



Regeneration and Development Panel

Agenda

Thursday, 23rd October, 2025
at 6.00 pm

in the

**Council Chamber, Town Hall, Saturday
Market Place, King's Lynn and available to
view on [WestNorfolkBC on You Tube](#)**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

Wednesday, 15 October 2025

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Thursday, 23rd October, 2025 at 6.00 pm** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 5 - 20)

To approve the minutes of the previous meetings held on the 1st July 2025 (additional meeting) and 9th September 2025.

3. Declarations of Interest (Page 21)

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Those declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. Urgent Business

To consider any business which, by reason of special circumstances, the Chair proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chair of their intention to do so and what items they wish to be heard before a decision on that item is taken.

6. Chair's Correspondence

If any.

7. King's Lynn Masterplan (Pages 22 - 43)

8. Presentation from Anglian Water

9. Work Programme and Forward Decision List (Pages 44 - 51)

10. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on **13th January 2026** at **6:00pm** in the **Council Chamber, Town Hall, Saturday Market Place**.

To:

Regeneration and Development Panel: B Anota, P Beal, R Blunt, F Bone, A Bubb, Mrs J Collingham, R Colwell, C J Crofts, P Hodson, J Osborne (Vice-Chair), T Parish (Chair) and J Ratcliffe

Portfolio Holders:

Councillor Ring, Deputy Leader and Business
Councillor Moriarty, Planning and Licensing

Officers

Duncan Hall, Assistant Director for Housing, Regeneration and Place.
Jemma Curtis, Regeneration Programmes Manager
Connor Smalls, Regeneration Programmes Officer
Alex Fradley, Planning Policy Manager
Hannah Wood-Handy, Planning Control Manager
Luke Brown, Senior Policy Planner

External Attendees

Representatives from BDP

Representatives from Anglian Water

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, 1st July, 2025 at 6.00 pm in the Town Hall, Saturday Market Place, King's Lynn

PRESENT: Councillors Parish (Chair), Anota, Blunt, Bubb, Collingham, Everett (substitute for Bone), Hodson, Osborne, Ratcliffe, Ryves (substitute for Beal), and Sayers (substitute for Colwell).

PRESENT UNDER STANDING ORDER 34: Councillors Fry, Heneghan and Rose (remotely) and Councillor Ware

PORTFOLIO HOLDERS:

Councillor Ring – Deputy Leader and Portfolio Holder for Business

Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity

OFFICERS:

Alexa Baker – Monitoring Officer

Carl Holland – Deputy Section 151 Officer

Duncan Hall – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Robin Lewis – Project Officer

Tim FitzHigham – Cultural Officer

RD12: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal, Beales, Bone, Colwell and Crofts.

RD13: DECLARATIONS OF INTEREST

There was none.

RD14: URGENT BUSINESS

There was none.

RD15: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillors Fry, Heneghan, Colwell and Rose (remotely) and Councillor Ware.

RD16: CHAIR'S CORRESPONDENCE

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The Chair reminded Members that questions raised in advance of the meeting had been responded to and circulated to the Panel.

RD17: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 9th July 2025 at 6pm in the Town Hall, Saturday Market Place, King's Lynn.

RD18: **CABINET REPORT - GUILDHALL AND CREATIVE HUB**

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At the request of the Chair, officers presented the Business Case as included in the Agenda explaining that the Guildhall was a unique heritage asset, landmark performance venue and the largest surviving medieval Guildhall. Officers set out the ambition for the attraction and what it would cater for.

The Economic benefits and significant opportunities that the project would bring were also highlighted by officers.

The Chair invited questions and comments from those present relating to the Business Case.

Councillor Collingham asked how much had been spent on consultants and asked if consultation had taken place with organisations such as the King's Lynn Festival.

Officers explained that cost of consultants was £2.5m and detail was included in the Agenda along with details of the economic return. It was stressed that the sustainability of the site was the core objectives, therefore it was important to sweat assets as much as possible. It was also explained that consultants were required in order to get the best advice.

It was also explained that consultation had taken place with King's Lynn Festival, along with a range of other organisations, and their comments and feedback had been used to inform the Business Case. It was also noted that the Borough Council took over operation of the site in 2023, and within that time, real-time information on attendances had been collected to evidence that the business plan was deliverable.

It was also noted that there was no fee to visit the Guildhall presently, but a donation system was in place. The Chair, Councillor Parish, commented that this could impact the attendance figures. It was clarified that tickets for shows were also sold.

Councillor Sayers asked about the National Trust lease and why the Guildhall was no longer listed as an Asset of Community Value. Officers explained that there were certain protections in place regarding the lease and in the future relisting as an Asset of Community Value could be investigated.

Councillor Ryves referred to a similar project that should be looked at so there was a sense of the scale of the operation. He also asked if Alive West Norfolk were being brought in to utilise their experience of theatre operations. Councillor Ryves also stated that there should be engagement with the Guildhall Trust as they knew the background to the site. Councillor Ryves stated that he feared that this project would result in a large debt to the organisation, or the legacy organisation that would follow after Local Government Reorganisation. Councillor Ryves queried the revenue figures, the cost of borrowing and the benefits of the project.

Councillor Ratcliffe commented that this project would boost King's Lynn as a destination.

The Chair invited the Deputy Leader, Councillor Ring to address the Panel. Councillor Ring reminded the Panel that this was a Town Deal Board Project being supported financially by the Borough Council. It was noted that spend to date had been incurred by the Town Deal Board. Councillor Ring responded to comments made relating to a similar venue elsewhere in the Country and asked Members to note that this was a theatre that had been built from scratch, whereas the Guildhall project was so much more than this and linked in with the strong heritage and cultural offer already in the town. Councillor Ring stated that it was crucial that the offer was promoted and marketed in the correct way going forward.

Councillor Ring also asked the Panel to note that the Shakespeare Guildhall Trust never ran the Guildhall, they were an Action Group and now a defunct body.

Officers responded to comments raised by Councillor Ryves explaining that there was input from Alive West Norfolk Staff and their expertise was being drawn on in preparation for operating.

The Panel were also reminded that the Business Case had been agreed in 2024 and the consideration today was to agree the funding for the project.

The Chair asked officers to provide details of the costs of the project and it was explained that these were outlined in the report. Officers explained that the information was real time tender data and the costs, which had been updated since the Business Case had been agreed accounted for inflation, uplift in tenders and the nature and constraints of the venue. It was explained that the costs included risks and client contingencies.

Councillor Collingham commented that there was not enough data available on attendances and queried how much customers would be willing to pay for cultural events.

Councillor Ryves felt that it would be difficult to achieve attendances and did not feel that seat prices were reflective of King's Lynn. He also had concerns relating to the cost of interest on borrowing. The Deputy Section 151 Officer provided an overview of the cost of borrowing and explained that there were many factors to consider.

Councillor Fry addressed the Panel under Standing Order 34 and in response to her question it was confirmed that £30.5m included all costs incurred to date.

In response to a question from Councillor Bubb, it was explained that it was difficult to compare the Guildhall to other venues in the country as this was a completely unique venue and offer, which is why a bespoke Business Plan had been produced.

In response to a question from Councillor Everett, it was explained that the Business Cases from 2022 and 2024 were green book compliant. Nothing had changed with the Business Cases, it was the financial case that had been updated and being presented to Members for consideration today.

Councillor Ryves commented that it was important to scrutinise and assess the benefits set out in the report to ensure they had not been overstated. Officers referred Members to the Economic Impact Assessment included in the report, which provided comparisons and reminded Members of the social value of the project, including contractor spend in designated areas and the use of local organisations and suppliers.

Councillor Anota commented that, although the finances were concerning, the wider benefits needed to be considered and marketing and promotion of the venue would be key.

In response to a question from Councillor Fry under Standing Order 34, it was explained that a value engineering exercise was being undertaken to identify opportunities to drive value. The Business Plan also included a budget for routine maintenance associated with site operations which would be revenue funded.

Councillor Ryves queried the cost of not proceeding with the project being higher than proceeding and that alternative options should be considered.

Officers explained that the objective was to become a sustainable enterprise and that is why there was a mix of offers required on site.

The Chair referred to fundraising going forward and the work of the CIO and it was explained that this would be covered during the exempt part of the meeting.

The Deputy Leader, Councillor Ring commented that it was difficult to fundraise until the Council had committed to the project. He explained that once the Council had shown ambition, support was likely to be forthcoming.

Councillor Ryves commented that he felt that there would be interest in supporting the theatre, but not necessarily the ancillary activities, therefore he queried the sustainability of the project.

The Panel adjourned at 7.30pm and reconvened at 7.40pm

The Chair invited questions and comments from the Panel relating to payback and viability.

Councillor Collingham referred to the age profile of volunteers and Officers explained that there were a wide range of volunteers from different age groups and work was ongoing with the College of West Anglia. It was also explained that officers had looked at the model used by Alive West Norfolk for engaging volunteers.

The Assistant Director explained the Business Plan was intended to be a live document and could be reviewed to respond to customer demands.

Councillor Ratcliffe commented that if volunteers were treated well and supported they were likely to continue long term.

In response to a question from Councillor Ryves, officers agreed to find out the economic benefit of volunteering and circulate to the Panel.

The Chair requested an overview of the CIO and officers explained that they met approximately four times a year and had a good relationship with the Borough Council. The Deputy Leader, Councillor Ring commented that the Trustees were dedicated and excited for the project and he had every confidence in them.

The Chair thanked Members and officers for their participation in the debate and the Panel requested to move into exempt session to discuss the confidential elements of the report.

RD19: 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 12 A to the Act.

RD20: **EXEMPT - CABINET REPORT - GUILDHALL AND CREATIVE HUB**

Officers provided information and responded to questions relating to the exempt elements of the report including the work of the CIO, fundraising, finances, investment opportunities and the National Trust lease.

