

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Thursday, 22nd June, 2023 at 4.30 pm in the Town Hall, Saturday Market Place, King's Lynn

PRESENT: Councillors S Bearshaw (Chair), P Beal, R Blunt, F Bone, J Collingham, R Colwell, C J Crofts, A Dickinson, D Heneghan and J Rust.

OBSERVING: Councillor S Everett

PORTFOLIO HOLDERS:

Councillor M de Whalley – Portfolio Holder for Climate Change and Biodiversity
Councillor A Kemp – Portfolio Holder for People and Communities
Councillor J Moriarty – Portfolio Holder for Development and Regeneration
Councillor C Morley – Portfolio Holder for Finance

OFFICERS:

Alexa Baker – Monitoring Officer
Jemma Curtis – Regeneration Programmes Manager
Duncan Hall – Assistant Director
Lorraine Gore – Chief Executive

RD1: APPOINTMENT OF VICE CHAIR FOR THE MUNICIPAL YEAR

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

RESOLVED: That Councillor Bone be appointed Vice Chair of the Panel for the municipal year 2023/2024.

RD2: APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Bubb.

RD3: MINUTES

RESOLVED: The minutes from the previous meeting were agreed as a correct record and signed by the Chair.

RD4: DECLARATIONS OF INTEREST

There was none.

RD5: URGENT BUSINESS

There was none.

RD6: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There was none.

RD7: **CHAIR'S CORRESPONDENCE**

There was none.

RD8: **APPOINTMENTS TO TASK GROUPS AND INFORMAL WORKING GROUPS**

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The Panel considered the appointment of Members to serve on the Informal Working Groups and Task groups, which had previously been established by the Panel, for the municipal year 2023/24.

The Assistant Director provided the Panel with an update of the work of the Custom and Self Build Task Group which had been formed in 2016 and the Guildhall and Creative Hub Task Group.

The Panel agreed that the Terms of Reference for the Task Groups and Informal Working Groups should be reviewed and these would be presented to a future meeting of the Panel for consideration.

RESOLVED:

1. That the Custom and Self Build Policy Development Task Group continues to operate as a 5 Member Task Group and the Democratic Services Officer be instructed to seek Membership of the Task Group from Group Leaders for the 2023/2024 municipal year.

1. That the Guildhall and Creative Hub Task Group continues to operate as a 5 Member Task Group and the Democratic Services Officer be instructed to seek Membership of the Task Group from Group Leaders for the 2023/2024 municipal year.

3. That the Tourism Informal Working Group remain established and the Chair liaise with the Chair of the Environment and Community Panel to finalise Membership. The following Members from the Panel were interested in sitting on the group:

- Councillor Bone
- Councillor Bearshaw
- Councillor Heneghan
- Councillor Collingham
- Councillor Dickinson
- Councillor Rust
- Councillor Beal

4. That the Terms of Reference for the above Task Groups and Informal Working Group be brought to a future meeting of the Regeneration and Development Panel for review.

RD9: **TOWN INVESTMENT PLAN AND TOWN DEAL BOARD PROJECTS UPDATE**

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

Officers provided the Panel with an update on the Town Investment Plan and Town Deal Board Projects. A copy of their presentation is attached.

The Panel were also reminded that a Town Deal Board briefing session for all Councillors had been scheduled for 27th September.

The Chair thanked officers for the update and invited questions and comments from the Panel, as summarised below.

Councillor Heneghan asked if any elements of the project could still be amended and officers explained that the detail of the projects and options could be, but they needed to meet the outcomes and outputs that had been agreed with Government. It was explained that there was still detailed design and phasing work to be carried out and all funds had to be spent by the deadline of March 2026 as per Government requirements.

In response to questions from Councillor Colwell, it was explained that further reprioritisation could take place if necessary. Design costs, in conjunction with phasing would also have to be agreed and a report would be brought to Cabinet early 2024.

In response to a further question from Councillor Colwell, the Regeneration Programmes Manager explained that in terms of the performance review process carried out by Government, this involved completion of a spreadsheet, which had just been submitted for the October to March period. The 2022/23 performance review had passed and the 2023/24 tranche of payments would be released.

Councillor Heneghan referred to Programme Management Costs and it was clarified that these included Legal and Communications support and key staff costs, such as a Project Accountant.

