

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**CABINET**

**Minutes from the Meeting of the Cabinet held on
Tuesday, 6th February, 2024 at 6.00 pm in the Council Chamber, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor T Parish (Chair)

Councillors A Beales, M de Whalley, J Moriarty, C Morley, S Ring and J Rust

Apologies for absence were received from Councillors B Aota and S Squire

CAB97 MINUTES

RESOLVED: The Minutes of the meeting held on 15 January 2024 were agreed as a correct record and signed by the Chair.

CAB98 URGENT BUSINESS

None

CAB99 DECLARATIONS OF INTEREST

Councillor A Ware declared a non pecuniary interest in the Lynnsport 1 and Acquisition of Homes items as a Director of the Council's Housing and Property Companies.

CAB100 CHAIR'S CORRESPONDENCE

None

CAB101 MEMBERS PRESENT UNDER STANDING ORDER 34

Councillor A Ware

CAB102 CALLED IN MATTERS

The Delegated decision on Making West Norfolk a Marmot Place taken by the Cabinet Member for People and Communities was called in. The Corporate Performance Panel considered the call in and did not uphold the call in. They did ask for an all Councillor briefing on the subject.

CAB103 FORWARD DECISIONS

The Forward Decision List was noted.

CAB104 MATTERS REFERRED TO CABINET FROM OTHER BODIES

The Regeneration and Development Panel at its meeting on 30 January 2024 considered the following items:

Lynnsport 1 – Development Update – The Panel supported the recommendations.

Acquisition of Homes – The Panel Supported the recommendations

CAB105 ANTI FRAUD AND ANTI CORRUPTION POLICY REVIEW

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Cabinet considered a report which set out a policy review to replace the current Anti-Fraud & Anti-Corruption Policy which was formally approved on 8th July 2021.

The policy had been reviewed to amend titles / officers with roles within the policy due to personnel changes and confirm the policy remained up to date with national strategy / legislation. To also include details of further controls and anti-fraud/anti-corruption activities undertaken across the organisation, including by Financial Services and Procurement.

Alongside this document was a suite of procedures that were contained within the Investigation Procedure Manual that was regularly reviewed.

Councillor Moriarty drew attention to the fact that it was looking at how to improve training for members and what e learning was available.

RECOMMENDED: That updated Anti Fraud and Anti Corruption Policy be adopted.

Reason for Decision

Where people commit fraud against the public sector and public services, they take money away from the services on which the public depend, and damage citizens' trust in the government. The Borough Council of King's Lynn and West Norfolk (the Council) is committed to protecting the public funds entrusted to it and to upholding the highest standards of financial probity and accountability. This Policy outlines the important work being carried out, and the roles and responsibilities across the organisation in our fight against fraud and corruption.

CAB106 LYNNSPORT 1 (VALENTINE PARK) DEVELOPMENT UPDATE

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Cabinet considered a report giving an update on the Lynnsport 1 development, seeking final approval to proceed with the scheme.

It was noted that there was a robust debate on the report and project at the Regeneration and Development Panel which had included the request for a speed reduction device on the site which would be incorporated, and issues raised on unadopted roads. Reassurance was given that the roads would be brought up to standard and then placed into the Management Company for the site where contributions would be made by homeowners towards maintenance.

Councillor Beales confirmed that relating to finishings, the housing company would try for betterment in its development rather than the minimum. He drew attention to the history of the site which had originally been a hockey pitch, which was relocated in readiness for the development, giving 2 new hockey pitches and tennis courts. The original planning permission was no longer viable so had been amended. He also drew attention to the strategic move of the school on Edward Benefer Way had also been relocated to the new site on Lynnsport providing new facilities with easier access for the children attending.

Councillor Beales also suggested that in order to permit member overview of the project, there should be a formal resolution for the project to be classed as a major project, in order for the Member Major Project Board to monitor the project. This was agreed.

RESOLVED: That the following be approved:

- 1) To proceed with the Lynnsport 1 development to deliver 96 homes with Lovell Partnership Limited (LPL) under the Major Housing Partnership Development Management Agreement (30 April 2015).
- 2) That the Executive Director - Place, in consultation with the Portfolio Holder for Business and Monitoring Officer be given delegated authority to approve the final terms of a Project Partnering Contract (PPC) 2000 with LPL to deliver this project.
- 3) That the Council shall dispose of the properties in accordance with the tenure mix as set out in Table 2 of the report. In line with the corporate strategy.

4) Pending the transfers referred to at resolution 3 above, the affordable and private rented tenures may be leased to WNHC and WNPL respectively.

5) That the Development be formally classed as a Major Project.

RECOMMENDED:

1) That Council approve the Capital budget estimate as detailed in section 5 and appendix 2 of the report.

Reason for Decision

- Deliver housing of a range of tenures to meet local needs
- To deliver on Council Corporate Objectives:
 - Promote growth and prosperity to benefit West Norfolk;
 - Protect our environment;
 - Efficient and effective delivery of our services; and,
 - Support our communities.
- To deliver affordable and private rented (PRS) housing for acquisition by the council's wholly owned housing companies to support the delivery of council corporate objectives.
- As a major project, it may be monitored by the Members Major Project Board.
- Cabinet did not resolve to exclude the press and public for discussion on the exempt appendix.

CAB107 EXCLUSION OF THE PRESS AND PUBLIC

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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.

CAB108 ACQUISITION OF HOMES

Cabinet considered a report which sought agreement to purchase seven new build properties as affordable housing utilising funding received via developer S.106 contributions and Local Authority Housing Fund (LAHF) round 2 funding. The properties would be used initially as temporary accommodation for homeless families. The purchase of these properties was in response to an increasing need for temporary accommodation. This additional provision would help the Council to fulfil its statutory duties in relation to housing and support strategic objectives of preventing homelessness.

D Hall Assistant Director declared a non pecuniary interest in the item as a Director of the West Norfolk Housing Company and drew attention to the need to amend the title of the Executive Director Place in the recommendation.

The Strategic Housing Manager gave an update on the valuation of the properties, and the potential to utilise any future LAHF funding should it come available before the end of the financial year.

It was noted that the Regeneration and Development Panel had supported the recommendations.

RESOLVED: 1) That an amount of £1,230,000 of S.106 affordable housing contributions held by the Council be used towards the purchase 6 new build properties identified in section 2.1 of the report to be used as temporary accommodation in King's Lynn

2) That authority is delegated to the Executive Director - Place in consultation with the Assistant Director of Property to negotiate and agree the terms of purchase.

3) That the subsequent freehold transfer to West Norfolk Housing Company be approved subject to agreement from West Norfolk Housing Company.

4) That Authority to agree the terms of any future transfer to West Norfolk Housing is delegated to Assistant Director Finance in consultation with the Assistant Director for Legal, Governance and Licensing (Monitoring Officer) and portfolio holder for Finance and Executive Director - Place

5) That authority to submit any potential future funding bids to central government funding rounds in relation to the Local Authority Housing Fund (as per para 5.4 of the report) to fund the purchase of 6 of the properties is delegated to Assistant Director Finance in consultation with the portfolio holder for Finance and Executive Director - Place.

Reason for Decision

To ensure that the Council fulfils its statutory duties in relation to homelessness and has an appropriate supply of temporary affordable accommodation available to meet increasing housing need.

The meeting closed at 6.31 pm