The Chair invited all Panel Members to sum up. Panel Members broadly supported the proposal making comments relating to the importance of marketing and promotion, monitoring risks and that this was much needed for the town centre.

Councillor Ryves commented that the project would not be financially viable, but if it was agreed he would support it.

The Chair asked the Panel to consider an additional recommendation to Cabinet, in that the Panel be kept up to date on the project. This was supported by the Panel.

RESOLVED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out below, with an additional recommendation to be added that the Regeneration and Development Panel be kept up to date on progress and receive regular updates on the project.

CABINET RECOMMENDATIONS:

Cabinet resolves, subject to approval of recommendation 6 below:

1. To proceed with the St George's Guildhall & Creative Hub ("the Major Scheme") based on the RIBA Stage 4 design.
2. The total spend of up to £30.5m to deliver the Major Scheme is authorised, to be financed in accordance with the Finance Strategy at Appendix 6 (Exempt), which includes up to £16.0m of borrowing in accordance with the Council's Treasury Management Strategy.
3. The award of the contract to deliver the Major Scheme ("the Main Contract") to 'Bidder A' is approved.
4. Authority is delegated to the Chief Executive in consultation with the Portfolio Holder for Business to approve material changes to the scope of the Major Scheme and/or variations to the Main Contract that are within the approved budget and in accordance with the Local Assurance Framework for this project.
5. Authority is delegated to the Chief Executive to apply for and accept external funding, whether via grants or donations, for the Major Scheme, which, when received, shall be applied towards

the Major Scheme and to reduce capital borrowing where outstanding.

Recommendations to Full Council:

6. To amend the Capital Programme for the Major Scheme up to £30.5m and to amend the Medium-Term Financial Strategy in accordance with the Finance Strategy at Appendix 6 (Exempt).

The meeting closed at 9.03 pm

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, 9th September, 2025 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors T Parish (Chair), R Blunt, F Bone, A Bubb, J Collingham, R Colwell, C J Crofts, P Hodson, J Osborne (Vice-Chair), T Ryves (Substitute) and J Ratcliffe

Portfolio Holders

Councillor J Moriarty – Portfolio Holder for Planning and Licensing
Councillor A Beales – Leader of the Council

Officers:

Jemma Curtis, Regeneration Programmes Manager
Duncan Hall, Assistant Director for Regeneration, Housing and Place
Jason Birch, Assistant Director for Property and Projects
Amanda Driver, Senior CIL Officer
Hannah Wood – Handy, Planning Control Manager

External Attendees:

Clare Dollman and Ian Parkes – Norfolk County Council

PRESENT UNDER STANDING ORDER 34:

Councillor B Long

RD32: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Beal, Anota and Ring.

RD33: MINUTES

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

RD34: DECLARATIONS OF INTEREST

The Chair, Councillor Parish declared he was the Ward Member for Heacham in relation to Cabinet Report on Heacham Beach Sale of Land.

Under Standing Order 34, Councillor Long declared a relative was an the owner of a private beach huts site in relation to the Cabinet Report on Heacham Beach Sale of Land.

RD35: **URGENT BUSINESS**

There was none.

RD36: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Long was present Under Standing Order 34.

RD37: **CHAIR'S CORRESPONDENCE**

The Chair, Councillor Parish highlighted to the Panel, emails which had been received in relation to Cabinet Report Heacham Beach Sale of Land.

RD38: **CABINET REPORT - CIL GOVERNANCE**

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The Planning Control Manager introduced the report with the Senior CIL Officer providing additional information.

The Chair provided background to CIL and invited questions and comments from the Panel.

The Chair sought clarification of the CIL distribution in 2017 when CIL was first introduced and it was confirmed, 60% for strategic projects, 20% for community projects and 20% for local projects.

The Chair commented it had now been reversed to 80% and 20% with the minority going to Parish Council's. He referred to the match funding of 50%.

In the response to the Chair, the Senior CIL Officer confirmed the consultation was free and no charge was incurred.

Councillor Bubb referred to a previous application he was aware of which had been impacted by the change of criteria and asked for assurance that applications could be protected and considered.

The Senior CIL Officer explained with the new process, training and guidance would be provided to Members and Parish Clerks to ensure the criteria was met.

Councillor Colwell highlighted the restrictions for ward members of unparished areas and sought assurance on funding opportunities and

engagements for members of unparished areas in King's Lynn. The Senior CIL Officer explained a significant amount of CIL funding had been spent in unparished areas and highlighted other funding opportunities. She reiterated the CIL Spending Panel would decide the applications.

In response to a question from Councillor Ryves the Senior CIL Officer confirmed there was currently £3.5million of CIL infrastructure funding and there had been changes in legislation and regulations therefore the governance was now being reviewed.

Officers responded to questions from Councillor Ratcliffe regarding percentage payments relating to Neighbourhood Plans and requests for consistent terminology to be used in the report.

Councillor Bone indicated his support for the proposed changes and identified there was not a fair balance as it was dependant on the effectiveness of the parish clerk.

In response to Councillor Ryves, the Senior CIL Officer explained applications were previously decided by scoring and added there was no longer a scoring criteria. The Senior CIL Officer advised parishes were being recommended to create a parish infrastructure investment plan to ensure CIL was being spent effectively and guidance was to be provided.

Councillor Ryves questioned the impact of Local Government Reorganisation and the changes in boundaries which could further disadvantage Parish Council's. He sought reassurance the funding was to be spent within the Borough.

The Senior CIL Officer provided assurance CIL funding was to be spent within in the Borough based on parish boundaries. She reminded the Panel CIL was designed to support Local Plan developments.

Councillor Crofts questioned the control members had to ensure the parish council had spent the CIL funding that had been awarded and was advised this was monitored annually and parish councils had a statutory obligation to submit an annual report to the Borough Council on the CIL funding which had been spent or not.

Under Standing Order 34, Councillor Long commented good projects had been delivered from CIL funding. He questioned what scrutiny arrangement were in place to determine the applications and it was clarified that the projects which were on the capital programme tier 1 to 3 were already able to be scrutinised as part of the capital programme.

Under Standing Order 34, Councillor Long sought further clarification on where scrutiny of applications for CIL funding would take place.

The Senior CIL Officer confirmed the applications would be reviewed and decided by the CIL Spending Panel. It was subsequently confirmed that the Member Major Projects Board is not a scrutiny function, it is a sub-Committee of Cabinet.

In response to a question from the Chair, the Senior CIL Officer confirmed funding was not allocated automatically and was not able to be transferred to make a project sustainable.

The Portfolio Holder, Councillor Moriarty reminded Councillor Long, decisions on applications could be called in following Cabinet. He provided assurance that work was ongoing in relation to the governance document and highlighted terms of reference were to be sent with applications to parish council's and 60 days were allowed rather than 30 days.

The Senior CIL Officer highlighted amendments made to the CIL documents following consultation with the legal and audit teams. She also highlighted parish councils were informed that the governance arrangements were to be reviewed but had not been consulted.

RESOLVED: That the Panel make the following amended recommendation to Cabinet:

Cabinet approves the revised Community Infrastructure Levy Funding Policy and Spending Strategy for the allocation and spend of Borough Community Infrastructure Levy raised by this Council and a method of scrutiny is developed to ensure funding allocation to strategic projects can be appropriately monitored.

RD39: **KING'S LYNN TRANSPORT STRATEGY**

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

Claire Dollman, from Norfolk County Council gave a presentation to the Panel.

The Chair invited questions and comments from the Panel.

The Chair referred to page 88 and asked which part of the A149 was being referred to and Ian Parkes from Norfolk County Council advised this was in relation to the road from Knights Hill to Hardwick.

The Chair referred to page 89 and the E-Scooter Scheme and expressed he did not support the scheme as illegal E-Scooters were causing chaos and legal scooters were being dumped on the boundaries of where they were rented out. He questioned how this was to be encouraged.

Ian Parkes explained the E-Scooter scheme was successful in Norwich. He further added, scooters part of this scheme were legal however scooters privately owned were not. He commented this scheme contributed to active travel.

The Chair questioned if Sandringham events could be included in strategy and the Borough Council be included as the 2nd largest employer in the area.

Councillor Bubb raised concerns regarding the ferry and the accessibility. He suggested ramps be installed both sides to provide further accessibility as the King's Lynn Ferry was a significant mode of transport for the area.

In response from a question from Councillor Ryves, Claire Dollman advised the consultation included the full list which could be found at the end of the strategy document.

In response to a further question from Councillor Ryves, Ian Parkes explained there was data available on the usage of the ferry and highlighted it was not used as much since the pandemic.

Councillor Bone commented there was a need for more public transport and questioned if NORA active travel hub could be used as park and ride with Harding's Way used for buses to reduce congestion. He added a bus lane along Hardwick Road would increase congestion however a train station to the South of King's Lynn would improve the traffic coming into King's Lynn and the train line to Norwich could be reinstated.

Claire Dollman explained a feasibility study on the railway was needed to determine passenger demand. She added there had been infrastructure built over the train line to Norwich from King's Lynn.

Councillor Collingham echoed the comments made by Councillor Bone and explained it was currently a wish list with no funding and hoped Local Government Reorganisation would promote King's Lynn and a travel hub system.

Councillor Blunt commented the Borough Council were not in control and questioned the decision made to change the speed limit near the pullover roundabout.

Ian Parkes explained funding would be sought from the new Mayor following Devolution. He added the aim was to provide infrastructure for King's Lynn and the five strategic highway schemes were localised projects.

Under Standing Order 34, Councillor Long raised concern relating to E-Bikes and E-Scooter and he had requested a report in relation to the safety of E-Scooters around Norwich. He commented further there

were demands for Rail infrastructure south of King's Lynn to prevent congestion.

The Chair agreed with Councillor Long's comments regarding E-Scooters, thanked officers for the report and encouraged members contributions to the strategy.