In response to a question from the Chair, it was confirmed that the Metro Dynamics Economic Data was still relevant, but could be reviewed and further work to put together a wider Economic Growth Strategy could be carried out if required.

The Cabinet Member for Development and Regeneration thanked officers for the presentation which he felt benefitted new and existing Councillors as a refresh. He referred to the successful School of Nursing and suggested that a tour of the facility could be arranged for new Councillors.

Councillor Collingham referred to the Town Investment Plan and the figures contained within it. Officers explained that the Town investment Plan had been prepared in 2021 and was correct at that point in time, but following the reprioritisation exercise costs had been amended. Up to date financial information was available within the Business Case which was available to view at [kings lynn guildhall and creative hub 240622 \(visionkingslynn.co.uk\)](https://www.visionkingslynn.co.uk/240622)

Information was provided on the cost of the Guildhall and Creative Hub Project, the unsuccessful Heritage Lottery Fund Bid, and the previous agreement of Council to underwrite the shortfall. Officers explained that alternative sources of funding were being explored and an options paper would be presented to Council in early 2024.

In response to a question from Councillor Rust, it was confirmed that the Council's budget did include the underwriting provision for this project within the Capital Programme.

RESOLVED: The update was noted.

RD10: **PORTFOLIO HOLDER QUESTION AND ANSWER SESSION**

No questions had been submitted in advance of the meeting.

RD11: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

Members of the Panel put forward the below items for addition to the Work Programme:

- Southgates Masterplan Development Plan.
- Local Plan

RESOLVED: The Panel's Work Programme was noted.

RD12: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on 25th July 2023, time to be confirmed.

The meeting closed at 6.20 pm

Towns Fund

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Duncan Hall – Assistant Director & SRO

Jemma Curtis – Regeneration Programmes Manager

Borough Council of
King's Lynn &
West Norfolk



Contents

- About the Towns Fund & Town Investment Plan
- Journey to date
- Town Deal Programme Overview
- Useful Information

What is the Towns Fund?

- Towns Fund is a government initiative comprising Town Deal and Future High Streets funding programmes.
- In 2020, King's Lynn was **one of 101 towns invited by Government** to develop proposals for a '**Town Deal**' with the opportunity to secure **up to £25m** from the £3.6bn programme.
- The objective of the Towns Fund programme is to **drive the sustainable economic regeneration** of towns to support **long term economic and productivity growth**.
- A Town Deal is a **three way agreement** in principle between Government, the lead local authority (BCKLWN) and the Town Deal Board.

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Towns Fund cont...

The fund remit is for 'interventions' that will result in economic productivity

- **Urban regeneration, planning and land use:** ensuring towns are thriving places for people to live and work, including by:
 - increasing density in town centres;
 - strengthening local economic assets including local cultural assets;
 - site acquisition, remediation, preparation, regeneration.
- **Skills and enterprise infrastructure:** driving private sector investment and ensuring towns have the space to support skills and small business development.
- **Connectivity:** developing local transport schemes that complement regional and national networks, as well as supporting the delivery of improved digital connectivity.

King's Lynn Town Deal Board

- Government set out detailed guidance in 2020.
- Towns were asked to form a **Town Deal Board**, chaired by a **private sector representative**, to develop a **Town Investment Plan** and agree the investment priorities for a Town Deal.
- The role of the Town Deal Board has developed since this time with further guidance.

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Town Investment Plan (TIP)

- Provides a **clear vision and strategy** for the town for 10 years.
- Reflects **local priorities supported by evidence** to underpin the strategic case for investment, sets out how it will support economic recovery from Covid-19 and support clean growth.
- The **TIP is the ‘wrapper’** for all of the town’s investment and regeneration programmes, including the Town Deal projects and other funding from other government departments or private investors.
- **Other projects in the TIP** include Southgates Regeneration Area, West Winch Growth Area, Enterprise Zone and Town Centre repurposing.



Slide 6

VDO

what's clean growth?

