 11-24 & Balcony B
Toilets H



Tango
ICE BLAST





Finally:

- The Alive Corn Exchange cinema is a great asset to Kings Lynn
- We are finding it tough as is every cinema
- Customers have loved the experience with excellent vision, sound and comfortable seats.
- Customers have all felt safe with our covid secure plan and measures in place.
- It will thrive post covid with a full and exciting film programme for all tastes

Any Questions?