RESOLVED: The Panel noted the update

RD40: **STARS UPDATE**

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

Ian Parkes, from Norfolk County Council gave an update to the Panel. A copy of the presentation is attached.

The Chair invited questions and comments from the Panel.

Councillor Ryves questioned if £20 million was to be sent on a cycle track.

Ian Parkes explained the original gyratory element was around £5 million and the Baxter's Plain elements were around £8 million.

Councillor Bone questioned if, as part of the transport strategy, cycling down Tower Street could be considered as this provided access to the Multi User Community Hub.

Councillor Bubb referred to previous projects which had enhanced the town and asked if funding could be found to encourage shops along Railway Road to improve the visual and tidy the area.

The Regeneration Programmes Manager explained there was potential for this as a part of the next stage of the gyratory scheme which included significant changes. She added there were grants available through Historic England.

The Vice-Chair, Councillor Osborne questioned if the £2.6 million included improvements to the public realm and cycle path surrounding the Southgates.

Ian Parkes commented further discussions were needed on how Southgates was to be promoted.

Under Standing order 34, Councillor Long referred to the parking near the old post office building and highlighted the importance of the parking to surrounding shops. He commented that the proposal to remove the disabled parking bays would impact negatively on businesses.

The Regeneration Programmes Manager explained the consultation and feasibility study results highlighted that a reduction in parking in that area was welcomed.

In response to a question from Councillor Blunt, Ian Parkes confirmed a full traffic analysis along with traffic modelling had been carried out on Railway Road and the impact was minimal.

RESOLVED: The Panel noted the update

RD41: **HARDWICK ROAD BUS LANE**

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

Ian Parkes, from Norfolk County Council gave an update to the Panel.

The Chair invited questions and comments from the Panel.

Councillor Blunt sought clarification on the comparison of vehicles compared to buses. He questioned if there was an issue with traffic along Hardwick Road.

Ian Parkes explained following traffic modelling a need was identified and therefore considered.

Councillor Bubb commented his views of the bus lane not being needed and questioned if the lane would allow coaches and taxis.

Ian Parkes explained this was not yet determined but advised typically bus lanes allow taxis and cyclists.

Under Standing Order 34, Councillor Long referred to comments on social media and was not in favour of the proposed bus lane. He commented buses using this road are minimal and the expenditure was not needed.

The Chair questioned if the lane was to be camera monitored however this had not yet been determined.

RESOLVED: The Panel noted the update

RD42: **CABINET REPORT - HEACHAM BEACH SALE OF LAND**

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

The Assistant Director of Property and Projects presented the report.

The Chair invited questions and comments from the Panel.

The Chair commented that the Panel had received a significant amount of correspondence from tenants on this and as the Ward Member for Heacham he was not formally consulted and more consultation with tenants and groups was needed. He added if the site was sold were rents going to be put up further and result in locals having to sell their beach huts. He highlighted the beach was unsatisfactory and therefore unable to bathe in. He sought clarification that if the beach hut was to be sold outside the family, then three times the lease value had to be paid to the Borough Council

The Assistant Director of Property and Projects confirmed the condition of sale outside of the family was correct but advised there was £100 fee if the beach hut was sold to immediate family.

Councillor Bone agreed with the Chairs comments on who was to buy the unsuccessful site. He questioned how much land the Council was planning on selling and asked if a map could be provided to members so they could pre-warn residents and suggested this as an item for the Panel. He commented there was issues when selling land through auctions.

The Assistant Director of Property and Projects explained reviewing the Council's portfolio was an ongoing process and a further report would be available in due course. He explained this current report had been put forward at pace due to the leases expiring at the end of March 2026. He highlighted to the Panel the site had not been managed properly due to lack of resource within the team.

Councillor Ratcliffe commented she appreciated the factual detail however the leisure and wellbeing point of the beach huts had been missed. She added if there was issues with the site being maintained the Council needed to invest into the site rather than sell the site as it would not be profitable.

Councillor Colwell commented he had also received emails with concerns from residents and therefore there was an impact on the wider Borough. He highlighted to the Panel there was an online petition and questioned how much rent which was charged by local private landlords for similar sites.

Under Standing Order 34, Councillor Long declared an interest that a family member was a landlord of a local private beach hut site.

Councillor Ryves commented it was not going to cost the suggested amount to renew the leases and advised the average rental income of a beach hut in North Norfolk was £900. He commented there was confusion with the financial figures and rate of return. He commented the income of the site was around £80,000 with 105 beach huts at £800 rent per year. He added further this asset with a rate of return, the value with interest rates of 10% would be around £800,000. He summarised this sale of land would impact the Council's reputation.

Councillor Bubb suggested the lease to be extended for a year to give time to find a satisfactory solution. He added in the meantime this was an income for the Borough.

Councillor Hodson commented extending the lease for a year was a reasonable suggestion and the site to then be managed properly.

Councillor Ryves commented nothing was to be achieved by the lease being extended for a year and tenants needed certainty. He commented unless a valuation in excess of £1.5 million then he suggested this was a economically financial asset for the Council.

The Assistant Director of Property and Projects explained the lease could be extended for a year however this would incur a cost, and the Council would still own an asset with poor return.

The Chair highlighted to the Panel an email which had been received from a tenant.

Councillor Ryves commented the price at auction could be too low and proposed the beach huts were renewed on a ten-year lease. Councillor Ratcliffe seconded the proposal.

RESOLVED: The Panel did not support the Cabinet Recommendation and make the following counter recommendation to Cabinet:

That leases on the beach huts are renewed for a further 10 years from when they are currently due to expire.

RD43: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme was noted.

Councillor Bone requested an item be put forward which outlined all proposed sales of land within the Borough.

RD44: **DATE OF THE NEXT MEETING**

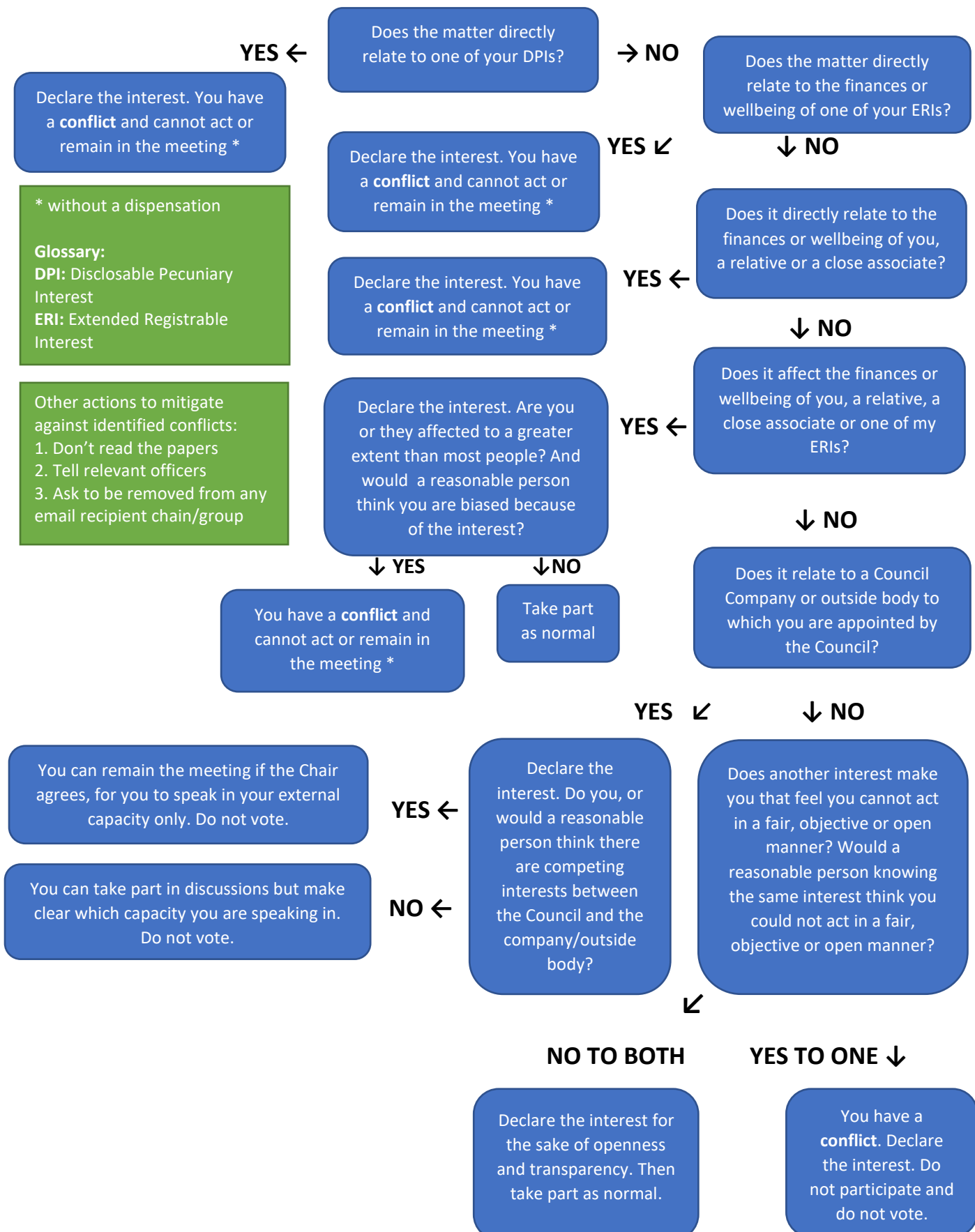
The next meeting of the Regeneration and Development Panel would be held on **14th October 2025** at 6.00pm in the **Council Chamber, Town Hall.**

