

1. **Florence Fields Tenure Change to Deliver Affordable Housing** (Pages 2 – 3)

## **BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK**

### **RECORD OF DECISION TAKEN BY OFFICERS UNDER DELEGATED POWERS**

This is a record of a decision taken by an officers under delegated powers and where necessary taken in consultation with members and officers.

<b>REPORT TITLE:</b>	Florence Fields tenure change to deliver Affordable Housing
<b>OPEN/EXEMPT</b>	Open
<b>LEAD OFFICER</b>	Karl Patterson
<b>IS DECISION SUBJECT TO CALL IN?:</b>	Yes
<b>DATE DECISION ADVERTISED:</b>	17 December 2024
<b>DATE OF DECISION:</b>	24 December 2024
<b>DEADLINE FOR CALL IN:</b>	2 January 2025
<b>PRE-SCREENING EQUALITY IMPACT ASSESSMENT COMPLETED:</b>	No - No material change to impacts identified in Full EIA which accompanied the report to Cabinet on 17 <sup>th</sup> September 2024

<p><b>Delegated Power</b> Cabinet Decision dated 17<sup>th</sup> September 2024 in relation to Local Authority Housing Fund (LAHF) Round 3</p> <p>"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"</p>
<p><b>Decision Taken</b> To convert Plots 50-52, 133-141 and 144-145 at Florence Fields to Affordable Housing to be delivered through the LAHF scheme</p> <p>To offer plots 76/77, 48/49, 157-159 and 210-211 to West Norfolk Property Ltd for a price that ensures the changes in tenure do not reduce the Gross Development Value (GDV) of the Florence Fields development.</p>
<p><b>Reasons for the Decision</b> <b>Deliver more affordable housing through the Local Authority Housing Fund, while maintaining the existing 46 private rented sector (PRS) units and ensuring that any changes do not negatively impact the financial viability of the housing delivery project.</b></p>
<p><b>Details of alternative options, if any, considered and rejected.</b></p> <ol style="list-style-type: none"><li>1) Option to not offer additional PRS units to West Norfolk Property. This was rejected to the impact on the supply of PRS properties and pipeline of West Norfolk Property Ltd.</li><li>2) Option to offer replacement properties at a 10% discount – Rejected due to estimated reduction to Florence Fields GDV of £80k.</li></ol>

**Any declarations of interest and details of any dispensations granted in respect of interests (in relation to officers and any Members consulted).**

Duncan Hall - Director of West Norfolk Property Ltd

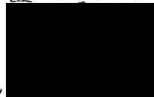
**List of Background papers**

Cabinet Report on Local Authority Housing Scheme Round 3 – 17<sup>th</sup> September 2024

**Authorisation**

Post Held *Executive Director (Place)*

Signature



Date *17/12/24*

**Consultation with members/officers**

**If the decision is taken following consultation with the members/officers, please give details:**

**Name of Members/officers consulted:**

**Officers:**

Oliver Judges – Executive Director (Place)

Michelle Drewery - Assistant Director Resources/Section 151 Officer

James Grant – Principal Project Manager

**Signed by Member/officer as consulted:**

*N/A*

Date