Vanessa Dunmall, 2023-05-24T17:48:53.816

Strengths and opportunities



With a history dating back to life as a medieval port, King's Lynn has an **important historic core**



A **commercial and service hub** for a large rural hinterland



A place where **businesses can start and grow** with a supportive and innovative business community



Strengths in **healthcare and manufacturing**, together making up 37% of employment



Space to grow and good quality of life close to nature and in a historic centre



High levels of cycling and walking, with 17% of journeys to work compared with 8% nationally

Challenges



High employment in retail and **accelerating high street vacancy rates**



Earnings are lower, with median annual pay at £21,993 compared with £25,118 in England



Lower skills levels, with 21.4% of people with NVQ level 4+ qualifications compared with 39.3% nationally



Poorly connected town centre between key areas



Ultrafast fibre broadband coverage is low at 1.5% compared with 12.7% for the UK

King's Lynn

Vision

We want to achieve:

- New experiences in the town centre, increasing footfall, enhancing cultural opportunities, and better connecting its different parts
- New residential and leisure offer increasing density on the historic waterfront
- Growing innovative cluster of businesses where they can network and collaborate
- Improved skills opportunities for young people and those upskilling and reskilling that link to demand from local employers and emerging opportunities in local sectors
- Support for people hit by the impacts of Covid-19
- Sustainable connectivity to build on active travel for residents and empower new remote ways of working



A revived historic waterfront: a place to live and visit



A repurposed town centre



A skilled workforce for growing industry



A home for innovative and productive business



A sustainably connected town

The journey to date



Business Cases

- Completed to HM Treasury 'Green Book' standard
- Contained five separate cases for each project:
 - Strategic
 - Economic
 - Commercial
 - Financial
 - Management
- Included wider consultation and engagement undertaken for each project
- Business case 'sign off' considered by R&D Panel, Cabinet & TDB
- Were subject to independent appraisal and subsidy control checks prior to being approved

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King's Lynn Town Deal

- Funding to be spent by end of March 2026
- Annual payments made by government based on performance reporting & spend progress
- Six monthly progress reporting to Government, signed off by S151 Officer & TDB Chair

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Town Deal Programme

TIP Theme	Project	Town Deal Funding Allocated	Timeline	King's Lynn Vision
Innovative, growing businesses and skilled workforce	School of Nursing	£597,528 accelerated funding capital	Completed/Operational	A skilled workforce for growing industry
	Youth Pledge - Boost	£442k revenue (+ other match)	2022-2024	A skilled workforce for growing industry
	St George's Guildhall & Creative Hub	£8.097m capital (+ other match)	Construction 2024-6	A skilled workforce for growing industry A home for innovative business
	Multi User Community Hub	£7.4m capital (+ £5m match)	Construction 2025	A skilled workforce for growing industry A repurposed town centre
Sustainably Connected town	Active & Clean Connectivity	£4.23m capital (+ £2.03m match)	Construction in 2023-5	A sustainably connected town
Historic waterfront and repurposed town centre	Riverfront regeneration	£4.17m capital (+ £0.8m match)	Construction in 2024-5	A revived historic waterfront
	Rail to River Public realm	£245k capital + other match)	Construction 2023	A repurposed town centre

Town Deal Programme

Project (lead Council)	Town Deal Allocation		Total Project Cost
	Town Deal	Match	Scheme Cost
Riverfront Regeneration (BCKLWN)	£4,178,943	£825,080	£5,034,023
St George's Guildhall & Creative Hub (BCKLWN)	£8,097,181	£4,076,910	£12,174,091
Multi-User Community Hub (Norfolk County Council)	£7,400,000	£5,000,000	£12,400,000
Active and Clean Connectivity (BCKLWN)	£4,232,876	£2,034,750	£6,267,625
Youth Retraining / Boost (Norfolk County Council)	£442,000	£37,967	£479,967
Rail to River Public Realm (BCKLWN)	£245,000	£82,000	£327,000
Programme Management (BCKLWN)	£404,000	£0	£404,000
Total	£25,000,000	£12,056,707	£37,056,706