The meeting closed at 8.40 pm

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

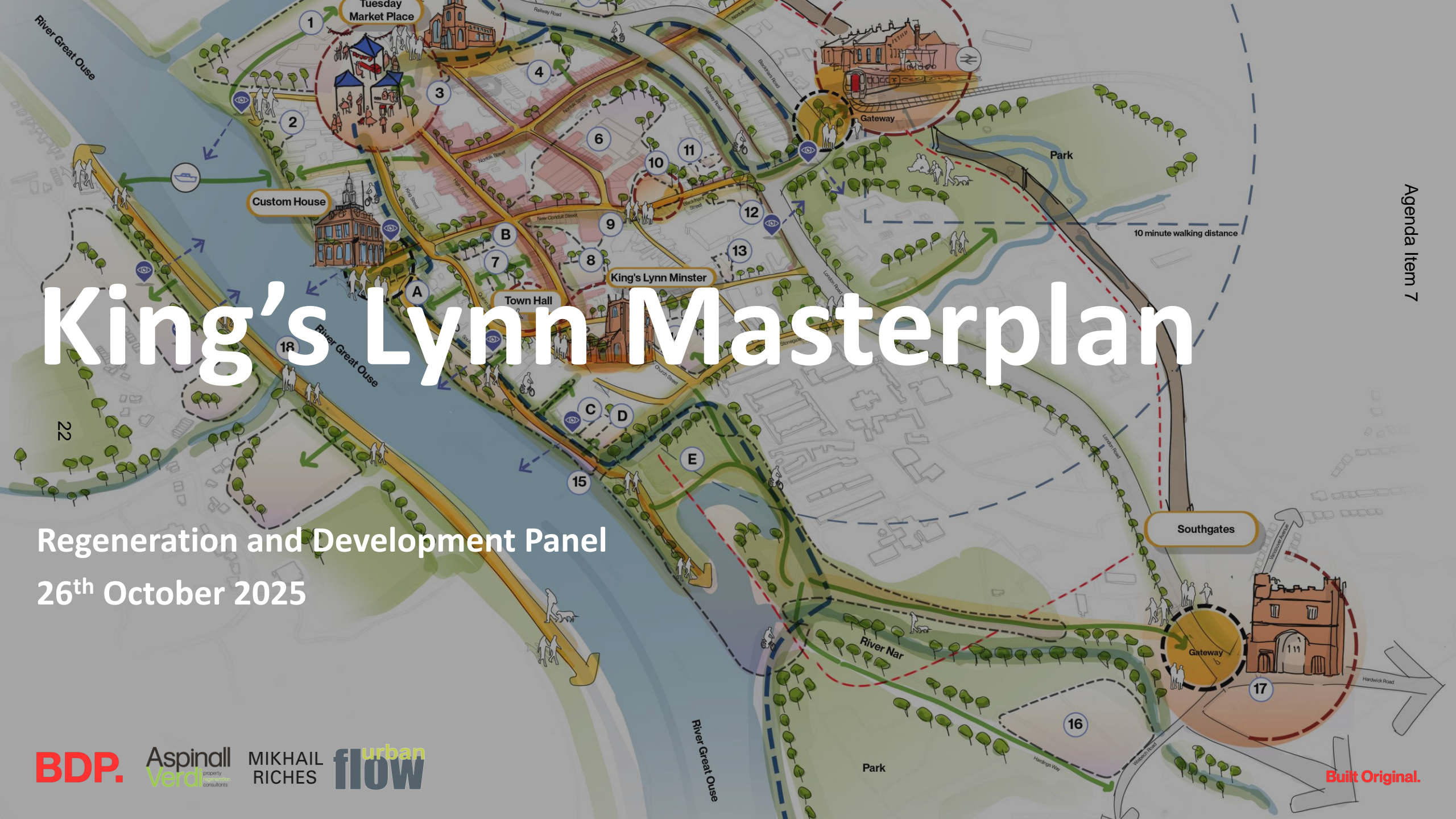
ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

King's Lynn Masterplan

Regeneration and Development Panel
26th October 2025



Agenda

- Introductions
- Project Overview
- Programme
- Stakeholder and Community Engagement
- Baseline Review
- Emerging Masterplan Strategies
- Next Steps

1.

Project Overview

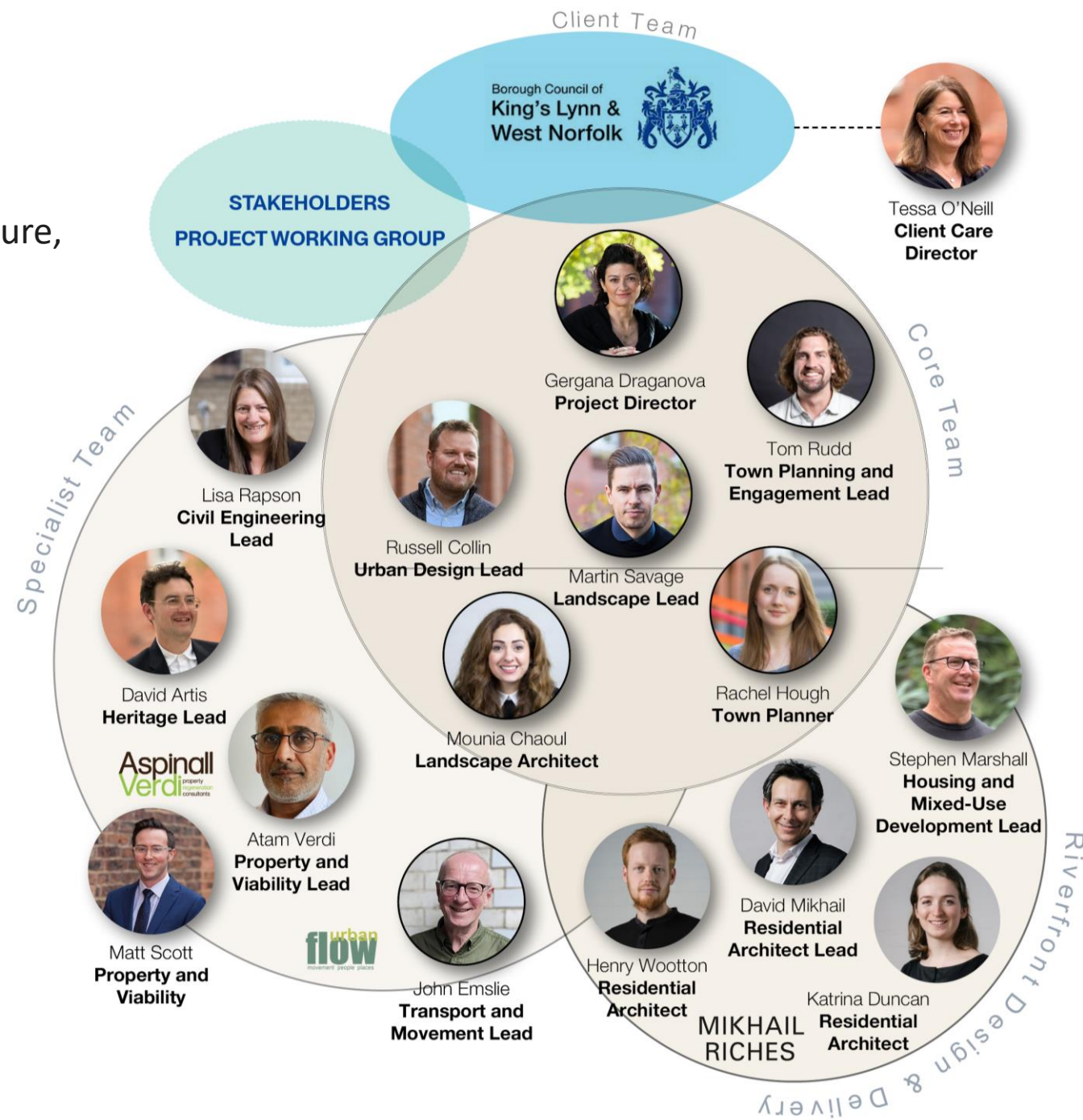
Project Team

BDP – Urban Design, Town Planning, Landscape Architecture, Architecture, Heritage, and Civil Engineering

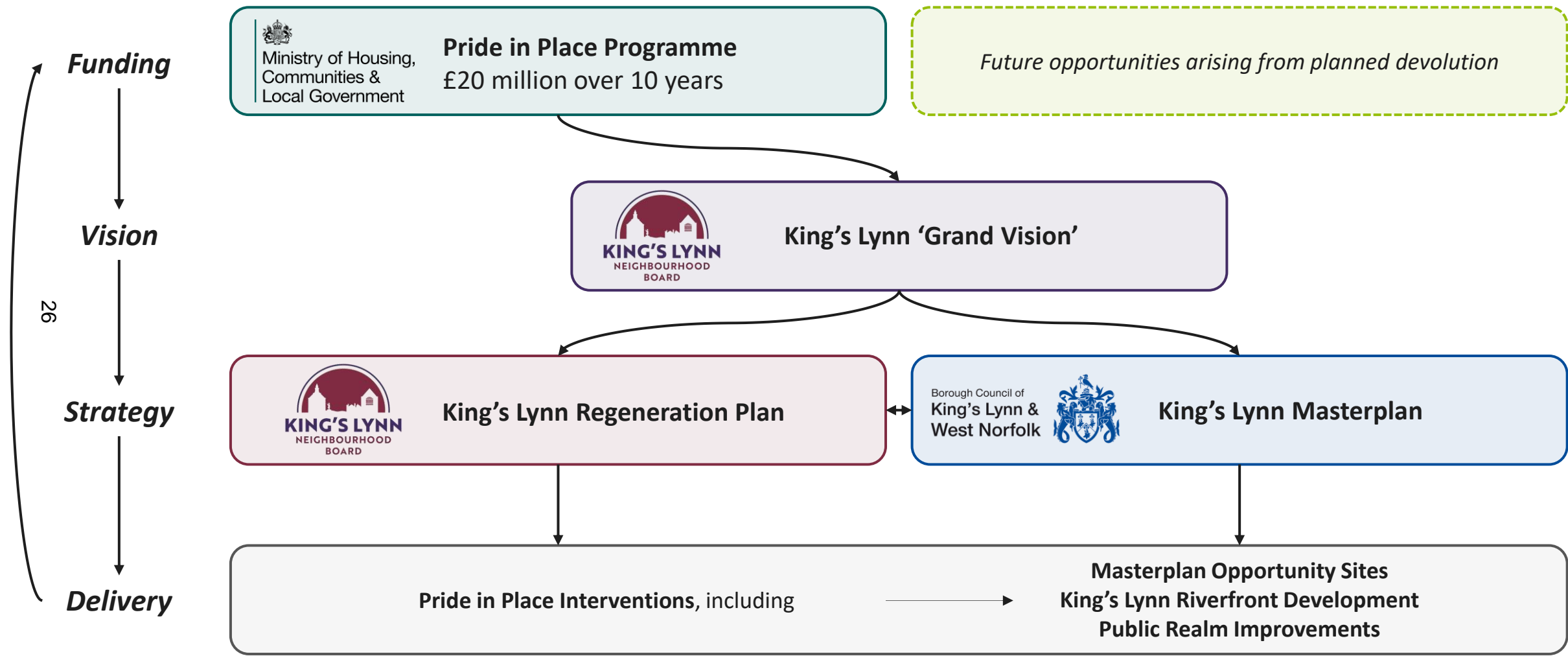
Urban Flow – Transport and Movement

Aspinall Verdi – Property and Viability

Mikhail Riches – Residential Architects (Riverfront)

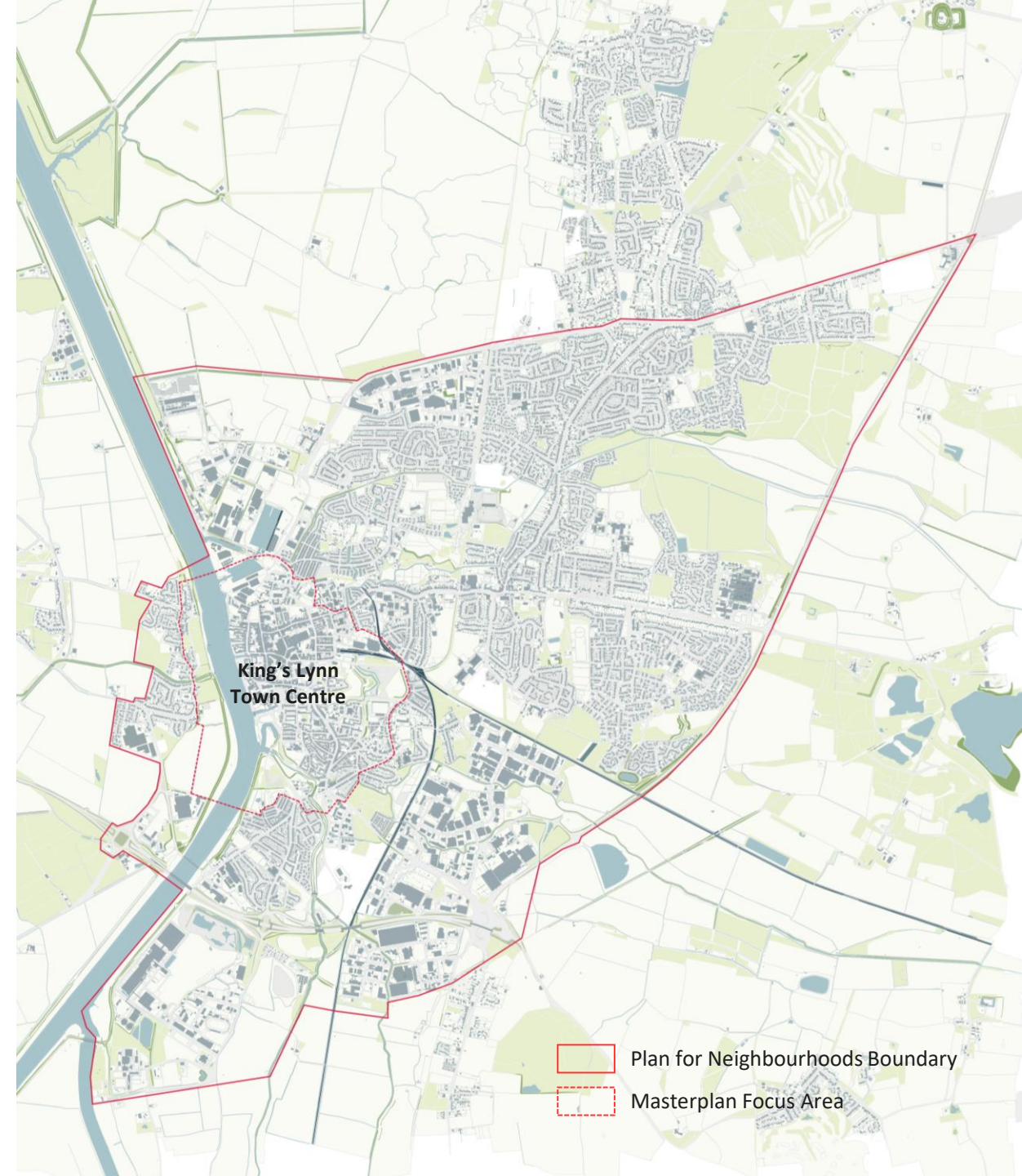


Role of the Masterplan



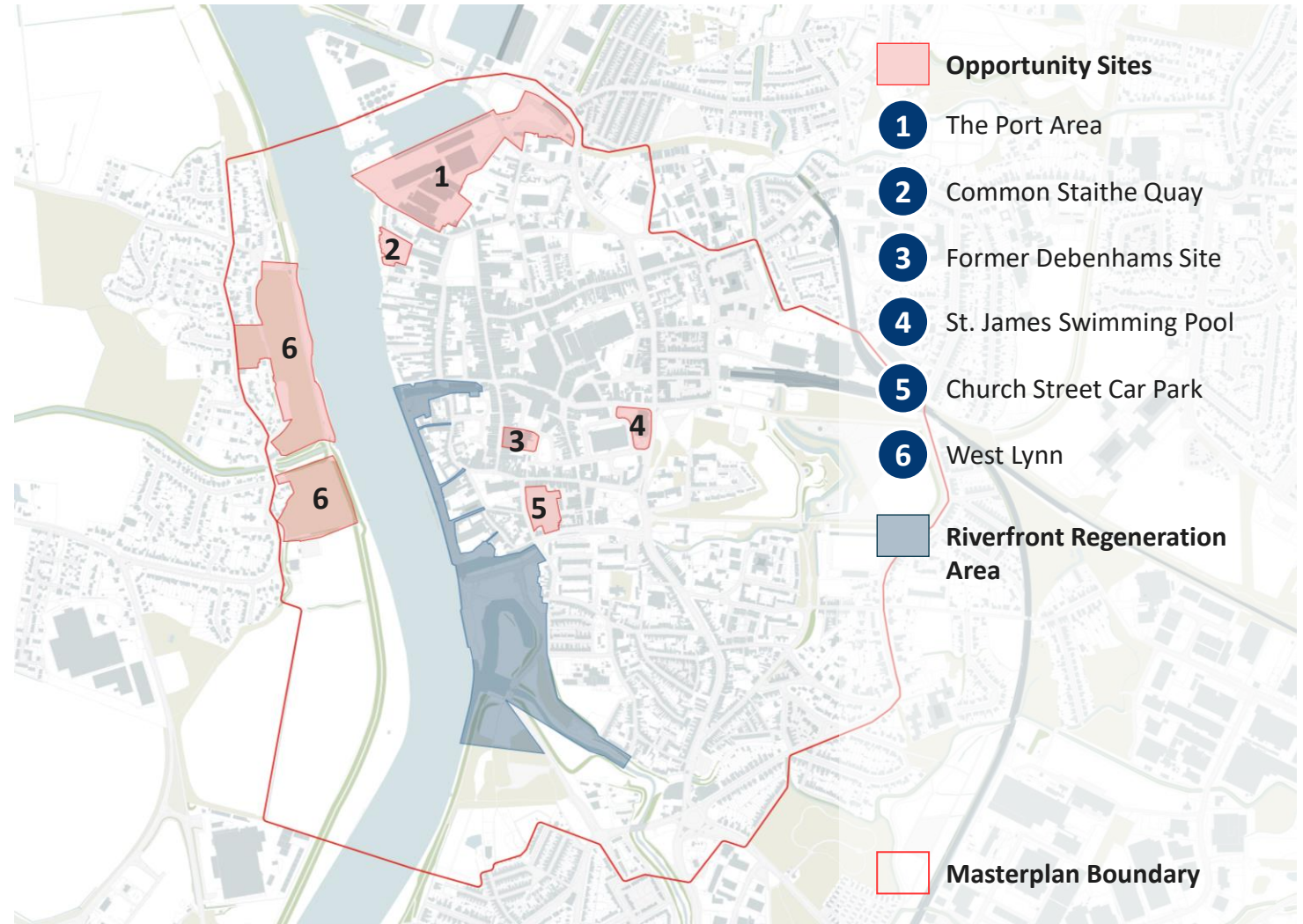
Project Overview

- A clear long-term strategic **vision for the physical regeneration** of King's Lynn in conjunction with the wider King's Lynn Regeneration Plan - providing a holistic strategy with broad support and buy-in from stakeholders.
- **Inform the development of the new Local Plan**, including new site allocations and revised spatial policies.
- **Investment programme and delivery strategy**, that identifies the critical path and phases that could be implemented when funding and development opportunities become available.
- Inform a **prospectus of investable opportunities** for West Norfolk to be promoted to the planned Mayor Combined Authority.