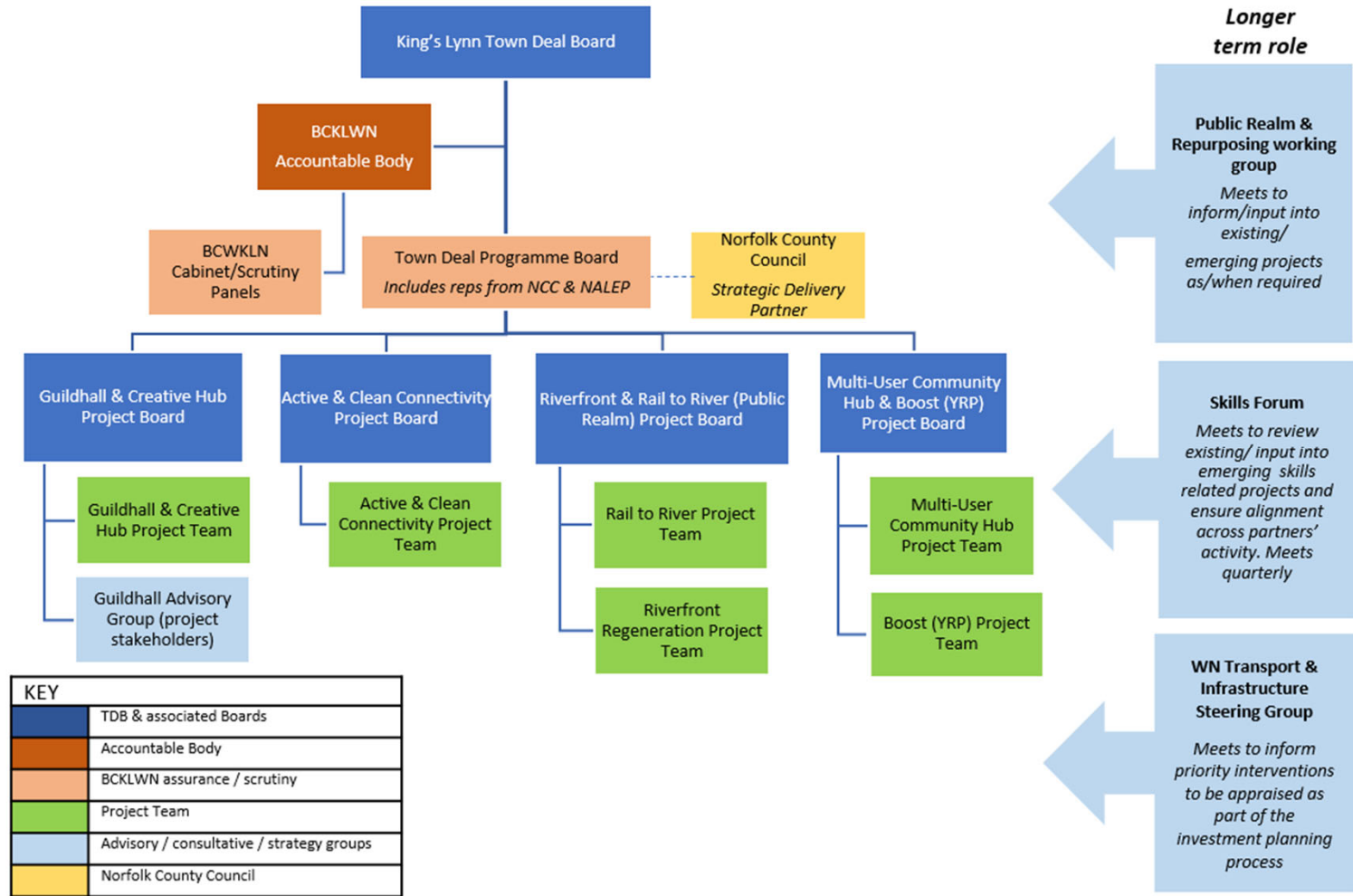
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Management of the Town Deal between Town Deal Board & BCKLWN

- Local Assurance Framework
 - sets out the governance and decision-making structure of how the Town Deal will be delivered
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 - Lead Council responsible for operational matters and project delivery
- Process for change

Management of the Town Deal between Town Deal Board & BCKLWN

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Useful information

- Towns Fund townsfund.org.uk
- Town Investment Plan [King's Lynn Town Investment Plan - February 2021 \(visionkingslynn.co.uk\)](https://visionkingslynn.co.uk)
- Vision King's Lynn;
 - TDB Papers, reports [Document Library – Vision King's Lynn \(visionkingslynn.co.uk\)](https://visionkingslynn.co.uk)
 - Projects & Business Cases [Projects – Vision King's Lynn \(visionkingslynn.co.uk\)](https://visionkingslynn.co.uk)

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