Feasibility Studies and the Riverfront Regeneration Area

- Six key opportunity sites identified by BCKLWN will be progressed to detailed feasibility studies
- Existing proposals for the Riverfront (South Quay, Devil's Alley, Boal Quay) will be reviewed and updated
- These will be aligned with other key surrounding opportunities (Southgates, STARS, West Winch), ensuring a cohesive development agenda and comprehensive consideration of town-wide issues (flood risk, access, housing, open space etc.)
- Feasibility work will support prioritisation of funding under the Pride in Place Programme, as well as bids for emerging funding opportunities (e.g. through devolution)

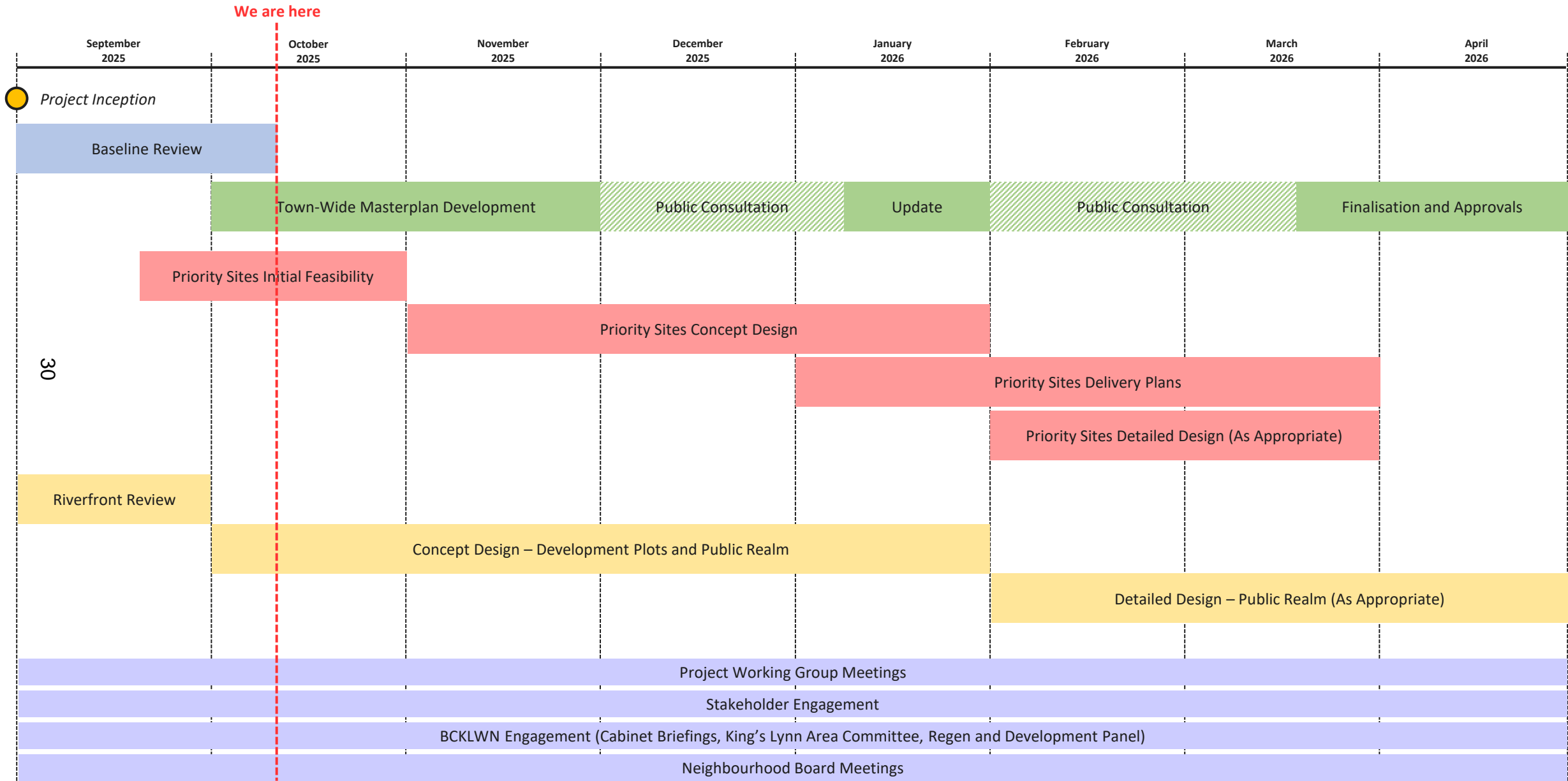


2.

29

Programme Update

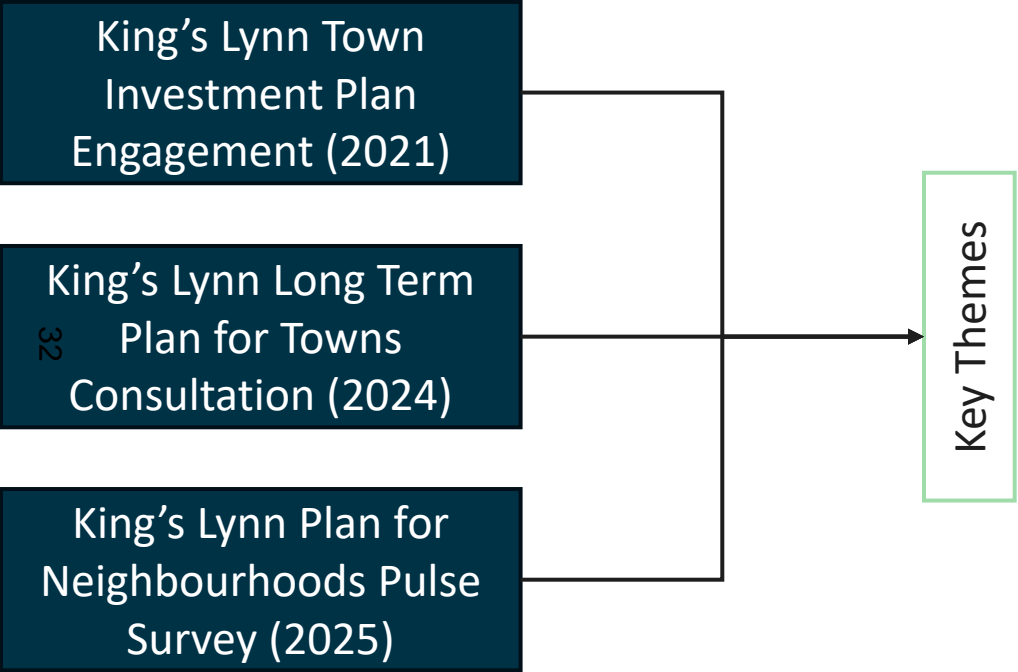
Programme



3.

Stakeholder and Community Engagement

Building on Previous Engagement



Heritage and Identity

Consistent pride in the town's unique historic character and waterfront, but frustration and perceived underutilisation.



Town Centre Revitalisation

Strong desire to bring empty shops and buildings back into use, improve retail quality, and create a more attractive, greener, public realm.



Safety and Inclusion

Concern over safety and security, particularly in key areas of the town centre (e.g. the Walks and the bus station).



Connectivity and Access

Issues highlighted relating to poor connectivity and public transport, congestion, and limited cycling infrastructure.



Youth Facilities and Engagement

Pressing need to provide improved and more diverse youth facilities - nurturing skills and encouraging young people to stay in the town.

Masterplan Engagement Plan

STAKEHOLDERS AND CONSULTEES		METHOD OF ENGAGEMENT							
		STRATEGIC ENGAGEMENT (ALL WORKSTREAMS)					SITE SPECIFIC ENGAGEMENT (PRIORITY SITES AND RIVER FRONT)		AS REQUIRED
		PROJECT WORKING GROUP	ENGAGEMENT WITH EXISTING BOARDS / PANELS	STAKEHOLDER 1-1 INTRODUCTION	STAKEHOLDER WORKING GROUP	PUBLIC CONSULTATION - EXHIBITION/ EVENTS	PRIORITY SITES LANDOWNER AND SOFT MARKET 1-1 MEETINGS	PRE-APPLICATION ENGAGEMENT	POLITICAL BRIEFING
POLITICAL INFLUENCES	Portfolio Holders	○							○
	Ward Members			●	●				○
	MP								○
	King's Lynn Neighbourhood Board		●						
	BCKLWN Cabinet		●						
	BCKLWN King's Lynn Area Committee		●						
	BCKLWN Development and Regeneration Panel		●						
LOCAL AUTHORITY AND TECHNICAL CONSULTEE	BCKLWN Officers	●						●	
	Historic England	○		●		●		●	
	Environment Agency and Flood Authority	○		●		●		○	
	Natural England	○		●		●		○	
	Norfolk County Council	○		●		●	●	○	
	King's Lynn Conservancy Board	○		●		●		○	
LOCAL STAKEHOLDERS, LANDOWNERS AND DEVELOPERS	Key Landowners					●	●		
	Vancouver Quarter			●	●	●			
	Developers and Investors					●	●		
	Registered Providers					●	●		
	King's Lynn Civic Society			●	●	●			
	Discover King's Lynn BID			●	●	●			
	The Queen Elizabeth Hospital			●	●	●			
	College of West Anglia			●	●	●			
	Local Businesses			●	●	●			
	Local Residents					●			
OTHER LOCAL AUTHORITY CONSULTEE	Norfolk Constabulary					●			
	Norfolk Fire Service					●			

Stakeholder Engagement Update

		AUGUST 25				SEPTEMBER 25					OCTOBER 25				NOVEMBER 25				DECEMBER 25					JANUARY 26				FEBRUARY 26				MARCH 26				APRIL 26				
		04	11	18	25	01	08	15	22	29	06	13	20	27	03	10	17	24	01	08	15	22	29	05	12	19	26	02	09	16	23	02	09	16	23	30	06	13	20	27
MEETINGS AND ENGAGEMENT 34	Project Working Group									★			★					★									★				★					★				★
	Neighbourhood Board									★								★									★								★					
	BCKLWN Cabinet Briefings																																							
	King's Lynn Area Committee																																							
	Regen & Development Panel																																							
	Stakeholder One-to-One Discussions																																							
	Stakeholder Workshops / Co-design																																							
	LPA Engagement - Riverfront																																							
	LPA Engagement - Priority Sites																																							
	Landowner Engagement																																							
	Public Engagement 1 - Awareness, Priorities & Sites																																							
	Prepare and Sign-off Engagement Materials																																							
	Public Engagement 2 - Masterplan, Priority Sites & Riverfront Proposals																																							
	Prepare and Sign-off Engagement Materials																																							
	Public Engagement 3 - Draft Masterplan Report																																							

Engagement to Date

Public Launch

- Press Release – 10th September
- Heritage Open Day – 14th September
- Community Conference – 16th September

Neighbourhood Board

- Introductory Presentation – 26th September

Stakeholder Engagement

- 1-2-1 Meetings
 - Statutory Stakeholders
 - Community Stakeholders
 - Landowners

Stakeholder 1-2-1s	
Statutory Consultees	
Historic England	Complete
Environment Agency	Complete
Natural England	Complete
KL Conservancy Board	Awaiting Response
Community Groups and Stakeholders	
KL Civic Society	Arranged
Discover KL BID	Complete
College of West Anglia	Complete
Queen Elizabeth Hospital	Complete
Devil’s Alley Petition Organisers	Complete
Dr. Simon Thurley	Complete
KL Preservation Trust	Complete
Landowners	
Prime Life (West Lynn)	Complete
Del Monte (West Lynn)	Awaiting Confirmation
Patrick and Thompsons (Port Area)	Complete
ABP (Port Area)	Complete
Debenhams Site	Complete
NCC Property	Arranged
Waypoint Asset Management (Vancouver Quarter)	Complete

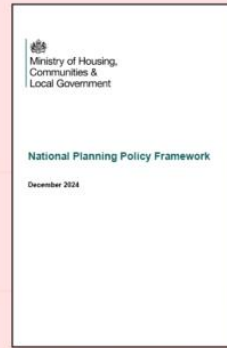
4.

Baseline Review

Document Review

- The masterplan will align with the adopted **Local Plan, Economic Strategy, Culture and Heritage Strategy and other documents**, while also informing the development of the next Local Plan.
- Existing **site-specific studies and proposals** will be incorporated within a comprehensive masterplan vision for the town.
- Evidence and feasibility work will help **shape future site allocations and policy direction**.
- Ongoing **engagement established with BCKLWN Planning Policy Team** (initial meeting held 10 October 2025).

NATIONAL



NPPF (2024)



NPPG (Various Dates)



National Design Guide (2021)

REGIONAL

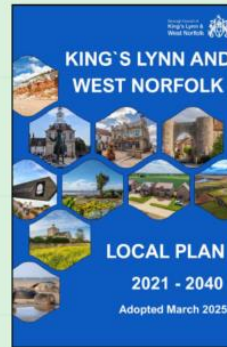


Norfolk Local Growth Plan (2025)

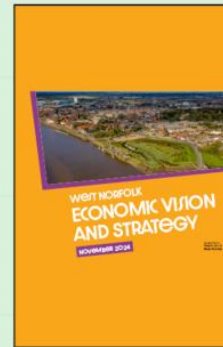


Norfolk Local Transport Plan (2021)

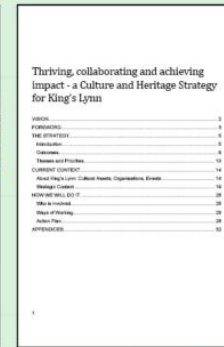
LOCAL



Local Plan (2025)



West Norfolk Economic Strategy (2024)



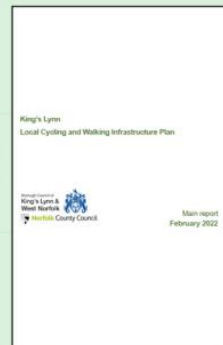
King's Lynn Culture and Heritage Strategy (2025)



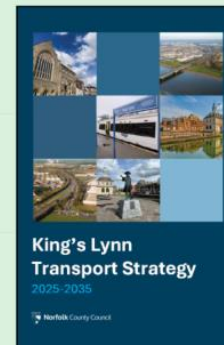
King's Lynn Public Realm Action Plan (2021)



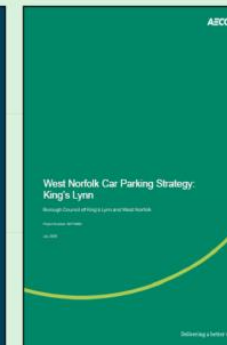
King's Lynn Town Investment Plan (2022)



King's Lynn LCWIP (2022)



King's Lynn Transport Strategy (DRAFT)



King's Lynn Parking Strategy (DRAFT)

Site-specific studies:

- Inner Purfleet Feasibility Study (2025)
- STARS Gytratory Proposals (2024)
- Baxter's Plain Feasibility Study (2023)
- Southgates Masterplan (2022)
- Chapel Street Feasibility Study (2022)
- King's Lynn HAZ Unlocking Brownfield Sites (2019)
- King's Lynn Enterprise Park Masterplan (2018)
- King's Lynn Riverfront Delivery Plan (2017)
- Gaywood River Catchment Project (emerging)

Previous masterplan studies:

- King's Lynn Urban Development Strategy (2006)

Understanding King's Lynn

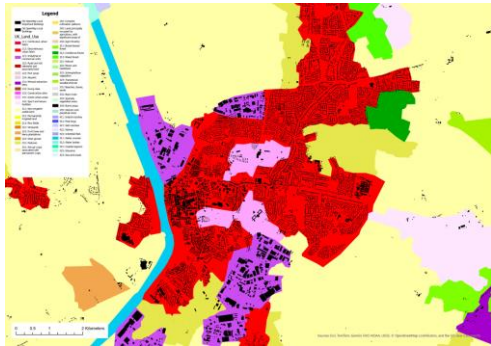
Wider Area



Figure Ground



Population Density



Land Use

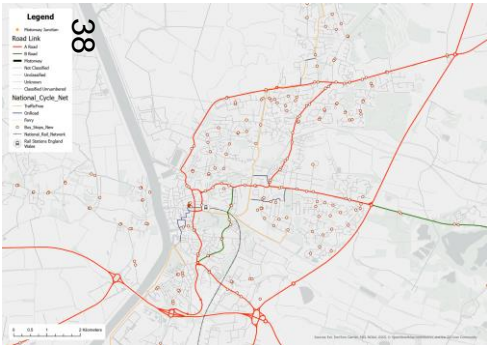
Masterplan Focus Area



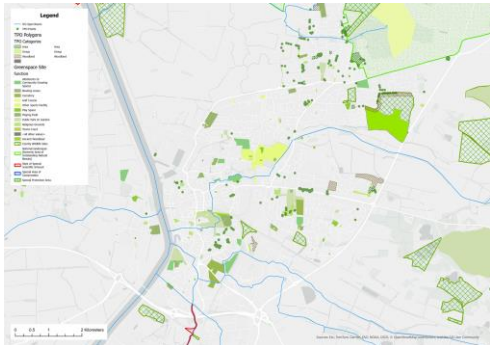
Figure Ground



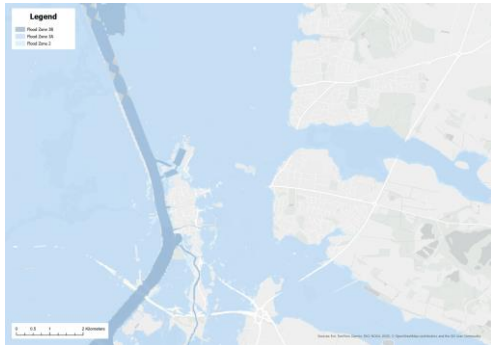
Green and Blue Infrastructure



Strategic Transport



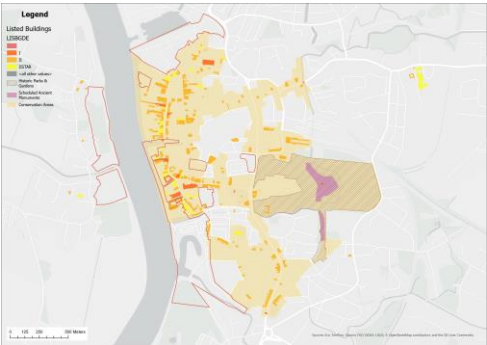
Public Open Space and Designations



Flood Risk



Town Centre Movement



Heritage

Baseline Report

- Purpose and Objectives
- Project Background
- Planning and Strategic Development Context
- Understanding King's Lynn
- Transport, Access and Movement
- Market Delivery and Review
- BDP Good City Review
- Opportunities and Constraints
- Masterplan Strategic Objectives and Design Criteria

5.

Emerging Masterplan Strategies

Neighbourhood Board 'Grand Vision' and Ambitions

*King's Lynn will be **a successful town for everyone**, with **flourishing communities** and **new opportunities** for people to live, work, visit and play, all made possible by working together. It will be **easy to travel in to and throughout the town**, with a **healthy, safe, sustainable and welcoming place**. There will be **better facilities, things to do, and arts and culture** for people of all ages which will mean we are able to achieve our town's ambitions for:*

41 A vibrant, prosperous and attractive mixed-use town that offers different uses and easy access to green spaces and our rich heritage

A better connected town

A town where people feel safe and well where healthy lives are supported

A town where people are inspired to aim high and achieve their ambitions and better life opportunities

Draft Masterplan Strategic Objectives

King's Lynn 'Grand Vision' Town Ambitions

- A vibrant, prosperous and attractive mixed-use town that offers different uses and easy access to green spaces and our rich heritage.
- A better connected town.
- A town where people feel safe and well where healthy lives are supported
- A town where people are inspired to aim high and achieve their ambitions and better life opportunities



Evolve and Adapt

Drive visible, incremental change through early projects that build confidence, unlock investment, and lay the foundations for larger, long-term transformation across King's Lynn.



Reassert the Role of the Town Centre

Reinforce King's Lynn's role as the social, cultural, and economic heart of West Norfolk, focusing energy, investment, and connectivity in the town centre.



Harness Historic and Natural Assets

Celebrate King's Lynn's heritage and landscape, using its historic fabric, waterfront, and green spaces as catalysts for high-quality, sustainable growth.



Re-balance Movement

Create a connected, people-first town where walking, cycling, and public transport are prioritised over car use to support health, access, and sustainable mobility.



Restore Urban Integrity

Repair and reconnect the urban fabric through mixed-use, higher-density development that brings activity, life, and balance back into the town centre.



Promote Production and Creativity

Support enterprise, innovation, and creativity by nurturing local talent and industries that build on King's Lynn's heritage of industry and craftsmanship.

How do we get there?

Example interventions

Enabling Works

- Site remediation and servicing to unlock development potential.
- Infrastructure enabling works, including utilities, drainage, and flood resilience measures.
- Land assembly and rationalisation of ownership to support delivery.
- Coordination of partnerships and funding to accelerate early projects.

Public Realm and Meanwhile Use

- Public realm and streetscape improvements to signal visible change.
- Temporary or meanwhile uses to activate vacant or underused sites.
- Enhancement of key streets, civic spaces, and waterfront areas.
- Creation of visitor and wayfinding infrastructure to improve legibility and experience.
- Landscape-led design and green corridors linking The Walks, riverfront, and town centre.

Movement and Infrastructure

- Rationalisation and consolidation of town centre car parking.
- New and upgraded walking and cycling routes connecting key destinations.
- Integration of active and sustainable travel infrastructure within new development.
- Gateway improvements at key arrival points (rail and bus stations).
- Improved public transport and pedestrian links between neighbourhoods and the town centre.

New Development and Adaptive Reuse

- Mixed-use redevelopment of vacant and underused sites.
- Reuse and refurbishment of heritage buildings for creative, cultural, or community purposes.
- Provision of community, health, and leisure facilities in central locations.
- Delivery of flexible workspace, studios, and co-working environments.
- Integration of education and training facilities within central sites.

REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2025/2026

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
4th June 2025 at 6pm	Appointment of Vice Chair for the Municipal Year	Operational	Democratic Services Officer	
	Appointments to Task Groups and Informal Working Groups	Operational	Democratic Services Officer	To review and select Members to sit on groups established by the Panel
	Work Programme and Cabinet Forward Decisions List	Standing Item		
	Report from Transport Informal Working Group	Update Report	Duncan Hall	To receive feedback from the Transport Informal Working Group
1st July 2025 at 6pm ADDITIONAL MEETING	Cabinet Report – The Guildhall and Creative Hub	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet.
9th July 2025 at 6pm	EXEMPT Cabinet Report – Sale of Land	Cabinet Report	Jason Birch	To consider the report and make any appropriate recommendations to Cabinet.
	Work Programme and Cabinet Forward Decisions List	Standing Item		
	Custom and Self Build Policy Development Task Group	Operational	Duncan Hall	As requested by the Panel at the meeting in June a report to decide if the Task Group should be disbanded.
9th September 2025 at 6pm	Cabinet Reports which fall within the remit of the Panel – to be confirmed			

	Work Programme and Cabinet Forward Decisions List	Standing Item		
	Draft King's Lynn Transport Strategy	Cabinet Report	Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet.
	King's Lynn Enterprise Park	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to Cabinet.
	CIL Governance	Cabinet Report	Amanda Driver Hannah Wood-Handy	To consider the report and make any appropriate recommendations to Cabinet.
	STARS Gyratory Plus scheme	Update	Ian Parkes	To provide an update to the Panel
	Hardwick Road Bus Lane	Update	Ian Parkes Niki Parks	To provide an update to the Panel
23rd October 2025 at 6pm	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
	King's Lynn Masterplan		Duncan Hall	
	Anglian Water		Stuart Ashworth/ Anglian Water Representative	As requested by the Chair
	Work Programme and Cabinet Forward Decisions List	Standing Item		
13th January 2026 at 6pm	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
	Lynnsport		Honor Howell	
	Property Disposal Policy	Cabinet Report	Jason Birch	To consider the report and make any appropriate recommendations to Cabinet.

	Hunstanton Masterplan	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to Cabinet.
	Tourism Action Plan Annual Update	Annual Update		Last update was in November 2024
	Work Programme and Cabinet Forward Decisions List	Standing Item		
10th February 2026 at 6pm	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
	King's Lynn Masterplan		Duncan Hall	
	King's Lynn Transport Strategy	Cabinet Report	Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet.
	Work Programme and Cabinet Forward Decisions List	Standing Item		
10th March 2026 at 6pm	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
	Work Programme and Cabinet Forward Decisions List	Standing Item		
31st March 2026 at 6pm	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
	Work Programme and Cabinet Forward Decisions List	Standing Item		

To be scheduled

- Heacham Beach Development opportunities
- Hunstanton Masterplan Update including Car Parking
- Housing Delivery Strategy
- Update on Section 106 Agreements – request from Councillor Bubb.

- Guildhall Project Progress Update
- Styleman Court – Post Project Evaluation
- Anglian Water - press/media coverage that they are objecting to Planning Applications because of the inability to cope with new development
- Downham Market Railway Station and use of Council Owned Land for additional parking.
- Review of the recommendations put forward by the Markets Task Group.
- Report on potential sale of site owned by the Borough Council

15-Oct-25

FORWARD DECISIONS LIST

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
11 November 2025						
	Council Tax Support Scheme 2026/2027	Key	Council	Finance Ass Dir – M Drewery		Public
	Pride in Place Programme	Non	Council	Leader Asst Director – Regeneration, Housing and Place		Public
	Local Nature Recovery Strategy (Adoption)	Non	Council	Climate Change and Bio Diversity Asst Dir – S Ashworth		Public
	Scrutiny Review	Non	Council	Leader Monitoring Officer		Public
48	Licensing Act 2003 Policy Review	Non	Council	Planning and Licensing Alexa Baker – Monitoring Officer		Public
	Quarter 2 Budget Monitoring	Non	Cabinet	Portfolio - Finance Assistant Director – Carl Holland		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
20 January 2026						
	Q2 2025-2026 Performance Management	Non	Cabinet	Leader Chief Executive		Public
	King's Lynn Enterprise Park	Non	Cabinet	Business and Culture Asst Dir – D Hall		Public
	Risk Strategy and Policy Report	Non	Cabinet	Leader Monitoring Officer		Public

15-Oct-25

	Air Quality Action Plan	Non	Council	Climate Change and Biodiversity Asst Dir – S Ashworth		Public
	Safeguarding Policy	Non	Council	Corporate Governance People & Communities		Public
	Transformation Programme – LGR Readiness	Non	Cabinet	Chief Executive Leader		Public
	Climate Change Strategy	Key	Council	Climate Change and Biodiversity Stuart Ashworth		Public
	Housing Policies: Temporary Accommodation; Private Rented Sector	Non	Council	People and Communities Asst Dir – D Hall		Public
	Lynnsport Proposals	Key	Council	Business and Culture Assistant Director, Transformation and Change		Public
49	Property Disposal Policy	Key	Council	Business and Culture. Assistant Director – Property and Projects		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
3 rd February 2026 (BUDGET)						
	Budget	Key	Council	Leader S151 Officer Asst Dir Resource		Public
	Capital Programme	Key	Council	Leader S151 Officer Asst Dir Resource		Public
	Treasury Management Strategy	Key	Council	Leader S151 Officer Asst Dir Resource		Public
	Capital Strategy	Key	Council	Leader S151 Officer Asst Dir Resource		Public

15-Oct-25

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
4 th February 2026 (NON-BUDGET)						
	Q3 2025-2026 Performance Management	Non	Cabinet	Leader Chief Executive		Public
	King's Lynn Transport Strategy	Key	Council	Planning and Licensing Asst Dir D Hall		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
3 rd March 2026	King's Lynn Masterplan	Key	Council	Business Asst Dir D Hall		Public

Items to be scheduled

	Custom and Self Build Site – Stoke Ferry	Non	Cabinet	Regeneration and Development Assistant Director - D Hall		Public
	Overnight Campervan parking in Hunstanton	Non	Cabinet	Leader Asst Director – M Chisholm		Public
	Florence Fields – Tenure Mix	Non	Council	Deputy Leader		Part Public and part Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Article 4 Direction	Non	Cabinet	Regeneration and Development Assistant Director – S Ashworth		Public

	Empty Homes Strategy Review	Key	Council	People and Communities Asst Dir M Whitmore		Public
	King's Lynn Town Football Club	Non	Cabinet	Property		Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Housing Assurance Strategy	Non	Council	People and Communities Asst Dir M Whitmore		Public
	Domestic Abuse Tenants/Residents Policy and Domestic Abuse Intersectionality Policy	Non	Council	People and Communities Asst Dir - D Hall		Public
51	IT Hardware Refresh	Key	Cabinet	Finance Assistant Director - Corporate Services		Private
	Local Government Reorganisation Readiness	Non	Cabinet	Leader Chief Executive		Public
	Local Government Reorganisation Consultation Response	Key	Council	Leader Chief Executive		Public
	Heacham Beach Huts	Key	Cabinet	Business Asst Dir – Property		Exempt